

Title Research Checklist

Duke Beach UG

WO#: **Madeira Beach Ph1**

Parcel #: **15-31-15-58320-011-0010**

Landowner Name: **City of Madeira Beach, a municipal corporation**

I verify that I have completed searches of all the below resources:

- | | |
|--|---|
| <input checked="" type="checkbox"/> LexisNexis | |
| <input type="checkbox"/> Courthouse Marriage/Divorce Records | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Courthouse probate records / LWT/ Death Certificates | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Secretary of State | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Online sites and records for signing authority | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Trust documents | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Power of Attorney | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Duke Easement | |
| <input type="checkbox"/> Curative Need Identified – See Curative Document Report | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> ROW Agent Completed Curative Need | <input checked="" type="checkbox"/> N/A |

Completed by: **Hatsie Haran**, Title Agent

County Certified through Date: **9/15/2022**

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**15-31-15-58320-011-0010**[Compact Property Record Card](#)[Tax Estimator](#)**Updated September 24, 2022**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

| Ownership/Mailing Address Change Mailing Address | Site Address |
|---|----------------------------|
| MADEIRA BEACH, CITY OF 300 MUNICIPAL DR MADEIRA BEACH FL 33708-1916 | GULF BLVD MADEIRA BEACH |



[Property Use:](#) 1090 (Vacant Commercial Land w/XFSB) [Current Tax District:](#) MADEIRA BEACH ([MB](#)) [Total Heated SF:](#) [Total Gross SF:](#)

[click here to hide] **Legal Description**

MITCHELL'S BEACH REVISED BLK 11, LOTS 1 AND 2 LESS RD R/W PER O.R. 4408/1950

| File for Homestead Exemption | | | 2022 Parcel Use | |
|--|------|------|---------------------------------------|--|
| Exemption | 2022 | 2023 | | |
| Homestead: | No | No | | |
| Government: | Yes | Yes | Homestead Use Percentage: 0.00% | |
| Institutional: | No | No | Non-Homestead Use Percentage: 100.00% | |
| Historic: | No | No | Classified Agricultural: No | |

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

| Most Recent Recording | Sales Comparison | Census Tract | Evacuation Zone (NOT the same as a FEMA Flood Zone) | Flood Zone (NOT the same as your evacuation zone) | Plat Book/Page |
|-----------------------|----------------------------------|------------------------------|--|--|----------------------|
| 04420/0212 | | 121030278021 | A | Current FEMA Maps | 3/54 |

2022 Preliminary Value Information

| Year | Just/Market Value | Assessed Value / Non-HX Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-----------------------------------|---|--------------------------------------|--------------------------------------|---|
| 2022 | \$445,399 | \$353,658 | \$0 | \$0 | \$0 |

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

| Year | Homestead Exemption | Just/Market Value | Assessed Value | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------------------------|-----------------------------------|--------------------------------|--------------------------------------|--------------------------------------|---|
| 2021 | No | \$403,806 | \$321,507 | \$0 | \$0 | \$0 |
| 2020 | No | \$374,962 | \$292,279 | \$0 | \$0 | \$0 |
| 2019 | No | \$346,119 | \$265,708 | \$0 | \$0 | \$0 |
| 2018 | No | \$272,340 | \$253,418 | \$0 | \$0 | \$0 |
| 2017 | No | \$242,080 | \$230,380 | \$0 | \$0 | \$0 |
| 2016 | No | \$217,872 | \$209,436 | \$0 | \$0 | \$0 |
| 2015 | No | \$205,768 | \$190,396 | \$0 | \$0 | \$0 |
| 2014 | No | \$181,560 | \$173,087 | \$0 | \$0 | \$0 |
| 2013 | No | \$157,352 | \$157,352 | \$0 | \$0 | \$0 |
| 2012 | No | \$157,352 | \$157,352 | \$0 | \$0 | \$0 |
| 2011 | No | \$157,352 | \$157,352 | \$0 | \$0 | \$0 |
| 2010 | No | \$175,508 | \$175,508 | \$0 | \$0 | \$0 |
| 2009 | No | \$211,820 | \$211,820 | \$0 | \$0 | \$0 |
| 2008 | No | \$225,000 | \$225,000 | \$0 | \$0 | \$0 |
| 2007 | No | \$262,700 | \$262,700 | \$0 | N/A | \$0 |
| 2006 | No | \$272,300 | \$272,300 | \$0 | N/A | \$0 |
| 2005 | No | \$181,600 | \$181,600 | \$0 | N/A | \$0 |
| 2004 | No | \$151,300 | \$151,300 | \$0 | N/A | \$0 |
| 2003 | No | \$151,300 | \$151,300 | \$0 | N/A | \$0 |
| 2002 | No | \$121,000 | \$121,000 | \$0 | N/A | \$0 |
| 2001 | No | \$121,000 | \$121,000 | \$0 | N/A | \$0 |
| 2000 | No | \$102,900 | \$102,900 | \$0 | N/A | \$0 |
| 1999 | No | \$102,900 | \$102,900 | \$0 | N/A | \$0 |
| 1998 | No | \$102,900 | \$102,900 | \$0 | N/A | \$0 |
| 1997 | No | \$102,900 | \$102,900 | \$0 | N/A | \$0 |
| 1996 | No | \$84,700 | \$84,700 | \$0 | N/A | \$0 |

2021 Tax Information[2021 Tax Bill](#)Tax District: [MB](#)

2021 Final Millage Rate 17.1166

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

| Sale Date | Book/Page | Price | Q/U | V/I |
|-----------|--------------|----------|---------------------|---------------------|
| 1976 | 04420 / 0212 | \$25,100 | Q | |

2022 Land Information

Seawall: No

Frontage:

View: None

| Land Use | Land Size | Unit Value | Units | Total Adjustments | Adjusted Value | Method |
|--------------------------|-----------|------------|-----------|-----------------------------------|--------------------------------|------------------------|
| Vacant Commercial (10) | 0x0 | 75.00 | 6786.6500 | 1.0000 | \$508,999 | SF |

[click here to hide] 2022 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|-------------|------------|----------|--------------------|-------------------|------|
| ASPHALT | \$3.00 | 5,000.00 | \$15,000.00 | \$15,000.00 | 0 |

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

| Permit Number | Description | Issue Date | Estimated Value |
|---------------|-------------|------------|-----------------|
|---------------|-------------|------------|-----------------|

No Permit Data Found



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close

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76082457

O. R. 4420 PAGE 212

This Indenture,

40 Rec 7530
 41 St 7530
 42 Sur 2805
 43 Int 109.35
 Tst 109.35

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 13th day of May
 Between

A. D. 1976

JOHN F. HARE, a single man

of the County of Pinellas
 party of the first part, and

in the State of Florida

CITY OF MADEIRA BEACH
 300 Municipal Dr.,

Madeira Beach 33708
 in the State of Florida

of the County of Pinellas
 party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Pinellas, State of Florida, to wit:

Lots 1 and 2, Block 11, Mitchell's Beach Subdivision in Section 15, Township 31 South, Range 15 East, as per plat thereof recorded in Plat Book 3, page 54, Public Records of Pinellas County, Florida.

Less the following described real property:

Lying within 40 feet of the Survey Line on State Road 699, Section 15100, said Survey Line being described as follows:

Begin on the Southwesterly extension of the Northwesterly boundary line of Lot 1, Bill William's Madeira Harbor Subdivision in Section 15, Township 31 South, Range 15 East, as per plat thereof recorded in Plat Book 25, page 37 and 38, Public Records of Pinellas County, Florida at a point 205.60 feet South 38°11'22" West of the NW corner of Lot 17, Bill William's Madeira Harbor First Addition, as per plat thereof recorded in Plat Book 25, pages 67 and 68 Public Records of Pinellas County, Florida, said point being on a curve concave to the Northeasterly having a radius of 572.96 feet, thence from a Tangent Bearing of North 39°32'08" West run Westerly along said curve 2.75 feet through an angle of 0°16'30" to the end of said curve, thence North 39°15'38" West 1346.71 feet to the Southwesterly extension of the Northwesterly boundary line of Lot 10, Block 11, Mitchell's Beach Subdivision as per plat thereof recorded in Plat Book 3, page 54, Public Records of Pinellas County, Florida at a LEGAL CONTINUED ON THE BACK HEREOF.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Albert C. Werly
Diana M. Kunath

PINELLAS COUNTY
 19825
 DOCUMENTARY
 DEPT. OF REVENUE
 JUN-8'76
 75.30

State of Florida

County of PINELLAS

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

JOHN F. HARE, a single man

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at St. Petersburg,
 County of Pinellas, and State of Florida, this 13th
 day of May, A. D. 1976.

My Commission Expires 11/1/1978

Betty Ann Wagner
 Notary Public

This instrument was prepared by:
 ALBERT C. WERLY, ATTORNEY
 6641 CENTRAL AVENUE
 P. O. BOX 40750
 ST. PETERSBURG, FLA 33773
 PHONE (813) 381-0000

Return Fowler, N. Hite
 PO Box 2917, Char 33517

RECORDED
 PINELLAS CO. FLORIDA
 JUN 8 10 08 AM '76
 CLERK CIRCUIT COURT

PINELLAS COUNTY
 117751
 DOCUMENTARY
 SUR TAX
 JUN-8'76
 28.05

Deed

TO

Date

ABSTRACT OF DESCRIPTION

point 129.75 feet South 38°09'22" West of the NW corner of Lot 10, Block 11, of said Mitchell's Beach Subdivision.

Commence on the Southwesterly extension of the Northwesterly boundary line of Lot 1, Bill William's Madeira Harbor Subdivision in Section 15, Township 31 South, Range 15 East, as per plat thereof recorded in Plat Book 25, page 37 and 38, Public Records of Pinellas County, Florida, at a point 205.60 feet South 38°11'22" West of the NW corner of Lot 17, Bill William's Madeira Harbor First Addition as per plat thereof recorded in Plat Book 25, page 67 and 68, Public Records of Pinellas County, Florida said point being on a curve concave to the Northeasterly having a radius of 572.96 feet, thence from a Tangent Bearing of North 39°32'08" West run Westerly along said curve 2.75 feet through an angle of 0°16'30" to the end of said curve, thence North 39°15'38" West 947.605 feet, thence North 38°06'21.09" East 40.992 feet to a Point of Beginning, continue thence North 38°06'21.09" East 18.0 feet, thence South 89°25'21.55" West 22.501 feet, thence South 39°15'38" East 18.0 feet to the Point of Beginning.

RETURN TO:
Fowler, White, Gillen, Boggs, Villareal & Banker, P.A.
ATTORNEYS AT LAW
P.O. Box 2917 Clearwater, Florida 33517

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 6904 PAGE 1288
ON December 27 19 88
KARLEEN F. De BLAKER
Clerk of the Circuit Court
By: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 5034 PAGE 267
ON 6-11-1980
HAROLD MULLENDORE
Clerk of the Circuit Court
BY: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach P 3
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 5034 PAGE 264
ON 6-11-1980
HAROLD MULLENDORE
Clerk of the Circuit Court
BY: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 4779 PAGE 223
ON 11-21-1978
HAROLD MULLENDORE
Clerk of the Circuit Court
BY: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 4726 PAGE 1761
ON 7-24-1978
HAROLD MULLENDORE
Clerk of the Circuit Court
BY: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 4726 PAGE 1759
ON 7-24-1978
HAROLD MULLENDORE
Clerk of the Circuit Court
BY: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 4601 PAGE 2070
ON 9-26-1977
HAROLD MULLENDORE
Clerk of the Circuit Court
BY: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach Revised
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 13753 PAGE 5
ON 8-30-2004
KEN BURKE
Clerk of the Circuit Court
By: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 11075 PAGE 571
ON 10-4-2000
KARLEEN F. De BLAKER
Clerk of the Circuit Court
By: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach Rev. Sub
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 6926 PAGE 1778
ON 1/30-1989
KARLEEN F. De BLAKER
Clerk of the Circuit Court
By: Patricia Burks Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach
SUBDIVISION HAS BEEN RECORDED IN
O. R. BOOK 6926 PAGE 1779
ON 1/30-1989
KARLEEN F. De BLAKER
Clerk of the Circuit Court
By: Patricia Burks Deputy Clerk

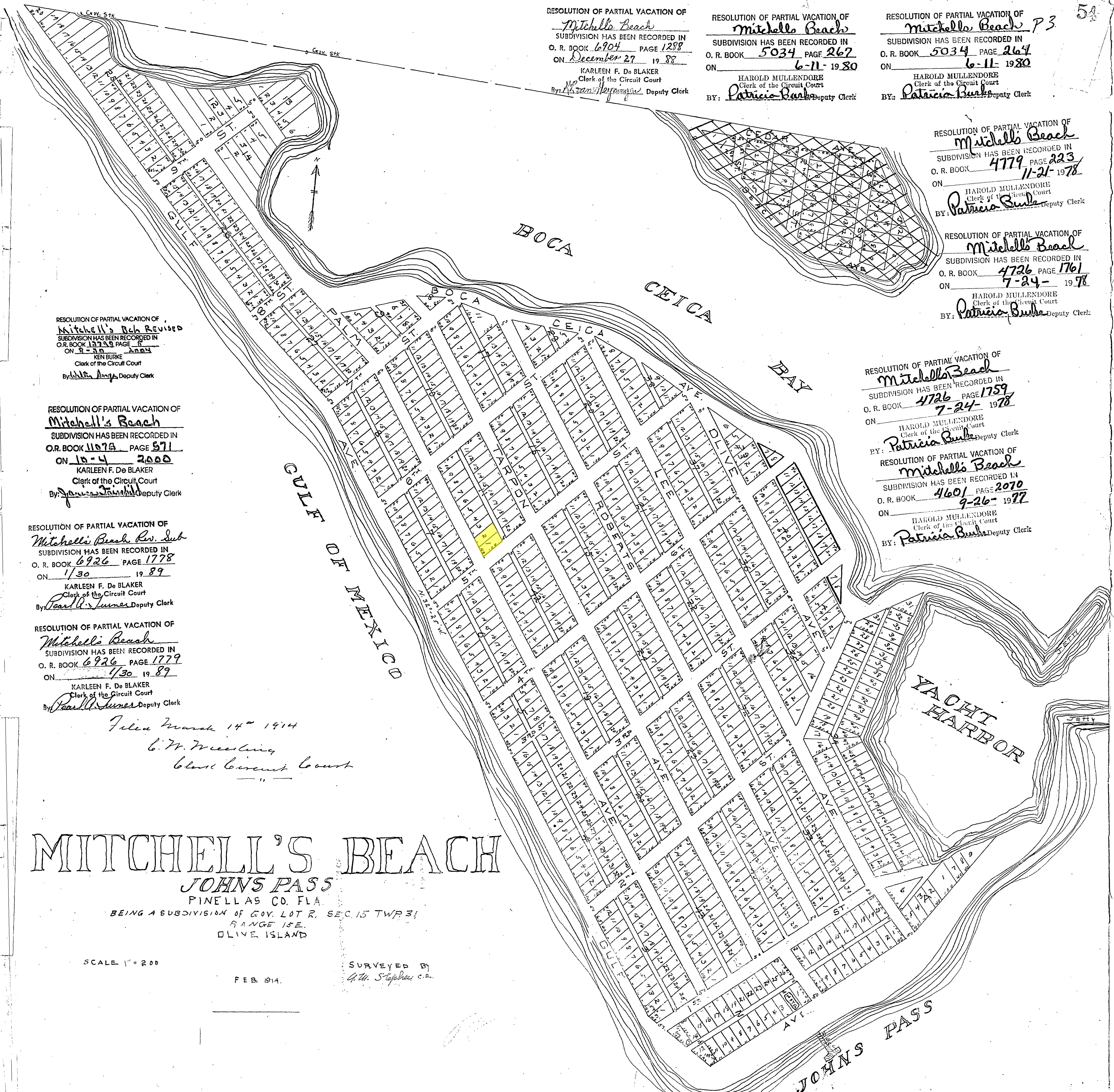
Filed March 14th 1914
C. W. Weisling
Clerk Circuit Court

MITCHELL'S BEACH
JOHNS PASS
PINELLAS CO. FLA.
BEING A SUBDIVISION OF GOV. LOT R, SEC. 15 TWP. 31
RANGE 15E,
OLIVE ISLAND

SCALE 1" = 200

FEB. 1914.

SURVEYED BY
G. M. Stephens C.E.



76066044

TUTBLANX REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT PUBLISHERS RUTLAND, VT 05701

Parcel No. 108.1R
SECTION 15100-2511
STATE ROAD 699
COUNTY Pinellas
FAP NO.

01 Cash 11
40 Rec 600-5-ENG
A1 St 1830
42 Sur 715
43 Int 31.45-04
Tot 102

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one

O.R. 4408 PAGE 1950

Made this 10 day of May

14 14050694.72.1976 077A76
40 6.00

Between

JOHN F. HARE, a single man

of the County of PINELLAS
party of the first part, and

in the State of FLORIDA

14 14050691 72 0001 077A76

STATE OF FLORIDA, for the use and benefit of the State of Florida
Department of Transportation, as party of the second part.of the County of PINELLAS
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) and other good and valuable consideration Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of PINELLAS, State of

Florida, to wit: That part of:
Lots 1 and 2, Block 11, Mitchell's Beach Subdivision in Section 15, Township 31 South, Range 15 East, as per plat thereof recorded in Plat Book 3, page 54, Public Records of Pinellas County, Florida.

Lying within 40 feet of the Survey Line on State Road 699, Section 15100, said Survey Line being described as follows:

Begin on the Southwesterly extension of the Northwesterly boundary line of Lot 1, Bill William's Madeira Harbor Subdivision in Section 15, Township 31 South, Range 15 East, as per plat thereof recorded in Plat Book 25, page 37 and 38, Public Records of Pinellas County, Florida at a point 205.60 feet South 38°11'22" West of the NW corner of Lot 17, Bill William's Madeira Harbor First Addition, as per plat thereof recorded in Plat Book 25, pages 67 and 68 Public Records of Pinellas County, Florida, said point being on a curve concave to the Northeasterly having a radius of 572.96 feet, thence from a Tangent Bearing of North 39°32'08" West run Westerly along said curve 2.75 feet through an angle of 0°16'30" to the end of said curve, thence North 39°15'38" West 1346.71 feet to the Southwesterly extension of the Northwesterly boundary line of Lot 10, Block 11, Mitchell's Beach Subdivision as per plat thereof recorded in Plat Book 3, page 54, Public Records of Pinellas County, Florida at a point 129.75 feet South 38°09'22" West of the NW corner of Lot 10, Block 11, of said Mitchell's Beach Subdivision.

LEGAL DESCRIPTION CONTINUED ON THE SECOND PAGE HEREOF.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Butler Don Wagner
RECORDED
PINELLAS CO. FLORIDA
CLERK CIRCUIT COURT

JOHN F. HARE

This instrument was prepared by:

ALBERT C. WERLY, ATTORNEY
6641 CENTRAL AVENUE
P. O. BOX 40750
ST. PETERSBURG, FLA. 33743
PHONE (813) 381-0000

State of Florida

County of PINELLAS

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

JOHN F. HARE, a single man

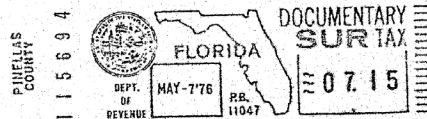
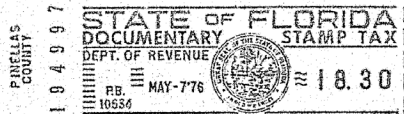
to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at St. Petersburg
County of Pinellas, and State of Florida, this 4th
day of May, A. D. 19 76.

My Commission Expires 1/1/78

Notary Public

RETURN TO: Mr. Curtis Galloway, Right of Way Agent
State of Florida, Department of Transportation
3226 - 5th Avenue South
St. Petersburg, Florida 33712



Warranty Deed

TO

Date
ABSTRACT OF DESCRIPTION

LESS existing rights of way.

Containing 1197.240 square feet or 0.027 acre, more or less.

ALSO:

That part of:

Lot 1, Block 11 of above described Mitchell's Beach Subdivision, lying within the following metes and bounds description:

Commence on the Southwesterly extension of the Northwesterly boundary line of Lot 1, Bill William's Madeira Harbor Subdivision in Section 15, Township 31 South, Range 15 East, as per plat thereof recorded in Plat Book 25, page 37 and 38, Public Records of Pinellas County, Florida, at a point 205.60 feet South 38°11'22" West of the NW corner of Lot 17, Bill William's Madeira Harbor First Addition as per plat thereof* said point being on a curve concave to the Northeasterly having a radius of 572.96 feet, thence from a Tangent Bearing of North 39°32'08" West run Westerly along said curve 2.75 feet through an angle of 0°16'30" to the end of said curve, thence North 39°15'38" West 947.605 feet, thence North 38°06'21.09" East 40.992 feet to a Point of Beginning, continue thence North 38°06'21.09" East 18.0 feet, thence South 89°25'21.55" West 22.501 feet, thence South 39°15'38" East 18.0 feet to the Point of Beginning.

LESS existing rights of way.

Containing 158.078 square feet, more or less.

* recorded in Plat Book 25, page 67 and 68, Public Records of Pinellas County, Florida