

**Realty Title, Inc.**  
35 Knight Boxx Rd., Suite 2  
Orange Park, FL 32065  
Ph (904) 644-7752 / Fx (904) 644-7714

**Report of Ownership and Encumbrance(s)**  
**February 10, 2021**

**Property searched:** that property located at Pinewood Court, Green Cove Springs, Florida, described as a portion of Lot D, Block 105, PALMER AND FERRIS TRACT, being more particularly described in the Deed recorded in Official Records Book 4189, Page 71, of the Public Records of Clay County, Florida, and attached as Exhibit "A" hereto and by this reference made a part hereof

**Last Deed of record:** deed executed by Stanley H. Bishop, Sr. and Stanley H. Bishop, Jr. to **Wiggins Investments of North Florida, Inc.** dated May 3, 2019 and recorded May 7, 2019 in OR Book 4189, Page 4189 of the Public Records of Clay County, Florida.

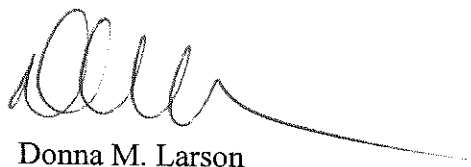
**Outstanding Mortgages/Liens of record:** Mortgage executed by authorized signatory of Wiggins Investments of North Florida, Inc., and in favor of Stanley H. Bishop, Sr and Stanley H. Bishop, Jr., dated May 3, 2019 and recorded May 7, 2019, in Official Records Book 4189, Page 73, of the Public Records of Clay County, Florida, securing the original principal sum of \$30,000.00.

**OTHER notable documentation:**

Any matters that may appear on the plat of Palm and Ferris Tract, according to Plat Book 2, Page 1, of the Public Records of Clay County, Florida.

The 2020 RE Taxes associated with parcel #380626-016838-000-00, are due in the gross amount of \$563.82 by March 31, 2021, with an assessed value of \$31,200.00, with no exemptions given.

This report is not a report of a full title search for title insurance purposes, nor should it be used for litigation reasons. This is not an opinion of title by the searcher, and searcher retains no liability for other documentation of record.



Donna M. Larson  
Florida Licensed Title Agent  
Realty Title, Inc.

CFN # 2019023082, OR BK: 4189 PG: 71, Pages 1 / 2, Recorded 5/7/2019 11:42 AM, Doc: D  
TARA S. GREEN Clerk Circuit Court, Clay County, FL Rec: \$18.50 Doc D: \$350.00  
Deputy Clerk WESTA

Exhibit "A" to O+E Report

Prepared by and record and return to:

Realty Title, Inc.  
35 Knight Boxx Road, #2  
Orange Park, Florida 32065

File Number: 10614

### General Warranty Deed

Made May 3, 2019 A.D. By **Stanley H. Bishop, Sr., and Stanley H. Bishop, Jr.**, whose address is: 8273 Seven Mile Dr., Ponte Vedra Beach, Florida 32082, hereinafter called the grantor, to **Wiggins Investments of North Florida, Inc.**, whose post office address is: 91 Branscomb Road, Suite 17, Green Cove Springs, Florida 32043, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Clay County, Florida, viz:

That Certain Piece, Parcel or Tract of land situate, lying and being in the County of Clay, State of Florida, to wit:

A Parcel of land situated in Green Cove Springs, Clay County, Florida and consisting of:

A portion of Lot "D", Block 105, Palmer and Ferris Tract according to Plat Book 2, Page 1 of the Public Records of said County; also consisting of all of Blocks 1, 2, 3, 4, 5 and 6, all of Ada Street, Abbot Street and Helen Street and a portion of Lots 1, 3, 5 and 7, Block 7, a portion of Lots 1, 3, 5 and 7, Block 8, also a portion of Andres Jackson Street, all in Golden Gate Manor according to Plat Book 2, Page 59 of said records, said Parcel being more particularly described as follows:

Commence at the Northeast corner of Lot "K" of said Block 105; thence on the Westerly line of Oakridge Avenue run South 17 degrees 30 minutes 00 seconds East 221.00 feet; thence South 65 degrees 30 minutes 00 seconds West 134.00 feet to the Point of Beginning; thence South 17 degrees 30 minutes 00 seconds East 644.00 feet; thence South 72 degrees 30 minutes 00 seconds West 774.00 feet; thence North 17 degrees 30 minutes 00 seconds West 452.98 feet; thence North 72 degrees 36 minutes 00 seconds East 538.00 feet; thence North 17 degrees 30 minutes 00 seconds West 192.44 feet; thence North 72 degrees 36 minutes 00 seconds East 236.00 feet to said Point of Beginning.

AND

Less and Except

A Parcel of land situated in Green Cove Springs, Clay County, Florida and consisting of:

A portion of Lot "D", Block 105, Palmer and Ferris Tract according to Plat Book 2, Page 1 of the Public Records of said County; also consisting of all of Blocks 1, 2, 3, 4, 5 and 6, all of Ada Street, Abbot Street and Helen Street and a portion of Lots 1, 3, 5 and 7, Block 7, a portion of Lots 1, 3, 5 and 7, Block 8, also a portion of Andrew Jackson Street, all in Golden Gate Manor according to Plat Book 2, Page 59 of said records, said Parcel being more particularly described as follows:

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Prepared by and record and return to:

Realty Title, Inc.  
35 Knight Bóxx Road, #2  
Orange Park, Florida 32065

File Number: 10614

Parcel ID Number: 380626-016838-000-00

Property conveyed herein is vacant land and not the physical residence or constitutional homestead of either Grantor.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Cassandra M. English*  
Witness Printed Name **Cassandra M. English**

*Nolan W. Warchuck*  
Witness Printed Name **Nolan W. Warchuck**

*Stanley H. Bishop, Sr.* (Seal)  
Stanley H. Bishop, Sr.  
Address: 8273 Seven Mile Dr., Ponte Vedra Beach, Florida 32082

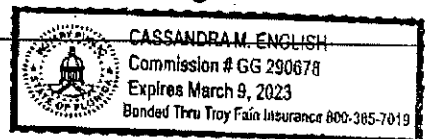
*Stanley H. Bishop, Jr.* (Seal)  
Stanley H. Bishop, Jr.  
Address:

State of **FLORIDA**  
County of St. Johns

The foregoing instrument was acknowledged before me this 3 day of May, 2019, by Stanley H. Bishop, Sr., and Stanley H. Bishop, Jr., who is/are personally known to me or who has produced Valid FL DL as identification.

*Cassandra M. English*  
Notary Public  
Print Name: **Cassandra M. English**

My Commission Expires:



2/10/2021

Clay County Tax Collector

# Clay County Tax Collector

generated on 2/10/2021 10:07:02 AM EST

## Tax Record

Last Update: 2/10/2021 10:07:03 AM EST

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b>		<b>Tax Type</b>		<b>Tax Year</b>	
380626-016838-000-00		REAL ESTATE		2020	
<b>Mailing Address</b>			<b>Property Address</b>		
WIGGINS INVESTMENTS OF NORTH FLORIDA INC 91 BRANSCOMB RD STE 17 GREEN COVE SPRINGS FL 32043			PINWOOD GREEN COVE SPRI		
			<b>GEO Number</b>		
			260638-016838-000-00		
<b>Exempt Amount</b>		<b>Taxable Value</b>			
See Below		See Below			
<b>Exemption Detail</b>		<b>Millage Code</b>		<b>Escrow Code</b>	
NO EXEMPTIONS		002			
<b>Legal Description (click for full description)</b>					
PT OF LOT D BLK 105 PALMER & F ERRIS TRACT AS REC O R 4189 PG 71					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CLAY COUNTY BOCC					
COUNTY SERVICES	5.3021	31,200	0	\$31,200	\$165.43
FIRE CONTROL MSTU-8	0.5048	31,200	0	\$31,200	\$15.75
CLAY COUNTY SCHOOL DISTRICT					
SCHOOL LOCAL EFFORT	3.6410	31,200	0	\$31,200	\$113.60
SCHOOL DISCRETIONARY	0.7480	31,200	0	\$31,200	\$23.34
SCHOOL CAP OUTLAY	1.5000	31,200	0	\$31,200	\$46.80
SCHOOL DISCRET VOTED	1.0000	31,200	0	\$31,200	\$31.20
ST JOHNS RIVER MANAGEMENT DIST	0.2287	31,200	0	\$31,200	\$7.14
CITY OF GREEN COVE SPRINGS	3.8000	31,200	0	\$31,200	\$118.56
<b>Total Millage</b>		<b>16.7246</b>	<b>Total Taxes</b>		<b>\$521.82</b>
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
GSWS	GREEN COVE STORMWATER SERVICE				\$42.00
<b>Total Assessments</b>					<b>\$42.00</b>
<b>Taxes &amp; Assessments</b>					<b>\$563.82</b>
<b>If Paid By</b>		<b>Amount Due</b>			
11/30/2020		\$541.27			
12/31/2020		\$546.91			

2/10/2021

Clay County Tax Collector

1/31/2021	\$552.54
<b>2/28/2021</b>	<b>\$558.18</b>
3/31/2021	\$563.82

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

[Click Here To Pay Now](#)

2/10/2021

Landmark Web Official Records Search

CFN # 2019023083, OR BK: 4189 PG: 73, Pages 1 / 5, Recorded 5/7/2019 11:42 AM, Doc: M  
TARA S. GREEN Clerk Circuit Court, Clay County, FL Rec: \$44.00 Doc M: \$105.00 ITax: \$60.00  
Deputy Clerk WESTA

Prepared By and Record and Return To:  
Realty Title, Inc.  
35 Knight Boxx Road, #2  
Orange Park, Florida 32065

## MORTGAGE

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$26,611.71, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

This Mortgage ("Security Instrument") is given 05/03/2019. The Mortgagor is Wiggins Investments of North Florida, Inc. whose address is 91 Branscomb Road, Suite 17, Green Cove Springs, Florida 32043, hereinafter called the Borrower. This Security Instrument is given to Stanley H. Bishop, Sr. and Stanley H. Bishop, Jr. whose address is 8273 Seven Mile Dr., Ponte Vedra Beach, Florida 32082, hereinafter called the Lender. Borrower owes Lender the principal sum of Thirty Thousand dollars & no cents, (U.S. \$30,000.00 ). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), a true and correct copy of which is attached and made a part hereof. If not paid earlier, this debt is due and payable on **February 3, 2020.**

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in Clay County, :

That Certain Piece, Parcel or Tract of land situate, lying and being in the County of Clay, State of Florida, to wit:

A Parcel of land situated in Green Cove Springs, Clay County, Florida and consisting of:

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which has the address of: Pinewood Ct, Green Cove Springs, Florida 32043

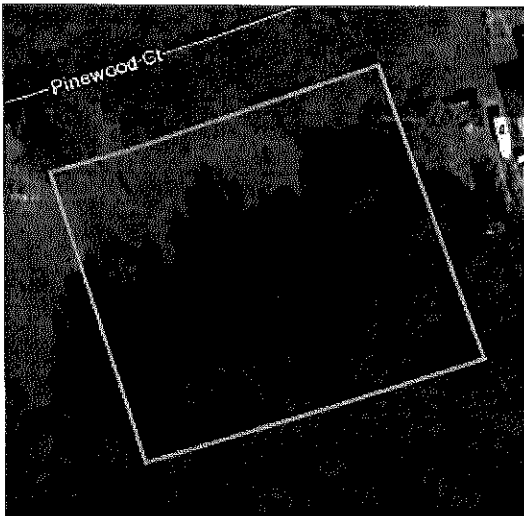


## Clay County Property Appraiser's Office

### Parcel Summary

**Parcel ID** 38-06-26-016838-000-00  
**Location Address** PINWOOD CT  
 Green Cove Springs 32043  
**Brief Tax Description\*** PT OF LOT D BLK 105 PALMER & FERRIS TRACT AS REC O R 4189 PG 71  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** Vacant Residential (0000)  
**Sec/Twp/Rng** 38/6/26  
**Tax District** Tax Dist 002  
**Millage Rate** 16.7246  
**Acreage** 1.04  
**Homestead** N

### Map



### Owner Information

WIGGINS INVESTMENTS OF NORTH  
 FLORIDA INC  
 91 BRANSCOMB RD STE 17  
 GREEN COVE SPRINGS FL 32043

### Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
Vacant Residential (0000)	1.04	Vacant	Site	236	192

### Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/3/2019	\$50,000	Warranty Deed	<u>4189</u>	<u>71</u>	Qualified	Vacant	BISHOP STANLEY H SR & STANLEY H BISHOP JR	WIGGINS INVESTMENTS OF NORTH FLORIDA INC
9/24/2002	\$11,500	Warranty Deed	<u>2100</u>	<u>1522</u>	Qualified	Vacant	BARBOUR ROBERT & LYDIA	BISHOP STANLEY H SR & STANLEY H BISHOP JR
6/26/1992	\$100	Trustee's Deed	<u>1419</u>	<u>73</u>	Qualified	Vacant	GW COOK & E WARREN	ROBERT BARBOUR

**Recent Sales in Area**

Sale date range:

From:

02/10/2011

To:

02/10/2021

Sales by Neighborhood

1500

Feet

Sales by Distance

**TRIM Notice**

[38-06-26-016838-000-00 \(PDF\)](#)

**Valuation**

	2020 Certified Values	2019 Certified	2018 Certified	2017 Certified
+ Building Value	\$0	\$0	\$0	\$0
+ Extra Features Value	\$0	\$0	\$0	\$0
+ Land Value	\$31,200	\$19,240	\$15,600	\$15,600
Land Agricultural Value	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0
= Just Market Value	\$31,200	\$19,240	\$15,600	\$15,600
= Total Assessed Value	\$31,200	\$15,226	\$13,842	\$12,584
- Exempt Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$31,200	\$15,226	\$13,842	\$12,584
Maximum Save Our Homes Portability	\$0	\$4,014	\$1,758	\$3,016

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**Property Record Card**

[2020 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Yard Items, Photos, Sketches.

The Clay County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER CLAY COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSION

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Version 2.3.105