

## SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

**SUBJECT:** Satisfaction of Code Enforcement Lien – Case No. 07-129-CEB , Previous owners, Jacqueline Laggan and Andera K. Mohammed 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 \$23,000.00, Case No. 07-129-CEB, on 2144 Deer Hollow Circle, Longwood, Tax Parcel # 23-20-29-5HT-0000-0220, previously owned by Jacqueline Laggan and Andera K. Mohammed and currently owned by Deutsche Bank National Trust Company, and authorize the Chairman to execute a Satisfaction of Lien.

District 5 Brenda Carey

Tina Williamson

**BACKGROUND:**

In response to a complaint on September 13, 2007, the Code Enforcement Officer observed the following violations located at 2144 Deer Hollow Circle, Longwood: Uncultivated vegetation in excess of 24” in height and located within 75’ from any structure, stagnant or foul water in a swimming or wading pool and swimming pool not secured according to which are in violation of Seminole County Code Section 95.4, as defined in Section 95.3 (h), (n) and (o).

The timeline on this violation is below:

DATE	ACTION	RESULT
July 7, 2007	Lis Pendens	Deutsche Bank National Trust Company’s Notice of Lis Pendens recorded.
October 25, 2007	Code Board Hearing – Findings of Fact, Conclusions of Law and Order	Order entered by the Code Enforcement Board setting a compliance date of November 2, 2007 or a fine of \$250.00 per day imposed until compliance is achieved.
November 5, 2007	Affidavit of Non-Compliance filed by the Code Enforcement Officer	Violations remain.
January 24, 2008	Code Board Hearing – Order Finding Non-Compliance and Imposing Fine/Lien	Order entered by the Code Enforcement Board imposing a lien of \$20,750.00 and accruing @ \$250.00 per day until compliance is achieved.
June 24, 2008	Final Summary Judgment of	Judgment of Foreclosure

	Mortgage Foreclosure	extinguished the accruing lien from inception to Certificate of Title.
August 12, 2008	Certificate of Title	Ownership transferred to Deutsche Bank National Trust Company. Lien begins to accrue as of this date.
November 12, 2008	Affidavit of Compliance filed by the Code Enforcement Officer.	Violations corrected. Lien totals \$23,000.00 for 92 days of non-compliance, from Certificate of Title date until final compliance date.
December 29, 2008	Payment received in the amount of \$23,000.00.	Payment received from new owners, Deutsche Bank National Trust Company.

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve the Satisfaction of Lien in the amount of \$23,000.00, Code Enforcement Board Case #07-129-CEB, on 2144 Deer Hollow Circle, Longwood, Tax Parcel # 23-20-29-5HT-0000-0220, previously owned by Jacqueline Laggan and Andera K. Mohammed 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 And Order
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 ( Melissa Clarke )

*This is a Notarized Copy*

IN THE CIRCUIT COURT OF THE EIGHTEENTH  
JUDICIAL CIRCUIT IN AND FOR SEMINOLE COUNTY, FLORIDA  
CIVIL ACTION

07-CA-1999-14K

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE  
FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF5,  
MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2006-  
FF5,

Plaintiff

vs.

DIVISION

FILED IN OFFICE  
MARYANNE MORSE  
CLERK CIRCUIT COURT  
2007 JUL 10 PM 2:20  
BY  
SEMINOLE CO. FLA. D. CLERK

SPACE FOR RECORDING ONLY F.S. § 695.26

JACQUELINE LAGGAN; THE UNKNOWN SPOUSE OF JACQUELINE LAGGAN; ANDERA K. MOHAMMED; THE UNKNOWN SPOUSE OF ANDERA K. MOHAMMED; KIMBERLY GLEATON; 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; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INCORPORATED, AS NOMINEE FOR NATIONAL CITY HOME LOAN SERVICES; TENANT #1, TENANT #2, TENANT #3, and TENANT #4 the names being fictitious to account for parties in possession  
Defendant(s).

**NOTICE OF LIS PENDENS**

To the above-named Defendant(s) and all others whom it may concern:

You are notified of the institution of this action by the above-named Plaintiff, against you seeking to foreclose a mortgage recorded in Official Records Book 6115, Page 1503, on the following property in SEMINOLE County, Florida:

LOT 22, WINGFIELD RESERVE, PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES 36 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Dated this 6 day of July, 2007.

Echevarria, Codilis & Stawiarski  
P.O. Box 25018  
Tampa, Florida 33622-5018  
(813) 251-4766

By: *[Signature]*  
Roger D. Bear  
FLORIDA BAR NO. 304212  
William W. Huffman  
FLORIDA BAR NO. 0031084

ALT.CONV R-jportano

FILE\_NUMBER: F07022697

DOC\_ID: M000105



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 07-129-CEB

Petitioner,  
vs.

JACQUELINE LAGGAN AND  
ANDERA K. MOHAMMED  
PARCEL I.D. NO - 23-20-29-5HT-0000-0220

Respondents.

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

BY: *Jan Spence*  
DATE: 10/31/07

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Based on the testimony and evidence presented in case number 07-129-CEB, it is determined that the Respondents are:

- (a) the owners of record of the property (Tax Parcel ID # 23-20-29-5HT-0000-0220) located at 2144 Deer Hollow Circle, Longwood, located in Seminole County and legally described as follows:

LEG LOT 22 WINGFIELD RESERVE PH 3 PB 32 PGS 36 TO 39

- (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 (h), (n) and (o).

**It is hereby ordered that Violation (o), Number 3, presents a serious threat to the public health, safety, and welfare of the citizens.**

It is hereby ordered that the Respondents shall correct the violations on or before November 2, 2007. In order to correct the violations, the Respondents shall take the following remedial action:

- 1) REMOVE UNCULTIVATED VEGETATION IN EXCESS OF 24" IN HEIGHT AND LOCATED WITHIN 75' FROM ANY STRUCTURE
- 2) REMOVE OR TREAT THE STAGNANT OR FOUL WATER IN SWIMMING OR WADING POOL
- 3) SECURE POOL WITH BARRIER ACCORDING TO CODE

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY

BK 06859 Pgs 1659 - 1660; (2pgs)

FILE NUM 2007156256

RECORDED 11/05/2007 02:35:05 PM

RECORDING FEES 18.50

RECORDED BY G Harford

If the Respondents do not comply with the Order, a fine of \$ 250.00 per day will be imposed for each day the violations continue or are repeated after compliance past November 2, 2007.

The Respondents are 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.

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

**DONE AND ORDERED** this 25th day of October 2007, 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 25th day of October 2007, by Tom Hagood, who is personally known to me.

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

 Jane Spencer  
Commission #DD299304  
Expires: March 19, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

CASE NO: 07-129-CEB

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

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

Petitioner,

vs.

Jacqueline Laggan and Andera K. Mohommed,

Respondent.

BY: Jose Spencer  
DATE: 11/20/07

AFFIDAVIT OF NON-COMPLIANCE

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

1. That on **October 25, 2007**, 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 **November 2, 2007**.
3. That a reinspection was performed on **November 5, 2007**.
4. That the re-inspection revealed that the corrective action ordered by the Board has not been taken in that **the stagnant/foul water in the swimming pool remain on the property and the swimming pool is not enclosed with a barrier according to code.**

FURTHER AFFIANT SAYETH NOT.

DATED this **5th** day of **November 2007**.

Deborah Leigh  
Deborah Leigh, Senior Code Enforcement Officer

STATE OF FLORIDA           )  
COUNTY OF SEMINOLE    )

The foregoing instrument was acknowledged before me this **5th** day of **November 2007**, by **Deborah Leigh**, who is personally known to me and who did take an oath.

John Reynolds  
Notary Public in and for the County  
and State Aforementioned  
My commission expires:

AFFNON.COM



MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2007164684 BK 08673 Pg 1001; (1pg) RECD 11/27/2007 08:08:41 AM  
REC FEES 10.00, RECD BY G Harford

RETURN TO SANDY MCCANN

CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

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

CASE NO. 07-129-CEB

Petitioner,

vs.

JACQUELINE LAGGAN AND ANDERA K. MOHAMMED  
PARCEL I.D. NO - 23-20-29-5HT-0000-0220

Respondents

**CERTIFIED COPY**  
CLERK OF THE  
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FL  
BY: *Joe Sorce*  
DATE: 2-4-08

**ORDER FINDING NON-COMPLIANCE AND IMPOSING FINE/LIEN**

The Respondents are the owner of record of the property (Tax Parcel ID # 23-20-29-5HT-0000-0220) located at 2144 Deer Hollow Circle, Longwood, located in Seminole County and legally described as follows:

LEG LOT 22 WINGFIELD RESERVE PH 3 PB 32 PGS 36 TO 39

This case came on for public hearing before the Code Enforcement Board of Seminole County on October 25, 2007, after due notice to the Respondents. The Board, having heard testimony under oath and having received evidence, issued its Findings of Fact, Conclusions of Law and Order.

Said Order found Respondents in violation of Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h), (n) and (o).

Said Order stated that a fine in the amount of \$250.00 per day would be imposed if the Respondents did not take certain corrective action by November 2, 2007.

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 November 5, 2007.

Accordingly, it having been brought to the Board's attention that Respondents have not complied with the Order dated October 25, 2007, the Board orders that a **lien** in the amount of **\$20,750.00** for 83 days of non-compliance at \$250.00 per day, from November 3, 2007 through and including January 24, 2008, be imposed; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past January 24, 2008.

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
CLERK OF SEMINOLE COUNTY  
BK 06921 Pgs 0062 - 63; (2pgs)  
FILE NUM 2008012413  
RECORDED 02/01/2008 04:27:11 PM  
RECORDING FEES 18.50  
RECORDED BY G Harford

RETURN TO SANDY MCNAMIN

JACQUELINE LAGGAN & ANDERA K. MOHAMMED

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

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

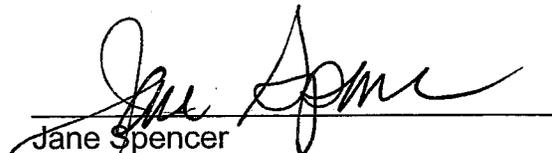
CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA



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



IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT  
IN AND FOR SEMINOLE COUNTY, FLORIDA  
CIVIL ACTION

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST  
2006-FF5, MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2006-FF5  
Plaintiff

vs. OCASE NO. 2007-CA-1999  
DIVISION 14-K

SPACE FOR RECORDING ONLY F.S. §695.26

JACQUELINE LAGGAN; ANDERA K.  
MOHAMMED; KIMBERLY GLEATON; 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,  
DEWISEES, GRANTEE, OR OTHER  
CLAIMANTS; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INCORPORATED,  
AS NOMINEE FOR NATIONAL CITY HOME  
LOAN SERVICES;  
Defendant(s).

FILED IN OFFICE  
MARYANNE MORSE,  
CLERK CIRCUIT COURT  
2008 AUG - 8 AM 11:46  
BY SEMINOLE CO. FLA.  
J.C.

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on  
July 24, 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 22, WINGFIELD RESERVE, PHASE III, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 32, PAGES 36 THROUGH 39, INCLUSIVE, OF THE PUBLIC  
RECORDS OF SEMINOLE COUNTY, FLORIDA.

A/K/A 2144 DEER HOLLOW CIRCLE, LONGWOOD, FL 32759

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 07046 Pgs 1576 - 15781 (3pgs)  
CLERK'S # 2006092390  
RECORDED 06/12/2008 06:58:46 AM  
DEED REC. TAX 0.70  
RECORDING FEE 0.00  
RECORDED BY v usps

FILE\_NUMBER: F07022697

DOC\_ID: M900071



CODE ENFORCEMENT BOARD  
SEMINOLE COUNTY, FLORIDA

Case No. 07-129-CEB

SEMINOLE COUNTY, a political  
subdivision of the State of Florida

Petitioner,  
vs.

Deutsche Bank National Tr. Co. (new owner)  
Jacqueline Laggan and Andera K. Mohommed (former owners)

Respondent.

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

BY: [Signature]  
DATE: 11/17/08

AFFIDAVIT OF COMPLIANCE

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

1. That on **October 25, 2007**, 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 **November 2, 2007**.
3. That a re-inspection was performed and the Respondent was in compliance on **November 12, 2008**.
4. That the re-inspection revealed that the corrective action ordered by the Board has been taken in that the **uncultivated vegetation and the stagnant/foul water in the swimming pool has been removed and the swimming pool has been secured according to code.**

FURTHER AFFIANT SAYETH NOT.

DATED this 12<sup>th</sup> day of November 2008

[Signature]  
Deborah Leigh, Senior Code Enforcement Officer

STATE OF FLORIDA)  
COUNTY OF SEMINOLE)

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of **November 2008**, by **Deborah Leigh**, who is personally known to me and who did take an oath.

[Signature]  
Notary Public in and for the County  
and State Aforementioned



RETURN TO SANDY MCCANN

MARYANNE MORSE, CLERK OF CIRCUIT COURT SEMINOLE COUNTY, CFN 2008130229 BK 07095 Pg 1776; (1pg) RECD 11/21/2008 01:42:02 PM

COLONIAL BANK  
MIRAMAR, FLORIDA

4061

63-1322/631  
32026

12/23/2008

**SOUTHERN FINANCIAL TITLE SERVICES INC.**  
**ESCROW ACCOUNT**  
450 N. PARK RD., STE. 410  
HOLLYWOOD, FL 33021

PAY TO THE ORDER OF BCC

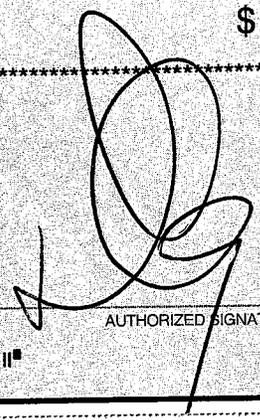
\$ \*\*23,000.00

Twenty-Three Thousand and 00/100

DOLLARS

BCC

MEMO Closing File: 08-8592  
Payoff Code Compliance Lien



AUTHORIZED SIGNATURE

⑈001061⑈ ⑈063113222⑈ 8050670002⑈

Case # 07-129-CEB

Details on Back Security Features Included

**RECEIPT**

No 71706

SEMINOLE COUNTY, FLORIDA

Date 12-29-08  
Received from Southern Financial SVC  
Address \_\_\_\_\_  
Description Case 07-129-CEB

Account Number	Amount	Description
-----	<u>23,000.00</u>	<u>Code Eng</u>
-----	-----	-----
-----	-----	-----
-----	-----	-----

Total Amount 23,000.00

Check No. 4061 Cash \_\_\_\_\_

Board of County Commissioners

By Charles Fellner

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>		
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**GENERAL**

Parcel Id: 23-20-29-5HT-0000-0220  
 Owner: DEUTSCHE BANK NATIONAL TR CO  
 Own/Addr: TR  
 Mailing Address: 150 ALLEGHENY CENTER MALL  
 City,State,ZipCode: PITTSBURG PA 15212  
 Property Address: 2144 DEER HOLLOW CIR LONGWOOD 32779  
 Subdivision Name: WINGFIELD RESERVE PH 3  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Dor: 01-SINGLE FAMILY

VALUE SUMMARY		
VALUES	2009 Working	2008 Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$435,328	\$437,694
Depreciated EXFT Value	\$19,248	\$20,023
Land Value (Market)	\$110,000	\$110,000
Land Value Ag	\$0	\$0
Just/Market Value	\$564,576	\$567,717
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
<b>Assessed Value (SOH)</b>	<b>\$564,576</b>	<b>\$567,717</b>
<b>Tax Estimator</b>		

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CERTIFICATE OF TITLE	08/2008	<u>07046</u>	<u>1676</u>	\$100	Improved	No
CORRECTIVE DEED	10/2006	<u>06436</u>	<u>1590</u>	\$100	Improved	No
QUIT CLAIM DEED	08/2006	<u>06409</u>	<u>1485</u>	\$314,000	Improved	No
WARRANTY DEED	01/2006	<u>06115</u>	<u>1502</u>	\$790,000	Improved	Yes
WARRANTY DEED	07/1991	<u>02314</u>	<u>0302</u>	\$410,000	Improved	Yes
WARRANTY DEED	06/1987	<u>01861</u>	<u>0740</u>	\$75,000	Vacant	Yes

Find Comparable Sales within this Subdivision

**2008 VALUE SUMMARY**

2008 Tax Bill Amount: \$8,550

2008 Certified Taxable Value and Taxes

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	110,000.00	\$110,000

**LEGAL DESCRIPTION**

PLATS:

LEG LOT 22 WINGFIELD RESERVE PH 3 PB 32 PGS 36 TO 39

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
<a href="#">Building Sketch</a>	1 SINGLE FAMILY	1988	15	3,613	5,864	3,613	CUSTOM WOOD/STUCCO/B	\$435,328	\$473,183
<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 1257							
<b>Appendage / Sqft</b>		GARAGE FINISHED / 860							
<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 134							

**NOTE:** Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

**Permits**

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1988	1	\$1,425	\$3,000
SPA	1988	1	\$1,400	\$3,500
POOL GUNITE	1988	576	\$5,472	\$11,520
GAS HEATER	1988	1	\$440	\$1,100
PEBBLE DECK	1988	1,243	\$2,362	\$4,972

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																											
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 23-20-29-5HT-0000-0220</p> <p>Owner: LAGGAN JACQUELINE &amp; Own/Addr: MOHAMMED ANDERA K</p> <p>Mailing Address: 2144 DEER HOLLOW CIR City,State,ZipCode: LONGWOOD FL 32779</p> <p>Property Address: 2144 DEER HOLLOW CIR Subdivision Name: WINGFIELD RESERVE PH 3</p> <p>Tax District: 01-COUNTY-TX DIST 1</p> <p>Exemptions: Dor: 01-SINGLE FAMILY</p>	<p><b>2007 WORKING VALUE SUMMARY</b></p> <p>Value Method: Market</p> <p>Number of Buildings: 1</p> <p>Depreciated Bldg Value: \$482,156</p> <p>Depreciated EXFT Value: \$20,799</p> <p>Land Value (Market): \$120,000</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$622,955</p> <p>Assessed Value (SOH): \$622,955</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$622,955</p> <p>Tax Estimator <u>Tax Reform Analysis</u> 2007 Notice of Proposed Property Tax</p>																																										
<p align="center"><b>SALES</b></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>CORRECTIVE DEED</td> <td>10/2006</td> <td>06436</td> <td>1590</td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>08/2006</td> <td>06409</td> <td>1485</td> <td>\$314,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/2006</td> <td>06115</td> <td>1502</td> <td>\$790,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1991</td> <td>02314</td> <td>0302</td> <td>\$410,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>06/1987</td> <td>01861</td> <td>0740</td> <td>\$75,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	CORRECTIVE DEED	10/2006	06436	1590	\$100	Improved	No	QUIT CLAIM DEED	08/2006	06409	1485	\$314,000	Improved	No	WARRANTY DEED	01/2006	06115	1502	\$790,000	Improved	Yes	WARRANTY DEED	07/1991	02314	0302	\$410,000	Improved	Yes	WARRANTY DEED	06/1987	01861	0740	\$75,000	Vacant	Yes	<p align="center"><b>2006 VALUE SUMMARY</b></p> <p>Tax Amount(without SOH): \$9,340</p> <p>2006 Tax Bill Amount: \$5,589</p> <p>Save Our Homes (SOH) Savings: \$3,751</p> <p>2006 Taxable Value: \$346,812</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																					
CORRECTIVE DEED	10/2006	06436	1590	\$100	Improved	No																																					
QUIT CLAIM DEED	08/2006	06409	1485	\$314,000	Improved	No																																					
WARRANTY DEED	01/2006	06115	1502	\$790,000	Improved	Yes																																					
WARRANTY DEED	07/1991	02314	0302	\$410,000	Improved	Yes																																					
WARRANTY DEED	06/1987	01861	0740	\$75,000	Vacant	Yes																																					
<p align="center"><b>LAND</b></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>120,000.00</td> <td>\$120,000</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	120,000.00	\$120,000	<p align="center"><b>LEGAL DESCRIPTION</b></p> <p>PLATS: <input type="text" value="Pick..."/></p> <p>LEG LOT 22 WINGFIELD RESERVE PH 3 PB 32 PGS 36 TO 39</p>																														
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																						
LOT	0	0	1.000	120,000.00	\$120,000																																						
<b>BUILDING INFORMATION</b>																																											
Bld Num	Bld Type	Year Bld	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																		
1	SINGLE FAMILY	1988	15	3,613	5,864	3,613	CUSTOM WOOD/STUCCO/B	\$482,156	\$518,447																																		
Appendage / Sqft			OPEN PORCH FINISHED / 1257																																								
Appendage / Sqft			GARAGE FINISHED / 860																																								
Appendage / Sqft			OPEN PORCH FINISHED / 134																																								
<p><b>NOTE:</b> Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished</p> <p><b>Permits</b></p>																																											
<b>EXTRA FEATURE</b>																																											
		Description	Year Bld	Units	EXFT Value	Est. Cost New																																					
		FIREPLACE	1988	1	\$1,575	\$3,000																																					
		SPA	1988	1	\$1,400	\$3,500																																					

2007 CE 004912

**SATISFACTION OF LIEN  
AS TO PARTICULAR PARCEL**

**THIS** instrument disclaims and releases the lien imposed by the Order Finding Compliance and Imposing Fine/Lien, issued by the Seminole County Code Enforcement Board in Case No. 07-129-CEB, filed against JACQUELINE LAGGAN AND ANDERA K. MOHAMMED and filed by and on behalf of Seminole County, on January 24, 2008, and recorded in Official Records Book 06921, Pages 0062 - 63, of the Public Records of Seminole County, Florida, against the following described real property:

LEG LOT 22 WINGFIELD RESERVE PH 3  
PB 32 PGS 36 TO 39

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  
February 24, 2009 regular meeting.

\_\_\_\_\_  
County Attorney