

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 9/14/2023

Parcel: << 12-7S-16-04184-008 (21976) >>

Owner & Property Info

Result: 16 of 33

Owner	BOYD LAKESHA TRAWICK RONICA 1435 NE 4TH AVE GAINESVILLE, FL 32641		
Site	412 SW BEAR LN, FORT WHITE		
Description*	COMM NW COR, RUN S 1759.92 FT, E 1960.06 FT FOR POB, CONT E 494.73 FT, S 880.17 FT, W 494.72 FT, N 882.59 FT TO POB. (AKA LOT 3 GLENN FARMS S/D UNREC). 641-273,274, 796-1171,1172, DC 1005-2961, DC 1463-1061, DC 1465-2275, WD 1475-1402, PB 1487-1242, PB 14 ...more>>>		
Area	10.01 AC	S/T/R	12-7S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$6,000	Mkt Land	\$75,075
Ag Land	\$2,478	Ag Land	\$0
Building	\$113,253	Building	\$129,154
XFOB	\$3,348	XFOB	\$3,348
Just	\$176,661	Just	\$207,577
Class	\$125,079	Class	\$0
Appraised	\$125,079	Appraised	\$207,577
SOH Cap [?]	\$2,494	SOH Cap [?]	\$75,459
Assessed	\$125,079	Assessed	\$207,577
Exempt	\$0	Exempt	\$0
Total	county:\$122,585	Total	county:\$132,118
Taxable	city:\$0	Taxable	city:\$0
	other:\$0		other:\$0
	school:\$125,079		school:\$207,577

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/18/2023	\$0	1494/2791	PB	I	U	18
7/18/2023	\$0	1494/2789	PB	I	U	18
3/31/2023	\$0	1487/1242	PB	I	P	98
8/26/2022	\$100	1475/1402	WD	I	U	11
10/6/1994	\$28,900	0796/1172	WD	V	Q	
12/16/1987	\$24,000	0641/0273	AD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1995	1300	1916	\$129,154

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0190	FPLC PF	1995	\$1,200.00	1.00	0 x 0
0166	CONC,PAVMT	1995	\$1,068.00	712.00	0 x 0
0294	SHED WOOD/VINYL	1995	\$1,080.00	144.00	12 x 12

Land Breakdown

BILL OF SALE

THIS BILL OF SALE, made on this August 4, 2023 by FL Cash Home Buyers, LLC (hereinafter referred to as the "Seller"), in favor of Schwankoff, Inc., a Florida Corporation (hereinafter referred to as the "Buyer").

WITNESSETH, that Seller, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to Seller by Buyer, the receipt and sufficiency of which is hereby acknowledged, delivers, grants, bargains, sells and transfers forever to Buyer the following goods and chattels, to wit:

All the personal property described in the contract governing the transaction.

Said property being located at:

Commence at the Northwest corner of Section 12, Township 7 South, Range 16 East, Columbia County, Florida and thence S 1°39'57" E, along the West line of said Section 12, a distance of 1759.92 feet; thence N 88°35'30" E, 1969.06 feet to the Point of Beginning, said point being on the South right of way line of a 60 foot road; thence continue N 88°35'30" E, along said South right of way line 494.73 feet; thence S 1°41'54" E, 880.17 feet to the South line of the N 1/2 of said Section 12; thence S 88°18'41" W, along the South line of said N 1/2, a distance of 494.72 feet; thence N 1°41'54" W, 882.59 feet to the said South right of way line and the Point of Beginning.

Also known as 412 Southwest Bear Lane, Fort White, FL 32038

Seller covenants to Buyer that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell said property, and that Seller will warrant and defend the sale of said property, goods and chattels unto the Buyer against the lawful claims and demands of all persons whomsoever.

"Seller" and "Buyer" shall be for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives and, successors and assigns of Seller and Buyer whenever the context so requires or admits.

FL Cash Home Buyers, LLC, a Florida Limited Liability Company

By: Omer Reiner
Omer Reiner, Member

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization this 4 day of August, 2023 by Omer Reiner, Member of FL Cash Home Buyers, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary
Print, Type/Stamp Name of Notary



Notarial act performed by audio-visual communication

Personally known: _____
OR Produced Identification: x

Type of Identification Produced: drivers license

Bill of Sale



FL Cash Home Buyers, LLC, a Florida Limited Liability Company

By: Gabriel Garcia, Member

6mye
WITNESS No. 1 Signature
Printed Name: Linor Morua-Lepore

[Signature]
WITNESS No. 2 Signature
Printed Name: Gene Lepp

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 04 day of August, 2023, by Gabriel Garcia, Member of FL Cash Home Buyers, LLC.

6mye
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: FDL

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.



File No.: FCHB412.N

WARRANTY DEED

Page 2 of 3



In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

FL Cash Home Buyers, LLC, a Florida Limited Liability Company

By: Omer Reiner
Omer Reiner, Member

Michelle Soriano
Signed on 2023/08/04 08:33:19 -0500

WITNESS No. 1 Signature
Printed Name: Michelle Soriano

Rebecca LoBrutto
Signed on 2023/08/04 08:33:19 -0500
Printed Name: Rebecca LoBrutto

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 4 day of August, 2023, by Omer Reiner, Member of FL Cash Home Buyers, LLC.

[Signature]
Signed on 2023/08/04 08:33:19 -0500
Print, Type/Stamp Name of Notary

Rebecca LoBrutto
Commission # GG 946896
Notary Public - State of Florida
My Commission Expires Jan 29, 2024

Personally Known: _____ OR Produced Identification: X
Type of Identification _____ Notarial act performed by audio-visual communication
Produced: drivers license

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.

13. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property, Seller certifies the following:

Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.

Seller's U.S. Taxpayer Identification Number is **47-2509345**.

Seller's address is: **101 Northeast 3rd Avenue, Suite 1500, Fort Lauderdale, FL 33301**.

No other persons or entities have an ownership interest in the above described property.

14. Seller understands the Buyer of the described property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

15. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Zendegui Law Group P.A. and Stewart Title Guaranty Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Zendegui Law Group P.A. and Stewart Title Guaranty Company** harmless and fully indemnifies same (including but not limited to attorneys' fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. Seller further states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Seller further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

FL Cash Home Buyers, LLC, a Florida Limited Liability Company

By: Omer Reiner
Signature 20230804 01:37:19 -0500
Omer Reiner, Member

STATE OF FLORIDA
COUNTY OF Palm Beach

Sworn to (or affirmed) and subscribed before me by means of () physical presence or (x) online notarization this 4 day of August, 2023, by Omer Reiner, Member of FL Cash Home Buyers, LLC.

Signature [Signature]
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification _____
Produced: drivers license
Notarial act performed by audio-visual communication



Detail by Entity Name

Florida Profit Corporation
SCHWANKOFF, INC.

Filing Information

Document Number	P15000015541
FEI/EIN Number	47-3192050
Date Filed	02/10/2015
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/31/2022
Event Effective Date	NONE

Principal Address

10365 112TH WAY N
LARGO, FL 33778

Mailing Address

10365 112TH WAY N
LARGO, FL 33778

Registered Agent Name & Address

SCHWANKOFF, PATRICK D
10365 112th Way N
Largo, FL 33778

Address Changed: 01/17/2022

Officer/Director Detail

Name & Address

Title PTD

SCHWANKOFF, PATRICK D
10365 112TH WAY N
LARGO, FL 33778

Title D, VP

SCHWANKOFF, JAMES R
10365 112TH WAY N
LARGO, FL 33778