

RESOLUTION NO. 02-192

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 CH ARNOLD ROAD 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 CH ARNOLD 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 CH Arnold 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 (C) 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 CH Arnold 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 CH Arnold 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 **\$83.38** 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 **\$264.07** 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.

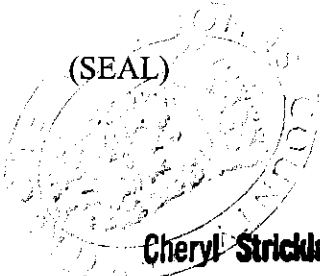
SECTION 12. ANNUAL REVIEW. The Pubic Works Director is hereby directed to review, on an annual basis, this MSBU's assessment income relative to Project Costs both Road Improvement (if applicable) and Road Maintenance. If assessment income is found to be insufficient to fully re-imburse the County for 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

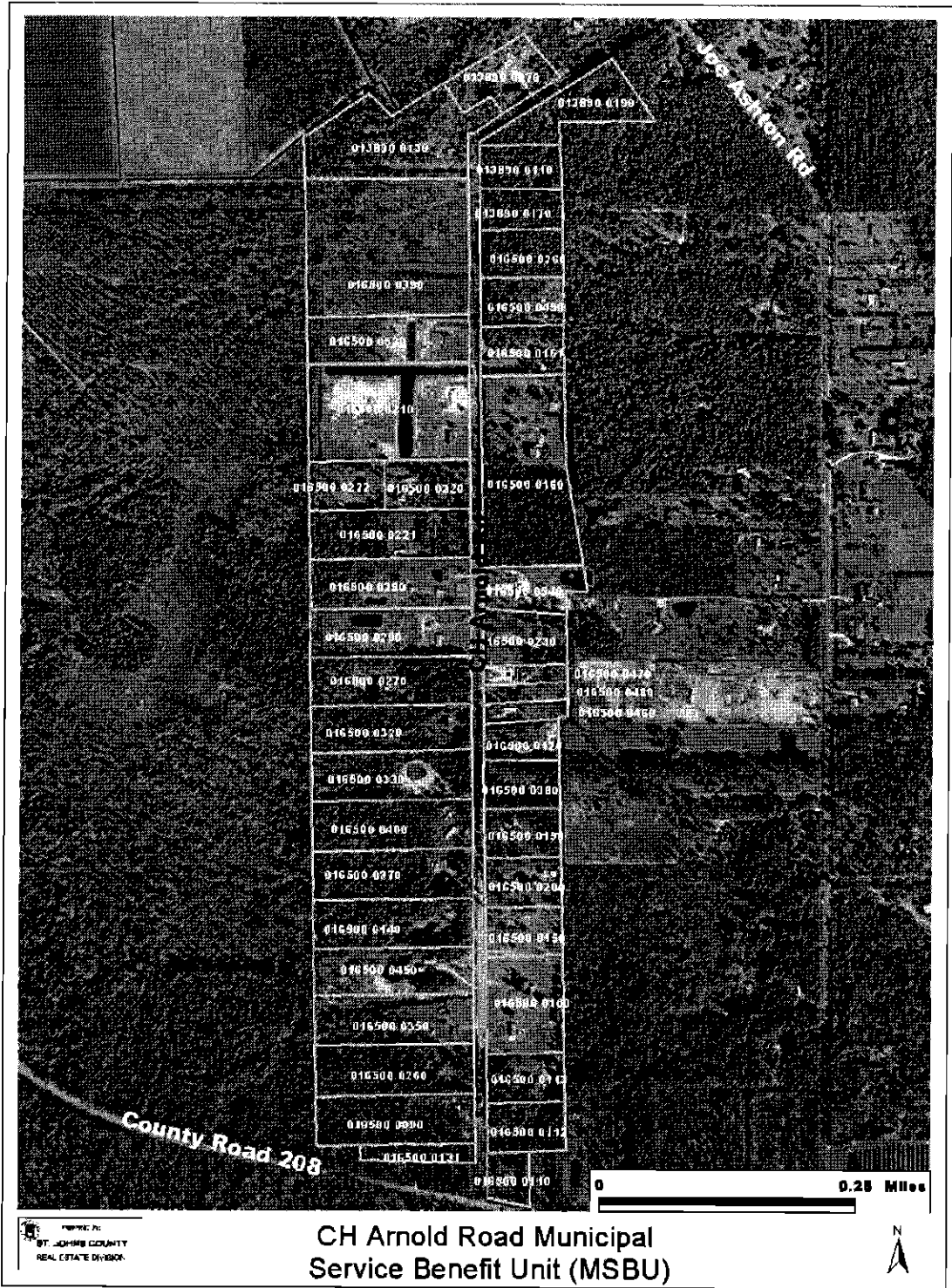
ATTEST: _____, Clerk

By: James C. Bryant
Chairman, James Bryant

Patricia DeGrande
Deputy Clerk

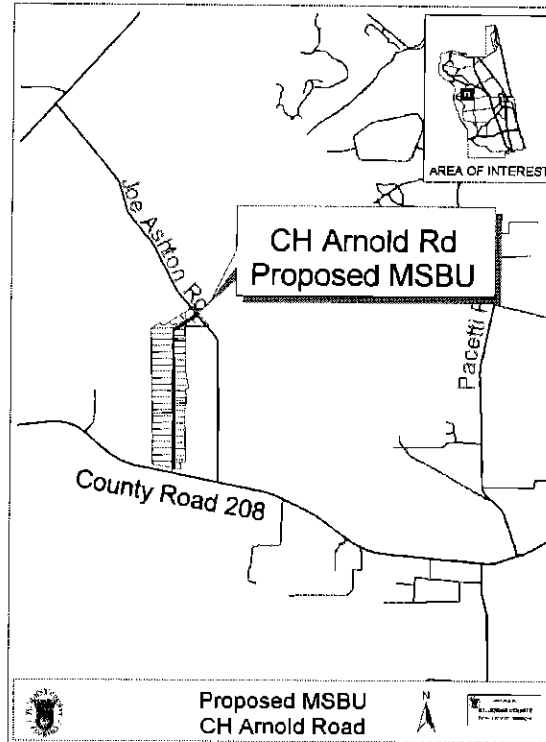
RENDITION DATE 9-20-02

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 **CH Arnold 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 19th, 2002 the Board of County Commissioners of St. Johns County, Florida, adopted CH Arnold Initial Road Assessment Resolution No. 2002-46, which proposed to impose Road Maintenance and Road Improvement Assessments against property located within the CH Arnold 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 one assessment unit is equal to one vacant unit or residential unit sited or constructed upon a property) 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 County may bill the first annual assessments separately. Thereafter, annual assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. 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.

Exhibit "C" – Affidavit of Mailing

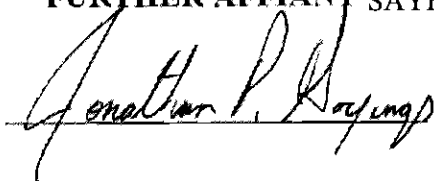
AFFIDA VIT

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:

- I, Jonathan Goyings, as Real Estate Coordinator working on the CH Arnold Road Municipal Service Benefit Unit, have been directed to mail the notices required by Section 2.08 of Resolution 2002-46 adopted by the Board of County Commissioners of St. Johns County, Florida on March 19th, 2002. On or before August 27th, 2002, I mailed, or directed the mailing of, a notice in accordance with Section 3.05. of Ordinance No.96-53, by first class mail to each owner of property within the CH Arnold Road 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.
- 2.

FURTHER AFFIANT SAYETH NAUGHT.



STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 5th day of September 2002, by Jonathan P. Goyings who is personally known to me.

Laurie C. Braddock

Notary



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

Exhibit "D"
The Assessment Roll

1. St. Johns County Property Appraiser
Detailed Information on 013890 0070

PIN: 013890 0070 1 AU

Owner's Name Physical Address
ZUEHL GORDON M 2901 C H ARNOLD RD
Mailing Address Map Page
2901 C H ARNOLD RD 2D36SX
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 36/6/27

Values

Land 30970 Building Number 1
Extra Features 6570 Heated/Cooled Area 1248
Building Value 24490 Adjusted Area 1253
Market 62030 Year Built 1994
Assessed 49185 Tax District 300
Exempt 25000 Neighborhood Code 204600
Taxable 24185 Use Code/Description 200/MOBILE HOM

Legal Description

5-7 PT OF GLS 1 & 2 LYING SW OF JOE ASHTON RD 335FT ON RD (EX E592FT
IN OR521/507)
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
10042000 0 1532 & 1104 FJ U I I
11011988 25000 802 &37 Q I
11011988 0 802 & 33 U I I

2. St. Johns County Property Appraiser
Detailed Information on 013890 0110

PIN: 013890 0110 1 AU

Owner's Name Physical Address
KEL-ANN TRUST AGREEMENT 2880 C H ARNOLD RD
Mailing Address Map Page
14036 MANDARIN OAKS LN 2D36SX

Sec/Town/Range
JACKSONVILLE,FL 32223 36/6/27

Values

Land 0 Building Number
Extra Features 0 Heated/Cooled Area
Building Value Adjusted Area
Market 980 Year Built
Assessed 980 Tax District 300
Exempt 0 Neighborhood Code 204600
Taxable 980 Use Code/Description 5500/TIMBERLAND

Legal Description

5-11 PT OF SE1/4 224 X 420 X 224 X 417 LYING W OF JOE ASHTON RD
OR616/461 &
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
8032001 100 1638 & 1582 WD U V 1
11011983 0 616 &461 U V 1
2011979 0 404 & 655 U V 1

3. St. Johns County Property Appraiser
Detailed Information on 013890 0130

PIN: 013890 0130 1 AU

Owner's Name Physical Address
YAKABOSKI JOSEPH E JR,LINDA 2875 C H ARNOLD RD
Mailing Address Map Page
2875 C H ARNOLD RD 2D36SX
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 36/6/27

Values

Land 54750 Building Number 1
Extra Features 16090 Heated/Cooled Area 1466
Building Value 65560 Adjusted Area 1543
Market 136400 Year Built 1995
Assessed 123365 Tax District 300
Exempt 25000 Neighborhood Code 204600
Taxable 98365 Use Code/Description 100/SINGLE FAM

Legal Description

5-13 PT OF SE1/4 LYING W OF ASHTON RD OR1040/384 & OR1048/889 (C/D)

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
4141994 0 1048 & 889 CD U I 1
2231994 43500 1040 &384 WD U I 1
11011988 0 802 & 34 U I 1

4. St. Johns County Property Appraiser
Detailed Information on 013890 0170

PIN: 013890 0170 1 AU

Owner's Name Physical Address
POWERS RAYMOND D 2840 C H ARNOLD RD
Mailing Address Map Page
3150 NW 50TH AVE 2D36SX
Sec/Town/Range
CHIEFLAND,FL 32626 36/6/27

Values
Land 24420 Building Number
Extra Features 0 Heated/Cooled Area
Building Value Adjusted Area
Market 24420 Year Built
Assessed 24420 Tax District 300
Exempt 0 Neighborhood Code 204600
Taxable 24420 Use Code/Description 0/VACANT

Legal Description
5-17 PT OF G L 2 & PT OF NE1/4 OF SEC 1-7-27 AKA LOT 21 EAST OR489/246
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
4011981 5000 489 & 246 U V 1
0 0 &
0 0 &

5. St. Johns County Property Appraiser
Detailed Information on 013890 0190

PIN: 013890 0190 1 AU

Owner's Name Physical Address
QUARTO JOSEPH C,DONITA M 2940 C H ARNOLD RD

Mailing Address Map Page
2940 C H ARNOLD RD 2D36SX
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 36/6/27

Values
Land 35440 Building Number 1
Extra Features 7050 Heated/Cooled Area 1584
Building Value 118610 Adjusted Area 2646
Market 161100 Year Built 1999
Assessed 151821 Tax District 300
Exempt 25000 Neighborhood Code 204600
Taxable 126821 Use Code/Description 100/SINGLE FAM

Legal Description
5-19 PT OF SE1/4 LYING W OF JOE ASHTON RD (LOT 23E OF UNREC SURVEY)
OR1268/124
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
9291997 22000 1268 & 124 WD Q V
4011982 7000 540 &169 U V 1
0 0 &

6. St. Johns County Property Appraiser
Detailed Information on 016500 0090

PIN: 016500 0090 1 AU

Owner's Name Physical Address
CLARK PATRICIA A 2381 C H ARNOLD RD
Mailing Address Map Page
2381 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values
Land 45790 Building Number 1
Extra Features 3380 Heated/Cooled Area 864
Building Value 35650 Adjusted Area 996
Market 84820 Year Built 1990
Assessed 70182 Tax District 300
Exempt 25500 Neighborhood Code 205700
Taxable 44682 Use Code/Description 100/SINGLE FAM

Legal Description

2-9 PT OF SW1/4 OF SE1/4 LYING N OF PICOLATA RD 250 X 841.17 FT AKA 2W
OR270/508 & 1087/372

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

12141994 0 1087 & 372 OI U I 11

0 0 &

0 0 &

7. St. Johns County Property Appraiser

Detailed Information on 016500 0100

PIN: 016500 0100 2 AU

Owner's Name Physical Address

STARLING HENRY W, CHERYL A 2420 C H ARNOLD RD

Mailing Address Map Page

2420 C H ARNOLD RD 2E1S

Sec/Town/Range

SAINT AUGUSTINE, FL 32092 1/7/27

Values

Land 46930 Building Number 1

Extra Features 3030 Heated/Cooled Area 1681

Building Value 70830 Adjusted Area 1800

Market 120790 Year Built 1987

Assessed 84277 Tax District 300

Exempt 25000 Neighborhood Code 205700

Taxable 59277 Use Code/Description 805/MUL UT YR

Legal Description

2-10 PT OF SE1/4 LYING N OF SR 208 500FT X 430FT AKA 4E & 5E OR632/135 &
719/1763 & 923/418

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

1231992 100 923 & 418 CD U I 1

10011986 0 719 & 1763 U I 1

10011986 0 719 & 1761 U I 1

8. St. Johns County Property Appraiser

Detailed Information on 016500 0110

PIN: 016500 0110 1 AU

Owner's Name Physical Address
DUBOSE JAMES M 2300 C H ARNOLD RD
Mailing Address Map Page
2300 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 14440 Building Number 1
Extra Features 0 Heated/Cooled Area 1120
Building Value 21890 Adjusted Area 1120
Market 36330 Year Built 1994
Assessed 32221 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 7221 Use Code/Description 200/MOBILE HOM

Legal Description

2-11 PT OF W1/2 OF SE1/4 LYING N OF PICOLATA RD (PARCEL A) (EX
E186.06FT IN OR850/658)
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
12161994 15500 1088 & 331 WD U V 1
9151994 100 1088 &329 QC U V 1
8171994 0 1068 & 1656 SA U V 1

9. St. Johns County Property Appraiser
Detailed Information on 016500 0112

PIN: 016500 0112 1 AU

Owner's Name Physical Address
FOOTE CHRISTOPHER J 2380 C H ARNOLD RD
Mailing Address Map Page
3719 JOE ASHTON RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 13970 Building Number 1
Extra Features 1720 Heated/Cooled Area 749
Building Value 13080 Adjusted Area 866
Market 28770 Year Built 1970

Assessed 28770 Tax District 300
Exempt 0 Neighborhood Code 205700
Taxable 28770 Use Code/Description 200/MOBILE HOM

Legal Description

2-11B PART OF W1/2 OF SE1/4 LYING N OF PICOLATA RD N'LY PT OF PARCEL
B - 149 X 430FT

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

6062002 42000 1768 & 1197 WD U I 1

6011999 100 1415 &1864 WD U I 1

1011988 0 786 & 1752 U I 1

10. St. Johns County Property Appraiser
Detailed Information on 016500 0113

PIN: 016500 0113 1 AU

Owner's Name Physical Address

KELEMEN FREDERICK F JR,TAMMY 2400 C H ARNOLD RD

Mailing Address Map Page

2400 C H ARNOLD RD 2E1S

Sec/Town/Range

SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 21850 Building Number 1

Extra Features 0 Heated/Cooled Area 1248

Building Value 32260 Adjusted Area 1248

Market 54110 Year Built 1996

Assessed 44849 Tax District 300

Exempt 25000 Neighborhood Code 205700

Taxable 19849 Use Code/Description 200/MOBILE HOM

Legal Description

2-11C PART OF W1/2 OF SE1/4 LYING N OF PICOLATA RD 250 X 400FT
(PARCEL C) OR1123/1534

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

8071995 6000 1123 & 1534 WD U I 1

6291995 5600 1117 &220 WD U I 1

11011982 20000 561 & 136 U I 1

11. St. Johns County Property Appraiser
Detailed Information on 016500 0120

PIN: 016500 0120 1 AU

Owner's Name Physical Address
ANDERSON JASON B,CYNTHIA D 2550 C H ARNOLD RD
Mailing Address Map Page
2550 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values
Land 17390 Building Number 2
Extra Features 730 Heated/Cooled Area 1344
Building Value 30640 Adjusted Area 1353
Market 48760 Year Built 1982
Assessed 24086 Tax District 300
Exempt 24086 Neighborhood Code 205700
Taxable 0 Use Code/Description 200/MOBILE HOM

Legal Description
2-12 PT OF W1/2 OF SE1/4 LYING N OF PICOLATA RD & E OF C/L 60 FT RD(EX
OR754/272 & 757/486 &
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
2072001 100 1566 & 1441 QC U I 1
11141996 0 1212 &1070 CD U V 1
11141996 10000 1207 & 1042 WD Q V

12. St. Johns County Property Appraiser
Detailed Information on 016500 0131

PIN: 016500 0131 1 AU

Owner's Name Physical Address
RUSSELL ORLANDO I,MILDRED E 2341 C H ARNOLD RD
Mailing Address Map Page
6510 COUNTY ROAD 208 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 11020 Building Number
Extra Features 2000 Heated/Cooled Area
Building Value Adjusted Area
Market 13020 Year Built
Assessed 13020 Tax District 300
Exempt 0 Neighborhood Code 205700
Taxable 13020 Use Code/Description 205/MH YR TAG

Legal Description
2-13(1) PT OF W1/2 OF SE1/4 LYING N OF PICOLATA RD & W OF 60FT RD(AKA
SURVEY PARCEL 1)
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
9081999 100 1440 & 824 WD U V 1
0 0 &
0 0 &

13. St. Johns County Property Appraiser
Detailed Information on 016500 0140

PIN: 016500 0140 1 AU

Owner's Name Physical Address
KULPA F ROBERT,JACKIE S 2461 C H ARNOLD RD
Mailing Address Map Page
2461 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values
Land 45790 Building Number 1
Extra Features 1680 Heated/Cooled Area 1848
Building Value 48180 Adjusted Area 1894
Market 95650 Year Built 1977
Assessed 87223 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 62223 Use Code/Description 100/SINGLE FAM

Legal Description
2-14 PT OF W1/2 OF SE1/4 LYING N OF PICOLATA RD & W OF CO RD 250 X
840FT AKA 6W OR1121/804
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
6281995 80000 1121 & 804 WD Q I
8051993 82500 1005 &479 WD Q I

8011989 74000 829 & 284 Q I

14. St. Johns County Property Appraiser
Detailed Information on 016500 0150

PIN: 016500 0150 1 AU

Owner's Name Physical Address
GRIBBLE BURTON JR,EDNA L 2442 C H ARNOLD RD
Mailing Address Map Page
2442 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values
Land 21850 Building Number 1
Extra Features 0 Heated/Cooled Area 1344
Building Value 12360 Adjusted Area 1344
Market 34210 Year Built 1977
Assessed 25353 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 353 Use Code/Description 200/MOBILE HOM

Legal Description
2-15 PT OF W1/2 OF SE1/4 LYING N OF PICOLATA RD & E OF CO RD 250 X
430FT (EX W30FT IN
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
2011984 24000 629 & 626 Q I
1011977 4500 325 &534 U V 1
0 0 &

15. St. Johns County Property Appraiser
Detailed Information on 016500 0160

PIN: 016500 0160 1 AU

Owner's Name Physical Address
CONNER STEVEN W,JANE S 2700 C H ARNOLD RD
Mailing Address Map Page
2700 C H ARNOLD RD 2D36SX

Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 58100 Building Number 1
Extra Features 12750 Heated/Cooled Area 3372
Building Value 136570 Adjusted Area 3938
Market 207420 Year Built 1988
Assessed 207420 Tax District 300
Exempt 25000 Neighborhood Code 204600
Taxable 182420 Use Code/Description 100/SINGLE FAM

Legal Description

2-16 PT OF W1/2 OF NE1/4 1250 X 480 FT AKA 14E THRU 17E OR1103/301
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
3241995 279800 1103 & 301 WD Q I
3241995 100 1103 & 299 CD U I 1
10011981 4100 511 & 566 U V 1

16. St. Johns County Property Appraiser
Detailed Information on 016500 0161

PIN: 016500 0161 1 AU

Owner's Name Physical Address
MOTES JARRETT T 2740 C H ARNOLD RD
Mailing Address Map Page
2740 C H ARNOLD RD 2D36SX
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 26130 Building Number 1
Extra Features 1430 Heated/Cooled Area 1392
Building Value 63390 Adjusted Area 1693
Market 90950 Year Built 1983
Assessed 80660 Tax District 300
Exempt 25000 Neighborhood Code 204600
Taxable 55660 Use Code/Description 100/SINGLE FAM

Legal Description

2-16A PT OF W1/2 OF NE1/4 250 X 480FT AKA 18E OR1283/1619
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode

12151997 105000 1283 & 1619 WD Q I
6271994 0 1062 & 1640 CT U I 1
3311994 89000 1047 & 1130 WD Q I

17. St. Johns County Property Appraiser
Detailed Information on 016500 0190

PIN: 016500 0190 1 AU

Owner's Name Physical Address
COKER PATRICIA 2500 C H ARNOLD RD
Mailing Address Map Page
PO BOX 1935 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32085 1/7/27

Values

Land 23470 Building Number 1
Extra Features 0 Heated/Cooled Area 600
Building Value 6400 Adjusted Area 600
Market 29870 Year Built 1981
Assessed 22107 Tax District 300
Exempt 22107 Neighborhood Code 205700
Taxable 0 Use Code/Description 200/MOBILE HOM

Legal Description

2-19 PT OF W1/2 OF SE1/4 250 X X 430FT (AKA 8-E) OR538/600
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
5011982 5000 538 & 600 U V 1
7011981 0 504 & 37 U V 1
0 0 &

18. St. Johns County Property Appraiser
Detailed Information on 016500 0200

PIN: 016500 0200 1 AU

Owner's Name Physical Address
GOBER JON D SR,DEBRA K 2462 C H ARNOLD RD
Mailing Address Map Page

123 PALMER ST 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32084 1/7/27

Values

Land 23470 Building Number 1
Extra Features 0 Heated/Cooled Area 1440
Building Value 11460 Adjusted Area 1440
Market 34930 Year Built 1975
Assessed 26126 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 1126 Use Code/Description 200/MOBILE HOM

Legal Description

2-20 PT OF W1/2 OF SE1/4 250 X 430FT AKA 7E OR403/470
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
1011978 4000 403 & 470 U V 1
0 0 &
0 0 &

19. St. Johns County Property Appraiser
Detailed Information on 016500 0210

PIN: 016500 0210 2 AU

Owner's Name Physical Address
KELLEY ABRAM J JR 2721 C H ARNOLD RD
Mailing Address Map Page
2721 C H ARNOLD RD 2D36SX
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 57000 Building Number 1
Extra Features 0 Heated/Cooled Area 672
Building Value 7030 Adjusted Area 672
Market 64030 Year Built 1981
Assessed 42704 Tax District 300
Exempt 25000 Neighborhood Code 204600
Taxable 17704 Use Code/Description 200/MOBILE HOM

Legal Description

2-21 PT OF NW1/4 OF NE1/4 500 X 837FT AKA PARCEL 16W (EX 2AC IN
OR1720/938) & ALL PARCEL
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
12011981 10600 523 & 661 U V 1
1011981 10900 480 &558 U V 1
0 0 &

20. St. Johns County Property Appraiser
Detailed Information on 016500 0220

PIN: 016500 0220 1 AU

Owner's Name Physical Address
WILLIAMS OTTO J,CASSANDRA R 2681 C H ARNOLD RD
Mailing Address Map Page
2681 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 36100 Building Number 1
Extra Features 11480 Heated/Cooled Area 2012
Building Value 90970 Adjusted Area 2303
Market 138550 Year Built 1988
Assessed 113396 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 88396 Use Code/Description 100/SINGLE FAM

Legal Description

2-22 PT OF W1/2 OF NE1/4 250 X 837FT -AKA PARCEL 15W (EX W'LY 1AC IN
OR1550/2) OR714/1185 &
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
7052001 100 1622 & 983 WD U I 1
7052001 100 1622 &980 WD U I 1
6122001 150 1612 & 1858 WD U I 1

21. St. Johns County Property Appraiser
Detailed Information on 016500 0221

PIN: 016500 0221 1 AU

Owner's Name Physical Address
DAVIS MICHAEL I,LAURA D 2651 C H ARNOLD RD
Mailing Address Map Page
2651 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values
Land 45600 Building Number 1
Extra Features 460 Heated/Cooled Area 924
Building Value 25240 Adjusted Area 944
Market 71300 Year Built 1996
Assessed 71300 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 46300 Use Code/Description 200/MOBILE HOM

Legal Description
2-22A PT OF W1/2 OF NE1/4 250 X 837FT - AKA PARCEL 14W OR1624/1291
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
6292001 80000 1624 & 1291 WD Q I
6111996 36000 1180 &629 WD Q V
2241993 28000 981 & 26 WD Q V

22. St. Johns County Property Appraiser
Detailed Information on 016500 0222

PIN: 016500 0222 1 AU

Owner's Name Physical Address
WILLIAMS OTTO H,MARY EVONNE 2681 C H ARNOLD RD
Mailing Address Map Page
2681 C H ARNOLD RD # A 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values
Land 9500 Building Number 1
Extra Features 810 Heated/Cooled Area 2052
Building Value 59290 Adjusted Area 2055
Market 69600 Year Built 2001
Assessed 69600 Tax District 300
Exempt 25000 Neighborhood Code 205700

Taxable 44600 Use Code/Description 200/MOBILE HOM

Legal Description

2-22B PT OF W1/2 OF NE1/4 - 174.24 X 250FT - AKA W'LY 1AC OF TRACT 15W
OR1550/2

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
12042000 6500 1550 & 2 WD U V 1

0 0 &

0 0 &

23. St. Johns County Property Appraiser
Detailed Information on 016500 0230

PIN: 016500 0230 1 AU

Owner's Name Physical Address

ANDREWS MICHAEL I,VICKIE C 2600 C H ARNOLD RD

Mailing Address Map Page

2600 C H ARNOLD RD 2E1S

Sec/Town/Range

SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 30500 Building Number 1

Extra Features 480 Heated/Cooled Area 1772

Building Value 60130 Adjusted Area 1968

Market 91110 Year Built 1989

Assessed 75377 Tax District 300

Exempt 25000 Neighborhood Code 205700

Taxable 50377 Use Code/Description 100/SINGLE FAM

Legal Description

2-23 PT OF S1/2 OF NE1/4 (EX PT IN OR1098/355) (AKA 12-E) OR1668/751
&1689/1745(C/D)

Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
10222001 0 1689 & 1745 CD U I 1

10222001 31285 1668 &751 WD U I 1

7011982 0 546 & 708 U V 1

24. St. Johns County Property Appraiser

Detailed Information on 016500 0260

PIN: 016500 0260 1 AU

Owner's Name Physical Address
CICALESE JOHN,MARY JANE 2401 C H ARNOLD RD
Mailing Address Map Page
2401 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45600 Building Number 1
Extra Features 11820 Heated/Cooled Area 840
Building Value 10360 Adjusted Area 840
Market 67780 Year Built 1984
Assessed 67780 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 42780 Use Code/Description 200/MOBILE HOM

Legal Description

2-26 PT OF SW1/4 OF SE1/4 LYING N OF CR 208 250 X 841FT AKA 3W
OR1645/650
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
8242001 84000 1645 & 650 WD Q I
6302000 62500 1508 &1484 WD Q I
4011999 53000 1399 & 277 WD Q I

25. St. Johns County Property Appraiser
Detailed Information on 016500 0270

PIN: 016500 0270 3 AU

Owner's Name Physical Address
POWELL ROBERT J,NELLON G 2591 C H ARNOLD RD
Mailing Address Map Page
2591 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45600 Building Number 3
Extra Features 500 Heated/Cooled Area 0

Building Value 13330 Adjusted Area 510
Market 101190 Year Built 1990
Assessed 72418 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 47418 Use Code/Description 800/MULTI-UNIT

Legal Description

2-27 PT OF SW1/4 OF NE1/4 250 X 838FT AKA 11W OR737/763 & 764(Q/C)
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
3011987 0 737 & 763 U V 1
1011980 12100 458 &618 U V 1
0 0 &

26. St. Johns County Property Appraiser
Detailed Information on 016500 0280

PIN: 016500 0280 1 AU

Owner's Name Physical Address

BARRETT CORY,DANIA A 2631 C H ARNOLD RD

Mailing Address Map Page

2631 C H ARNOLD RD 2E1S

Sec/Town/Range

SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45600 Building Number 1
Extra Features 3560 Heated/Cooled Area 1432
Building Value 40290 Adjusted Area 1522
Market 89450 Year Built 1981
Assessed 70669 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 45669 Use Code/Description 200/MOBILE HOM

Legal Description

2-28 PT OF SW1/4 OF NE1/4 250 X 838FT AKA 13W OR1391/2002
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
3051999 95000 1391 & 2002 WD Q I
4111995 20000 1103 &1216 QC U I 11
1011980 8700 438 & 18 U V 1

27. St. Johns County Property Appraiser
Detailed Information on 016500 0290

PIN: 016500 0290 1 AU

Owner's Name Physical Address
MASTERS WALTER J,NONA E 2601 C H ARNOLD RD
Mailing Address Map Page
2601 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45600 Building Number 1
Extra Features 1540 Heated/Cooled Area 920
Building Value 24450 Adjusted Area 920
Market 71590 Year Built 1996
Assessed 51693 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 26693 Use Code/Description 200/MOBILE HOM

Legal Description

2-29 PT OF SW1/4 OF NE1/4 250 X 838FT AKA 12W OR1169/947
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
4091996 27000 1169 & 947 WD Q V
3211996 100 1169 &945 CD U I 1
9091994 25000 1072 & 1219 WD U I 1

28. St. Johns County Property Appraiser
Detailed Information on 016500 0320

PIN: 016500 0320 1 AU

Owner's Name Physical Address
REEP STEVEN H,TERESA M 2561 C H ARNOLD RD
Mailing Address Map Page
2561 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45600 Building Number 1
Extra Features 14550 Heated/Cooled Area 2004

Building Value 83670 Adjusted Area 2056
Market 143820 Year Built 1988
Assessed 143820 Tax District 300
Exempt 0 Neighborhood Code 205700
Taxable 143820 Use Code/Description 100/SINGLE FAM

Legal Description

2-32 PT OF SW1/4 OF NE1/4 & PT OF NW1/4 OF SE1/4 250 X 838.61FT
OR1714/1869

Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
1312002 167500 1714 & 1869 WD Q I
10292001 180000 1673 & 1013 WD Q I
12091994 112500 1086 & 1048 WD Q I

29. St. Johns County Property Appraiser
Detailed Information on 016500 0330

PIN: 016500 0330 1 AU

Owner's Name Physical Address
MARTINSON ERIK N C H ARNOLD RD
Mailing Address Map Page
35 CINCINNATI AVE 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32084 1/7/27

Values

Land 6300 Building Number
Extra Features 0 Heated/Cooled Area
Building Value Adjusted Area
Market 6300 Year Built
Assessed 6300 Tax District 300
Exempt 0 Neighborhood Code 205700
Taxable 6300 Use Code/Description 9600/SWAMP/MARS

Legal Description

2-33 PT OF NW1/4 OF SE1/4 250 X 839FT AKA 9W OR1013/1304
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
9291993 4200 1013 & 1304 WD Q V
8111992 1000 952 & 1315 CT U V 1
1011989 15000 810 & 436 Q V

30. St. Johns County Property Appraiser
Detailed Information on 016500 0350

PIN: 016500 0350 1 AU

Owner's Name Physical Address
HARTLEY TEDDY C,CHARLOTTE A 2421 C H ARNOLD RD
Mailing Address Map Page
2421 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45890 Building Number 1
Extra Features 0 Heated/Cooled Area 1104
Building Value 18750 Adjusted Area 1104
Market 64640 Year Built 1989
Assessed 45786 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 20786 Use Code/Description 200/MOBILE HOM

Legal Description

2-35 PT OF SE1/4 LYING N OF RD 208 250 X 840FT AKA 4 WEST OR711/779
Sale Date Adjusted Price Book&Page Instrument Qualified Vacant or Improved RCode
6011986 17500 711 & 779 Q V
3011985 0 668 &220 U V 1
0 0 &

31. St. Johns County Property Appraiser
Detailed Information on 016500 0360

PIN: 016500 0360 1 AU

Owner's Name Physical Address
POWERS ROBERT T 2800 C H ARNOLD RD
Mailing Address Map Page
47 FLORIDA AVE 2D36SX
Sec/Town/Range
SAINT AUGUSTINE,FL 32084 1/7/27

Values

Land 25840 Building Number
Extra Features 0 Heated/Cooled Area
Building Value Adjusted Area
Market 25840 Year Built
Assessed 25840 Tax District 300
Exempt 0 Neighborhood Code 204600
Taxable 25840 Use Code/Description 0/VACANT

Legal Description

2-36 PT OF NE1/4-250 X 475FT (AKA LOT 2 0 EAST) OR489/251
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
4011981 5000 489 & 251 U V 1
0 0 &
0 0 &

32. St. Johns County Property Appraiser
Detailed Information on 016500 0370

PIN: 016500 0370 1 AU

Owner's Name Physical Address
HARDEN ARLENE E TRUSTEE 2481 C H ARNOLD RD
Mailing Address Map Page
2481 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45790 Building Number 1
Extra Features 1170 Heated/Cooled Area 784
Building Value 10320 Adjusted Area 784
Market 57280 Year Built 1983
Assessed 39600 Tax District 300
Exempt 25500 Neighborhood Code 205700
Taxable 14100 Use Code/Description 200/MOBILE HOM

Legal Description

2-37 PT OF SE1/4 LYING N OF CR 208 250 X 839FT AKA 7 WEST OR1088/517
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
12211994 0 1088 & 517 QC U I 11
1011981 20000 481 &135 U V 1
0 0 &

33. St. Johns County Property Appraiser
Detailed Information on 016500 0380

PIN: 016500 0380 1 AU

Owner's Name Physical Address
MC CARTY HAROLD O,VIRGINIA B 2530 C H ARNOLD RD
Mailing Address Map Page
349 2E1S
3501B N PONCE DE LEON BLVD Sec/Town/Range
SAINT AUGUSTINE,FL 32084 1/7/27

Values

Land 23470 Building Number 1
Extra Features 2140 Heated/Cooled Area 1427
Building Value 45670 Adjusted Area 1437
Market 71280 Year Built 1998
Assessed 52596 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 27596 Use Code/Description 200/MOBILE HOM

Legal Description

2-38 PT OF NW1/4 OF SE1/4 250 X 430FT AKA 9E OR1091/1168 &1679/1413
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
11212001 29800 1679 & 1413 WD U I I
1161995 18000 1091 &1168 WD Q V
4011988 0 779 & 360 U V 1

34. St. Johns County Property Appraiser
Detailed Information on 016500 0390

PIN: 016500 0390 1 AU

Owner's Name Physical Address
WELLS RICHARD,VELDA 2801 C H ARNOLD RD
Mailing Address Map Page
7750 COUNTY ROAD 208 2D36SX
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 71850 Building Number
Extra Features 0 Heated/Cooled Area
Building Value Adjusted Area
Market 71850 Year Built
Assessed 71850 Tax District 300
Exempt 0 Neighborhood Code 204600
Taxable 71850 Use Code/Description 0/VACANT

Legal Description

2-39 PT OF N545FT OF NW1/4 OF NE1/4 & PT OF S205FT OF SW1/4 OF SE1/4 OF
SEC 36-6-27 750 X
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
9241992 54700 959 & 1693 WD Q V
12011988 0 808 &1260 U V 1
8011981 21000 505 & 541 U V 1

35. St. Johns County Property Appraiser
Detailed Information on 016500 0400

PIN: 016500 0400 1 AU

Owner's Name Physical Address

HARDEN ALLEN R,VERNIENE 2501 C H ARNOLD RD

Mailing Address Map Page

2501 C H ARNOLD RD 2E1S

Sec/Town/Range

SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45700 Building Number 1
Extra Features 0 Heated/Cooled Area 924
Building Value 12730 Adjusted Area 924
Market 58430 Year Built 1984
Assessed 40410 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 15410 Use Code/Description 200/MOBILE HOM

Legal Description

2-40 PT OF SE1/4 LYING N OF CR 208 250 X 839FT (AKA PARCEL 8 WEST)
OR601/854 & 697/1726
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
8011983 0 601 & 854 U V 1

0 0 &
0 0 &

36. St. Johns County Property Appraiser
Detailed Information on 016500 0450

PIN: 016500 0450 2 AU

Owner's Name Physical Address
VOEKS DAVID T 2441 C H ARNOLD RD
Mailing Address Map Page
4460 HODGES BLVD APT 810 2E1X
Sec/Town/Range
JACKSONVILLE,FL 32224 1/7/27

Values

Land 50720 Building Number 1
Extra Features 8080 Heated/Cooled Area 920
Building Value 10090 Adjusted Area 922
Market 177220 Year Built 1980
Assessed 177220 Tax District 300
Exempt 0 Neighborhood Code 205800
Taxable 177220 Use Code/Description 800/MULTI-UNIT

Legal Description

2-45 PT OF SE1/4 LYING N OF SR 208 250 X 840FT AKA 5 WEST OR1502/1
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
6022000 69900 1502 & 1 WD Q I
5101994 22000 1053 &168 WD Q V
5011987 17500 745 & 823 Q V

37. St. Johns County Property Appraiser
Detailed Information on 016500 0460

PIN: 016500 0460 1 AU

Owner's Name Physical Address
ASSELTA JAMES J 2562 C H ARNOLD RD
Mailing Address Map Page
103 ANASTASIA BLVD 2E1S

Sec/Town/Range
SAINT AUGUSTINE,FL 32080 1/7/27

Values

Land 10740 Building Number 1
Extra Features 260 Heated/Cooled Area 924
Building Value 15080 Adjusted Area 934
Market 26080 Year Built 1988
Assessed 26080 Tax District 300
Exempt 0 Neighborhood Code 205700
Taxable 26080 Use Code/Description 200/MOBILE HOM

Legal Description

2-46 PT OF W1/2 OF SW1/4 LYING N OF PICOLATA RD - N'LY PT OF 10E
OR1284/337
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
10011997 24400 1284 & 337 WD U I 1
9061995 23400 1127 &1640 WD U I 1
9301991 100 910 & 134 QC U I 1

38. St. Johns County Property Appraiser
Detailed Information on 016500 0470

PIN: 016500 0470 1 AU

Owner's Name Physical Address
MAC KAY ROBERT H,LENOMA V 2590 C H ARNOLD RD
Mailing Address Map Page
2590 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 9980 Building Number 1
Extra Features 1820 Heated/Cooled Area 3812
Building Value 51360 Adjusted Area 4349
Market 63160 Year Built 1986
Assessed 63160 Tax District 300
Exempt 63160 Neighborhood Code 205700
Taxable 0 Use Code/Description 200/MOBILE HOM

Legal Description

2-47 PT OF W1/2 OF SW1/4 LYING N OF PICOLATA RD N'LY PT OF 11E
OR754/272 &1248/713
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
2031999 100 1383 & 1602 WD U I 1
6301997 100 1248 &713 WD U I 1
8011987 0 754 & 272 U V 1

39. St. Johns County Property Appraiser
Detailed Information on 016500 0480

PIN: 016500 0480 1 AU

Owner's Name Physical Address
AKERS MICHAEL DEE,JANICE L 2580 C H ARNOLD RD
Mailing Address Map Page
2580 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 9980 Building Number 1
Extra Features 0 Heated/Cooled Area 1792
Building Value 54490 Adjusted Area 1802
Market 64470 Year Built 1991
Assessed 63792 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 38792 Use Code/Description 100/SINGLE FAM

Legal Description

2-48 PT OF W1/2 OF SE1/4 LYING N OF PICOLATA RD S'LY PT OF 11E
OR758/923
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
9011987 7500 758 & 923 Q V
0 0 &
0 0 &

40. St. Johns County Property Appraiser
Detailed Information on 016500 0490

PIN: 016500 0490 1 AU

Owner's Name Physical Address
SCHMATZ JON R ETAL 2760 C H ARNOLD RD
Mailing Address Map Page
2760 C H ARNOLD RD 2E1S
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 25940 Building Number 1
Extra Features 1210 Heated/Cooled Area 980
Building Value 21130 Adjusted Area 980
Market 48280 Year Built 1990
Assessed 33509 Tax District 300
Exempt 25000 Neighborhood Code 205700
Taxable 8509 Use Code/Description 200/MOBILE HOM

Legal Description

2-49 PT OF W1/2 OF NE1/4 250 X X 475FT AKA 19E OR1063/1465
Sale Date Adjusted Price Book&Page Instument Qualified Vacant or Improved RCode
7131994 32000 1063 & 1465 WD Q I
6271994 0 1062 &1640 CT U I I
5211993 1000 994 & 1653 CT U V 1

41. St. Johns County Property Appraiser
Detailed Information on 016500 0530

PIN: 016500 0530 1 AU

Owner's Name Physical Address
ROBINSON WESTLEY MARLON 2741 C H ARNOLD RD
Mailing Address Map Page
2741 C H ARNOLD RD 2D36SX
Sec/Town/Range
SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 45600 Building Number 1
Extra Features 150 Heated/Cooled Area 1248
Building Value 15420 Adjusted Area 1248
Market 61170 Year Built 1981
Assessed 44526 Tax District 300
Exempt 25500 Neighborhood Code 204600

Taxable 19026 Use Code/Description 200/MOBILE HOM

Legal Description

2-53 PT OF NW1/4 OF NE1/4 - 250 X 836.05FT - AKA LOT 18W OR915/164 & 1051/1210

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

4261994 100 1051 & 1210 WD U I 11

11141991 7200 915 &164 WD U V 1

0 0 &

42. St. Johns County Property Appraiser

Detailed Information on 016500 0540

PIN: 016500 0540 1 AU

Owner's Name Physical Address

JOLLEY MICHAEL G,ANGEL B 2630 C H ARNOLD RD

Mailing Address Map Page

2630 C H ARNOLD RD 2E1S

Sec/Town/Range

SAINT AUGUSTINE,FL 32092 1/7/27

Values

Land 25750 Building Number 1

Extra Features 10650 Heated/Cooled Area 770

Building Value 12240 Adjusted Area 873

Market 48640 Year Built 1980

Assessed 36652 Tax District 300

Exempt 25000 Neighborhood Code 205700

Taxable 11652 Use Code/Description 200/MOBILE HOM

Legal Description

2-54 PT OF S1/2 OF NE1/4 (AKA LOT 13-E) OR1098/355

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

3011995 43000 1098 & 355 WD Q I

0 0 &

0 0 &

Exhibit "E" – Form of 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 CH Arnold 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.2002-46. 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 CH Arnold 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 CH Arnold Road 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

Exhibit "A" to Notice

