

Ordinance shall not become effective until the State land planning agency or the Administration Council, respectively, issues a final order determining that the subject small scale amendment is in compliance with controlling State law.

PASSED AND ENACTED this _____ day of _____, 2023.

**CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA**

Bobby Yost, Mayor

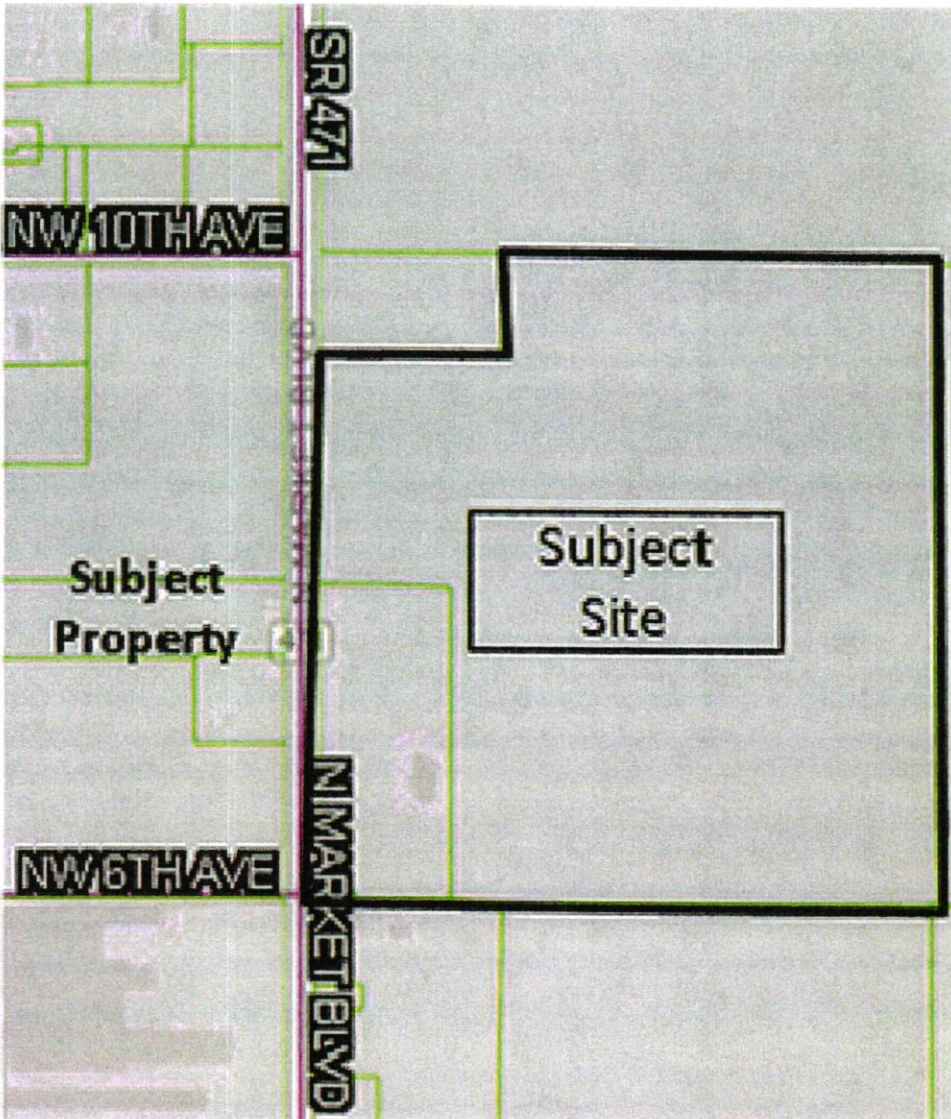
ATTEST:

Approved as to form and Legality:

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**

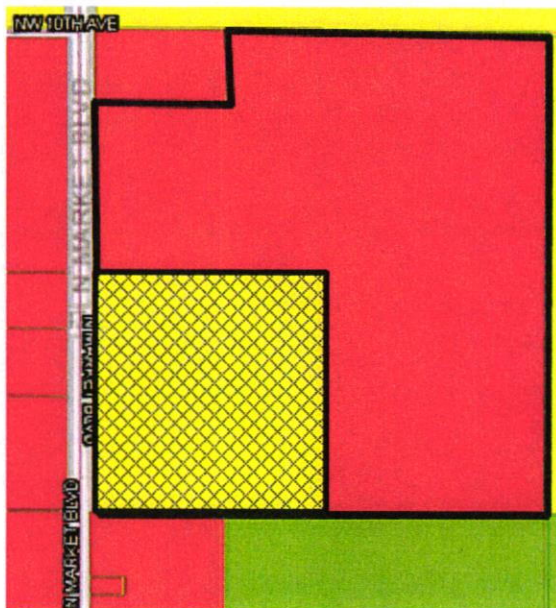
Attachment A
Location Map



Attachment B Future Land Use Map



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture (Webster)
-  Rural Residential (County)
-  Rural Residential (Webster)
-  Commercial (Webster)

FUTURE LAND USE MAP AMENDMENT

CITY OF WEBSTER LOCAL PLANNING AGENCY

April 13, 2023

CITY OF WEBSTER CITY COUNCIL

April 20, 2023

May 18, 2023

CASE NO.:	SS-23-02806
LANDOWNER:	Ginny Browning
REQUESTED ACTION(s):	Amend the future land use designation on 37 acres MOL from Rural Residential (County) to Commercial future land use on 27 acres and Rural Residential future land use on 10 acres following annexation.
PARCEL NO:	Q31-003 and Q31A001
LEGAL DESCRIPTIONS:	See Attachment A
EXISTING ZONINGS:	A10C (Agricultural-County) and RR5C (Rural Residential-County)
EXISTING USE:	House and pasture
GENERAL LOCATION:	northeast corner of SR 471 and NW 6th Ave
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Rural Residential	NORTH: A10C (Agricultural – County)
SOUTH: Commercial and Agricultural	SOUTH: CH (Heavy commercial-Webster) and A10C (Agricultural-Webster)
EAST: Rural Residential	EAST: A10C (Agricultural – County)
WEST: Commercial	WEST: CH (Heavy Commercial-Webster)

CASE SUMMARY:

The subject property is located on the east side of SR 471, north of CR 470 (Map 1). The property is in the process of annexation and retains a County Agricultural zoning and future land use assignment (Map 2). Annexation is scheduled for final hearing on April 20, 2023. This amendment will add the property onto the City of Webster Future Land Use Map. The owner is requesting Commercial and Rural Residential Future Land Use consistent with the conceptual plan provided. The application seeks to provide for commercial use, consistent with existing development in the Webster area, and residential development to maintain the residence that the applicant wishes to retain. The site is located within the Urban Development Area (UDA) as well as the Joint Planning Area (JPA).

CASE ANALYSIS:

By amending a portion of the land use to Rural Residential the owner/applicant looks to expand the area of their existing residential property. The remaining portion of property seeks a commercial land use consistent with surrounding Webster land uses in the area and will allow the owner/applicant's son the opportunity to create his own business there. The project site is within the Urban Development Area and the Webster Joint Planning Area where economic growth is encouraged. The proposed land use amendment does not demonstrate any of the characteristics of urban sprawl (Attachment A). The proposed project furthers the following policies of the Future Land Use and Economic Development Elements.

Policy 1.2.9 General Commercial

The "General Commercial" future land use category is applied to land suitable for commercial activity with access from an arterial or collector road. Residential uses may be allowed secondarily to a principle commercial use. Residential uses are limited to an owner/operator/manager unit, or dwellings integrated into a mixed-use commercial development (i.e. mixed-use structures, upper flats, and loft apartments). Central water and sewer shall be utilized when available.

The proposed commercial portion of the property is suitable for commercial uses. It fronts on N Market Blvd, an arterial road and has municipal water and sewer available.

Policy 1.3.7 Conversion of Agricultural Lands

Conversion of agricultural lands to a mixed-use, industrial, commercial or residential future land use category shall demonstrate the following:

The subject property has been in agricultural use for cattle grazing. The requested amendment will allow its conversion to commercial use on 27 acres of the site.

- a. The amendment will not result in urban sprawl as defined in Chapter 163, Part II, Florida Statutes;

The requested amendment does not trigger sprawl per Chapter 163 F.S.

- b. Availability of public infrastructure, including centralized water and sewer, to serve a more dense or intense use, or will be available at the time of development and is secured under a Developers Agreement;

Municipal water and sewer service is available to the site.

- c. The proposed use will complement the rural qualities of the community by supporting a diverse and efficient resource-based economy; and

The proposed amendment will allow development of a commercial use adjacent to existing commercial uses very close to the City's flea market district.

- d. The relationship of the proposed amendment site to the UDA boundary and other more densely or intensely designated or developed lands.

The subject property is inside the Urban Development Area and is adjacent to developed commercial properties.

Objective 8.1 Provide Quality Locations

Identify and establish suitable and functional locations for Industry and commerce that provide a full range of investment and development opportunities.

The change from strictly Rural Residential to Rural Residential and Commercial will allow for more business opportunities and economic growth in a Commercial node of Webster while allowing the landowner to continue their existing residential use in the southwest corner of the site.

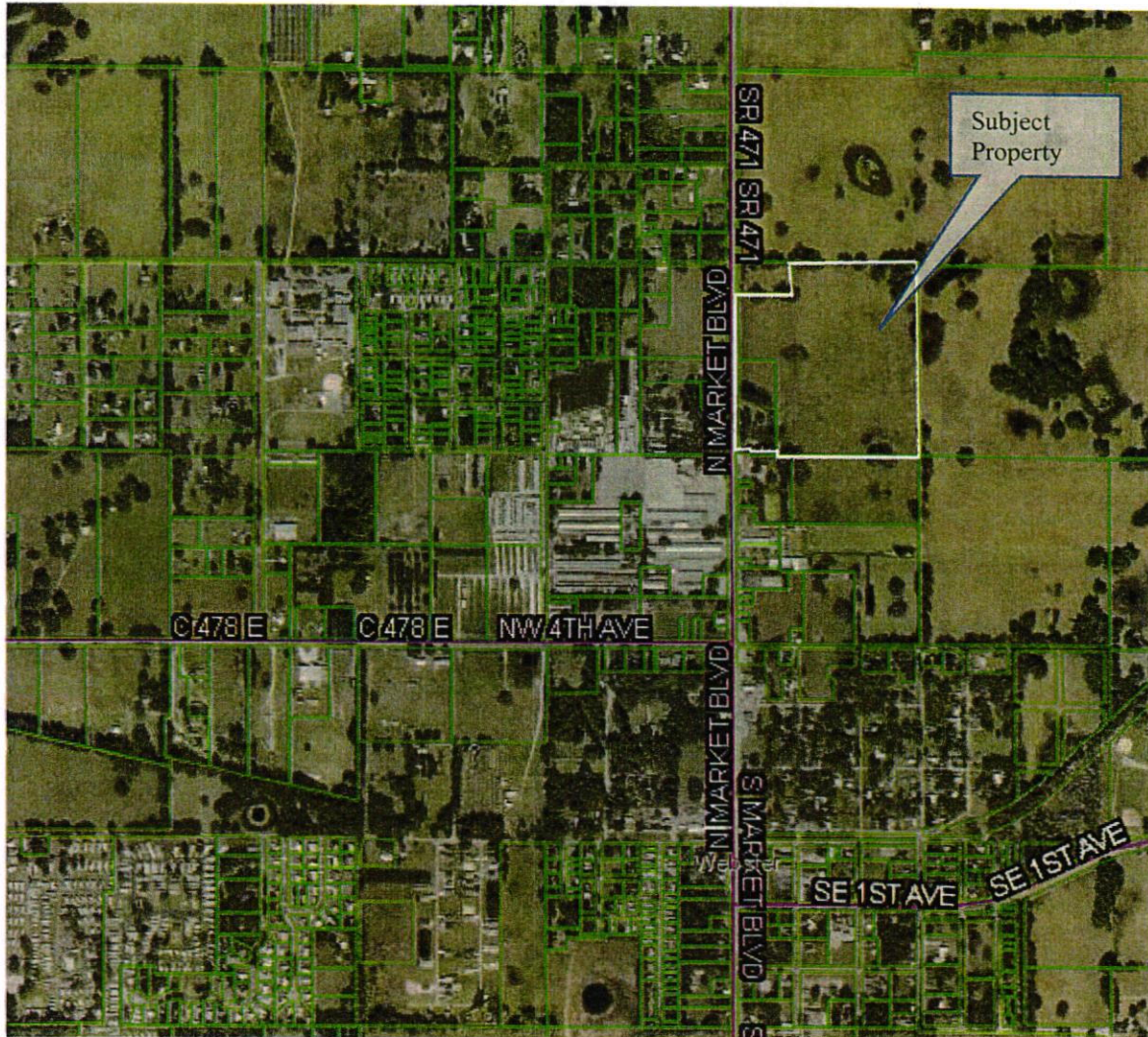
DEVELOPMENT SERVICES DEPARTMENT STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the requirements of the City of Webster Unified Comprehensive Plan and recommends

Approval:

MAP 1

General Location



The map displays a grid of zoning districts. Key districts include RR1, A10C, R2M, R4C, RR1G, RR2.5, RR5, CL, CH, C478 E, RVPUD, and A10G. A yellow-shaded parcel is identified as the 'Subject Property' and is zoned A10C. The map also shows major roads like NW 4th Ave and NW 5th Ave, and the location of the City of Portland.

ATTACHMENT A
LEGAL DESCRIPTION

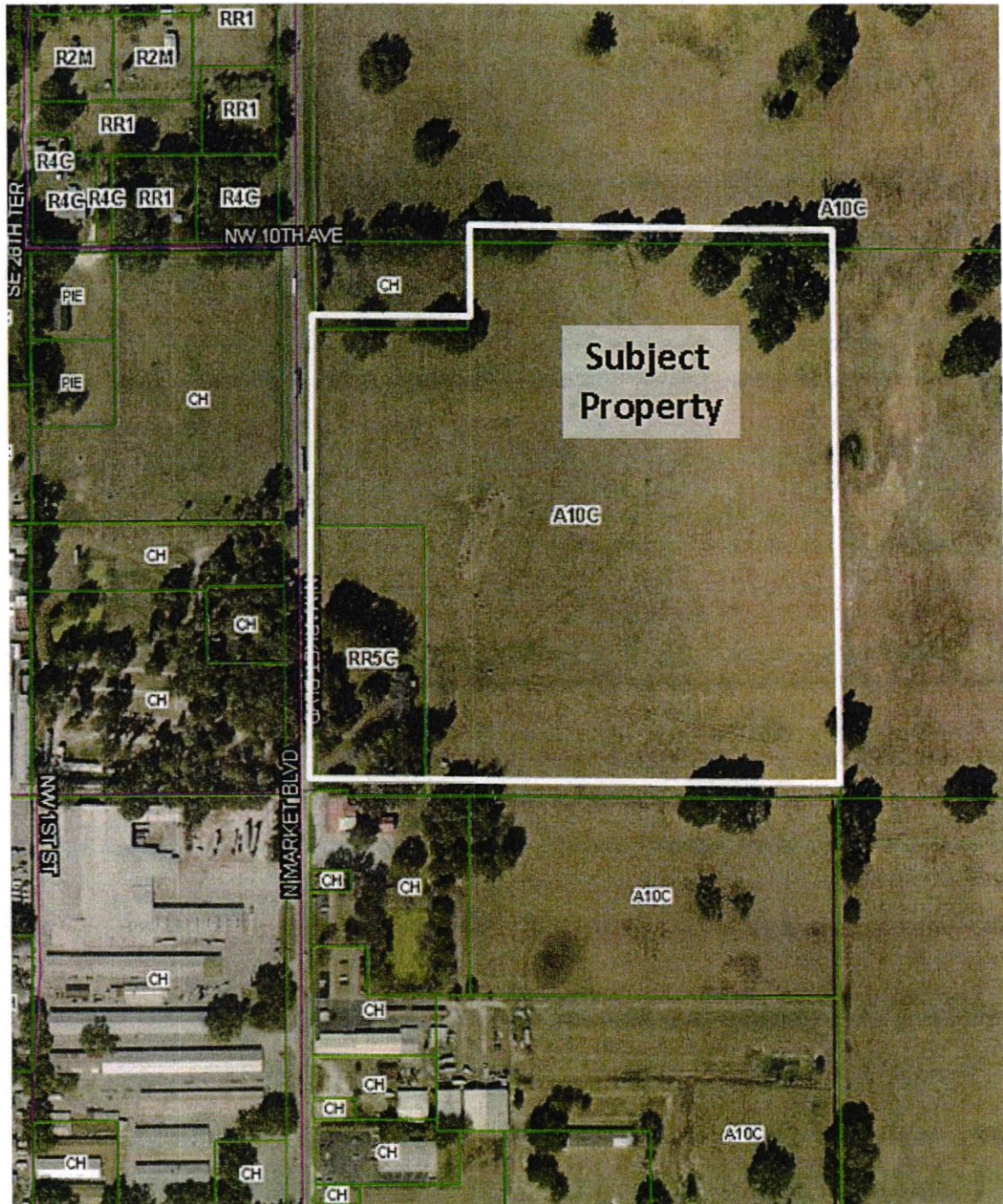
Property to be assigned RR1C (Rural Residential) zoning: IN SEC 31, TWP 21N, RNG 23E: THE SOUTH 626 FT OF THE EAST 643 FT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ INCLUSIVE OF ALL OF LONE OAK ADDITION TO WEBSTER, PB 2, PG 7.

And

Property to be assigned CH (Heavy Commercial) zoning: IN SEC 31, TWP 21N, RNG 23E: SW $\frac{1}{4}$ OF NW $\frac{1}{4}$; LESS BEG AT NW COR RUN S 70 YDS E 140 YDS N 70 YDS W 140 YDS TO BEG; AND LESS THE SOUTH 626 FT OF THE EAST 643 FT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$.

ATTACHMENT B

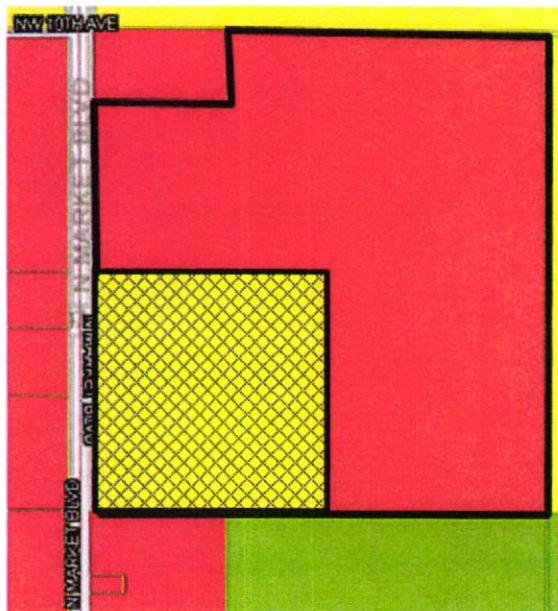
Location with Zoning



Attachment C Future Land Use



Existing Future Land
Use Designations



Proposed Future Land
Use Designations

-  Agriculture (Webster)
-  Rural Residential (County)
-  Rural Residential (Webster)
-  Commercial (Webster)

Attachment D

Urban Sprawl Analysis

The Community Planning Act (Florida Statutes Chapter 163) requires future land use amendments include an analysis to determine whether the proposed amendment contributes to urban sprawl. The proposed land use amendment does not display the sprawl indicators as identified in Florida Statutes Chapter 163.3177.9.a and listed below.

- I. *Promotes, allows, or designates for development substantially areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*
The proposed project will provide new economic options in a compact manner.
- II. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
The subject property is located in the City of Webster near developed areas.
- III. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
The proposed development is not isolated, linear, or creating a ribbon pattern.
- IV. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
The site has no significant natural resources that require protection.
- V. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
The subject site is adjacent to other commercial uses and rural residential uses.
- VI. *Fails to maximize use of existing public facilities and services.*
The project will be served by public utilities.
- VII. *Fails to maximize use of future public facilities and services.*
The project will be served by public utilities.
- VIII. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
The project site is in the City of Webster and will not require a disproportionate increase in the cost, time, money or energy to serve.

- IX. Fails to provide a clear separation between rural and urban land uses.*
The project site is in a developing area that is becoming urbanized.
- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
The subject property does not discourage infill or redevelopment.
- XI. Fails to encourage a functional mix of uses.*
The project does not discourage a functional mix of uses.
- XII. Results in poor accessibility among linked or related land uses.*
The project will not result in poor accessibility among related land uses.
- XIII. Results in the loss of significant amounts of functional open space.*
The project will not result in a significant loss of functional open space.

Further, a future land use amendment is required to meet four or more criteria listed in F.S. 163.3177.9.b. The proposed land use amendment meets the following four listed criteria:

- I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on that protects natural resources and ecosystems.* The proposed project will direct development to a property with little impact on protected natural resources.
- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.* The project will be served by public utilities.
- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit.* The proposed amendment does not impact suburban residential uses.
- IV. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.* The proposed project will improve the balance of land uses in an urbanizing area.

The proposed land use change does not demonstrate any of the characteristics of urban sprawl as defined by the applicable State Statutes.

ORDINANCE NO. 2023-09

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 37 ACRES, MORE OR LESS, IN SIZE (TAX PARCEL IDENTIFICATION NUMBERS Q31-003 and Q31A001) WITHIN THE CITY LIMITS (MAP OF PROPERTY ATTACHED) TO CH AND RR1C ZONING DISTRICTS; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF A MAP BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ginny Browning, whose mailing address is PO Box 500177, Malabar, FL (Tax Parcel Identification Numbers Q31-003 and Q31A001), is the owner of the property which is the subject of this Ordinance; and

WHEREAS, the real property, totaling 37 acres MOL in size, is located on the northeast corner of SR 471 and NW 6th Ave; and

WHEREAS, Ginny Browning applied to the City of Webster, for annexation into the City with Heavy Commercial zoning on 27 acres and RR1C (Rural Residential 1-acre minimum lot size) zoning on 10 acres; and

WHEREAS, the City Council of the City of Webster, Florida has taken, as implemented by City staff, all actions relating to the rezoning action set forth herein in accordance with the requirements and procedures mandated by State law.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the City staff report and City Council agenda memorandum relating to the application relating to the proposed rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.

(b). The subject property, which is 37 acres MOL in size, is located on the northeast corner of SR 471 and NW 6th Ave (Tax Parcel Numbers Q31-003 and Q31A001) (Attachment A).

(c). The City of Webster has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

SECTION 2. REZONING OF REAL PROPERTY/IMPLEMENTING ACTIONS.

(a). Upon enactment of this Ordinance the following described property, as depicted in the Attachment of this Ordinance, and totaling is 37 acres MOL in size, shall be rezoned from A10C (Agricultural-County) and RR5C (Rural Residential-County) zoning districts/classifications to CH (Heavy Commercial) zoning district/classification on 27 acres MOL and RR1C (Rural Residential) zoning district/classification on ten (10) acres MOL (Attachment B):

Property to be assigned RR1C (Rural Residential) zoning: IN SEC 31, TWP 21N, RNG 23E: THE SOUTH 626 FT OF THE EAST 643 FT OF THE SW ¼ OF THE NW ¼ INCLUSIVE OF ALL OF LONE OAK ADDITION TO WEBSTER, PB 2, PG 7.

And

Property to be assigned CH (Heavy Commercial) zoning: IN SEC 31, TWP 21N, RNG 23E: SW 1/4 OF NW 1/4; LESS BEG AT NW COR RUN S 70 YDS E 140 YDS N 70 YDS W 140 YDS TO BEG; AND LESS THE SOUTH 626 FT OF THE EAST 643 FT OF THE SW 1/4 OF THE NW 1/4.

(b). The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action taken herein and to revise and amend the Official Zoning Map or Maps of the City of Webster as may be appropriate to accomplish the action taken in this Ordinance.

SECTION 3. INCORPORATION OF MAP. The map attached to this Ordinance as the Attachment B is hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

SECTION 4. CONFLICTS. All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 5. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 6. NON-CODIFICATION. This Ordinance shall not be codified in the *City Code of the City of Webster* or the *Land Development Code of the City of Webster*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Webster by the City Manager, or designee.

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect

immediately upon enactment; provided, however, that the rezoning of property herein set forth shall not take effect until Ordinance Number 2023-_____ relating to the Comprehensive Plan amendment becomes effective.

PASSED AND ENACTED this _____ day of _____, 2023.

**CITY COUNCIL OF THE CITY
OF WEBSTER, FLORIDA**

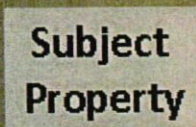
Bobby Yost, Mayor

Approved as to form and

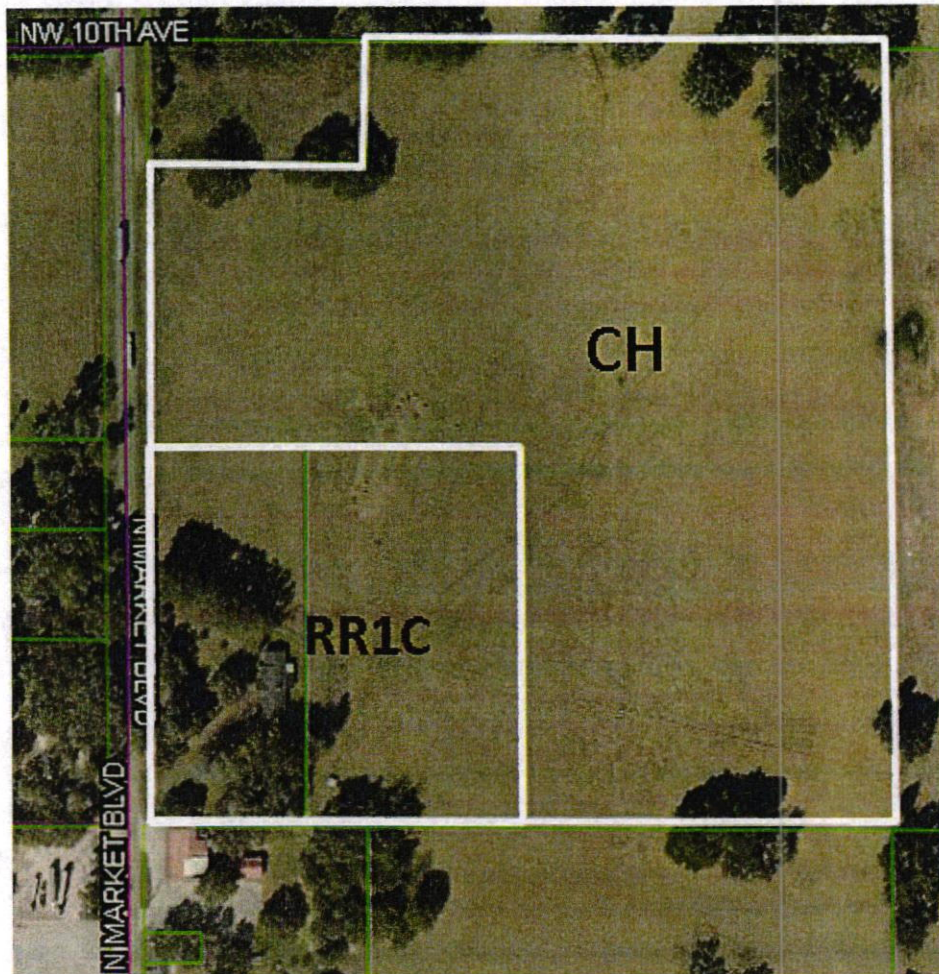
**ATTEST:
Legality:**

**Amy Flood
City Clerk**

**William L. Colbert
City Attorney**



Attachment B
Zoning Assignment



CITY OF WEBSTER REZONING

LOCAL PLANNING AGENCY

April 13, 2023

CITY OF WEBSTER CITY COUNCIL

April 20, 2023

May 18, 2023

CASE NO: R-23-002807

LANDOWNER: Ginny Browning

REQUESTED ACTION(s): Rezone 37 acres MOL from Agriculture (A10C - County) to Heavy Commercial (CH - Webster) and Rural Residential (RR1C - Webster)

PARCEL NO: Q31-003 and Q31A001

LEGAL DESCRIPTIONS: Attachment A

EXISTING ZONINGS: A10C (Agriculture – County) and RR5C (Rural Residential -County)

EXISTING USE: House and commercial building

GENERAL LOCATION: Southeast corner of CR 706 and SR 471 (Map 1)

SURROUNDING ZONING DESIGNATIONS AND USES:

The subject property is located on the east side of SR 471, north of CR 470 (Map 1). The property was recently annexed into the City of Webster and retains a County Agricultural zoning and future land use assignment (Map 2). The RR5C portion to the southwest includes the owner's home, which was built in 1967. The remaining acreage is Agriculturally zoned and currently vacant. Surrounding properties in the area are a mix of County or Webster jurisdiction with a variety of zonings including Agriculture, Rural Residential, and Heavy Commercial being most prevalent.

CASE SUMMARY AND ANALYSIS:

The applicant is requesting to rezone the parcels to Rural Residential (RR1C) and Heavy Commercial (CH) following annexation into the City. The rezoning will allow the residential area of the property to expand and include more land while the remaining land being rezoned will allow development of a business by the owner's son. The property is adjacent the flea market commercial district within a large node of commercial uses. This request is concurrent with small scale comprehensive plan amendment SS-22-07563.

The property is adjacent to existing Heavy Commercial zoned properties (north, west, and south)). Other adjacent properties are designated A10C on the zoning map (north, east, and south). An increase in intensity of use is also supported by the availability of central water and sewer services to the property.

REVIEW CRITERIA:

Sec. 13-313 {5} (3) a. of City of Webster Land Development Code provides the following criteria for consideration of LDC and zoning changes:

1}. Change of condition, or absence of changed conditions

The property is in an area of growth consisting of established businesses as well as vacant land with compatible zoning and land use to allow for future commercial development. The owner/applicant wishes to take advantage of the location and provide additional economic opportunities for the residents of Webster.

2}. Community need, or lack of community need.

The rezoning will allow commercial use within a growing area of other commercial uses.

3}. Benefits to the community.

The rezoning will allow a long-time landowner to maintain a family residence while providing for the communities needs of services and products as well as jobs by allowing for commercial development.

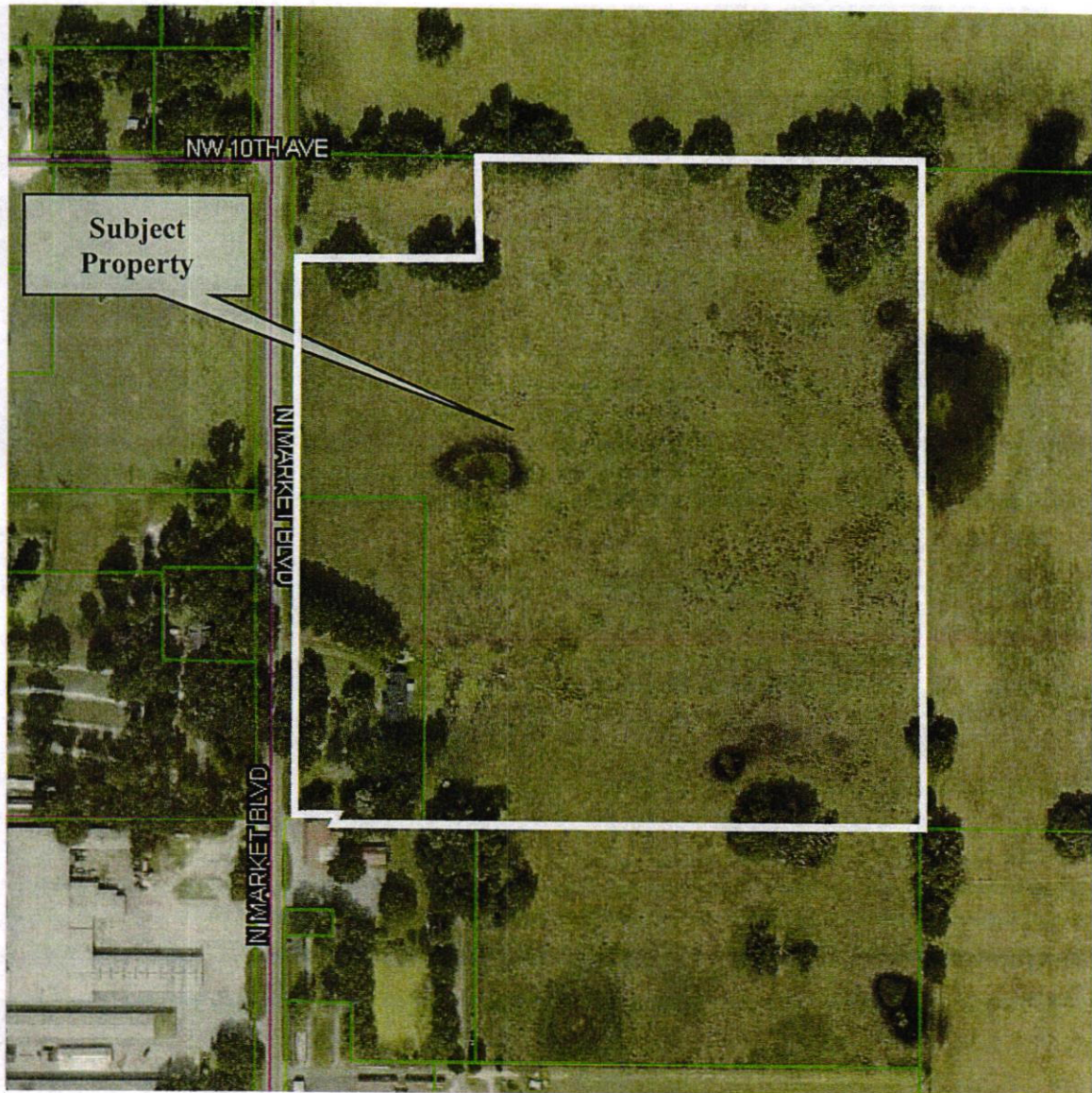
4}. The rights of private property owners.

This rezoning will provide the property owners the opportunity to do what they wish to do with their own property in a manner that will now impinge on neighbor's property rights.

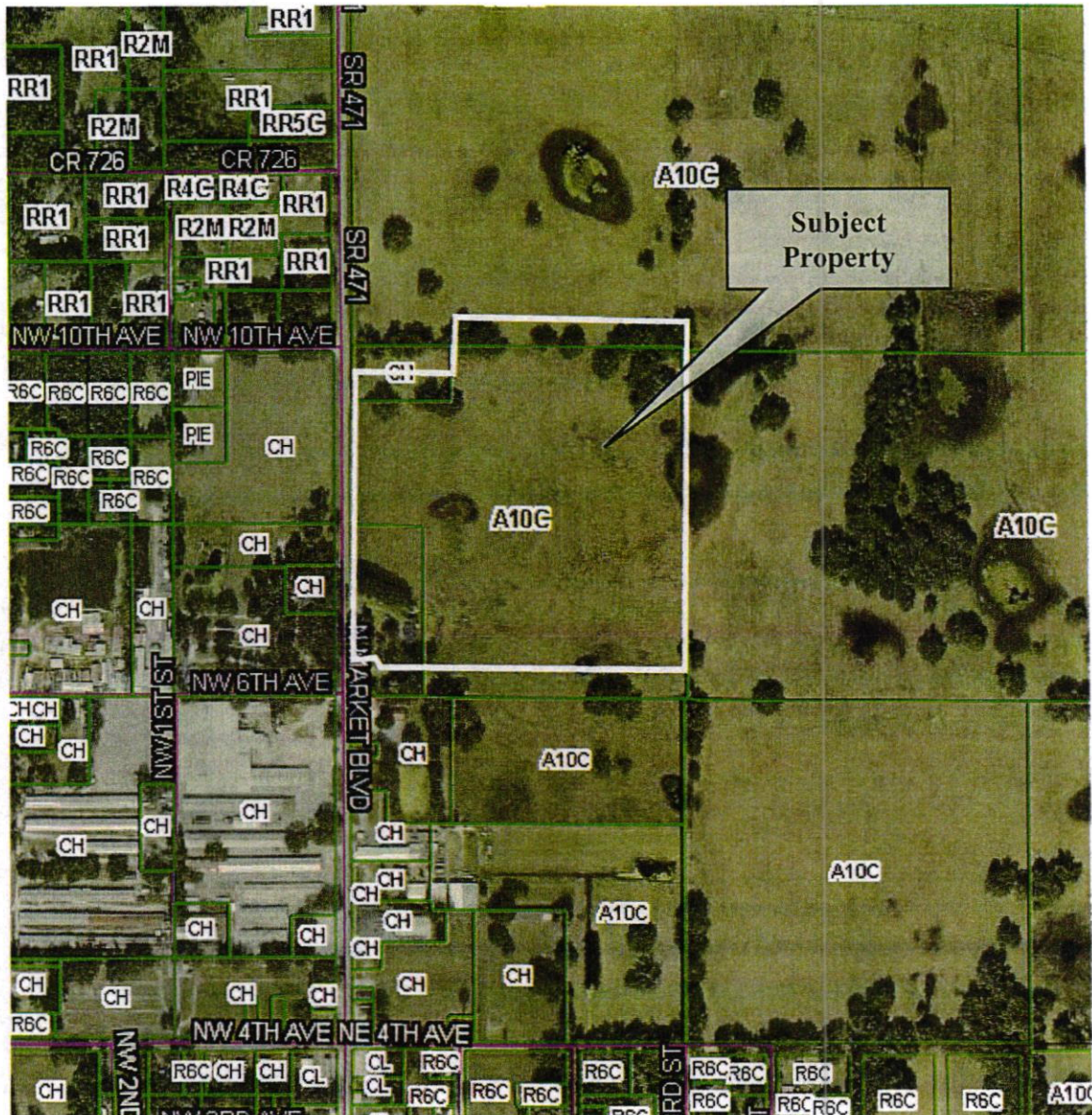
DEVELOPMENT SERVICES DIVISION STAFF CONCLUSIONS:

Staff deemed the application sufficient and in compliance with the minimum requirements of the City of Webster Land Development Code and Unified Comprehensive Plan and recommends approval:

Map 1 Location Map



Map 2 Surrounding Zoning Assignments



Deanna Naugler

From: Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov>
Sent: Tuesday, April 11, 2023 10:56 AM
To: 'Asphalt Repair Inc'
Cc: Deanna Naugler
Subject: RE: DP-23-04680 parking at Hobby Horse day Care

Deanna Naugler is the Webster City Manager. She can be reached at 352-793-2073

Sue

Sue Farnsworth
Planner
Planning and Building
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

From: Asphalt Repair Inc <asphaltrepairinc@gmail.com>
Sent: Tuesday, April 11, 2023 8:55 AM
To: Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov>
Cc: DNaugler@websterfl.com; Burgos, Patricia <Patricia.Burgos@sumtercountyfl.gov>; Berg, Carley <Carley.Berg@sumtercountyfl.gov>; Brugnoli, Kathleen <Kathleen.Brugnoli@sumtercountyfl.gov>
Subject: Re: DP-23-04680 parking at Hobby Horse day Care

Sue or associates, Do you have a point of contact for the city?

On Tue, Apr 4, 2023, 4:01 PM Asphalt Repair Inc <asphaltrepairinc@gmail.com> wrote:

Thank you for the response.

Is there a city member included in this thread or can you direct me to a point of contact regarding this?

Respectfully,

Jimmy Scott
Asphalt Repair Inc.
(727) 243-9238
(352) 428-0186
www.asphaltrepairinc.net



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On Tue, Apr 4, 2023 at 3:54 PM Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov> wrote:

Hello,

Dough J's is located on a street with public on-street parking provided and maintained by the City as part of the downtown district. The short answer is yes but it will not be fast or inexpensive.

It would be up to the City if they wish to establish on-street public parking on 2nd Ave. I recommend any improvements to the City road be subject to a developers agreement since the City will be liable for the design, safety and continued maintenance of the improvement.

sue

Sue Farnsworth
Planner
Planning and Building
Board of Sumter County Commissioners
Tel: 352-689-4400
Fax: 352-689-4401
www.sumtercountyfl.gov

From: Asphalt Repair Inc <asphaltrepairinc@gmail.com>
Sent: Tuesday, April 04, 2023 3:44 PM
To: Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov>
Cc: DNaugler@websterfl.com; Burgos, Patricia <Patricia.Burgos@sumtercountyfl.gov>; Berg, Carley <Carley.Berg@sumtercountyfl.gov>; Brugnoli, Kathleen <Kathleen.Brugnoli@sumtercountyfl.gov>
Subject: Re: DP-23-04680 parking at Hobby Horse day Care

Good afternoon Sue & all,

Is it possible for the client to structure parallel parking connecting SE 2nd Ave?

For example: DoughJs in Webster has parallel parking connecting to E Central Ave.

Respectfully,

Jamee MacDonald

Asphalt Repair Inc.

(727) 243-9238

(352) 428-0186

www.asphaltrepairinc.net



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On Tue, Apr 4, 2023 at 10:07 AM Farnsworth, Sue <Susan.Farnsworth@sumtercountyfl.gov> wrote:

Jane,

Staff has received your application for the new parking lot pavement at Hobby Horse Day Care. This application is not sufficient for review.

- It includes creating a parking area within the City's road right-of way (SE 2nd Ave). Written authorization is required from the City before any improvements can be permitted on their property. Be aware that the Webster Land Development code requires new parking be designed so that cars are not backing onto a public roadway (13-520(1)b).

Let us know how you would like to proceed. Carley Berg and Patricia Burgos will be reviewing this application once it is sufficient for review.

Thank you

Sue Farnsworth, AICP

Planner



Sue Farnsworth

Planner

Planning and Building

Board of Sumter County Commissioners

Tel: 352-689-4400

Fax: 352-689-4401

www.sumtercountyfl.gov



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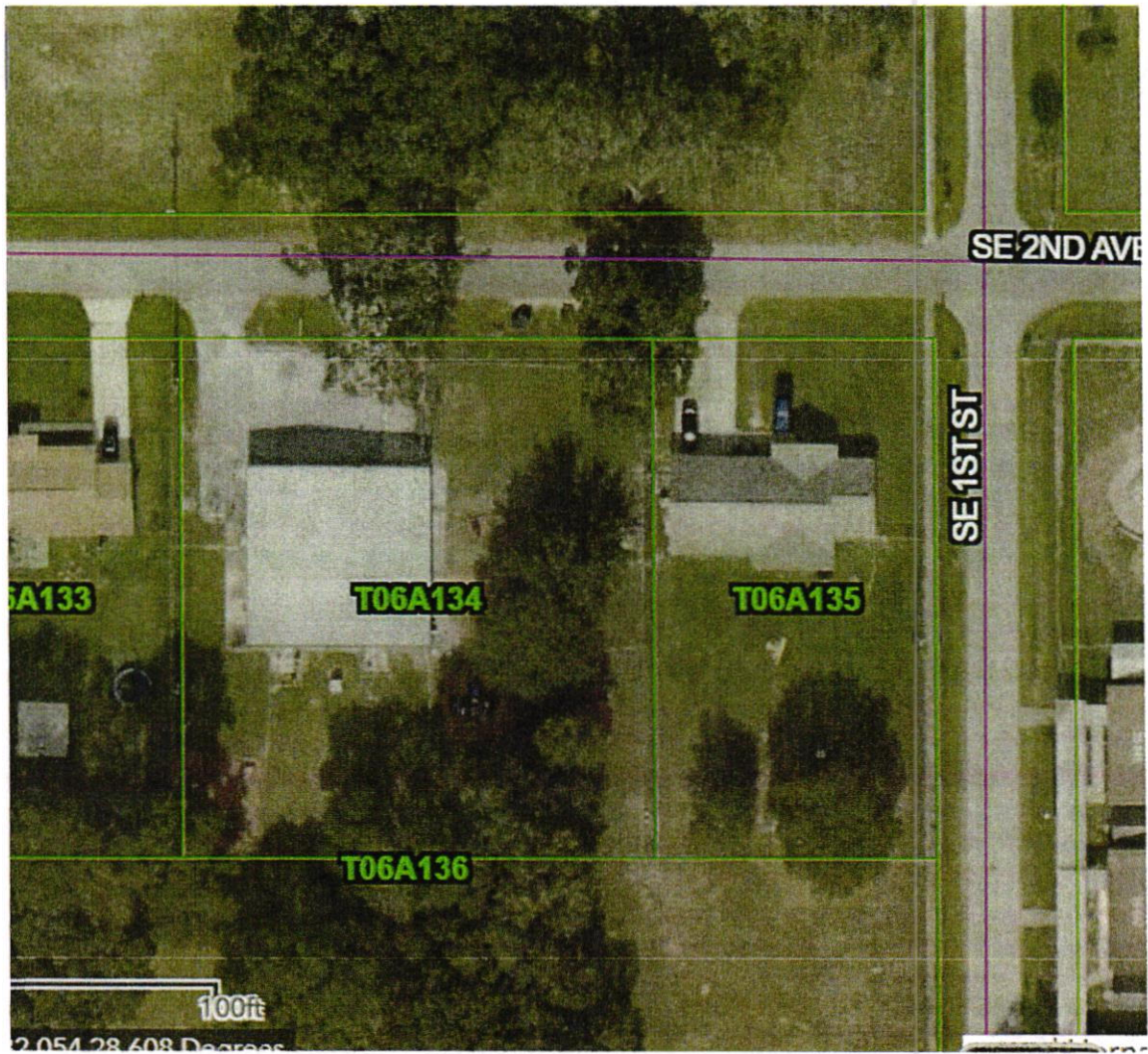
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Surplus Public Work Items 2023

2000 Chevy 3500 Flatbed - 1GBHCROYF468829 – Not Working

Pelican Street Sweeper – Not Working

John Deere 401BD tractor - Not Working

Dixie Chopper Zero Turn Mower - Not Working – XT3300

Big Dog 72" Zero Turn Mower - Not Working – In pieces – 13111508

Big Dog 72" Zero Turn Mower – Hydraulic system issues. Electric clutch no working-13111510

1995 Lawn Trailer- Needs new ramp/gate, new tires, new decking, new lights, new wiring, new finders. Unusable on the road

DR Wood Chipper – C600 – Not Working - SND02034

Trusted Systems Safe – Model TIPS521WSHE-8

Vanguard Generator- Does not run

Titan 7500 Diesel Generator- Runs. No power output

Fisher Pro Series Mower Jack- Does not work- In pieces

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Stenstrom, McIntosh, Colbert & Whigham, P.A.

Issuing Office: 300 International Parkway, Ste 100,

Lake Mary, FL 32746

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: 10983605

Issuing Office File Number: Naugler/Hoosain-Q31B088

Property Address: Webster, FL

Revision Number:

SCHEDULE A

1. Commitment Date: 02/16/2023 at: 5:00 PM

2. Policy to be issued:

A. 2021 ALTA Owner's Policy with Florida Modifications

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein

Proposed Amount of Insurance: \$10,000.00

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*

Fee Simple

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)*

Faiz Hoosain, by virtue of General Warranty Deed recorded in Official Records Book 1537, Page 541, Public Records of Sumter County, Florida.

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By: _____
Authorized Officer or Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Duly executed Warranty Deed from Faiz Hoosain, Grantor, to The Proposed Insured, Grantee, conveying the land described on Schedule A hereof.

NOTE: Spouse(s) of individual(s), if any, are required to join in the execution of the above required instruments in the event the land is the homestead of the grantor. In addition, confirmation of marital status and non-homestead, where applicable, of grantor(s) must be reflected on the instrument vesting the estate to be insured.

5. The name(s) of the proposed insured under the policy must be furnished and this form is subject to such further exceptions and/or requirements as may then be deemed necessary.
6. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
7. An Affidavit in form acceptable to Commonwealth Land Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating: (1) that there are no parties in possession of the subject property other than said current record owner(s); (2) that there are no encumbrances upon the subject property other than as may be set forth in this Commitment and (3) there are no unrecorded assessments which are due and payable to Sumter County, Florida, and if located within a municipality, service charges for water, sewer, waste and gas, if any, are in fact paid through the date of this Affidavit; and (4) that there have been no improvements made to or upon the subject property within the ninety (90) day period last past (from the date of such affidavit) for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to Commonwealth Land Title Insurance Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
8. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

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C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

For 2022 Tax Year Parcel/ID # Q31B088, gross tax amount is \$123.27, exemption type is NONE, and payment status is PAID.

3. Standard Exceptions:

- A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
 5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
 6. Minerals and Petroleum Reservations and Reservation of Road Rights of Way in favor of the State of Florida, through the Trustees of the Internal Improvement Fund, as set forth in that certain Deed recorded in Deed Book 118 Page 436. (Note: As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the insured premises, as contained in Section 270.11 of the Florida Statutes)

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

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C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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SCHEDULE B, PART II Exceptions

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Sumter County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Commonwealth Land Title Insurance Company, 2400 Maitland Center Parkway, Maitland, FL 32751; Telephone 866-632-6200.

Searched By: brianna.lindsay@fnf.com

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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EXHIBIT "A"

Lots 8 and 9, Block I, O'Dells Addition to Webster, according to the plat thereof as recorded in Plat Book 1, Page 55 and Plat Book 1, Page 58, of the Public Records of Sumter County, Florida, and that portion of the West One-Half of the North One-Half of that portion of Northeast Third Avenue lying between Northeast Third Street and Northeast Fourth Street as set out in Resolution 91-2 in Official Records Book 436, Page 692, of the Public Records of Sumter County, Florida.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

C170B09

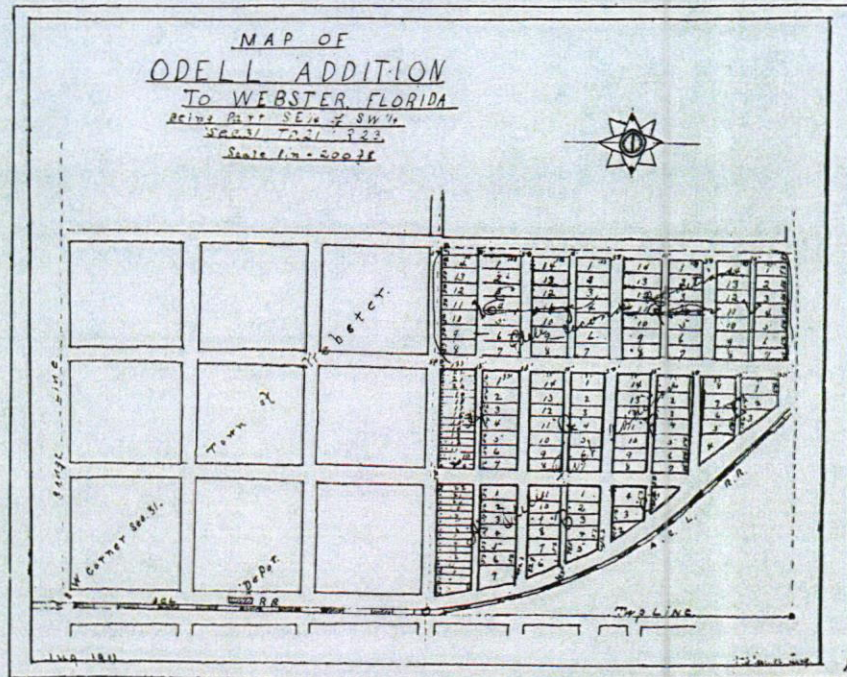
ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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For correct record of this map
see page 58.



Field and recorded
November 21st, 1911 in
Plot Book No. 1, page 55.
Lance Nelson
Webster, Fla.
By Emma Nelson R.C.

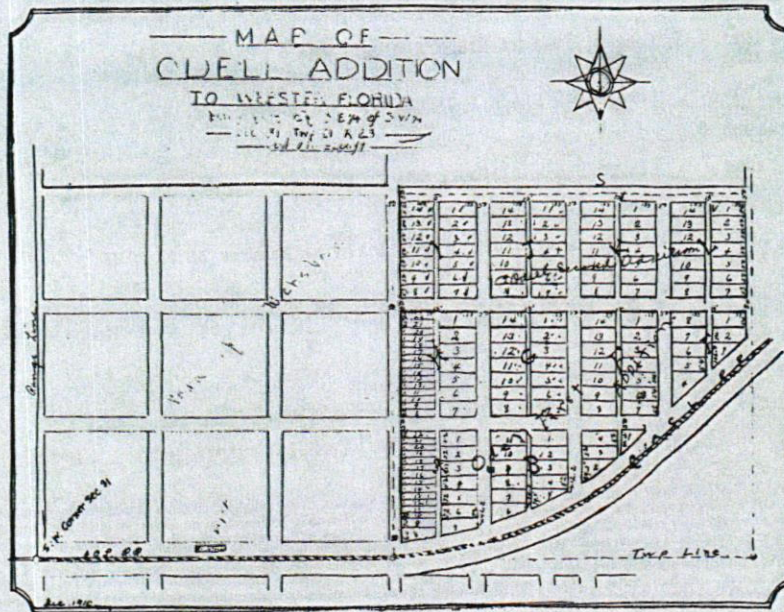
This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Correction

58

Filed and recorded
July 24, 1912

Carl Nelson
Chas.
By Emma M. Nelson



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

COUNTY OF SUMTER DEED NO. 1044.

STATE OF FLORIDA THROUGH

THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, GRANTOR

(1) TO Leonard K. Strickland

of the City of Webster, County of Sumter, State of Florida, GRANTEE

WITNESSETH:

WHEREAS, in pursuance of provisions of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, title to the lands hereinafter described vested in the State of Florida, and the said State by said Section of said Chapter is authorized and empowered to sell said lands through the Trustees of the Internal Improvement Fund of the State of Florida; and

(2) WHEREAS, pursuant to NOTICE duly given by said Trustees of the Internal Improvement Fund, the land referred to by the Certificates hereinafter described was offered for sale on the 9th day of May, 1946, in the County of Sumter, and bids were received, and the said Trustees having accepted the highest and best bid for said land, and having awarded the sale of the said land to the person making such bid, said person being the GRANTEE herein named; Therefore,

(3) KNOW ALL MEN BY THESE PRESENTS: That the State of Florida, through the Trustees of the Internal Improvement Fund of the State of Florida, under authority of Section 9 of Chapter 18296, Laws of Florida, Acts of 1937, for and in consideration of the amount of Eighty and 68/100 DOLLARS (\$80.68) to them in hand paid, the receipt of

which is hereby acknowledged, have granted, bargained and sold and by these presents do grant, bargain, sell and convey all of the right, title and interest of the State of Florida arising out of said Section 9 of Chapter 18296, unto the said GRANTEE, his heirs, successors and assigns, in and to the following described land, situate, lying and being in the County of Sumter, State of Florida, as referred to, identified and described by State and County tax sale certificates to-wit:

(4) No.	Date	DESCRIPTION	Sec.	Tp.	RG.	Ac.	Am't. Rec'd.
560 5676	1921 1933	Lot 1 Block I O'Dells Add to Webster	31	21	23		\$ 12.50
1858 5677	1929 1933	Lot 2 Block I O'Dell Add to Webster	31	21	23		5.00
1223 5661	1931 1933	Lots 3, 13 & 14 Block I O'Dell Add to Webster	31	21	23		6.82
2784 2541 5660	1927 1928 1933	Lots 8 & 9 Block I O'Dell Add to Webster	31	21	23		9.09
752 2791 5679	1926 1927 1933	Lot 10 Block I O'Dell Add to Webster	31	21	23		7.50
569 5680	1924 1933	Lots 11 & 12 Block I O'Dell Add to Webster	31	21	23		7.50
448 317 2784 2541 5660	1918 1919 1927 1928 1933	Lots 16, 18, 19, 20, 21, 22 Block H O'Dell Add to Webster	31	21	23		27.27
2788 5668	1927 1933	Lot 17 Block H O'Dell Add to Webster	31	21	23		5.00

(5) AS TO ALL LANDS, there is reserved unto the State of Florida the title to an undivided one half of all petroleum and petroleum products, and title to an undivided three fourths of all other minerals which may be found on or under the said land, together with the privilege outside any municipality, this date, to explore for and to mine and develop same. Said privilege to explore, mine and develop is to be conducted on and under lands inside any municipality, this date, only with the consent of the surface owner.

(6) AS TO ALL LANDS outside of any municipality, as of this date, there is reserved unto the State of Florida an easement for state road right of way, two hundred feet (200) feet wide, lying equally on each side of the center line of any state road existing on the date of this deed through so much of any parcel herein described as is within one hundred (100) feet of said center line.

(7) TO HAVE AND TO HOLD the above granted and described premises unto the said GRANTEE, and his heirs, successors and assigns forever, all in pursuance of Section 9 of Chapter 18296 aforesaid.

(8) IN TESTIMONY WHEREOF the said Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed the official seal of said Trustees, and have caused the seal of the Department of Agriculture of the State of Florida to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the JUN 14 1946

(SEAL)

TRUSTEES INTERNAL
IMPROVEMENT FUND

STATE OF FLORIDA BY:

Millard Caldwell Governor (SEAL)

J. M. Lee Comptroller (SEAL)

J. Edwin Larson Treasurer (SEAL)

J. Tom Watson Attorney General (SEAL)

Nathan Mayo Commissioner Of Agriculture (SEAL)

(SEAL)

DEPARTMENT OF
AGRICULTUREAs and Composing the
TRUSTEES of the INTERNAL IMPROVEMENT
FUND of the STATE of FLORIDA.

I hereby certify that the above and foregoing is a true and correct copy of the original as filed for record this the 2nd day of July, A.D. 1946, at 9 A.M.

ROY CARUTHERS

Clerk Circuit Court Sumter County

By: Margaret Eddins Deputy Clerk

RECORD VERIFIED

17.00
2.50 TF
19.50

RESOLUTION 91-2

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEBSTER, CLOSING AND VACATING ROAD, RIGHT-OF-WAY OR EASEMENT UPON THE PETITION OF JAMES L. AND SHERRYL BARNES.

WHEREAS, James L. and Sherryl Barnes have filed a Petition to close a certain road, right-of-way or easement in Webster, Sumter County, Florida, and

WHEREAS, the City Commissioners of the City of Webster, Florida believe that closing such road, right-of-way, or easement would be in the best interest of the City of Webster,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEBSTER, FLORIDA, as follows:

1. The City Commission of The City of Webster, pursuant to Florida Statute Chapter 336, shall hold a public hearing on this Petition on June 13, 1991 at 5:00 p.m. at the Webster City Hall, for the purposes of public discussion of the proposal to close that portion of that certain road, right-of-way or easement in Webster, Sumter County, Florida, described as follows:

NORTHEAST AVENUE BETWEEN NORTHEAST THIRD STREET AND NORTHEAST FOURTH STREET

2. This Resolution was passed by the City Commission of the City of Webster, Florida in open meeting assembled in the City of Webster, Florida, on the 26th day of August, 1991, upon motion made by Commissioner Binkley and seconded by Commissioner Lynch, it was moved that the resolution be adopted. Upon the matter being submitted to a vote, the resolution was approved.

3. A copy of this Resolution shall be spread among the minutes of the City Commission and a Notice of the adoption of this Resolution shall be published one time in the Sumter County Times. Proof of Publication of said Notice and a certified copy of this Resolution shall be recorded in the Official Record Books of Sumter County, Florida, all at the expense of the Petitioner.

O'Dell Hall
Filed Book # 3 Page 3

240801

FILED AND RECORDED IN
PUBLIC RECORDS OF
SUMTER COUNTY, FLA.
RECORD VERIFIED

AUG 28 12 13 PM '91

DEANARD R. SHELWITT, JR.
CLERK OF CIRCUIT COURT
BY: W. Hall

Udell Hall
UDELL HALL - Mayor/Commissioner

CERTIFICATION

I DO CERTIFY that the foregoing is a true and correct copy of Webster Resolution 91-2, adopted on August 26th, 1991, by the Webster City Commission, and said Resolution is in full force and effect.

WITNESS my hand and official seal on 26th August, 1991.

Grace Croft
GRACE CROFT, City Clerk

PUBLIC NOTICE

PLEASE TAKE NOTICE that the following Resolution was tentatively approved by the City Commission of the City of Webster, Florida at its regular meeting held on Thursday, July 11, 1991 and it shall be acted upon for its second and final reading at a special commission meeting held on Monday August 26, 1991 at 5:00 p.m. at the Webster City Hall.

Any interested party may appear at said time and place to be heard.

RESOLUTION 91-2

A RESOLUTION OF THE CITY OF WEBSTER, FLORIDA, CLOSING AND VACATING ROAD, RIGHT-OF-WAY OR EASEMENT UPON THE PETITION OF JAMES L. AND SHERRYL BARNES.

NORTHEAST AVENUE BETWEEN NORTHEAST THIRD STREET AND NORTHEAST FOURTH STREET.

City of Webster
Grace Croft
City Clerk

Published one time in the Sumter County Times.

Proof of Publication

from the
SUMTER COUNTY TIMES
Bushnell, Sumter County, Florida
PUBLISHED WEEKLY

OFF. REC. 436 PAGE 695

STATE OF FLORIDA
COUNTY OF SUMTER

Before the undersigned authority personally appeared
ROBERT REICHMAN

of the Sumter County Times, a newspaper published
weekly on Thursday at Bushnell in Sumter County,
Florida; that the attached copy of advertisement being a
public notice in the matter of

NOTICE OF RESOLUTION

Court, was published in said newspaper in the issues of
AUGUST 15, 1991
6370215


Affiant further says that the Sumter County Times is
a newspaper published at Bushnell in said Sumter County,
Florida, and that the said newspaper has heretofore been
continuously published in Sumter County, Florida, each
week and has been entered as second class mail matter
at the post office in Bushnell in said Sumter County,
Florida, for a period of one year next preceding the first
publication of the attached copy of advertisement; and
affiant further says that he/she has neither paid nor
promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing
this advertisement for publication in the said newspaper.

NOTARY PUBLIC
STATE OF FLORIDA
My Commission Expires June 12, 1993
BONDED THRU GENERAL ISS.

Florida of its regular meeting held
on Thursday, August 15, 1991 and it
shall be acted upon for the second
and final reading of a regular
commission meeting held on
Thursday, August 15, 1991 at 8:00
p.m. of the Webster City Hall, web
Any interested party may ap-
pear at said time and place to
be heard, and the matter shall be
acted upon.

RESOLUTION 91-3
A RESOLUTION OF THE CITY OF
WEBSTER, FLORIDA, CLOSING AND
VACATING, A ROAD, A RIGHT-OF-
WAY OR EASEMENT UPON THE PE-
TION OF JAMES L. AND BERRY L.
BARNER.

NORTHEAST AVENUE BETWEEN
NORTHEAST THIRD STREET AND
NORTHEAST FOURTH STREET.
City of Webster City Clerk
Signed and one (1) time in the
Sumter County Times
Thursday, August 15, 1991.


Sworn to and subscribed before me this 15th
day of AUGUST A.D. 19 91

(SEAL) Notary Public



Prepared by, record & return to:
Jacquelyn C. Price
Vision Title of Clermont, LLC
690 East Highway 50, Suite 200
Clermont, Florida 34711

File Number: CL06-1011

Rec 9.00
TF 9.50
Doc 455.00
473.50

General Warranty Deed

Made this January 30, 2006 A.D. By **Shirley L. Johnson, Trustee of the Shirley L. Johnson Trust dated 5/19/99**, 5286 Ray Drive, Spring Hill, Florida, hereinafter called the grantor, to **Faiz Hoosain a married man**, whose post office address is: 2143 Sylam Lake Drive, Grove Town, GA 30813, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Sumter County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: **Q31B088**

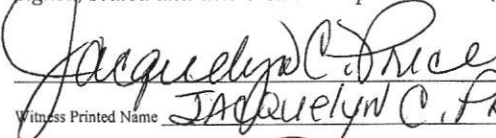
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

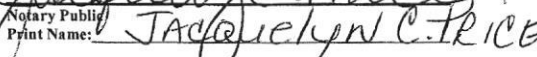

Witness Printed Name Jacquelyn C. Price Shirley L. Johnson, Trustee (Seal)
Address: 5286 Ray Drive, Spring Hill, Florida


Witness Printed Name Pamela S. BonJorn Address: _____ (Seal)

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 30th day of January, 2006, by Shirley L. Johnson, Trustee of the Shirley L. Johnson Trust dated 5/19/99, who is/are personally known to me or who has produced drivers license as identification.

JACQUELYN C. PRICE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD233041
EXPIRES 7/16/2007
BONDED THRU 1-888-NOTARY1


Notary Public
Print Name: Jacquelyn C. Price
My Commission
Expires: _____

SUMTER COUNTY, FLORIDA DOC \$455.00
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

03/02/2006 #2006-7359 S
02:26:46PM B-1537 P-541 S

Prepared by, record & return to:
Jacquelyn C. Price
Vision Title of Clermont, LLC
690 East Highway 50, Suite 200
Clermont, Florida 34711

File Number: CL06-1011

"Schedule A"

Lots 8, 9, 10, 11 and 12, Block I, O'Dells Addition to Webster, according to the plat thereof as recorded in Plat Book 1, Page 55 and Plat Book 1, Page 58, of the Public Records of Sumter County, Florida, and that portion of the West One-Half of the North One-Half of that portion of Northeast Third Avenue lying between Northeast Third Street and Northeast Fourth Street as set out in Resolution 91-2 in Official Records Book 436, Page 692, of the Public Records of Sumter County, Florida.

And

Lots 16, 17, 18, 19, 20, 21 and 22, Block H, O'Dells Addition to Webster, according to the plat thereof as recorded in Plat Book 1, Page 55 and Plat Book 1, Page 58, of the Public Records of Sumter County, Florida, and that portion of the West One-Half of the South One-Half of that portion of Northeast Third Avenue lying between Northeast Third Street and Northeast Fourth Street as set out in Resolution 91-2 in Official Records Book 436, Page 692, of the Public Records of Sumter County, Florida.

SUMTER COUNTY, FLORIDA DOC \$455.00
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

03/02/2006 #2006-7359
02:26:46PM B-1537 P-542

RANDY MASK

2022 PAID REAL ESTATE

SUMTER COUNTY TAX COLLECTOR

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

ACCOUNT NUMBER	ESCROW CD	ALTERNATE KEY	MILLAGE CODE
Q31B088		1070861	8008

HOOSAIN FAIZ
2143 SYLVAN LAKE DR
GROVETOWN, GA 30813-5851

Unassigned Location RE

LOTS 8, 9, BLK I O'DELL S ADD TO WEBSTER PB
1 PG 55 & PB 1 PG 58 & W 1/2 OF N1/2
See Additional Legal on Tax Roll

TAXES BECOME DELINQUENT APRIL 1.

PLEASE PAY IN U.S. FUNDS (NO POST DATED CHECKS) TO RANDY MASK, TAX COLLECTOR 220 E. McCOLLUM AVE • BUSHNELL, FL 33513 •
TAXES CAN BE PAID ONLINE AT WWW.SUMTERTAXCOLLECTOR.COM, BY MAIL, OR IN THE DRIVE-THRU. SEE BACK FOR ONLINE PAYMENT DETAILS.

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
SUMTER COUNTY	5.5900	6,700	0	6,700	37.45
SUMTER CO SCHOOL BOARD	4.5840	6,700	0	6,700	30.71
CITY OF WEBSTER	8.0000	6,700	0	6,700	53.60
SWFWMD	0.2260	6,700	0	6,700	1.51
EXEMPTIONS APPLIED:					
TOTAL MILLAGE		18.4000	AD VALOREM TAXES		\$123.27

RETAIN THIS PORTION FOR YOUR RECORDS

NON-AD VALOREM TAXES		
LEVYING AUTHORITY	PHONE	AMOUNT
For bond payoff amounts please call 352-751-3900. Non-ad valorem assessments are assessed by fiscal year, October 1st – September 30th.		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$123.27	See reverse side for Important Information.
--------------------------------	----------	---

If Postmarked By	Jan 31, 2023				
Please Pay	\$0.00				

← IF PAID BY

RANDY MASK

2022 PAID REAL ESTATE

SUMTER COUNTY TAX COLLECTOR

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

ACCOUNT NUMBER	ESCROW CD	ALTERNATE KEY	MILLAGE CODE
Q31B088		1070861	8008

HOOSAIN FAIZ
2143 SYLVAN LAKE DR
GROVETOWN, GA 30813-5851

Unassigned Location RE

LOTS 8, 9, BLK I O'DELL S ADD TO WEBSTER PB
1 PG 55 & PB 1 PG 58 & W 1/2 OF N1/2
See Additional Legal on Tax Roll

TAXES BECOME DELINQUENT APRIL 1.

If Postmarked By	Jan 31, 2023				
Please Pay	\$0.00				

← IF PAID BY

01/27/2023

Receipt #

22-0093840

Check

\$120.80

PARCEL ID: Q318068

Parcel List Generator

Retrieve Tax Record

Show Bldg Sketch

<< Next Lower Parcel

Next Higher Parcel >>

2022 TRIM (pdf)

GIS Map

Print

Owner & Property Info

Owner's Name	HOOSAIN FAIZ		
Site Address	Unassigned Location		
Mail Address	2143 SYLVAN LAKE DR, GROVETOWN, GA 30813		
Use Desc. (code)	VACANT (00000)		
Sec/Twp/Rng	31/21/23	Neighborhood	8504
Year Built		Tax District	Webster(8008)
Heated Area	0 (SF)	Market Area	8
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 8 9 BLK I O'DELL S ADD TO WEBSTER PB 1 PG 55 & PB 1 PG 58 & W 1/2 OF N1/2 OF THAT PORTION OF NE 3RD AVE LYING BETWEEN NE 3RD ST & NE 4TH ST			

Result: 1 of 1

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values: 2022 Certified Tax Roll Values and Exemptions, as of January 1, 2022

Land Value	\$6,700.00
Market Value	\$6,700.00
Assessed Value	\$6,700.00
Total Taxable Value	\$6,700.00
Exemptions	None

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale Vlt (Qual)	Sale Price	Grantor
01/2006	1537/541	WD	V (U)	\$65,000.00	HOOSAIN FAIZ
04/2001	904/86	WD	V (U)	\$0.00	JOHNSON SHIRLEY
10/1987	210/360	WD	V (U)	\$1,500.00	JOHNSON SHIRLEY
04/1972	127/741	WD	V (U)	\$1,500.00	JOHNSON SHIRLEY

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Webster FF(8009V)	101 Front Feet	101	133
	Webster FF(8009V)	25 Front Feet	25	133

Misc Features

#	Description (code)	Units (dims)	Eff. Year
	NONE		

Sumter County Property Appraiser - Roll Year: 2022

updated: 04/06/2023

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

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