

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	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	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



76082457

This Indenture,

40 Rec 75.30
41 St 28.05
42 Sur 109.35
43 Int
Tct

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 A. D. 19 76

Between

JOHN F. HARE, a single man

of the County of Pinellas in the State of Florida
party of the first part, and

CITY OF MADEIRA BEACH
300 Municipal Dr., Madeira Beach 33708
of the County of Pinellas in the State of Florida
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
Susan M. Dunathan
John F. Hare

PINELLAS COUNTY 9825 DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUN-8'76 75.30

PINELLAS COUNTY 17751 DOCUMENTARY SUR TAX DEPT. OF REVENUE JUN-8'76 28.05

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. 19 76.

My Commission Expires 11/1/1978

Betty Ann Wagner
Notary Public

Return Fowler, N Hite
PO Box 2917, Clear 33517

This instrument was prepared by:
ALBERT C. WERLY, ATTORNEY
6641 CENTRAL AVENUE
P. O. BOX 40750
ST. PETERSBURG, FLA 33774
PHONE (813) 381-0000

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

212

Abstract

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 33817.



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: [Signature] 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 Burke 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 Burke 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 Burke 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 Burke 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 Burke 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 Burke Deputy Clerk

RESOLUTION OF PARTIAL VACATION OF
Mitchell's Beach Revised
 SUBDIVISION HAS BEEN RECORDED IN
 O. R. BOOK 13793 PAGE 5
 ON 8-30-2004
 KEN BURKE
 Clerk of the Circuit Court
 By: [Signature] 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: [Signature] 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: [Signature] 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: [Signature] Deputy Clerk

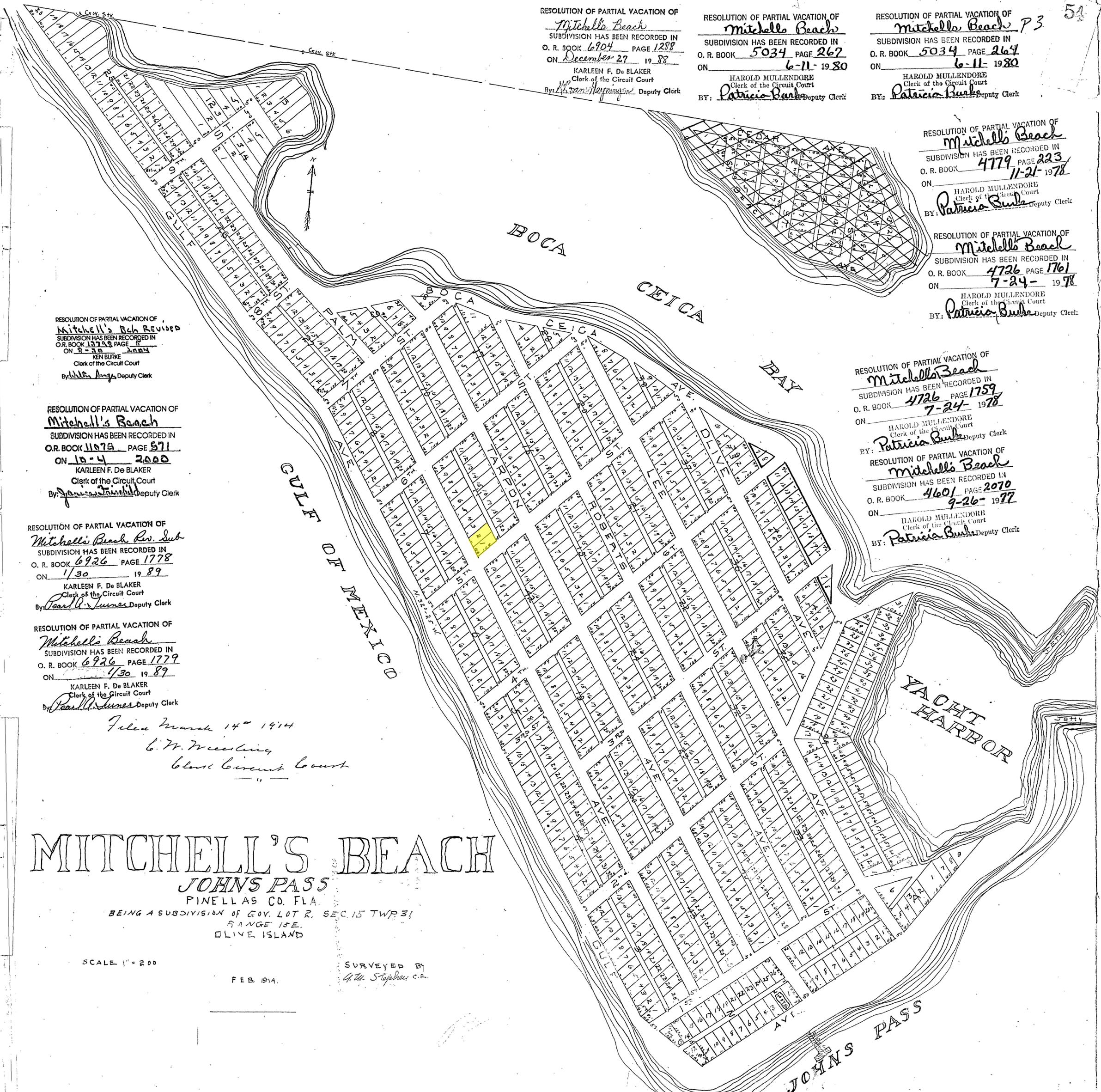
Filed March 14th 1914
 C. W. Weisling
 Clerk Circuit Court

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. W. Stephens C.E.



76066044

TUTBLANX REGISTERED U.S. PAT. OFFICE
TUTTLE LAW PRINT PUBLISHERS HUTLAND, VT 05751

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

01 Cash 11
40 Rec 600-^{eng}
A1 St 1830
42 Sur 715
43 Int
Tot 2145-04

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 14 day of May 14 14050694. D. 1976 . 078A76

Between

JOHN F. HARE, a single man

of the County of PINELLAS in the State of FLORIDA
party of the first part, and

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 in the State of FLORIDA
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:

John F. Hare
JOHN F. HARE

Betty Lou Wagner
RECORDED
PINELLAS CO. FLORIDA
CLERK CIRCUIT COURT

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

MAY 7 11 55 AM '76

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

Betty Lou Wagner
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

0531

PINELLAS COUNTY
 1 0 4 9 9 7
 STATE OF FLORIDA
 DOCUMENTARY STAMP TAX
 DEPT. OF REVENUE
 MAY-776
 10536
 18.30

PINELLAS COUNTY
 1 1 5 6 9 4
 FLORIDA
 DEPT. OF REVENUE
 MAY-776
 R.R. 11047
 DOCUMENTARY SURTAX
 07.15

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