

RESOLUTION NO. 02-191

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, RELATING TO THE PROVISION OF ROAD GRADING AND MAINTENANCE SERVICE AND THE CONSTRUCTION OF ROAD IMPROVEMENTS DEEMED NECESSARY TO PROVIDE SUCH ROAD GRADING AND MAINTENANCE SERVICE; CREATING THE RUSTY ANCHOR/WENDOVER RD MAINTENANCE MUNICIPAL SERVICE BENEFIT UNIT; AMENDING AND CONFIRMING THE INITIAL ROAD ASSESSMENT RESOLUTION; ESTABLISHING FOR EACH RESIDENTIAL UNIT ROAD MAINTENANCE ASSESSMENT FOR THE CURRENT FISCAL YEAR AND THE MAXIMUM AMOUNT OF THE ANNUAL ROAD IMPROVEMENT ASSESSMENT TO BE IMPOSED FOR A PERIOD OF FIFTEEN YEARS; IMPOSING ROAD ASSESSMENTS AGAINST PROPERTY WITHIN THE RUSTY ANCHOR/WENDOVER ROAD MAINTENANCE MUNICIPAL SERVICE BENEFIT UNIT; APPROVING THE ROAD ASSESSMENT ROLL; PROVIDING FOR COLLECTION OF THE ROAD ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (the "Board") of St. Johns County, Florida, enacted Ordinance No.96-53 (the "Ordinance"), to provide for the creation of municipal service benefit units (MSBU) and authorize the imposition of special assessments to fund the provision of road grading and maintenance service and the construction of road improvements deemed necessary to provide efficient and cost effective grading and maintenance service to this private road. Such service will act to restore safe, convenient and efficient access for the provision of essential services; and

WHEREAS, the Board has adopted Resolution No.2002-56, the Initial Road Assessment Resolution, proposing creation of the Rusty Anchor/Wendover Road Maintenance Municipal Service Benefit Unit and describing the method of assessing the cost of Grading and Maintenance Service and Road Improvements (as therein defined) against the real property that will be specially benefited thereby, and directing preparation of the tentative Road Assessment Roll and provision of the notices required by the Ordinance. The real property subject to the assessment is generally depicted in **Exhibit "A"** attached hereto, and incorporated herein; and

WHEREAS, pursuant to the provisions of the Ordinance, the County is required to modify, confirm or repeal the Initial Road Assessment Resolution, with such amendments as the Board deems appropriate, after hearing comments and receiving objections of all interested parties; and

WHEREAS, the Board desires to amend the Initial Road Assessment Resolution to (A) clarify that the Initial Prepayment Amount will be recomputed upon completion of the Road Improvements, and (B) provide that the first annual Road Assessment will be imposed for the Fiscal Year ending September 30, 2003; and

WHEREAS, the Road Assessment Roll has heretofore been filed with the County's Real Estate Offices, as required by the Ordinance; and

WHEREAS, the Initial Road Assessment Resolution provides that Road Assessments would only be imposed after the affected owners are provided a thirty day period within which to voluntarily cause any identified private road to be sufficiently repaired and graded so as to safely, conveniently, and efficiently allow for the provision of essential services; and

WHEREAS, notice has been duly provided and the private roads within the Rusty Anchor/Wendover Road Maintenance Municipal Service Benefit Unit have not been sufficiently repaired and graded so as to safely, conveniently, and efficiently allow for the provision of essential services; and

WHEREAS, the failure to sufficiently repair and grade such private roads within the Rusty Anchor/Wendover Road Maintenance Benefit Unit constitutes a necessary Paramount Public Purpose for the Board to impose the Road Assessments in order to safely and efficiently restore access for the delivery of essential services to the benefited lands and their affected owners, residents, and invitees; and

WHEREAS, as required by the terms of the Ordinance, notice of a public hearing has been published and mailed to each property owner proposed to be assessed notifying such property owner of the opportunity to be heard; the proof of publication and an affidavit of mailing are attached hereto as **Exhibits "B" and "C"** respectively, incorporated herein; and,

WHEREAS, a public hearing has been duly held and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance;

WHEREAS, on May 14th, 2002 the Board of County Commissioners of St. Johns County, Florida indicated their desire to have this and similar MSBUs reviewed on an annual basis. This review will establish the relationship between assessment income and Project Costs (both Improvement and Maintenance). The assessment levied can then be adjusted if necessary. This procedure will allow for County Outlays expended, on behalf of property owners included within the Benefit Area, to be fully recouped by the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to the Ordinance, Chapter 125.01 Florida Statutes, and other applicable provisions of law.

SECTION 2. DEFINITIONS. This Resolution is the Final Road Assessment Resolution as defined in the Ordinance. Those capitalized terms noted in this Resolution shall have the meanings defined in the Ordinance and/or the Initial Road Assessment Resolution.

SECTION 3. CREATION OF ROAD MAINTENANCE MSBU. The Rusty Anchor/Wendover Road Maintenance Municipal Service Benefit Unit is hereby created to include the property described in the Initial Road Assessment Resolution. The Road Maintenance MSBU is created for the purpose of improving the use and enjoyment of property located therein by funding the minimum level of Grading and Maintenance Service, and related Road Improvements, to establish and preserve adequate ingress and egress for the provision of Essential Services.

SECTION 4. AMENDMENT OF INITIAL ROAD ASSESSMENT RESOLUTION. The Initial Road Assessment Resolution (County Resolution 2002-56) is hereby amended as follows:

(A) Section 4.01 (A) is amended to read as follows:

SECTION 4.01. PREPAYMENT AMOUNTS.

(A) For purposes of the preliminary Road Assessment Roll, an Initial Prepayment Amount for each Tax Parcel located within the Road Maintenance MSBU shall be computed by (1) dividing (a) the number of Residential Units attributable to such Tax Parcel by (b) the total number of Residential Units attributable to Tax Parcels within the Road Maintenance MSBU, and (2) multiplying the result by the estimated Road Improvement Capital Cost. Upon completion of the Road Improvements, the Initial Prepayment Amount for each Tax Parcel located within the Road Maintenance MSBU shall be recomputed by (1) dividing (a) the number of Residential Units attributable to such Tax Parcel by (b) the total number of Residential Units attributable to Tax Parcels within the Road Maintenance MSBU, and (2) multiplying the result by the actual Road Improvement Capital Cost.

SECTION 5. CONFIRMATION OF INITIAL ROAD ASSESSMENT RESOLUTION. The Initial Road Assessment Resolution, as amended by Section 4 of this Resolution hereof, is hereby ratified and confirmed.

SECTION 6. APPROVAL OF ROAD ASSESSMENT ROLL. The Road Assessment Roll, a copy of which is attached hereto and incorporated herein as **Exhibit D**, is hereby approved.

SECTION 7. ROAD ASSESSMENTS.

(A) The Tax Parcels described in the Road Assessment Roll are hereby found to be specially benefited by the Grading and Maintenance Service and related Road Improvements in the amount of the Road Maintenance Assessments and Road Improvement Assessments imposed hereby. The methodology for computing annual Road Assessments described in the Initial Road Assessment Resolution is hereby approved. **Road Maintenance Assessments**, computed in the manner described in the Initial Road Assessment Resolution, are hereby levied and imposed on all Tax Parcels described in the Road Assessment Roll at the maximum rate of **\$38.55** per Residential Unit for the Fiscal Year ending September 30, 2003. **Annual Road Improvement Assessments**, computed in the manner described in the Initial Road Assessment Resolution, are hereby levied and imposed on all Tax Parcels described in the Road Assessment Roll at a maximum annual rate of **\$93.77** per Residential Unit for a period of 15 Fiscal Years, commencing with the Fiscal Year ending September 30, 2003.

(B) Upon adoption of this Final Road Assessment Resolution and the Annual Assessment Resolution for each subsequent Fiscal Year, the Road Assessments shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption by the Board of the Annual Assessment Resolution and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

SECTION 8. COLLECTION OF ROAD ASSESSMENTS. Road Assessments for the Fiscal Year ending September 30, 2003 may be collected pursuant to the Uniform Assessment Collection Act. The County reserves the right to bill the assessment separately in the initial year.

SECTION 9. EFFECT OF FINAL ROAD ASSESSMENT RESOLUTION.

The adoption of this Final Road Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Road Assessment Resolution (including, but not limited to, approval of the Road Assessment Roll, the amount of the Road Assessments, the levy and lien of the Road Assessments and the terms for prepayment of the Road Improvement Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of Board action on this Final Road Assessment Resolution.

SECTION 10. PREPAYMENT NOTICE. Upon completion of the Road

Improvements, the Pubic Works Director, or his designee, is hereby directed to provide notice by first class mail to the owner of each Tax Parcel described in the Road Assessment Roll of the opportunity to prepay all future annual Road Improvement Assessments, without financing cost.

SECTION 11. ASSESSMENT NOTICE. The Pubic Works Director is hereby directed to record a general notice of the Road Assessments in the Official Records Book in the office of the St. Johns County Clerk of Courts. Such notice shall be in substantially the form attached as **Appendix “E”**. The preliminary Road Assessment Roll and each annual Road Assessment Roll shall be retained by the Pubic Works Director or his designee and shall be available for public inspection.

SECTION 12. ANNUAL REVIEW. The Pubic Works Director is hereby directed to review, on an annual basis, this MSBU’s assessment income relative to Project Costs both Road Improvement (if applicable) and Road Maintenance. If assessment income is found to be insufficient to fully re-imburse the County for its outlay or if a shortfall is projected, an appropriate adjustment of the levied assessment is hereby authorized consistent with general or special law. This annual review shall be completed so as to allow for an orderly certification of the Assessment Roll by the Tax Collector.

SECTION 13. FUTURE MAINTENANCE. Once Road Improvements are completed and maintenance activities have secured safe, convenient and efficient access for the providers of essential services, the Pubic Works Director is hereby directed to implement procedures leading to this road reverting to private road maintenance status. Once affected property owners have been duly informed, reversion to private road maintenance status shall be achieved at the property owners’ earliest possible convenience.

SECTION 14. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 17th day of September, 2002.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

(SEAL)

Cheryl Strickland, Clerk
ATTEST: _____, Clerk

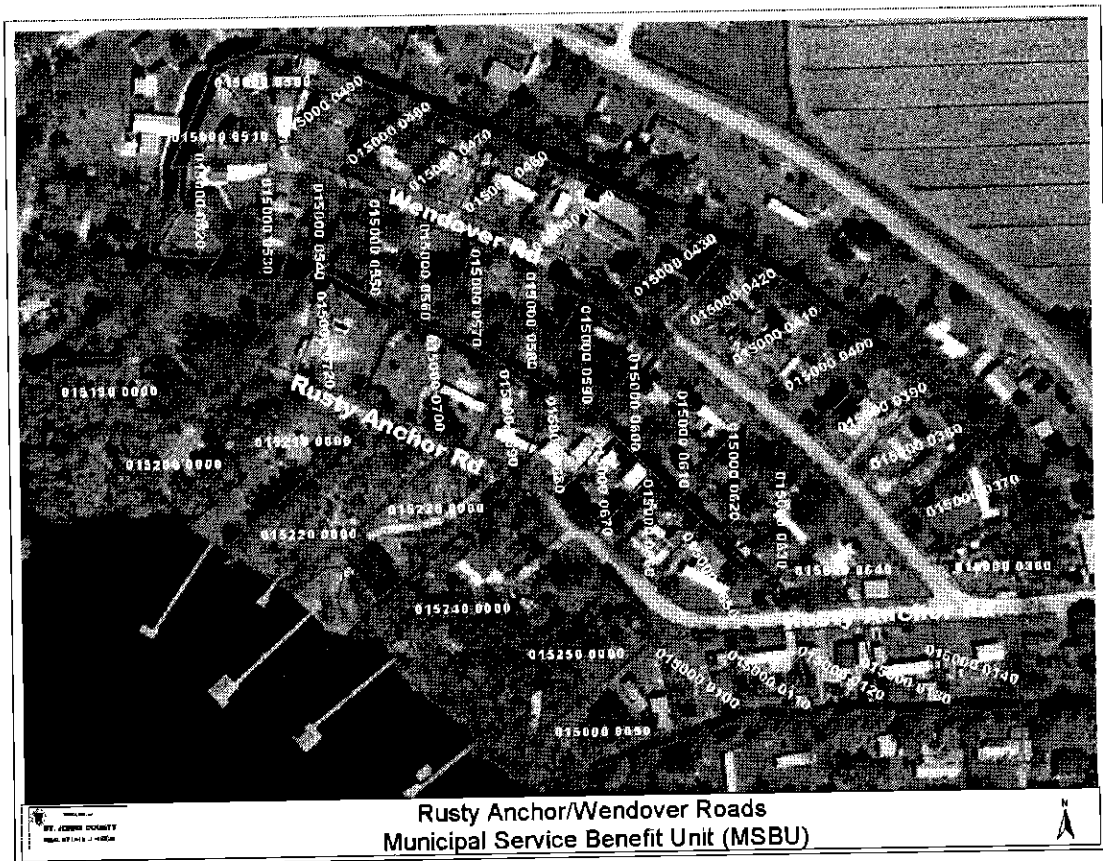
By: James E. Bryant
Chairman, James Bryant

Patricia DeGrasse
Deputy Clerk

RENDITION DATE 9-20-02

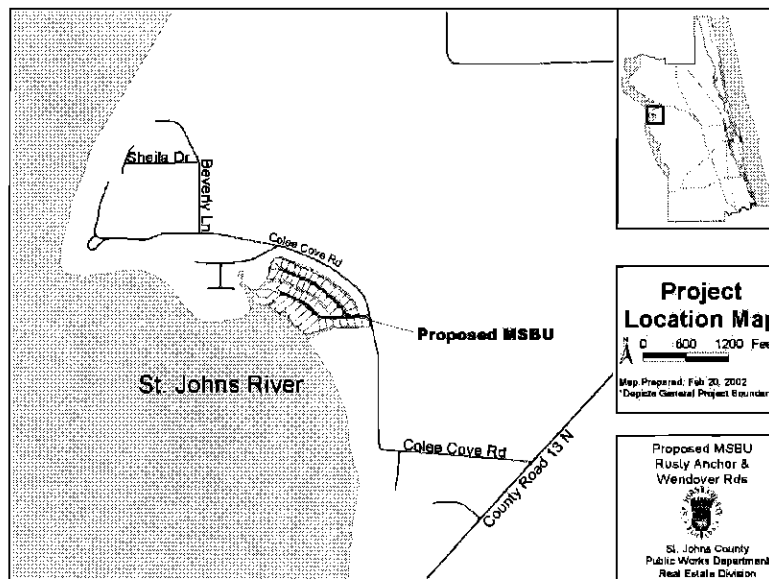


Exhibit "A"



**Exhibit “B”
Proof of Publication**

Form of Published Notice



**NOTICE OF HEARING TO IMPOSE AND
PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will conduct a public hearing to consider creation of the **Rusty Anchor/Wendover Road** Maintenance Municipal Service Benefit Unit, as shown above, and to impose special assessments against certain parcels of property located therein. The hearing will be held on **September 17th, 2002, at 5:30 pm in the County Commission Auditorium** of the St. Johns County Administration Building at 4020 Lewis Speedway, St. Augustine, Florida. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead at (904) 823-2505 at least seven days prior to the date of the hearing. All affected property owners have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 20 days of this notice. Any person wishing to appeal any decision of the Board of County Commissioners with respect to any matter considered will need a record and may wish to ensure that a verbatim record is made.

On March 26th, 2002 the Board of County Commissioners of St. Johns County, Florida, adopted Rusty Anchor/Wendover Initial Road Assessment Resolution No. 2002-56, which proposed to impose Road Maintenance and Road Improvement Assessments against property located within the Rusty Anchor/Wendover Municipal Service Benefit Unit to fund the provision of road grading and maintenance service required to furnish access for essential services and the construction of road improvements deemed necessary to provide efficient and cost effective grading and maintenance service.

The assessment for each parcel of property will be based upon the number of residential units attributable to such parcel. (For the purposes of the assessment an assessment unit includes vacant or unimproved property upon which a residential dwelling unit can be sited or constructed.) A more specific description is set forth in the Initial Road Assessment Resolution. Copies of the Initial Road Assessment Resolution, the plans and specifications for the road improvements, and the preliminary assessment roll are available for inspection at the offices of the Real Estate Division, located at 4020 Lewis Speedway, St. Augustine, Florida.

Annual assessments to fund the road improvements will be payable for a period of 15 years. The Tax Collector will collect annual assessments on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes but the County may bill the first annual assessments separately. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title. Future annual assessments to fund road improvements may be prepaid at the option of the property owner.

If you have any questions, please contact the Real Estate Office at (904) 823-2745.

AFFIDAVIT

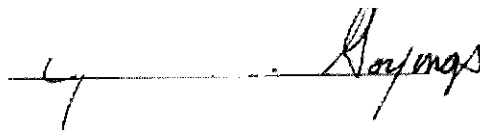
Exhibit "C"

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

On this day before me, the undersigned authority, personally appeared Jonathan P. Goyings, who being first by me duly sworn, deposes and says:

- 1 I, Jonathan Goyings, as Real Estate Coordinator working on the Rusty Anchor/Wendover Roads Municipal Service Benefit Unit, have been directed to mail the notices required by Section 2.08 of Resolution 2002-56 adopted by the Board of County Commissioners of St. Johns County, Florida on March 26th, 2002. On or before August 27th, 2002, I mailed, or directed the mailing of,
2. a notice in accordance with Section 3.05. of Ordinance No.96-53, by first class mail to each owner of property within the Rusty Anchor/Wendover Roads Municipal Service Benefit Unit in conformance with the requirements of St. Johns County Ordinance 96- 53, at the address shown on the real property assessment tax roll maintained by the St. Johns County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

-IT, YETH NAUGHT.



**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this ~ day of September 2002, by Jonathan P. Goyings who is personally known to me.



Laurie C. Braddock
Commission # CC 928860
Expires April 17, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Exhibit "D"
The Assessment Roll

St. Johns County Property Appraiser
Detailed Information on 015000 0500

PIN: 015000 0500 - 1 AU

Owner's Name Physical Address
BELANGER GARY R,JANICE M 8160 WENDOVER RD
Mailing Address Map Page
8160 WENDOVER RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values
Land 24150 Building Number 1
Extra Features 6520 Heated/Cooled Area 728
Building Value 38570 Adjusted Area 1092
Market 69240 Year Built 1985
Assessed 69240 Tax District 300
Exempt 69240 Neighborhood Code 85025
Taxable 0 Use Code/Description 100/SINGLE FAM

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 50

OR996/197(PR DEED) & 1007/554
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
8121993 61500 1007 & 554 WD Q I
8111993 100 1007 &551 CD U I 1
6091993 37000 996 & 197 PR U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0490

PIN: 015000 0490 - 1 AU

Owner's Name Physical Address
RYALS DONNA VERREE 8156 WENDOVER RD

Mailing Address Map Page
8156 WENDOVER RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values

Land 22770 Building Number 1
Extra Features 740 Heated/Cooled Area 1620
Building Value 40840 Adjusted Area 1630
Market 64350 Year Built 1992
Assessed 54726 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 29726 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 49 OR1110/35

& 1132/139 (QC)

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
9261995 100 1132 & 139 QC U I 1
1111995 100 1110 &35 WD U I 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0510

PIN: 015000 0510 - 1 AU

Owner's Name Physical Address

CLARK CLIFFORD I 8165 WENDOVER RD
Mailing Address Map Page
1255 PONCE ISLAND DR APT F771 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32095 40/6/27

Values

Land 25300 Building Number 1
Extra Features 2500 Heated/Cooled Area 960
Building Value 28620 Adjusted Area 1010
Market 56420 Year Built 1990
Assessed 56420 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 56420 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 51 OR1764/152
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
5242002 94000 1764 & 152 WD Q I
3011984 21000 634 &376 Q V
6011983 0 593 & 527 U V 1

St. Johns County Property Appraiser
Detailed Information on 015000 0480

PIN: 015000 0480 - 1 AU

Owner's Name Physical Address
HIGHSMITH JOHN W, GLORIA M 8152 WENDOVER RD
Mailing Address Map Page
PO BOX 26 2D40X
Sec/Town/Range
JACKSONVILLE, FL 32220 40/6/27

Values

Land 23000 Building Number 1
Extra Features 510 Heated/Cooled Area 728
Building Value 15550 Adjusted Area 843
Market 39060 Year Built 1988
Assessed 39060 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 39060 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 48

OR1500/1830

Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
5192000 100 1500 & 1830 WD U I 1
0 0 &
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0470

PIN: 015000 0470 - 1 AU

Owner's Name Physical Address
HERBERT DEARL E ETAL 8148 WENDOVER RD
Mailing Address Map Page
8148 WENDOVER RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values

Land 19550 Building Number 1
Extra Features 1190 Heated/Cooled Area 1512
Building Value 38990 Adjusted Area 1551
Market 59730 Year Built 1993
Assessed 59730 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 34730 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 47

OR1521/1780 &1783/1346(F/J)
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
7112002 0 1783 & 1346 FJ U I 1
8142000 63000 1521 &1780 WD Q I
8111998 49300 1342 & 913 WD Q I

St. Johns County Property Appraiser
Detailed Information on 015000 0460

PIN: 015000 0460 - 1 AU

Owner's Name Physical Address
RIOS MARY 8144 WENDOVER RD
Mailing Address Map Page
217 BOATING CLUB RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32084 40/6/27

Values

Land 23000 Building Number 1
Extra Features 1720 Heated/Cooled Area 1126

Building Value 26010 Adjusted Area 1140
Market 50730 Year Built 1982
Assessed 50730 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 50730 Use Code/Description 200/MOBILE HOM

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 46

OR1769/1355
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
6062002 70800 1769 & 1355 WD Q I
3012000 63500 1481 &478 WD Q I
2011991 0 885 & 1955 U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0520

PIN: 015000 0520 - 1 AU

Owner's Name Physical Address
RYALS JOAN C 8161 WENDOVER RD
Mailing Address Map Page
8161 WENDOVER RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values
Land 23460 Building Number 1
Extra Features 880 Heated/Cooled Area 1738
Building Value 61880 Adjusted Area 1763
Market 86220 Year Built 1986
Assessed 76534 Tax District 300
Exempt 25500 Neighborhood Code 85025
Taxable 51034 Use Code/Description 100/SINGLE FAM

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 52 OR577/757
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
3011983 0 577 & 757 U V 1
0 0 &
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0440

PIN: 015000 0440 - 1 AU

Owner's Name Physical Address
HIBBARD REGINA A,JAMES A 8136 WENDOVER RD
Mailing Address Map Page
8136 WENDOVER RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values

Land 40710 Building Number 1
Extra Features 0 Heated/Cooled Area 1392
Building Value 35680 Adjusted Area 1560
Market 76390 Year Built 1993
Assessed 76390 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 51390 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 44 & 45

OR1484/775

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
3282000 75000 1484 & 775 WD Q I
3221999 75000 1396 &305 WD Q I
5171996 17000 1173 & 840 WD U V

St. Johns County Property Appraiser
Detailed Information on 015000 0530

PIN: 015000 0530 - 1 AU

Owner's Name Physical Address
RYALS DONNA J 8157 WENDOVER RD
Mailing Address Map Page
8161 WENDOVER RD 2D40X
Sec/Town/Range

SAINT AUGUSTINE,FL 32092 40/6/27

Values

Land 21390 Building Number
Extra Features 0 Heated/Cooled Area
Building Value Adjusted Area
Market 21390 Year Built
Assessed 21390 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 21390 Use Code/Description 0/VACANT

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 53 OR622/503
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
2011984 17000 622 & 503 Q V
6011981 5000 498 &752 U V 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0540

PIN: 015000 0540 - 1 AU

Owner's Name Physical Address
WAYNE BARBARA WEBER TRUST 8153 WENDOVER RD
Mailing Address Map Page
309 S GARDEN CENTER WAY 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32084 40/6/27

Values

Land 18400 Building Number
Extra Features 0 Heated/Cooled Area
Building Value Adjusted Area
Market 18400 Year Built
Assessed 18400 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 18400 Use Code/Description 0/VACANT

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 54

OR1586/1510

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
3092001 33500 1586 & 1510 WD U I 1
12091999 30000 1461 &1052 WD U I 1
4011991 0 892 & 806 U V 1

St. Johns County Property Appraiser
Detailed Information on 015000 0550

PIN: 015000 0550 - 1 AU

Owner's Name Physical Address
DAVIS TIMOTHY W,JOAN REBMANN 8149 WENDOVER RD
Mailing Address Map Page
8137 WENDOVER RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values
Land 18400 Building Number 1
Extra Features 0 Heated/Cooled Area 720
Building Value 12250 Adjusted Area 720
Market 30650 Year Built 1985
Assessed 30650 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 30650 Use Code/Description 200/MOBILE HOM

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 55

OR1413/1379
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
5281999 59000 1413 & 1379 WD C I 2
4021992 100 939 &524 WD U V 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0560

PIN: 015000 0560 - 1 AU

Owner's Name Physical Address
DAVIS TIMOTHY W,JOAN REBMANN 8145 WENDOVER RD
Mailing Address Map Page
8137 WENDOVER RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values
Land 21850 Building Number
Extra Features 0 Heated/Cooled Area
Building Value Adjusted Area
Market 21850 Year Built
Assessed 21850 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 21850 Use Code/Description 0/VACANT

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 56

OR1413/1379
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
5281999 59000 1413 & 1379 WD C I 2
4021992 100 939 &524 WD U V 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0430

PIN: 015000 0430 - 1 AU

Owner's Name Physical Address
LESTER BOBBY R,BETTY L 8132 WENDOVER RD
Mailing Address Map Page
8301 COLEE COVE RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values
Land 20470 Building Number 1
Extra Features 1030 Heated/Cooled Area 1344
Building Value 27010 Adjusted Area 1355
Market 48510 Year Built 1983
Assessed 48510 Tax District 300

Exempt 0 Neighborhood Code 85025
Taxable 48510 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 43 OR1377/925
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
1081999 46000 1377 & 925 WD Q I
1011978 5000 399 &331 U V 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0420

PIN: 015000 0420 - 1 AU

Owner's Name Physical Address
BURNFIELD JOHN 8128 WENDOVER RD
Mailing Address Map Page
214 19TH ST 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32084 40/6/27

Values

Land 22770 Building Number
Extra Features 1870 Heated/Cooled Area
Building Value Adjusted Area
Market 24640 Year Built
Assessed 24640 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 24640 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 42

OR1774/1287

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
6192002 72500 1774 & 1287 WD Q I
2012002 100 1734 &923 WD U I 1
2012002 40000 1714 & 1070 WD U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0720

PIN: 015000 0720 - 1 AU

Owner's Name Physical Address
PAPE KENNETH L,LINDA S 7884 RUSTY ANCHOR RD
Mailing Address Map Page
9115 LONGSTAFF DR 2D27X
Sec/Town/Range
HOUSTON,TX 77031 40/6/27

Values

Land 34960 Building Number 2
Extra Features 3890 Heated/Cooled Area 934
Building Value 32720 Adjusted Area 934
Market 71570 Year Built 2001
Assessed 71570 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 71570 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 72

OR1461/1025

Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
12101999 52500 1461 & 1025 WD Q I
12221993 20000 1029 &664 WD U I 1
1011987 0 731 & 1859 U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0580

PIN: 015000 0580 - 1 AU

Owner's Name Physical Address
DAVIS TIMOTHY W 8137 WENDOVER RD
Mailing Address Map Page
8137 WENDOVER RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values

Land 39330 Building Number 1
Extra Features 40390 Heated/Cooled Area 1651
Building Value 53390 Adjusted Area 1695
Market 133110 Year Built 1998
Assessed 122990 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 97990 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOTS 57 & 58

OR1294/1489

Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
2041998 48000 1294 & 1489 WD U I 1
4011984 0 638 &540 U I 1
3011984 13000 638 & 543 C I 2

St. Johns County Property Appraiser
Detailed Information on 015000 0410

PIN: 015000 0410 - 1 AU

Owner's Name Physical Address
WILSON CHARLES V,BETTY I 8124 WENDOVER RD
Mailing Address Map Page
7424 LAURA ST N 2D40X
Sec/Town/Range
JACKSONVILLE,FL 32208 40/6/27

Values

Land 18400 Building Number
Extra Features 2160 Heated/Cooled Area
Building Value Adjusted Area
Market 20560 Year Built
Assessed 20560 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 20560 Use Code/Description 205/MH YR TAG

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 41 OR1039/405
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
2071994 100 1039 & 405 WD U I 1
0 0 &

0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0590

PIN: 015000 0590 - 1 AU

Owner's Name Physical Address
MARTENS JAMES M,KATHLEEN S 8133 WENDOVER RD
Mailing Address Map Page
1824 HOLLY FLOWER LN 2D40X
Sec/Town/Range
ORANGE PARK,FL 32003 40/6/27

Values

Land 25300 Building Number 1
Extra Features 770 Heated/Cooled Area 510
Building Value 3530 Adjusted Area 510
Market 29600 Year Built 1961
Assessed 29600 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 29600 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 59 OR795/852

(QC)

Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
9011988 0 795 & 852 U V 1
6011986 0 707 &1883 U V 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0700

PIN: 015000 0700 - 1 AU

Owner's Name Physical Address
NESSMITH DIANA R 7872 RUSTY ANCHOR RD
Mailing Address Map Page

9217 TOUZET AVE 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 49500 Building Number 1
Extra Features 300 Heated/Cooled Area 792
Building Value 8480 Adjusted Area 843
Market 58280 Year Built 1974
Assessed 58280 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 58280 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON GRANT LOTS 70 & 71 HALLS UNREC PLAT

OR1421/375(Q/C)

Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
6231999 100 1421 & 375 QC U I 1
10231998 45000 1359 &42 WD Q I
1221993 100 977 & 1 QC U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0400

PIN: 015000 0400 - 1 AU

Owner's Name Physical Address

WAYNE BARBARA WEBER REV TRUST 8120 WENDOVER RD

Mailing Address Map Page

48 KON TIKI CIR 2D27X

Sec/Town/Range

SAINT AUGUSTINE,FL 32080 40/6/27

Values

Land 23000 Building Number 1
Extra Features 330 Heated/Cooled Area 924
Building Value 17510 Adjusted Area 936
Market 40840 Year Built 1985
Assessed 40840 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 40840 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 40

OR1457/1766

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode

11291999 20000 1457 & 1766 WD U V 1

2151998 100 1299 &1508 QC U V 1

2101998 11100 1295 & 433 CT U V 1

St. Johns County Property Appraiser

Detailed Information on 015000 0600

PIN: 015000 0600 - 1 AU

Owner's Name Physical Address

THOMAS E JANET *** 8129 WENDOVER RD

Mailing Address Map Page

22 MARILYN AVE 2D27X

Sec/Town/Range

SAINT AUGUSTINE,FL 32080 41/6/27

Values

Land 18400 Building Number 1

Extra Features 110 Heated/Cooled Area 1152

Building Value 18450 Adjusted Area 1168

Market 36960 Year Built 1979

Assessed 36960 Tax District 300

Exempt 0 Neighborhood Code 85025

Taxable 36960 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 60

OR1578/432(L/E)

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode

2132001 100 1578 & 432 LE U I 1

11041999 0 1454 &1176 SA U I 1

8231993 100 1008 & 422 WD U I 1

St. Johns County Property Appraiser

Detailed Information on 015190 0000

PIN: 015190 0000 - 1 AU

Owner's Name Physical Address
CAROLAN PAUL B 7891 RUSTY ANCHOR RD
Mailing Address Map Page
7891 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 49500 Building Number 1
Extra Features 1440 Heated/Cooled Area 870
Building Value 30480 Adjusted Area 933
Market 81420 Year Built 1957
Assessed 81137 Tax District 300
Exempt 25000 Neighborhood Code 11625
Taxable 56137 Use Code/Description 100/SINGLE FAM

Legal Description

PT OF CAIN GRANT TRACT 14 OF UNREC PLAT DB253/233 & OR1379/1443
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
1151999 84000 1379 & 1443 WD Q I
6011986 0 708 &384 U I 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0390

PIN: 015000 0390 - 1 AU

Owner's Name Physical Address
MYERS RAYMOND E,MILDRED A 8116 WENDOVER RD
Mailing Address Map Page
8116 WENDOVER RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 18170 Building Number 1
Extra Features 1430 Heated/Cooled Area 1323
Building Value 41870 Adjusted Area 1323

Market 61470 Year Built 1998
Assessed 50084 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 25084 Use Code/Description 200/MOBILE HOM

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 39

OR845/345(A/D) &1580/1115(Q/C)
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
10112000 0 1580 & 1115 QC U I 1
3011989 0 845 &345 U I 1
3011989 38000 814 & 1554 C I 2

St. Johns County Property Appraiser
Detailed Information on 015000 0690

PIN: 015000 0690 - 1 AU

Owner's Name Physical Address
ROBERTSON ANGELIA 7866 RUSTY ANCHOR RD
Mailing Address Map Page
PO BOX 1206 2D27X
Sec/Town/Range
BRONSON,FL 32621 41/6/27

Values
Land 18400 Building Number 1
Extra Features 40 Heated/Cooled Area 732
Building Value 8170 Adjusted Area 804
Market 26610 Year Built 1972
Assessed 26610 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 26610 Use Code/Description 200/MOBILE HOM

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 69 OR1362/907

&1728/191(Q/C)
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
3062002 100 1728 & 191 QC U I 1
11101998 100 1362 &907 WD U I 1
8211997 5000 1297 & 1862 QC U I 1

St. Johns County Property Appraiser
Detailed Information on 015200 0000

PIN: 015200 0000 - 1 AU

Owner's Name Physical Address
HOLAHAN MICHAEL R,CHRISTINA 7885 RUSTY ANCHOR RD
Mailing Address Map Page
PO BOX 08190 2D27X
Sec/Town/Range
FORT MYERS,FL 33908 41/6/27

Values
Land 141250 Building Number 1
Extra Features 3180 Heated/Cooled Area 946
Building Value 25430 Adjusted Area 1044
Market 169860 Year Built 1964
Assessed 169860 Tax District 300
Exempt 0 Neighborhood Code 11674
Taxable 169860 Use Code/Description 100/SINGLE FAM

Legal Description
PT OF CAIN GRANT TRACTS 15 & 16 OF UNREC PLAT OR654/1195 & 745/1171

(C/D)
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
8011984 0 745 & 1171 U I 1
8011984 50000 654 &1195 Q I
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0610

PIN: 015000 0610 - 1 AU

Owner's Name Physical Address
SPIVEY TOM ETAL 8125 WENDOVER RD
Mailing Address Map Page
7100 PARK CITY DR 2D27X

Sec/Town/Range
JACKSONVILLE,FL 32244 41/6/27

Values

Land 22540 Building Number 1
Extra Features 0 Heated/Cooled Area 784
Building Value 13700 Adjusted Area 913
Market 36240 Year Built 1984
Assessed 36240 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 36240 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANT HALLS UNREC PLAT LOT 61 OR1239/1718
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
5021997 38500 1239 & 1718 WD Q I
12011986 0 729 &1917 U V 1
11011983 0 636 & 428 U V 1

St. Johns County Property Appraiser
Detailed Information on 015000 0380

PIN: 015000 0380 - 1 AU

Owner's Name Physical Address
MASON EUGENE,SONYA K 8112 WENDOVER RD
Mailing Address Map Page
8112 WENDOVER RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 22540 Building Number 1
Extra Features 0 Heated/Cooled Area 1296
Building Value 25970 Adjusted Area 1305
Market 48510 Year Built 1988
Assessed 42052 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 17052 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 38 OR1326/748
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode

6151998 17000 1326 & 748 WD U V 1
3011989 38000 814 &1554 C I 2
6011986 25000 707 & 1195 C I 2

St. Johns County Property Appraiser
Detailed Information on 015000 0680

PIN: 015000 0680 - 1 AU

Owner's Name Physical Address
HUTCHINGS WILLIAM H III,LOIS 7860 RUSTY ANCHOR RD
Mailing Address Map Page
737 MYRTLE AVE 2D27X
Sec/Town/Range
GREEN COVE SPRINGS,FL 32043 41/6/27

Values

Land 21620 Building Number 1
Extra Features 2140 Heated/Cooled Area 812
Building Value 13160 Adjusted Area 1008
Market 36920 Year Built 1973
Assessed 36920 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 36920 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 68 OR1055/679
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
5181994 45000 1055 & 679 WD Q I
9011983 0 606 &645 U I 1
1011980 13500 462 & 100 U I 1

St. Johns County Property Appraiser
Detailed Information on 015210 0000

PIN: 015210 0000 - 1 AU

Owner's Name Physical Address
HALL EDNA H 7879 RUSTY ANCHOR RD
Mailing Address Map Page

7879 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 111000 Building Number 1
Extra Features 6470 Heated/Cooled Area 1793
Building Value 28820 Adjusted Area 1831
Market 146290 Year Built 1973
Assessed 68555 Tax District 300
Exempt 25000 Neighborhood Code 11674
Taxable 43555 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF CAIN GRANT TRACT 17 OF UNREC PLAT OR59/496 & 102/104
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
0 0 &
0 0 &
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0620

PIN: 015000 0620 - 1 AU

Owner's Name Physical Address
MARSICO WILLIAM E 8121 WENDOVER RD
Mailing Address Map Page
8121 WENDOVER RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 18860 Building Number 1
Extra Features 1180 Heated/Cooled Area 1104
Building Value 44680 Adjusted Area 1104
Market 64720 Year Built 1993
Assessed 64720 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 39720 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 62 OR1378/276

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
12311998 27000 1378 & 276 WD Q I
10211993 18000 1020 &1510 WD Q V
12011987 0 774 & 1092 U V 1

St. Johns County Property Appraiser
Detailed Information on 015220 0000

PIN: 015220 0000 - 1 AU

Owner's Name Physical Address
AHRENS DAVID ETAL 7873 RUSTY ANCHOR RD
Mailing Address Map Page
212 HERADA ST 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32080 41/6/27

Values

Land 112000 Building Number 1
Extra Features 0 Heated/Cooled Area 732
Building Value 6240 Adjusted Area 732
Market 118240 Year Built 1969
Assessed 118240 Tax District 300
Exempt 0 Neighborhood Code 11674
Taxable 118240 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF CAIN GRANT TRACT 18 OF UNREC PLAT OR1499/1231(Q/C)
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
5302000 100 1499 & 1231 QC U I 1
3031994 0 1040 &1596 PR U I 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0670

PIN: 015000 0670 - 1 AU

Owner's Name Physical Address
VICK LINDA N 7854 RUSTY ANCHOR RD

Mailing Address Map Page
7854 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values
Land 18400 Building Number 1
Extra Features 180 Heated/Cooled Area 660
Building Value 18560 Adjusted Area 660
Market 37140 Year Built 1979
Assessed 33811 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 8811 Use Code/Description 100/SINGLE FAM

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 67

OR1006/1124
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
8171993 100 1006 & 1124 QC U I 1
8011987 0 754 &283 U I 1
8011987 29500 754 & 283 Q I

St. Johns County Property Appraiser
Detailed Information on 015000 0370

PIN: 015000 0370 - 1 AU

Owner's Name Physical Address
ALGONQUIN SOCIETY INC 8104 WENDOVER RD
Mailing Address Map Page
PO BOX 470222 2D27X
Sec/Town/Range
LAKE MONROE,FL 32747 41/6/27

Values
Land 24840 Building Number
Extra Features 810 Heated/Cooled Area
Building Value Adjusted Area
Market 25650 Year Built
Assessed 25650 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 25650 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 37 OR773/231

(QC & ASSGN OF CONT)

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode

1011988 22000 773 & 231 U I 1

9011977 0 773 &233 U V 1

0 &

St. Johns County Property Appraiser

Detailed Information on 015000 0630

PIN: 015000 0630 - 1 AU

Owner's Name Physical Address

ROCK KENNETH CHARLES 8113 WENDOVER RD

Mailing Address Map Page

8113 WENDOVER RD 2D27X

Sec/Town/Range

SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 23000 Building Number 1

Extra Features 300 Heated/Cooled Area 732

Building Value 7440 Adjusted Area 732

Market 30740 Year Built 1971

Assessed 27715 Tax District 300

Exempt 25000 Neighborhood Code 85025

Taxable 2715 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 63 OR940/1352

OR1074/338 (QC)

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode

8291994 100 1074 & 338 QC U I 1

5121992 30000 940 &1352 WD Q I

1011980 0 457 & 597 U V 1

St. Johns County Property Appraiser
Detailed Information on 015230 0000

PIN: 015230 0000 - 1 AU

Owner's Name Physical Address
LAY RODNEY E,JULIA C RES TRUST 7867 RUSTY ANCHOR RD
Mailing Address Map Page
13667 LITTLE HARBOR CT 2D27X
Sec/Town/Range
JACKSONVILLE,FL 32225 41/6/27

Values

Land 100000 Building Number 1
Extra Features 13470 Heated/Cooled Area 2243
Building Value 161860 Adjusted Area 3002
Market 275330 Year Built 1998
Assessed 275330 Tax District 300
Exempt 0 Neighborhood Code 11674
Taxable 275330 Use Code/Description 100/SINGLE FAM

Legal Description

PT OF CAIN GRANT TRACT 19 OF BROWNS UNREC PLAT OR287/745 &

869/132(QC) & 1433/1993
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
8041999 100 1433 & 1993 WD U I 1
9011990 0 869 &132 U V 1
0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0660

PIN: 015000 0660 - 1 AU

Owner's Name Physical Address
EVANS JESSE L,MILDRED L 7848 RUSTY ANCHOR RD
Mailing Address Map Page
7848 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 23000 Building Number 1
Extra Features 380 Heated/Cooled Area 960
Building Value 26100 Adjusted Area 966
Market 49480 Year Built 1995
Assessed 42267 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 17267 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 66 OR1126/425
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
8251995 3800 1126 & 425 WD U I 11
0 &
0 &

St. Johns County Property Appraiser
Detailed Information on 015240 0000

PIN: 015240 0000 - 1 AU

Owner's Name Physical Address
JACKSON VICTOR P 7855 RUSTY ANCHOR RD
Mailing Address Map Page
7855 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 163200 Building Number 1
Extra Features 41690 Heated/Cooled Area 1100
Building Value 42740 Adjusted Area 1121
Market 247630 Year Built 1985
Assessed 145028 Tax District 300
Exempt 25000 Neighborhood Code 11674
Taxable 120028 Use Code/Description 100/SINGLE FAM

Legal Description

PT OF CAIN GRANT TRACTS 20 & 21 OF UNREC PLAT OR1135/527
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
10131995 150000 1135 & 527 WD Q I
5201993 100 997 &610 QC U I 1
0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0640

PIN: 015000 0640 - 1 AU

Owner's Name Physical Address
WHITFIELD VIVIAN N 8105 WENDOVER RD
Mailing Address Map Page
8105 WENDOVER RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values
Land 23000 Building Number 1
Extra Features 0 Heated/Cooled Area 1602
Building Value 34720 Adjusted Area 1737
Market 57720 Year Built 1982
Assessed 47429 Tax District 300
Exempt 47429 Neighborhood Code 85025
Taxable 0 Use Code/Description 200/MOBILE HOM

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 64

OR1016/1319
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
10141993 60000 1016 & 1319 WD Q I
1011978 13500 386 &265 U I 1
1011978 6000 386 & 263 U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0360

PIN: 015000 0360 - 1 AU

Owner's Name Physical Address
JONES JAMES MELVIN,SARAH 7808 RUSTY ANCHOR RD
Mailing Address Map Page
7808 RUSTY ANCHOR RD 2D27X
Sec/Town/Range

SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 21160 Building Number 1
Extra Features 210 Heated/Cooled Area 1456
Building Value 32720 Adjusted Area 1502
Market 54090 Year Built 1987
Assessed 43498 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 18498 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 36 OR659/1252
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
11011984 15000 659 & 1252 Q I
6011981 5500 495 & 733 U V 1
0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0650

PIN: 015000 0650 - 1 AU

Owner's Name Physical Address

CLEMONS RICHARD L, BARBARA A 7836 RUSTY ANCHOR RD
Mailing Address Map Page
7836 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 22080 Building Number 1
Extra Features 550 Heated/Cooled Area 952
Building Value 18200 Adjusted Area 1056
Market 40830 Year Built 1986
Assessed 36831 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 11831 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 65 OR1214/6
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
12201996 4500 1214 & 6 WD U V 1

0 &
0 &

St. Johns County Property Appraiser
Detailed Information on 015250 0000

PIN: 015250 0000 - 1 AU

Owner's Name Physical Address
SNIDER FRANCES D,JOYCE 7849 RUSTY ANCHOR RD
Mailing Address Map Page
7849 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values
Land 71400 Building Number 1
Extra Features 1920 Heated/Cooled Area 400
Building Value 6830 Adjusted Area 400
Market 80150 Year Built 1984
Assessed 41326 Tax District 300
Exempt 25500 Neighborhood Code 11674
Taxable 15826 Use Code/Description 200/MOBILE HOM

Legal Description
PART OF CAIN GRANT TRACT 22 OF UNREC PLAT OR348/351 THRU 354
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
1011977 0 348 & 353 U I 1
1011977 0 348 &351 U I 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0140

PIN: 015000 0140 - 1 AU

Owner's Name Physical Address
WEATHINGTON EBBIE LEE 7815 RUSTY ANCHOR RD
Mailing Address Map Page
7815 RUSTY ANCHOR RD 2D27X

Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 27500 Building Number 1
Extra Features 0 Heated/Cooled Area 864
Building Value 17120 Adjusted Area 864
Market 44620 Year Built 1985
Assessed 44620 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 19620 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 14

OR1490/1248(Q/C)

Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
4182000 0 1490 & 1248 QC U I 1
7081999 0 1424 & 1141 QC U I 1
8011997 100 1255 & 238 QC U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0130

PIN: 015000 0130 - 1 AU

Owner's Name Physical Address
CREEL DIXIE ETVIR 7819 RUSTY ANCHOR RD
Mailing Address Map Page
7819 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 27500 Building Number 1
Extra Features 2210 Heated/Cooled Area 1078
Building Value 33130 Adjusted Area 1085
Market 62840 Year Built 1985
Assessed 62840 Tax District 300
Exempt 25000 Neighborhood Code 85025
Taxable 37840 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 13 OR1606/990
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
5292001 80000 1606 & 990 WD Q I
5271999 59000 1413 &651 WD Q I
10251994 100 1080 & 1574 WD U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0090

PIN: 015000 0090 - 1 AU

Owner's Name Physical Address
WHITMARSH W H,DORIS 7843 RUSTY ANCHOR RD
Mailing Address Map Page
1335 LAMBOLL AVE 2D27X
Sec/Town/Range
JACKSONVILLE,FL 32205 41/6/27

Values

Land 35000 Building Number 1
Extra Features 220 Heated/Cooled Area 504
Building Value 3820 Adjusted Area 504
Market 39040 Year Built 1966
Assessed 39040 Tax District 300
Exempt 0 Neighborhood Code 85074
Taxable 39040 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 9 OR699/1132

& OR1034/582

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
1171994 100 1034 & 582 QC U I 1
1011986 0 699 &1132 U I 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0120

PIN: 015000 0120 - 1 AU

Owner's Name Physical Address
ANDERSON HUGH 7825 RUSTY ANCHOR RD
Mailing Address Map Page
7825 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values
Land 27500 Building Number 1
Extra Features 1820 Heated/Cooled Area 640
Building Value 20390 Adjusted Area 672
Market 62670 Year Built 1971
Assessed 62670 Tax District 300
Exempt 0 Neighborhood Code 85025
Taxable 62670 Use Code/Description 800/MULTI-UNIT

Legal Description
PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 12

OR1537/1482
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
10202000 75000 1537 & 1482 WD Q I
10071999 69900 1446 &1513 WD Q I
5011987 0 746 & 21 U I 1

St. Johns County Property Appraiser
Detailed Information on 015000 0120

PIN: 015000 0120 - 1 AU

Owner's Name Physical Address
ANDERSON HUGH 7825 RUSTY ANCHOR RD
Mailing Address Map Page
7825 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values
Land 27500 Building Number 2
Extra Features 1820 Heated/Cooled Area 920
Building Value 12960 Adjusted Area 939
Market 62670 Year Built 1969
Assessed 62670 Tax District 300
Exempt 0 Neighborhood Code 85025

Taxable 62670 Use Code/Description 800/MULTI-UNIT

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 12

OR1537/1482

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode

10202000 75000 1537 & 1482 WD Q I

10071999 69900 1446 &1513 WD Q I

5011987 0 746 & 21 U I 1

St. Johns County Property Appraiser

Detailed Information on 015000 0110

PIN: 015000 0110 - 1 AU

Owner's Name Physical Address

WALKER TRAVIS E 7831 RUSTY ANCHOR RD

Mailing Address Map Page

7831 RUSTY ANCHOR RD 2D27X

Sec/Town/Range

SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 27500 Building Number 1

Extra Features 760 Heated/Cooled Area 1316

Building Value 31130 Adjusted Area 1316

Market 59390 Year Built 1985

Assessed 59390 Tax District 300

Exempt 25000 Neighborhood Code 85025

Taxable 34390 Use Code/Description 200/MOBILE HOM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 11 OR1702/304

&1723/134(C/D)

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode

1032002 100 1723 & 907 CD U I 1

1032002 0 1723 &134 CD U I 1

1032001 79000 1702 & 304 WD Q I

St. Johns County Property Appraiser
Detailed Information on 014990 0000

PIN: 014990 0000 - 1 AU

Owner's Name Physical Address
WHITEHEAD WAYNE D SR 7910 RUSTY ANCHOR RD
Mailing Address Map Page
7910 RUSTY ANCHOR RD 2D40X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 40/6/27

Values

Land 31970 Building Number 2
Extra Features 0 Heated/Cooled Area 1736
Building Value 54900 Adjusted Area 1736
Market 86870 Year Built 1999
Assessed 77848 Tax District 300
Exempt 25000 Neighborhood Code 11400
Taxable 52848 Use Code/Description 200/MOBILE HOM

Legal Description

12 PART OF RAYMOND HENDERSON GRANT OR1311/283
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
4131998 37000 1311 & 283 WD Q I
9221995 25500 1132 &1180 WD U I 1
0 0 &

St. Johns County Property Appraiser
Detailed Information on 015000 0100

PIN: 015000 0100 - 1 AU

Owner's Name Physical Address
WITHERSPOON PHYLLIS J ETAL 7837 RUSTY ANCHOR RD
Mailing Address Map Page
7837 RUSTY ANCHOR RD 2D27X
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 41/6/27

Values

Land 27500 Building Number 1

Extra Features 110 Heated/Cooled Area 684
Building Value 15560 Adjusted Area 684
Market 43170 Year Built 1972
Assessed 33180 Tax District 300
Exempt 33180 Neighborhood Code 85025
Taxable 0 Use Code/Description 100/SINGLE FAM

Legal Description

PT OF HENDERSON & CAIN GRANTS HALLS UNREC PLAT LOT 10 OR271/77

&335/250 &1466/553 &

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode

4202001 100 1600 & 1355 QC U I 1

12012000 100 1549 &135 QC U I 1

11202000 100 1544 & 1146 QC U I 1

Exhibit "E" - Notice of Assessments

NOTICE OF ASSESSMENTS

On September 17th, 2002 the Board of County Commissioners of St. Johns County, Florida, adopted Resolution No. ____-2002, which imposed Road Grading and Maintenance Assessments (including Road Improvement Assessments and Road Maintenance Assessments) against property located within the Rusty Anchor/Wendover Municipal Service Benefit Unit, as depicted in the attached **Exhibit A**, to fund the provision of road grading and maintenance service required to furnish access for essential services and the construction of road improvements deemed necessary to provide efficient and cost effective grading and maintenance service.

Annual Road Improvement Assessments will be imposed for a period of 15 fiscal years, commencing with the fiscal year ending September 30, 2003. Road Maintenance Assessments will be imposed annually, commencing with the fiscal year ending September 30, 2003. Both Assessments for the fiscal year ending September 30, 2003, will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. The first ad valorem tax bill including both Assessments will be mailed in November 2003. The method of computing the annual Road Assessment for any parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number is set forth in Resolution No.2002-56. Resolution No. 2002- ____ establishes a **Maintenance Assessment** rate of \$ ____ per Residential Unit for the fiscal year ending September 30, 2003 and a maximum annual **Road Improvement Assessment** rate of \$ ____ per Residential Unit for a period of 15 years, commencing with the fiscal year ending September 30, 2003. The Rusty Anchor/Wendover Assessment Roll, which identifies the number of Residential Units attributable to each parcel of property is on file in the County's Real Estate Office and is open to public inspection. This instrument is recorded to provide constructive notice of the annual Road Grading and Maintenance Assessments to purchasers of property located within the Rusty Anchor/Wendover Roads Municipal Service Benefit Unit. Upon adoption of Resolution No. 2002- ____ and each annual assessment resolution, the Road Assessments for such fiscal year shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. The lien shall be deemed perfected upon adoption of each annual assessment resolution and shall attach to the property included on the assessment roll as of the prior January 1, the lien date for ad valorem taxes. This notice does not and shall not be construed to require that individual liens or releases be filed in the Official Records.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

(SEAL)

By: _____
Chairman

ATTEST: CARL "BUD" MARKEL

Clerk

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **LINDA Y MURRAY**

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a

NOTICE OF PUBLIC HEARING

In the matter of **IMPOSE & PROVIDE FOR COLLECTION**

NON AD VALOREM ASSESSMENTS RUSTY ANCHOR / WENDOVER ROAD

in the Court, was published in said newspaper in the issues of

AUGUST 28, 2002

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **28TH** day of **AUGUST** 2002

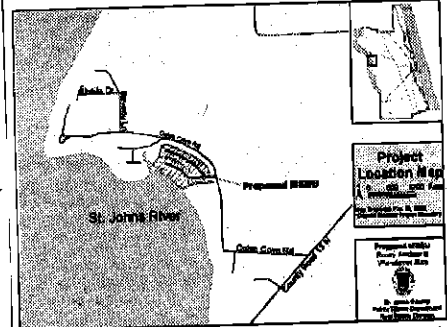
by *Linda Y Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

(Signature of Notary Public)

Zoe Ann Moss

COPY OF ADVERTISEMENT

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS



Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will conduct a public hearing to consider creation of the Rusty Anchor/Wendover Road Maintenance Municipal Service Benefit Unit, as shown above, and to impose special assessments against certain parcels of property located therein. The hearing will be held on September 17th, 2002, at 5:30 pm in the County Commission Auditorium of the St. Johns County Administration Building at 4020 Lewis Speedway, St. Augustine, Florida.

All affected property owners have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 20 days of this notice.

On March 26th, 2002 the Board of County Commissioners of St. Johns County, Florida, adopted Rusty Anchor/Wendover Initial Road Assessment Resolution No. 2002-56, which proposed to impose Road Maintenance and Road Improvement Assessments against property located within the Rusty Anchor/Wendover Municipal Service Benefit Unit to fund the provision of road grading and maintenance service required to furnish access for essential services and the construction of road improvements deemed necessary to provide efficient and cost effective grading and maintenance service.

The assessment for each parcel of property will be based upon the number of residential units attributable to such parcel. (For the purposes of the assessment an assessment unit includes vacant or unimproved property upon which a residential dwelling unit can be sited or constructed.) A more specific description is set forth in the Initial Road Assessment Resolution. Copies of the Initial Road Assessment Resolution, the plans and specifications for the road improvements, and the preliminary assessment roll are available for inspection at the offices of the Real Estate Division, located at 4020 Lewis Speedway, St. Augustine, Florida.

Annual assessments to fund the road improvements will be payable for a period of 15 years. The Tax Collector will collect annual assessments on the ad valorem tax bill as authorized by Section 197.3632, Florida Statutes but the County may bill the first annual assessments separately. Failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title. Future annual assessments to fund road improvements may be prepaid at the option of the property owner.

If a person decides to appeal any decision made with respect to any matter considered at the meetings/hearings he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact ADA Coordinator, at (904) 823-2505 at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32084. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): Florida Relay Service: 1-800-955-8770, no later than 7 days prior to the date of the meeting/hearing.

If you have any questions, please contact the Real Estate Office at (904) 823-2745.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Patricia DeGrande, Deputy Clerk
L1871-2 Aug 28, 2002**