

SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Satisfaction of Code Enforcement Lien – Case No. 08-05-CEB , Previous owners, Anthony Anderson and current owner, Deutsche Bank National Trust Company

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord **CONTACT:** Carolyn Jane Spencer **EXT:** 7403

MOTION/RECOMMENDATION:

Approve the Satisfaction of Lien in the amount of \$16,150.00, Case No. 08-05-CEB, on 108 Palm Springs Drive, Longwood, Tax Parcel # 01-21-29-501-0B00-0020, previously owned by Anthony Anderson and currently owned by Deutsche Bank National Trust Company, and authorize the Chairman to execute a Satisfaction of Lien.

District 4 Carlton D. Henley

Tina Williamson

BACKGROUND:

In response to a complaint, on September 13, 2007, the Code Enforcement Officer observed the following violation located at 108 Palm Springs Drive, Longwood: The accumulation of trash and debris in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (g).

The timeline on this violation is below:

DATE	ACTION	RESULT
March 14, 2007	Lis Pendens filed	Deutsche Bank National Trust Company's Notice of Lis Pendens recorded
January 24, 2008	Code Board Hearing – Findings of Fact, Conclusions of Law and Order	Order entered by Code Enforcement Board giving a compliance date of February 8, 2008 with a fine of \$50.00 per day if violation is not corrected by compliance date.
February 12, 2008	Affidavit of Non-Compliance filed by the Code Enforcement Officer after reinspection on February 11, 2008.	Violation remains.
March 27, 2008	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien	Order entered by the Code Enforcement Board imposing a lien of \$2,400.00 with fine continuing to accrue at \$50.00 per day until compliance is obtained.
September 16, 2008	Certificate of Title	Judgment of Foreclosure extinguished the accruing lien from inception to Certificate of Title. The Certificate of Title transferred ownership to Deutsche Bank National Trust Company. Due to non-compliance, lien will begin to accrue at \$50.00 per day against new

		owner as of this date until compliance is obtained.
August 6, 2009	Affidavit of Compliance filed by Code Enforcement Officer after reinspection on August 5, 2009.	Violation corrected. Lien totals \$16,150.00 for 323 days of non-compliance, from date of the Certificate of Title until compliance
September 14, 2009	Payment received - \$16,150.00	

STAFF RECOMMENDATION:

Staff recommends that the Board approve the Satisfaction of Lien in the amount of \$16,150.00, Code Enforcement Board Case #08-05-CEB, on 108 Palm Springs Drive, Longwood, Tax Parcel # 01-21-29-501-0B00-0020, previously owned by Anthony Anderson and currently owned by Deutsche Bank National Trust Company, and authorize the Chairman to execute a Satisfaction of Lien.

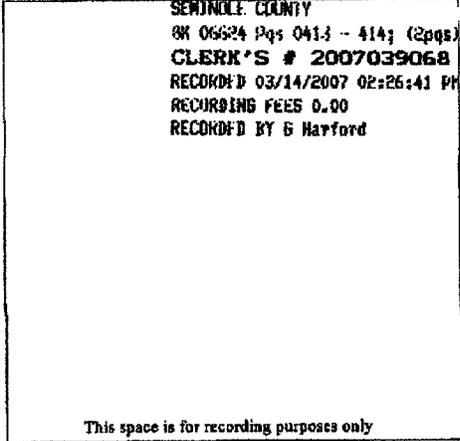
ATTACHMENTS:

1. Lis Pendens
2. Findings of Fact
3. Affidavit Of Non Compliance
4. Order imposing Lien
5. Certificate of Title
6. Affidavit Of Compliance
7. Check and receipt for payment
8. Property Appraiser Data
9. Satisfaction of Lien

Additionally Reviewed By:

County Attorney Review (Kathleen Furey-Tran)

MARYANNE NURSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06624 Pgs 0413 - 414; (2pgs)
CLERK'S # 2007039068
RECORDED 03/14/2007 02:26:41 PM
RECORDING FEES 0.00
RECORDED BY G Harford



This space is for recording purposes only

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL
CIRCUIT, IN AND FOR SEMINOLE COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION
CASE NO: 07-CA-738-149

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR MORGAN
STANLEY ABS CAPITAL I, INC. TRUST
2006-NC4

PLAINTIFF

VS.

ANTHONY ANDERSON; UNKNOWN
SPOUSE OF ANTHONY ANDERSON, IF
ANY; ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH, UNDER, AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S) WHO ARE
NOT KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES MAY
CLAIM AN INTEREST AS SPOUSES, HEIRS,
DEVEISEES, GRANTEEES OR OTHER
CLAIMANTS; JOHN DOE AND JANE DOE
AS UNKNOWN TENANTS IN POSSESSION
DEFENDANT(S)

Certified

FILED IN
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
MARCH 17 2007

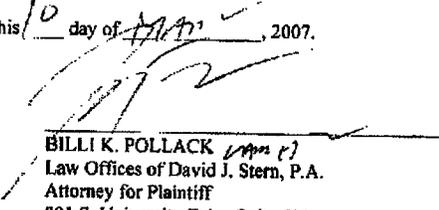
NOTICE OF LIS PENDENS

1. TO: The above named Defendants, AND ALL OTHERS WHOM IT MAY CONCERN:
2. YOU ARE NOTIFIED of the institution of this action by the Plaintiff against you seeking to foreclose the Note and Mortgage encumbering the described property and the decreeing of a sale of the property under the direction of the court in default of the payment of the amount found to be due the Plaintiff under the Note and Mortgage, and for other, further and general relief set forth in the Complaint.
3. The property involved is that certain parcel, lot or unit situate, lying and being in SEMINOLE County, Florida, as set forth in the mortgage recorded in Official Records Book 6412, at Page 1796, more particularly described as follows:

3 MD

LOT 2, BLOCK B, KNOLLWOOD THIRD ADDITION AMENDED PLAT, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 61-62 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Dated at Plantation, Broward County, Florida, this 10 day of April, 2007.



BILLI K. POLLACK *10/10/07*
Law Offices of David J. Stern, P.A.
Attorney for Plaintiff
801 S. University Drive Suite 500
Plantation, FL 33324
(954) 233-8000
Bar #: 0821535 *10/10/07*

07-75177(ASCP)

This is not a certified copy

M... ANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06920 Pgs 0584 - 585; (2pgs)
CLERK'S # 2008011888
RECORDED 01/31/2008 03:12:57 PM
RECORDING FEES 18.50
RECORDED BY G Harford

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

CASE NO. 08-05-CEB

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL

Petitioner,
vs.

ANTHONY ANDERSON
PARCEL I.D. NO 01-21-29-501-0B00-0020

BY: *[Signature]*
DATE: 1/25/08

Respondent.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Based on the testimony and evidence presented in case number 08-05-CEB, it is determined that the Respondent is:

- (a) the owner of record of the property (Tax Parcel ID # 01-21-29-501-0B00-0020) located at 108 Palm Springs Drive, Longwood, located in Seminole County and legally described as follows:

LEG LOT 2 BLK B KNOLLWOOD 3RD ADD
AMENDED PLAT PB 16 PG 62

- (b) in possession or control of the property, and
- (c) in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g)

It is hereby ordered that the Respondent shall correct the violation on or before February 8, 2008. In order to correct the violation, the Respondent shall take the following remedial action:

1) REMOVE THE ACCUMULATION OF TRASH AND DEBRIS

If the Respondent does not comply with the Order, a fine of \$ 50.00 per day will be imposed for each day the violation continues or is repeated after compliance past February 8, 2008.

The Respondent is further ordered to contact the Seminole County Code Officer to arrange for an inspection of the property to verify compliance. Any fine imposed shall continue to accrue until the Code Officer inspects the property and verifies compliance with this Order.

RETURN TO SANDY McCANN

This Order shall be recorded in the official land records of Seminole County.

DONE AND ORDERED this 24th day of January 2008, in Seminole County,
Florida.

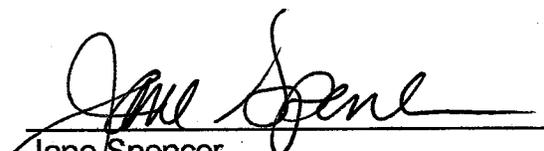
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



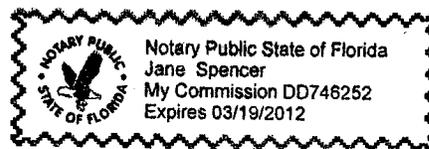
TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 24th day of January 2008, by Tom Hagood, who is personally known to me.



Jane Spencer
Notary Public to and for the
County and State aforementioned.
My Commission Expires



CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida,

CASE NO: 08-05-CEB

CERTIFIED COPY

CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL

Petitioner,

vs.

ANTHONY ANDERSON

Respondent.

BY: Jane Spence
DATE: 2-22-08

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2008021735 BK 09936 Pg 0190; (109) REC'D 02/25/2008 09:03:52 PM
REC FEES 0.00, RECD BY G HANFORD

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Dorothy Hird**,
Code Enforcement Officer, for Seminole County Sheriff's Office, who after being duly
sworn, deposes and says:

1. That on **January 24, 2008**, the Board held a public hearing and issued its **Order** in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **February 8, 2008**.
3. That a re-inspection was performed on **February 11, 2008**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the accumulation of trash and debris remains on the property**.

FURTHER AFFIANT SAYETH NOT.

DATED this 12th day of **FEBRUARY 2008**.

Dorothy Hird
Dorothy Hird, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 12th day of **February 2008**, by **Dorothy Hird**, who is personally known to me and who did take an oath.

Jane Spence
**Notary Public in and for the County
and State Aforementioned**
My commission expires:


AFFNON.COM

RETURN TO SANDY MCCANN

**CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA**

IRYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 06963 Pgs 1265 - 1266; (2pgs)
CLERK'S # 2008038469
RECORDED 04/03/2008 08:35:36 AM
RECORDING FEES 18.50
CASE NO 08-05-CEB

**SEMINOLE COUNTY, a political
subdivision of the State of Florida,**

Petitioner,

vs.

**ANTHONY ANDERSON
PARCEL I.D. NO 01-21-29-501-0B00-0020**

Respondent.

**CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL**

BY: *J. Spencer*
DATE: 4-1-08

ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN

The Respondent is the owner of record of the property (Tax Parcel ID # 01-21-29-501-0B00-0020) located at 108 Palm Springs Drive, Longwood, located in Seminole County and legally described as follows:

**LEG LOT 2 BLK B KNOLLWOOD 3RD ADD
AMENDED PLAT PB 16 PG 62**

This case came on for public hearing before the Code Enforcement Board of Seminole County on January 24, 2008, after due notice to the Respondent. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondent in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g).

Said Order stated that a fine in the amount of \$50.00 per day would be imposed if the Respondent did not take certain corrective action by February 8, 2008.

An Affidavit of Non-Compliance had been filed by the Code Enforcement Officer, which Affidavit certified under oath that the required action had not been obtained after reinspection on February 11, 2008.

Accordingly, it having been brought to the Board's attention that Respondent has not complied with the Order dated January 24, 2008, the Board orders that a **lien** in the amount of **\$2,400.00** for 48 days of non-compliance at \$50.00 per day, from February 9, 2008 through and including March 27, 2008, be imposed; and the fine shall continue to accrue at **\$50.00 per day** for each day the violation continues or is repeated past March 27, 2008.

RETURN TO SANDY MCCANN

This Order shall be recorded in the official land records of Seminole County and shall constitute a **lien** against the land on which the violation exist and upon any other real or personal property owned by the Respondent.

DONE AND ORDERED this 27th day of March 2008, in Seminole County, Florida.

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA



TOM HAGOOD, CHAIR

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 27th day of March 2008, by Tom Hagood, who is personally known to me.



Jane Spencer
Notary Public to and for the
County and State aforementioned.
My Commission Expires



IN THE CIRCUIT COURT OF THE 18TH JUDICIAL
CIRCUIT, IN AND FOR SEMINOLE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 07-CA-0738-14-G

**DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR MORGAN
STANLEY ABS CAPITAL I, INC. TRUST 2006-
NC4**

PLAINTIFF

VS.

**ANTHONY ANDERSON; UNKNOWN SPOUSE
OF ANTHONY ANDERSON, IF ANY; ANY
AND ALL UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT KNOWN TO
BE DEAD OR ALIVE (WHETHER SAID
UNKNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES,
GRANTEES OR OTHER CLAIMANTS; JOHN
DOE AND JANE DOE AS UNKNOWN
TENANTS IN POSSESSION**

DEFENDANT(S)

2008 SEP 15 AM 9:08
BY SEMINOLE CO. FLA. D.C.
CLERK CIRCUIT COURT
This space is for recording purposes only

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that (s)he executed and filed a Certificate of Sale in this action on September 2, 2008, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in SEMINOLE County, Florida,:

**LOT 2, BLOCK B, KNOLLWOOD THIRD ADDITION AMENDED PLAT, ACCORDING TO MAP OR
PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 61-62 OF THE PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA.**

was sold to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY
ABS CAPITAL I, INC. TRUST 2006-NC4**
c/o **C/O A.S.C. FOR NORWEST HOME IMPROVEMENT, 3476 STATEVIEW BLVD
FT. MILL, SC 29715**

WITNESS my hand and the seal of this Court on September 15, 2008.

(SEAL)

MARYANNE MORSE
Clerk of Circuit Court

BY: Mary Stessing
Deputy Clerk

This document prepared by:

THE LAW OFFICES OF DAVID J. STERN, P.A.
801 S. University Drive Suite 500
Plantation, FL 33324
07-75177(ASCF)

MARYANNE MORSE, CLERK OF CIRCUIT COURT,
CLERK OF SEMINOLE COUNTY
BK 07064, PL 1043, (1pg)
FILE NUM 2008105404
RECORDED 09/16/2008 02:39:21 PM
DEED DOC STAMPS 0.70
RECORDING FEES 0.00
RECORDED BY B Harford

CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FLORIDA

SEMINOLE COUNTY, a political
subdivision of the State of Florida

Case No. 08-05-CEB

Petitioner,
vs.

ANTHONY ANDERSON

Respondent.

CERTIFIED COPY
CLERK OF THE
CODE ENFORCEMENT BOARD
SEMINOLE COUNTY, FL
BY: *[Signature]*
DATE: 8/19/09

AFFIDAVIT OF COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared **Dorothy Hird, Code Enforcement Officer, Seminole County Sheriff's Office**, who, after being duly sworn, deposes and says:

1. That on **January 24, 2008**, the Board held a public hearing and issued its Order in the above-styled matter.
2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **February 8, 2008**.
3. That a re-inspection was performed and the Respondent was in compliance on **August 5, 2009**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that **the accumulation of trash and debris has been removed from the property**.

FURTHER AFFIANT SAYETH NOT.

DATED this 6th day of **AUGUST 2009**.

[Signature]

Dorothy Hird, Code Enforcement Officer

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 6th day of **August 2009**, by **Dorothy Hird**, who is personally known to me and who did take an oath.

[Signature]
Notary Public in and for the County
of State Aforementioned
My commission expires:

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 07245 Pg 1944; (1pg)
FILE NUM 2009095572
RECORDED 08/26/2009 03:29:15 PM
RECORDING FEES 10.00
RECORDED BY J Eckenrath

CMPLAFF.CEB

Notary Public State of Florida
Jane Spencer
My Commission DD749262
Expires 03/19/2012

DAVID J. STERN, P.A.
TRUST ACCOUNT
(954) 233-8000
900 S. PINE ISLAND ROAD, SUITE 400
PLANTATION, FL 33324

BANK OF AMERICA
63-4/630

0368511

DATE

09-09-09

AMOUNT

\$*****16,150.00

PAY

SIXTEEN THOUSAND ONE HUNDRED FIFTY AND 00/100 DOLLARS

TO THE ORDER OF: BOARD OF COUNTY COMMISSIONERS

VOID AFTER 120 DAYS

[Handwritten Signature]
AUTHORIZED SIGNATURE

Memo: 07-C19465 PAYOFF CASE #08-05-CEB FOF

⑈ 368511 ⑈

RECEIPT

No 74079

SEMINOLE COUNTY, FLORIDA

Date 9/14 20 09
Received from David Stern PA
Address _____
Description _____

Account Number	Amount	Description
<u>02100.354200.110100</u>	<u>16,150.00</u>	<u>Case 08-05-CEB</u>
-----	-----	-----
-----	-----	-----
-----	-----	-----
-----	-----	-----

Total Amount 16,150.00 Board of County Commissioners
Check No. 368511 Cash _____ By Jacey Rodestice

PARCEL DETAIL

DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL.

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506

	VALUE SUMMARY		
GENERAL	VALUES	2009 Working	2008 Certified
Parcel Id: 01-21-29-501-0B00-0020	Value Method	Cost/Market	Cost/Market
Owner: DEUTSCHE BANK NATIONAL TR CO	Number of Buildings	1	1
Own/Addr: TR FBO	Depreciated Bldg Value	\$278,333	\$321,605
Mailing Address: 3476 STATEVIEW BLVD	Depreciated EXFT Value	\$8,781	\$8,781
City,State,ZipCode: FT MILL SC 29715	Land Value (Market)	\$60,000	\$70,000
Property Address: 108 PALM SPRINGS DR LONGWOOD 32750	Land Value Ag	\$0	\$0
Subdivision Name: KNOLLWOOD 3RD ADD AMENDED PLAT	Just/Market Value	\$347,114	\$400,386
Tax District: 01-COUNTY-TX DIST 1	Portability Adj	\$0	\$0
Exemptions:	Save Our Homes Adj	\$0	\$0
Dor: 01-SINGLE FAMILY	Assessed Value (SOH)	\$347,114	\$400,386
	Tax Estimator		

2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$347,114	\$0	\$347,114
Schools	\$347,114	\$0	\$347,114
Fire	\$347,114	\$0	\$347,114
Road District	\$347,114	\$0	\$347,114
SJWM(Saint Johns Water Management)	\$347,114	\$0	\$347,114
County Bonds	\$347,114	\$0	\$347,114

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

SALES							
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	
CERTIFICATE OF TITLE	09/2008	07064	1043	\$100	Improved	No	2008 VALUE SUMMARY 2008 Tax Bill Amount: \$6,030 2008 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS
QUIT CLAIM DEED	08/2008	07061	0425	\$100	Improved	No	
TRUSTEE DEED	02/2006	06134	1152	\$389,000	Improved	No	
QUIT CLAIM DEED	01/2005	05604	1477	\$100	Improved	No	
WARRANTY DEED	05/2004	05340	1491	\$369,000	Improved	Yes	
WARRANTY DEED	04/2001	04080	1601	\$217,500	Improved	Yes	
WARRANTY DEED	04/1994	02766	0853	\$160,000	Improved	Yes	
WARRANTY DEED	10/1979	01246	1801	\$115,000	Improved	Yes	
CERTIFICATE OF TITLE	05/1979	01226	1694	\$11,400	Improved	No	

Find Comparable Sales within this Subdivision

LAND						LEGAL DESCRIPTION
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	PLATS: <input type="text" value="Pick..."/>
LOT	0	0	1.000	60,000.00	\$60,000	LEG LOT 2 BLK B KNOLLWOOD 3RD ADD AMENDED PLAT PB 16 PG 62

BUILDING INFORMATION									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																																									
<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 01-21-29-501-0B00-0020</p> <p>Owner: ANDERSON ANTHONY</p> <p>Mailing Address: 108 PALM SPRINGS DR</p> <p>City,State,ZipCode: LONGWOOD FL 32750</p> <p>Property Address: 108 PALM SPRINGS DR LONGWOOD 32750</p> <p>Subdivision Name: KNOLLWOOD 3RD ADD AMENDED PLAT</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions:</p> <p>Dor: 01-SINGLE FAMILY</p>	<p style="text-align: center;">2008 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$337,820</p> <p>Depreciated EXFT Value: \$8,781</p> <p>Land Value (Market): \$80,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$426,601</p> <p>Assessed Value (SOH): \$426,601</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$426,601</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">Tax Reform Calculator</p>																																																								
<p style="text-align: center;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>TRUSTEE DEED</td> <td>02/2006</td> <td><u>06134</u></td> <td><u>1152</u></td> <td>\$389,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>01/2005</td> <td><u>05604</u></td> <td><u>1477</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/2004</td> <td><u>05340</u></td> <td><u>1491</u></td> <td>\$369,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/2001</td> <td><u>04080</u></td> <td><u>1601</u></td> <td>\$217,500</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/1994</td> <td><u>02766</u></td> <td><u>0853</u></td> <td>\$160,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/1979</td> <td><u>01246</u></td> <td><u>1801</u></td> <td>\$115,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>05/1979</td> <td><u>01226</u></td> <td><u>1694</u></td> <td>\$11,400</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	TRUSTEE DEED	02/2006	<u>06134</u>	<u>1152</u>	\$389,000	Improved	No	QUIT CLAIM DEED	01/2005	<u>05604</u>	<u>1477</u>	\$100	Improved	No	WARRANTY DEED	05/2004	<u>05340</u>	<u>1491</u>	\$369,000	Improved	Yes	WARRANTY DEED	04/2001	<u>04080</u>	<u>1601</u>	\$217,500	Improved	Yes	WARRANTY DEED	04/1994	<u>02766</u>	<u>0853</u>	\$160,000	Improved	Yes	WARRANTY DEED	10/1979	<u>01246</u>	<u>1801</u>	\$115,000	Improved	Yes	CERTIFICATE OF TITLE	05/1979	<u>01226</u>	<u>1694</u>	\$11,400	Improved	No	<p style="text-align: center;">2007 VALUE SUMMARY</p> <p>2007 Tax Bill Amount: \$6,333</p> <p>2007 Taxable Value: \$428,846</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																			
TRUSTEE DEED	02/2006	<u>06134</u>	<u>1152</u>	\$389,000	Improved	No																																																			
QUIT CLAIM DEED	01/2005	<u>05604</u>	<u>1477</u>	\$100	Improved	No																																																			
WARRANTY DEED	05/2004	<u>05340</u>	<u>1491</u>	\$369,000	Improved	Yes																																																			
WARRANTY DEED	04/2001	<u>04080</u>	<u>1601</u>	\$217,500	Improved	Yes																																																			
WARRANTY DEED	04/1994	<u>02766</u>	<u>0853</u>	\$160,000	Improved	Yes																																																			
WARRANTY DEED	10/1979	<u>01246</u>	<u>1801</u>	\$115,000	Improved	Yes																																																			
CERTIFICATE OF TITLE	05/1979	<u>01226</u>	<u>1694</u>	\$11,400	Improved	No																																																			
<p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>80,000.00</td> <td>\$80,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	80,000.00	\$80,000	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 2 BLK B KNOLLWOOD 3RD ADD AMENDED PLAT</p> <p>PB 16 PG 62</p>																																												
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																				
LOT	0	0	1.000	80,000.00	\$80,000																																																				
<p>BUILDING INFORMATION</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1978</td> <td>11</td> <td>3,433</td> <td>4,589</td> <td>3,433</td> <td>CB/STUCCO FINISH</td> <td>\$337,820</td> <td>\$386,080</td> </tr> </tbody> </table> <p>Appendage / Sqft: OPEN PORCH FINISHED / 556</p> <p>Appendage / Sqft: GARAGE FINISHED / 600</p> <p><i>NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</i></p> <p>Permits</p>		Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1978	11	3,433	4,589	3,433	CB/STUCCO FINISH	\$337,820	\$386,080																																				
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																																
1	SINGLE FAMILY	1978	11	3,433	4,589	3,433	CB/STUCCO FINISH	\$337,820	\$386,080																																																
<p>EXTRA FEATURE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>FIREPLACE</td> <td>1978</td> <td>1</td> <td>\$600</td> <td>\$1,500</td> </tr> </tbody> </table>		Description	Year Blt	Units	EXFT Value	Est. Cost New	FIREPLACE	1978	1	\$600	\$1,500																																														
Description	Year Blt	Units	EXFT Value	Est. Cost New																																																					
FIREPLACE	1978	1	\$600	\$1,500																																																					

**SATISFACTION OF LIEN
AS TO PARTICULAR PARCEL**

THIS instrument disclaims and releases the lien imposed by the Order Finding Non-Compliance and Imposing Fine/Lien, issued by the Seminole County Code Enforcement Board in Case No. 08-05-CEB, filed against ANTHONY ANDERSON and filed by and on behalf of Seminole County, on March 27, 2008, and recorded in Official Records Book 06963, Pages 1265 - 1266, of the Public Records of Seminole County, Florida, against the following described real property:

LEG LOT 2 BLK B KNOLLWOOD 3RD ADD AMENDED PLAT
PB 16 PG 62

The undersigned is authorized to and does hereby disclaim and release the lien as to the whole of the above-described real property, and consents that the same be discharged of record.

DATED this _____ day of _____, 2009.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida

By: _____
BOB DALLARI, Chairman

Date: _____

For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by the
Board of County Commissioners at their
October 27, 2009 regular meeting.

County Attorney