

# Levy County, FL

## Homestead Transfer Form (PDF Format)

[TRANSFER OF HOMESTEAD ASSESSMENT DIFFERENCE - DR501T Form \(pdf format\)](#)

## Homestead Application

[Homestead Application](#)

## Hurricane Damage Form

**ATTENTION: This is not for FEMA.**

[Hurricane Damage Form](#)

## Application for Catastrophic Event Tax Refund

**ATTENTION: Please read instructions carefully**

[Instructions](#)

[Application for Catastrophic Event Tax Refund](#)

## Summary

Parcel ID	067700000A
Location Address	
Neighborhood	02.00 (2)
Legal Description*	27-12-17 000001.32 AC E½ OF E½ NORTH OF CR 102 OR BOOK 42 PAGE 417
	*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
Property Use Code	VACANT (0000)
Subdivision	N/A
Sec/Twp/Rng	27-12-17
Tax District	SW FLORIDA WT MG (District SW)
Millage Rate	14.6473
Acreage	1.320
Homestead	N
Ag Classification	No

[View Map](#)

## Owner

Owner Name	Rees William J Jr 50%
	Rees Sheila G-Et AL 50%
	Griffith Jeannette 50%
Mailing Address	17690 NE STATE RD 121
	WILLISTON, FL 32696

## Trim Notice

[Trim Notice \(PDF\)](#)

## Estimate Taxes

[Estimate Taxes](#)

## Valuation

	2025 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$20,473
Ag Land Value	\$20,473
Just (Market) Value	\$20,473
Assessed Value	\$17,340
Exempt Value	\$0
Taxable Value	\$17,340
Save Our Homes Benefit	\$3,133
Previous Year Value	\$20,473

## Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
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## Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	1.32	AC	\$20,473

## Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
2/21/1973	\$70,000.00	WM	42 417	Q	V	BEAUCHAMP R LUTHER & VERA T	REES WILLIAM J JR



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County 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.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 1/8/2025, 7:36:39 PM

[Contact Us](#)

Developed by  
 SCHNEIDER  
 GEOSPATIAL

William J. and Sheila G. Rees, and Marvin K. and Jearnette Griffith - ITEM #120  
Bronson - Williston North New 230 KV Line  
Thor #: 2493T1 Oracle #: 3000956



Prepared By:  
Manny R. Vilaret, Esquire  
Vilaret Law, PLLC  
10901 Danka Circle, Suite C  
Saint Petersburg, Florida 33716

### EASEMENT

KNOW ALL MEN BY THESE PRESENTS, the undersigned, successors, and assigns (GRANTOR herein), in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, grant and convey to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company d/b/a **DUKE ENERGY** (GRANTEE herein), Post Office Box 14042, St. Petersburg, Florida 33733, its successors, assigns, lessees, licensees, transferees, permittees, and apportionees, the right, privilege and easement to construct, remove, reconstruct, operate, and maintain in perpetuity overhead and/or underground electric transmission and distribution lines, communication systems and related facilities for providing electric energy services, and communications services (including services to telecommunication providers and other customers) and the transmission of any and all present or future form of communication by any present or future means or method (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over, under, upon, across, through and within the following described lands in Levy County, Florida, and referred to hereinafter as the Easement Area to wit:

See Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof.

Tax Parcel Number: 067700000A

Together with the right to construct, install, operate, utilize, patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines, systems and supporting structures (including poles) and related facilities, including the right to increase or decrease the number and type of supporting structures (including poles), wires and voltage, adjust the centerline within the Easement Area and to build, maintain and protect such roadways as may reasonably be required for these purposes.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines, communication systems and related facilities, including (i) the right to trim, cut, remove, and keep clear trees, limbs and undergrowth within said Easement Area and the right to cut down at any time and from time to time, in GRANTEE'S sole discretion, any tree standing outside the Easement Area which if felled, or upon falling, could fall within five (5) feet of any conductor or other facility included within said Easement Area, and further including (ii) the reasonable right to enter upon adjoining lands of the GRANTOR by such route or routes, including private roads and ways then existing thereon, on foot or by conveyance, with materials, supplies, and equipment as may be desirable for the purpose of exercising all rights herein granted and further including (iii) the right to install gates a minimum of sixteen (16) feet in width if GRANTOR has installed a fence within or across the Easement Area, along with GRANTEE'S lock linked with GRANTOR'S lock and further including (iv) the right to relocate any listed or protected plant or animal species found within the Easement Area to another location within the Easement Area. As a result of said relocations, GRANTEE hereby agrees to restore the Easement Area to as near as practicable to the original condition.

GRANTOR covenants and agrees that no trees, buildings, structures, ponds, or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered more than two (2) feet.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with (i) GRANTEE'S right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities, including clear, continuous access within the Easement Area, (ii) GRANTEE'S right-of-way utilization or encroachment guidelines, or (iii) any federal, state, or local laws, rules, or regulations; including, but not limited to, the right to utilize said Easement Area for (a) ingress and egress, (b) general farming, (c) construction, maintenance and travel over roads and streets across the Easement Area.

Return to: Duke Energy  
Attn: Data and Document Management  
3300 Exchange Place, NP4A  
Lake Mary, FL 32746

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PROVIDED, HOWEVER, that as a condition precedent to the exercise of any such right other than ingress and egress, GRANTOR covenants and agrees to obtain from GRANTEE ((800) 700-8744, [www.prgnprojectsolutions.com](http://www.prgnprojectsolutions.com), or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Asset Protection Right-of-Way Specialist) a prior written determination that the exercise of such right is not inconsistent with the safe and efficient operation and maintenance of said electric transmission and distribution lines and communications systems or with any of the foregoing guidelines or laws.

GRANTOR warrants and covenants that they have the right to convey to GRANTEE this easement, and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hand and seal this 5th day of MAY, 2021.

WITNESSES:

GRANTOR: WILLIAM J. REES, JR. and his wife, SHEILA G. REES, and MARVIN KENNETH GRIFFITH, SR. and his wife, JEANNETTE GRIFFITH

Savannah Rees  
Signature of First Witness  
Savannah Rees  
Print or Type Name of First Witness  
[Signature]  
Signature of Second Witness  
JOHN M. CHIARADIO  
Print or Type Name of Second Witness

[Signature]  
Signature of First Grantor  
William J. Rees, Jr.  
Print or Type Name of First Grantor  
[Signature]  
Signature of Second Grantor  
Sheila G. Rees  
Print or Type Name of Second Grantor

(Names must be typed or printed under each signature)

Grantor's mailing address:  
17690 NE STATE RD 121  
WILLISTON, FL 32696

State of FLORIDA )  
County of LEWIS ) ss

The foregoing Easement was acknowledged before me by means of  physical presence or  online notarization, this 5th day of MAY, 2021, by William J. Rees Jr. and Sheila G. Rees who are personally known to me or who have appeared to me as identification.

NOTARY SEAL  
NOTARY PUBLIC  
STATE OF FLORIDA  
John M Chiaradio  
My Commission GG 232211  
Expires 08/25/2022

[Signature]  
Notary Public

INITIAL js gr

IN WITNESS WHEREOF, the said GRANTOR has hereunto affixed its hand and seal this 5TH day of MAY, 2021.

WITNESSES:

GRANTOR: WILLIAM J. REES, JR. and his wife, SHEILA G. REES, and MARVIN KENNETH GRIFFITH, SR. and his wife, JEANNETTE GRIFFITH

Savannah Rees  
Signature of First Witness

Deceased 4/1/2003  
Signature of First Grantor

Savannah Rees  
Print or Type Name of First Witness

Marvin Kenneth Griffith, Sr.  
Print or Type Name of First Grantor

[Signature]  
Signature of Second Witness

Jeannette Griffith  
Signature of Second Grantor

JOHN M. CHIRACAS, J  
Print or Type Name of Second Witness

Jeannette Griffith  
Print or Type Name of Second Grantor

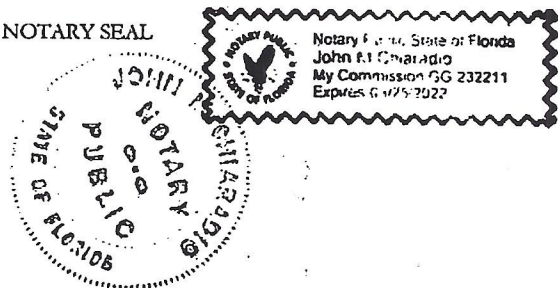
(Names must be typed or printed under each signature)

Grantor's mailing address:  
17600 NE STATE RD 121 4951 NE 195TH CT  
WILLISTON, FL 32696

State of FLORIDA )  
County of LEVY ) ss

The foregoing Easement was acknowledged before me by means of  physical presence or  online notarization, this 5TH day of MAY, 2021, by Marvin K. Griffith, Sr. and Jeannette Griffith who are personally known to me or who have produced \_\_\_\_\_ as identification.

NOTARY SEAL



[Signature]  
Notary Public

INITIAL JG

EXHIBIT "A"

THIS IS NOT A SURVEY

ITEM 120

ITEM 120  
LU #  
PARCEL #087700000A  
WILLIAM J. REES, JR.,  
SHEILA G. REES, MARVIN  
KENNETH GRIFFITH, SR.,  
AND JEANNETTE GRIFFITH  
(O.R.B. 42, PAGE 417)

ITEM 121  
LU #  
PARCEL #1378700000  
MARTHA CICCIO AND  
ROSE MARIE DIFULIO  
(O.R.B. 561, PAGE 912)

ITEM 122  
LU #  
PARCEL #1378600000  
ALEXANDROS NIKOLOVIENIS  
(O.R.B. 121, PAGE 533)

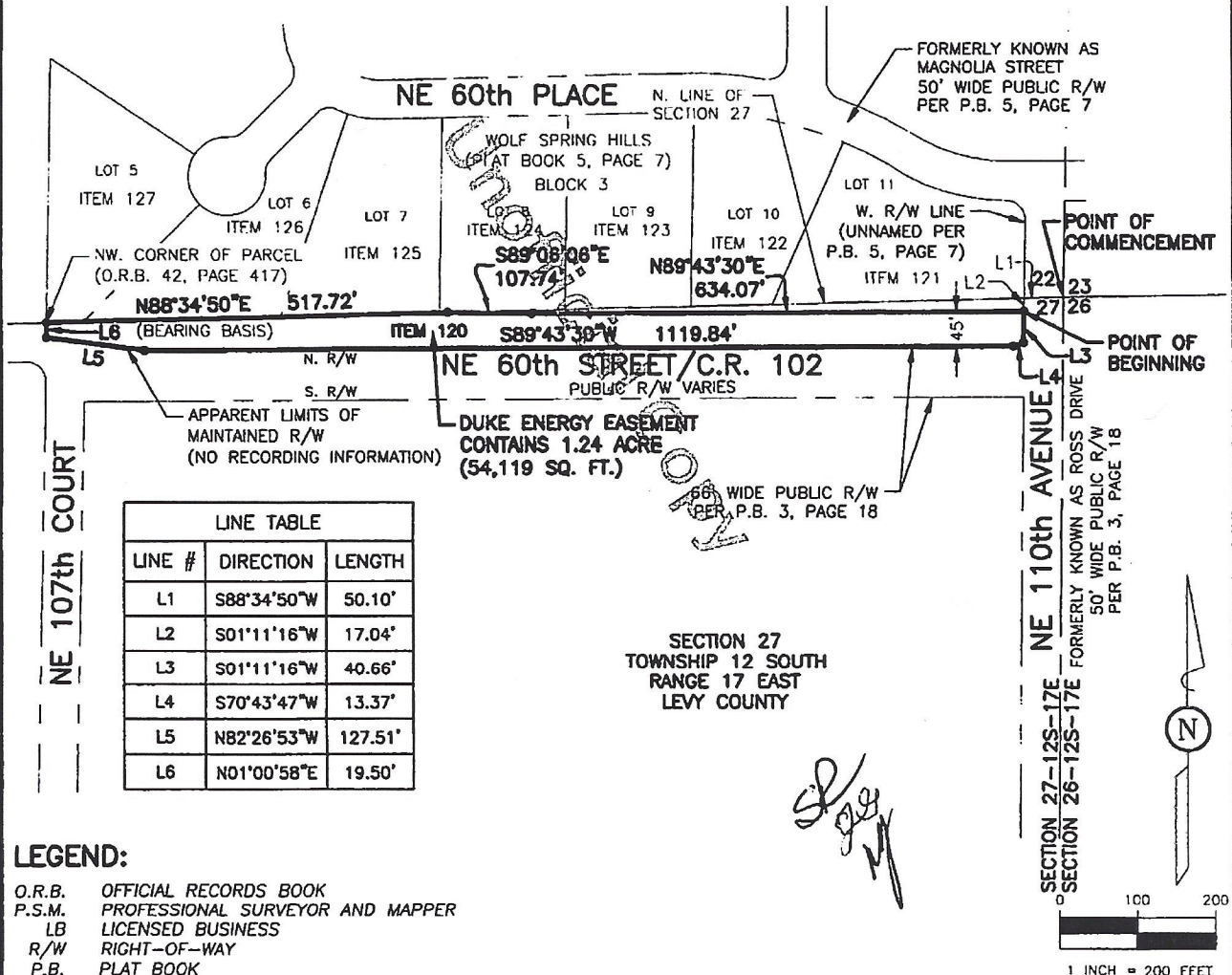
ITEM 123  
LU #  
PARCEL #1378500000  
HARALAMPOS CONSTANTATOS  
(O.R.B. 81, PAGE 631)

ITEM 124  
LU #  
PARCEL #1378400000  
GERASIMOS CONSTANTATOS  
(O.R.B. 81, PAGE 630)

ITEM 125  
LU #  
PARCEL #1378300000  
ANGELOS KONSTANTATOS  
(O.R.B. 81, PAGE 629)

ITEM 126  
LU #  
PARCEL #1378200000  
NIKOLAOS GEORGATOS  
(O.R.B. 81, PAGE 628)

ITEM 127  
LU #  
PARCEL #1378100000  
DAVID EWING-CHOW AND  
DOROTHY V. STRAW/EWING-CHOW  
(O.R.B. 962, PAGE 383)



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°34'50"W	50.10'
L2	S01°11'16"W	17.04'
L3	S01°11'16"W	40.66'
L4	S70°43'47"W	13.37'
L5	N82°26'53"W	127.51'
L6	N01°00'58"E	19.50'

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- P.B. PLAT BOOK

**PICKETT**  
SURVEYING • ENGINEERING

475 SOUTH FIRST AVENUE  
BARTOW, FLORIDA 33830  
L.B. NUMBER 364  
(863) 533-9095  
www.pickettusa.com

REVISIONS	1	03/08/21	BMW
	2	03/19/21	ND

VENDOR PROJECT No. 18820-1  
VENDOR DRAWING No. SD 5406

CERTIFIED TO: DUKE ENERGY FLORIDA, LLC

DESCRIPTION SKETCH  
WILLIAM J. REES, JR.,  
SHEILA G. REES, MARVIN  
KENNETH GRIFFITH, SR., AND  
JEANNETTE GRIFFITH  
BRONSON TO WILLISTON NORTH

DRAWN TJD  
CHECK JCS  
SCALE: 1"=200'  
DATE: 08/19/2019

**DUKE ENERGY**

550 S. TRYON STREET  
CHARLOTTE, N.C. 28202  
TELEPHONE NO. (704)382-2361

SITE: LU: WO: 27030427  
0120-SD03-8WN-03192021.DWG SHEET 2 OF 2

EXHIBIT "A"

THIS IS NOT A SURVEY

ITEM 120

**Legal Description:**

Parcel #067700000A

A portion a parcel recorded in Official Records Book 42, Page 417, public records of Levy County, Florida, lying in Section 27, Township 12 South, Range 17 East, being more particularly described as follows:

Commence at the northeast corner of said Section 27; thence South 88°34'50" West, along the north line of said Section 27, a distance of 50.10 feet to the west right-of-way line of Northeast 110th Avenue, an unnamed 50 foot wide public right-of-way per Wolf Spring Hills as recorded in Plat Book 5, Page 7, public records of Levy County, Florida; thence South 01°11'16" West, along said the southerly projection of said west right-of-way line and the apparent maintained public right-of-way line of Northeast 60th Street (County Road 102), a distance of 17.04 feet to the Point of Beginning; thence continue South 01° 11' 16" West, along said right-of-way line, a distance of 40.66 feet; thence South 70°43'47" West, along said right-of-way line, a distance of 13.37 feet to the north right-of-way line of Northeast 60th Street (County Road 102), a 66 foot wide public right-of-way per Pine Oaks Hills, as recorded in Plat Book 3, Page 18, Public records of Levy County, Florida; thence South 89°43'30" West, along said north right-of-way line, a distance of 1119.84 feet; thence North 82°26'53" West, along the the apparent maintained public right-of-way line of Northeast 60th Street (County Road 102), a distance of 127.51 feet to the west line of said parcel recorded in Official Records Book 42, Page 417, thence North 01°00'58" East, along said west parcel line, a distance of 19.50 feet to the northwest corner of said parcel recorded in Official Records Book 42, Page 417, and the north line of said Section 27; thence North 88°34'50" East, along the north line of said Section 27, a distance of 517.72 feet; thence South 89°06'06" East, a distance of 107.74 feet; thence North 89°43'30" East, a distance of 634.07 feet to the Point of Beginning.



Contains 1.24 acres (54,119 square feet)

**Surveyor's Notes:**

1. North and the bearings shown hereon are referenced to the north line of Section 27, Township 12 South, Range 17 East, Levy County, Florida, as being North 88°34'50" East.
2. All measurements shown hereon are in U.S. Survey Feet.
3. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this sketch.
4. Legal description was prepared by Pickett and Associates, Inc. per client request and is based on deeds of record and a field survey to locate the controlling corners needed to establish the parcels, right-of-way and easement shown in the legal description and sketch hereon.
5. This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.051-.053, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.

Gregory A. Prather, P.S.M. Florida Registration No. P.S.M. 5135 DATE  
 Pickett and Associates, Inc. Florida Registration No. LB 364

*SP*  
*W*

 <b>PICKETT</b> SURVEYING • ENGINEERING 475 SOUTH FIRST AVENUE BARTOW, FLORIDA 33830 L.B. NUMBER 364 (863) 533-9095 www.pickettusa.com		CERTIFIED TO: DUKE ENERGY FLORIDA, LLC		 <b>DUKE ENERGY</b> 550 S. TRYON STREET CHARLOTTE, N.C. 28202 TELEPHONE NO. (704) 382-2361					
		DESCRIPTION SKETCH WILLIAM J. REES, JR., SHEILA G. REES, MARVIN KENNETH GRIFFITH, SR., AND JEANNETTE GRIFFITH BRONSON TO WILLISTON NORTH							
REVISIONS	1	03/08/21	BMW	DRAWN	CHECK	SCALE: N/A	SITE:	LU:	WO: 27030427
	2	03/19/21	ND	TJD	JCS	DATE: 08/19/2019	0120-SD03-BWN-03192021.DWG	SHEET 1 OF 2	
VENDOR PROJECT No.		18820-1		DRAWN		CHECK		SCALE: N/A	
VENDOR DRAWING No.		SD 5406		TJD		JCS		DATE: 08/19/2019	