

Title Research Checklist

Duke Beach UG

WO#: **Madeira Beach Ph1**

Parcel #: **09-31-15-34308-001-0160**

Landowner Name: **City of Madeira Beach**

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

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

Completed by: **Chris Lovas**, Title Agent

County Certified through Date: **9/20/22**

09-31-15-34308-001-0160[Compact Property Record Card](#)[Tax Estimator](#)**Updated September 21, 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:](#) 9490 (Right-of-Way Street and Road, Irrigation Canal, Channel, Ditch, etc.) Current Tax District: MADEIRA BEACH ([MB](#)) SF: Total Gross SF:

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

GULF SHORES SUB BLK A, SE'LY 20FT OF LOT 16 FOR BEACH ACCESS

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
00000/0000		121030278021	A	Current FEMA Maps	21/10

2022 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$8,500	\$8,500	\$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	\$8,500	\$8,500	\$0	\$0	\$0
2020	No	\$8,500	\$8,500	\$0	\$0	\$0
2019	No	\$8,500	\$8,500	\$0	\$0	\$0
2018	No	\$8,500	\$8,500	\$0	\$0	\$0
2017	No	\$8,500	\$8,500	\$0	\$0	\$0
2016	No	\$8,500	\$8,500	\$0	\$0	\$0
2015	No	\$8,500	\$8,500	\$0	\$0	\$0
2014	No	\$8,500	\$8,500	\$0	\$0	\$0
2013	No	\$8,500	\$8,500	\$0	\$0	\$0
2012	No	\$8,500	\$8,500	\$0	\$0	\$0
2011	No	\$8,500	\$8,500	\$0	\$0	\$0
2010	No	\$8,500	\$8,500	\$0	\$0	\$0
2009	No	\$8,500	\$8,500	\$0	\$0	\$0
2008	No	\$7,900	\$7,900	\$0	\$0	\$0
2007	No	\$8,200	\$8,200	\$0	N/A	\$0
2006	No	\$8,500	\$8,500	\$0	N/A	\$0
2005	No	\$8,500	\$8,500	\$0	N/A	\$0
2004	No	\$8,500	\$8,500	\$0	N/A	\$0
2003	No	\$8,500	\$8,500	\$0	N/A	\$0
2002	No	\$8,500	\$8,500	\$0	N/A	\$0
2001	No	\$8,500	\$8,500	\$0	N/A	\$0
2000	No	\$96,500	\$96,500	\$0	N/A	\$0
1999	No	\$96,500	\$96,500	\$0	N/A	\$0
1998	No	\$96,500	\$96,500	\$0	N/A	\$0
1997	No	\$96,500	\$96,500	\$0	N/A	\$0
1996	No	\$96,500	\$96,500	\$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

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

Sale Date	Book/Page	Price	Q/U	V/I
No recent sales on record				

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.

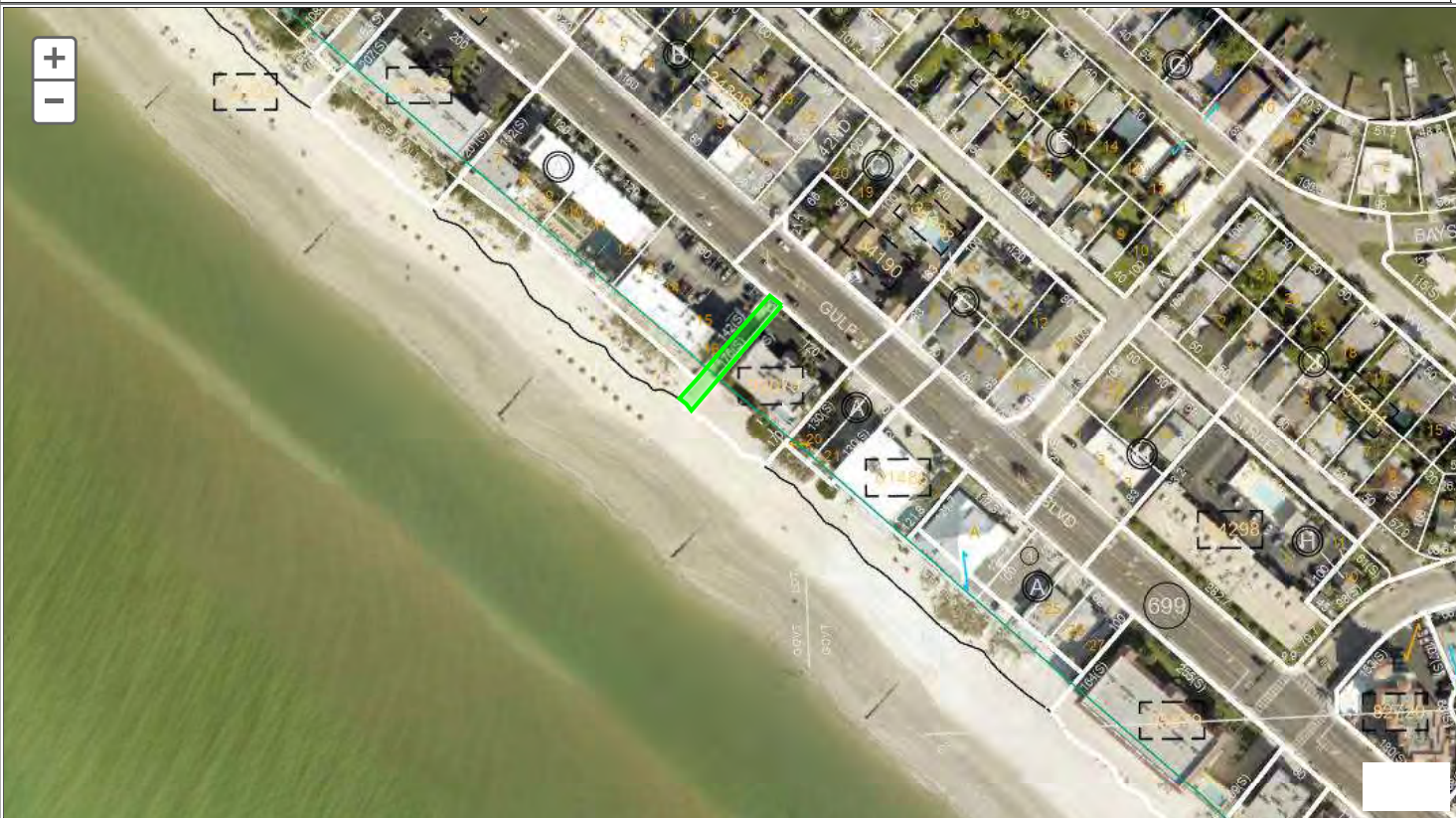
2022 Land Information						
Seawall: No			Frontage:		View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Rights-Of-Way (94)	20x172	10000.00	1.0000	1.0000	\$10,000	UT

[click here to hide] 2022 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data	
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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.	
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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 and restart your web browser.



13

14

15

16

142(S)
176(S)

92073

GULF

130(S)

20



122(S)

75087829

G. P. 4307 PAGE 1629

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

James W. Hagan

of the Law Offices of

FOWLER, WHITE, GILLEN,
HUMKEY, KINNEY & BOGGS, P.A.Post Office Box 1438
TAMPA, FLORIDA 33601**Warranty Deed**

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 15th day of May 1975, Between

WILLIAM R. MARSH and ELLAN M. MARSH, his wife,

of the County of Pinellas, State of Florida, grantor°, and

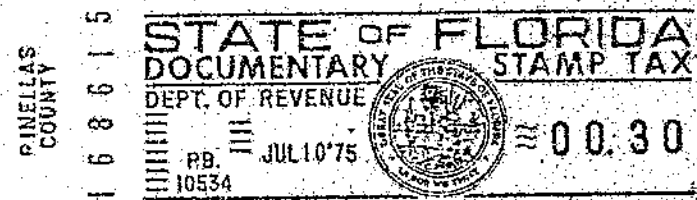
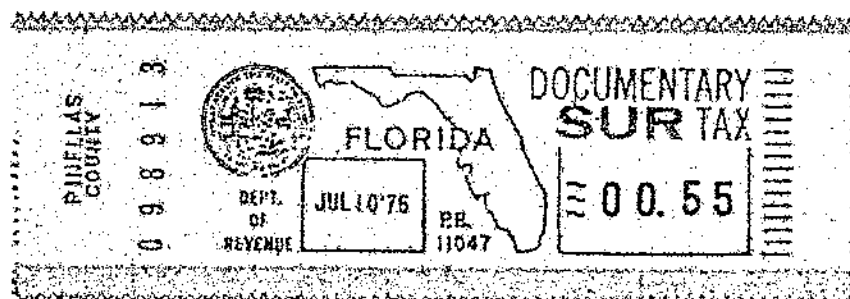
CITY OF MADEIRA BEACH, a Municipal corporation,

whose post office address is 300 Municipal Drive, Madeira Beach 33708of the County of Pinellas, State of Florida, grantee°,Witnesseth, That said grantor, for and in consideration of the sum of TEN (\$10.00)

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

The Southeast 20 feet of Lot 16, Block A, GULF SHORES
SUBDIVISION, according to map or plat thereof as
recorded in Plat Book 21, page 10, Public Records of
Pinellas County, Florida.



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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Unrecorded
Thelma Shelton

William R. Marsh (Seal)
William R. Marsh
Ellan M. Marsh (Seal)
Ellan M. Marsh

RECORDED
PINELLAS CO. FLORIDA
Harold M. Shelton
CLERK CIRCUIT COURT

STATE OF FLORIDA JUL 10 4 39 PM '75
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM R. MARSH and ELLAN M. MARSH, his wife

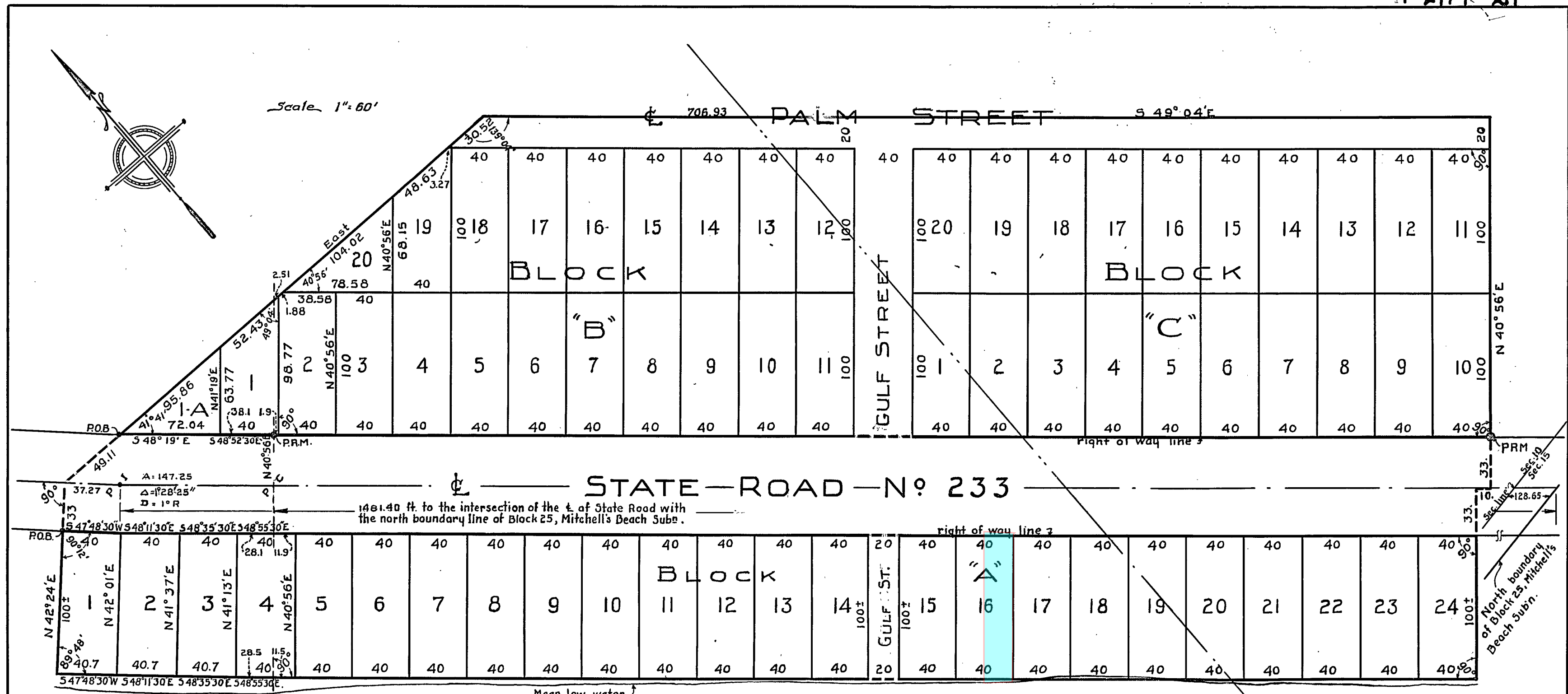
to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of May, 1975.

My commission expires:

Thelma Shelton
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JULY 1, 1976
BONDED THRU GENERAL INSURANCE UNDER \$10,000



RESOLUTION OF PARTIAL VACATION OF

SUBDIVISION HAS BEEN RECORDED IN

O. R. BOOK _____ PAGE _____
ON _____ 19 _____

HAROLD MULLENDORE
Clerk of the Circuit Court

BY: _____ Deputy Clerk

GULF SHORES SUBN

BEING IN GOV'T LOT 2, SECTION 9&10, TOWNSHIP 31 S., RANGE 15 E.
PINELLAS COUNTY, FLORIDA

DESCRIPTION:— From the intersection of the north boundary of Block 25, MITCHELL'S BEACH SUBN. as recorded in Book 3, Page 54, Pinellas County Records, with the centerline of State Road No 233, run northwest along said centerline of State Road No 233, a distance of 1481.40 ft. to a curve in said road, thence following such curvature to the right, radius 5729 ft., arc 147.25 ft. to a point.
BLOCK "A"— From the above described point run at right angles to said curvature, southwesterly, 33 ft. to a point of beginning; thence continuing on said line 100± ft. to the waters of the Gulf of Mexico; thence southeast along the waters of said Gulf of Mexico 982.1± ft.; thence northeasterly at right angles to State Road No 233 a distance of 100± ft. to the west right of way line of said State Road; thence northwesterly along the said right of way line 980 ft. to the point of beginning.
BLOCKS "B" & "C"— From the above described point the same being on the centerline of State Road No 233 run due east 49.11 ft. to a point of beginning; thence continuing east on said line 333.34 ft.; thence southeasterly and paralleling the said State Road No 233, a distance of 706.93 ft. thence southwesterly and at right angles to said State Road, 220 ft. to the east right of way line of said State Road; thence run northwesterly along said right of way line 952.04 ft. to point of beginning.

DEDICATION:— We the undersigned, hereby certify that we are the owners of the above described tract hereby platted as the GULF SHORES SUBN and that we dedicate to the public all streets, alleys and public places shown on this plat of the subdivision of said lands.

Signed, sealed and delivered in the presence of
James B. Howell Witness
Henry U. Stone Witness
State of Florida } s.s.
County of Pinellas }

_____	_____	Hattie A. Balch	Owner
_____	_____	F.V. Balch	Owner
_____	_____	Vivian Parsley	Owner
_____	_____	W.G. Parsley	Owner

I HEREBY CERTIFY, that on this twenty second day of JULY, A.D. 1935 before me personally appeared HATTIE A. BALCH, joined by F.V. BALCH, her husband, and VIVIAN P. PARSLEY, joined by W.R. PARSLEY her husband, to me known to be the persons described in and who executed the foregoing certificate and dedication and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said HATTIE A. BALCH wife of the said F.V. BALCH, and VIVIAN P. PARSLEY wife of the said W.R. PARSLEY, on separate and private examinations taken and made by and before me and separately and apart from their said husbands did acknowledge that they made themselves party to the said plat and dedication for the purpose of renouncing, relinquishing and conveying all rights, title and interest, whether of dower or separate property, statutorily or equitable in and to the lands dedicated to the public and that they executed the same freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from their said husbands.

WITNESS my hand and official seal at St. Petersburg, County of Pinellas and State of Florida. The day and year aforesaid.

Henry U. Stone Notary Public State of Florida at large.
My commission expires March 17th 1939

APPROVED for the board of County Commissioners this 23rd day of July A.D. 1935.

Ed. Bullock
County Engineer

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY that on this eleventh day of JULY A.D. 1935, this property was surveyed and staked and that monuments were set as indicated and that the dimensions, angles and lengths are correct.

W. F. Long
State Engineer's License No 231 State Surveyor's License No 100

Plat Book 21 page 10

200 P.

505208