

Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Megan Beville
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
HISTORIC PRESERVATION BOARD MEETING
March 5, 2026 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- d. The purpose of the Historic Preservation Board is to steward the architecture of properties in our City's historic districts by applying the guidelines of the Secretary of the Interiors Standards for Historic Preservation.
- e. Appeal Procedures & ExParte Communication

2. APPROVAL OF MINUTES

- a. Approve Minutes January 8 2026

3. PUBLIC COMMENTS

4. NEW BUSINESS

- a. **HPB Case 26-06: The Florida Department of Transportation Sign (After the Fact)**
Owners: City of Palatka
Address: 110 Madison St. Palatka, FL 32177
Parcel No. 42-10-27-6850-0060-0122
- b. **HPB Case 26-07: Add Porch Railing, Fence, Post Lantern, Repair gutters and Paint.**
Address: 516 North 4th St. Palatka, FL 32177
Parcel No. 42-10-27-6850-0200-0041

5. OTHER BUSINESS

6. BOARD MEMBER COMMENTS

7. STAFF COMMENTS

8. ADJOURN

Notices: Any person aggrieved by a decision of the Board may, within 15 days thereafter, apply to the City Commission for a review of the Board's decision. Such application must be filed with the City Manager in writing. Objections by property owners to National Register nomination(s) must be notarized to be included in the record. Section 54-4-74, Palatka Municipal Code.

Any person wishing to appeal any decision made by the Historic Preservation Board with respect to any matter considered at such meeting will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, at the applicant's expense, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.105.

Persons with disabilities requiring accommodations in order to participate in this meeting should contact the City Clerk's Office at 386-329-0100 at least 24 hours in advance to request accommodations.

Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Megan Beville
Board Member

Patti Vogt
Board Member

Timothy Jefferson
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Christopher Hollister
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ALEX ROMERO
PLANNING CLERK



**Historic Preservation Board
Minutes
CITY OF PALATKA
January 8, 2026**

1. CALL TO ORDER

a. Invocation

Invocation led by Chaplain Mulberry.

b. Pledge of Allegiance

Pledge of Allegiance was led by Ms. Mary Jane Rosa.

c. Roll Call

Present:

Breanna Pierce

Patti Vogt

Elizabeth van Rensburg

Alternate Mary Jane Rosa

Megan Beville

Absent:

Christopher Hollister

Timothy Jefferson

Also Present: Jane West, City Attorney; Lorenzo Aghemo, Planning Director; Alex Romero, Planning Clerk; Renee' Brown, Planner 1, Present via telecommunications technology: Alonzo Mulberry, City Chaplain; Warren Berry, Applicant; Harold Bartelli, Code Compliance Officer.

d. Meeting Purpose Disclosure

Meeting disclosure was read into the record.

e. Appeal Procedures & ExParte Communication

No ex parte communications were disclosed.

2. APPROVAL OF MINUTES

a. Approve December 4, 2025 Minutes

Motion to approve December 4, 2025 minutes by Ms. Pierce. Seconded by Ms. Vogt. Motion passed unanimously.

3. PUBLIC COMMENTS

The floor was opened for public comment. None were heard.

4. NEW BUSINESS

- a. **Case: HPB 25-38 - Request for a Certificate of Appropriateness to demolish a chimney**
Address: 120 Kirkland St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0470-0041
Applicant: Warren Berry

Ms. Renee' Brown, Planner I, presented a request for a Certificate of Appropriateness to demolish an exterior brick chimney at the single-family residence located at 120 Kirkland Avenue, a contributing structure within the South Historic District. Ms. Brown explained the residence is listed in the Florida Master Site File as a frame vernacular structure built between 1892-1897 with Victorian influences and noted that available documentation did not definitively establish whether the chimney was original to the structure or a later addition. Staff further reviewed the applicable review criteria and the Secretary of the Interior's Standards for Historic Preservation as they relate to removal of exterior architectural features.

The applicant, Mr. Warren Berry, addressed the Board and stated that the chimney is not structurally connected to the residence, does not serve an interior fireplace and is believed to have been added during a later renovation. Mr. Berry cited safety concerns due to its condition and explained that removal of the chimney would allow for repair of wood rot and completion of exterior maintenance and improvements to the structure. Applicant showed photos to the board on his tablet. The Planning Clerk was not provided copy for the record.

Board deliberation focused on the chimney's contribution to the historic character of the structure and district, uncertainty regarding its date of construction, and its long-standing presence on the building. Members discussed the chimney's visual impact on the historic façade, the lack of evidence of an associated interior fireplace, and whether stabilization or bracing could be considered as an alternative to demolition, with some members expressing concern that removal could diminish the historic appearance of the structure regardless of whether the chimney was original. Ms. Beville and Chair van Rensburg stated that the chimney appeared to be over 100 years old, and Chair van Rensburg further noted that even if the chimney had been constructed in the 1980s, when the Master Site File was prepared, it would be approximately 45 years old and nearly historic in its own right. Ms. Rosa stated her opinion that the chimney appeared to be filled with mortar and did not appear to have been constructed by a professional mason. Ms. Beville advised that a fireplace would not have been necessary if the chimney contained a flue. The Chair stated her opinion that the chimney contributes to the historic appearance of the house, Ms. Vogt noted that similar chimneys exist within the historic district, including one on Third Street, and expressed that the chimney would be considered historic whether constructed in the 1960s or during the original period of the house, and Ms. Beville suggested that bracing the chimney to the house be considered.

Mr. Aghemo noted that the boundary survey for the property does not depict the chimney, which may indicate that it was added at a later date.

Ms. Rosa further commented that the chimney does not appear to have been professionally constructed.

Ms. Vogt stated that she would prefer to see greater emphasis on historic preservation and expressed that, rather than demolishing the chimney, she would like to see it reconstructed in order to preserve the historic appearance of the house.

Following discussion, the Chair van Rensburg passed the gavel to Vice Chair Pierce in order to make a motion.

**Motion to deny made by Ms. van Rensburg and seconded by Ms. Pierce, with Ms. Mary Jane Rosa dissenting.
Motion to Deny passed 4-1.**

The applicant was advised of the right to appeal the Board's decision and provided information regarding the appeal process.

5. OTHER BUSINESS

Historic Color Palette Ordinance

Ms. West presented a draft ordinance to formally adopt a historic color palette, based on the St. Augustine palette, with limitations to ensure applicability to the City of Palatka.

Board discussion focused on establishing an appropriate historical date range for eligible colors.

Ms. Pierce moved to establish the applicable date range beginning with the incorporation of the City of Palatka (1853).

Motion to approve Ms. Pierce. Seconded by Ms. Vogt. Motion passed unanimously.

Certificate of Appropriateness Timeframes

The Board discussed whether Certificates of Appropriateness should include expiration dates or progress requirements.

Mr. Harold Bartelli, Code Compliance Officer, addressed the Board regarding code enforcement procedures following approval of Certificates of Appropriateness.

Mr. Aghemo added that code compliance will follow up on after-the-fact COA approvals only.

No action was taken on this topic, and the matter was deferred for further consideration at a future meeting.

6. BOARD MEMBER COMMENTS

7. STAFF COMMENTS Ms. West introduced Ms. Nicole Auth, the City's new CRA Manager. Staff also provided an update on Phase I of the Oak and Laurel Streetscape project, including tree plantings and ongoing maintenance, and requested assistance from adjacent property owners with watering due to limited resources.
8. ADJOURN Motion to adjourn made by Ms. Pierce and seconded by Ms. Vogt. Motion carried unanimously. The meeting was adjourned.

Staff Report

HPB Date: March 5th, 2026



Case#: HPB 26-06
Address: 110 Madison St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0060-0122
Applicant: Florida Department of Transportation

A. Application Summary

I. General

Project Name: America 250 Florida Semi Quincentennial
Certificate of Appropriateness – After the Fact
Request: DOT Sign
Acres: 3.06
Location: 110 Madison St.
Project Manager: Renee' Brown
Owner: City of Palatka
Agent: N/A

II. Background

The subject 3.06 acres parcel contains the Historic Bronson Mulholland House located in the North Historic District. It was added to the National Register of Historic Places December 27, 1972.

The sign installed is part of the Florida Department of Transportation commenced installation of an America 250 road trip sign celebrating the Semi Quincentennial year of the United States.

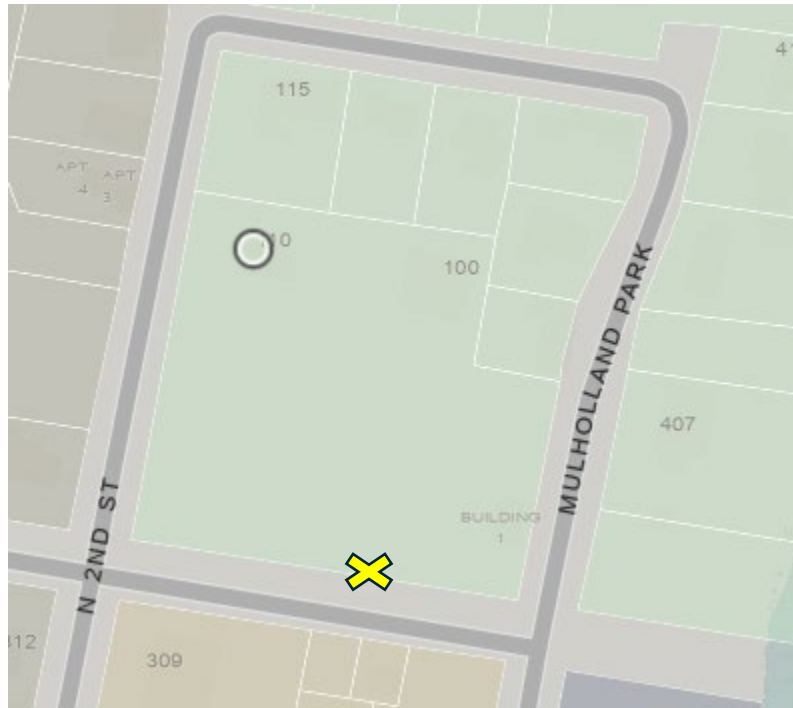


Figure 1: 110 Madison St. Location map.

III. Analysis

The Historic Preservation Board is to determine if the sign is to remain on the property.

1. Current photos of the sign are attached.

IV. Proposed Findings of Fact

- The application for a Certificate of Appropriateness has been deemed sufficient.
- The request for the Certificate of Appropriateness has been fully considered with this public hearing, with legal notice duly published, and the subject property noticed as required by law.



Figure 2: Front of sign from DOT.



Figure 3: Back of sign from DOT.

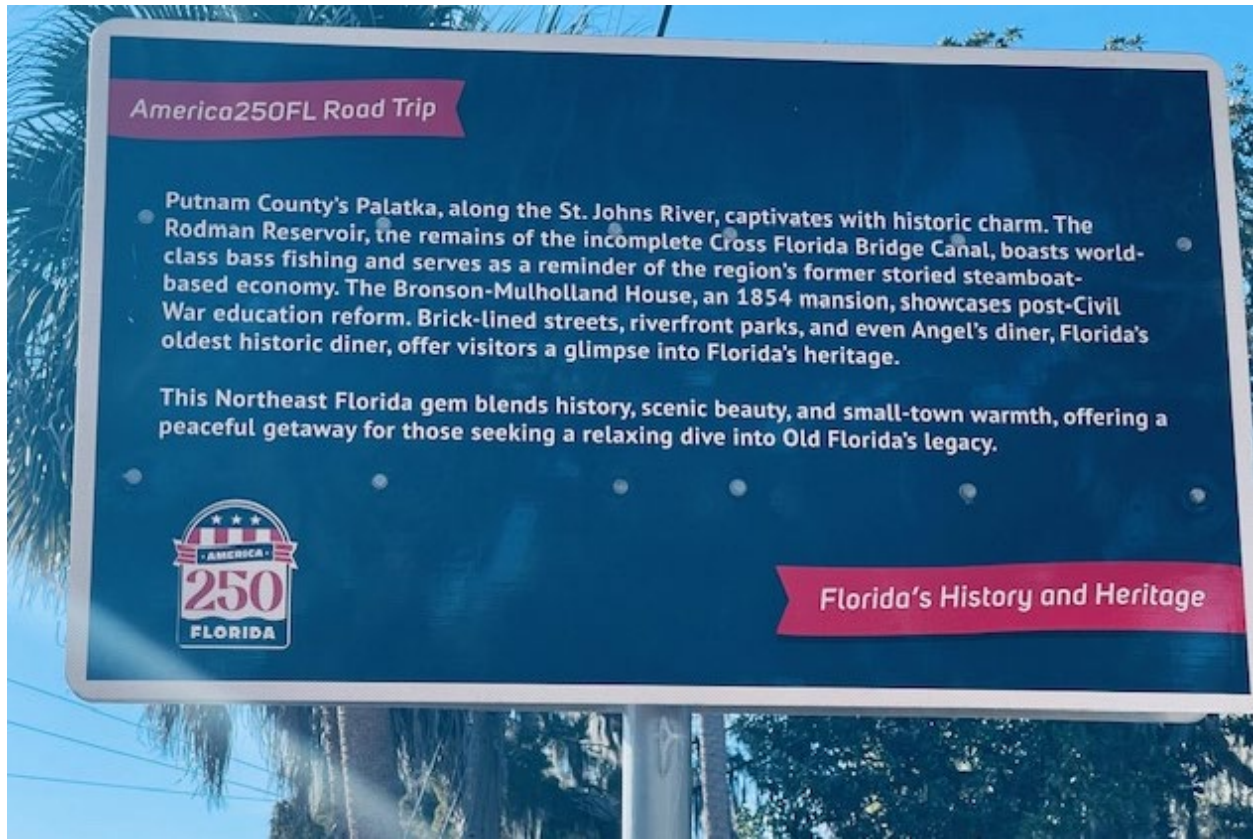


Figure 4: Verbiage on back of sign.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: _____
DATE RECEIVED: _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments. **Advertising fees are to be paid by the applicant.**
(Checks payable to the City of Palatka)

____\$50.00 (Administrative level) ____\$350.00 (HPB level) ____\$500.00 (After the fact)

- | | |
|---|---|
| ☐ Application Fee | ☒ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project. |
| ☒ Site Plan with dimensions | ☒ Material(s) specifications and/or sample(s) |
| ☐ Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner. | ☐ Color samples. |
| ☐ Plans – 2 copies for review drawn to scale | ☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted. |
| ☐ Deed | |

Building & Site Information

- Property Address: 110 Madison St
- Parcel Number: 42-10-27-6850-0060-0122
- Historic District: ☒ North or ☐ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): City of Palatka

Mailing Address: 201 N 2nd St

Phone Number(s): _____ Email: _____

Agent/Contractor(s)

Name(s): Florida Department of Transportation

Mailing Address: 3600 DOT Rd, St. Augustine, FL 32084

Phone Number(s): 904-825-5036 Email: ian.middlemas@dot.state.fl.us

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|---|--|---|--|
| ☐ Windows | ☐ Doors | ☐ Roof | ☐ Wood Repair |
| ☐ Porch | ☐ Fence | ☒ Signage | ☐ Exterior Painting |
| ☐ Addition | ☐ Alteration | ☐ Demolition | ☐ Relocation |
| ☐ New Construction | ☐ General Maintenance | ☐ Other: _____ | |
| Present Use of Property: | ☐ Single Family Residence | ☐ Multi-family Residence | ☐ Commercial |

Provide a detailed description of the proposed work to be performed: Installation of an America 250 Roadtrip Sign.

The sign is 2 panels mounted back to back on a 3" aluminum post mounted in soil.

This application submitted by:

Owner 1 (Print Name): _____

Signature of Owner 1: _____ Date: _____

Owner 2 (Print Name): _____

Signature of Owner 2: _____ Date: _____

Print Agent Name: Florida Department of Transportation

Signature of Agent: Ian Middlemas _____ Date: 02/17/2026

To Be Notarized

Name (Print Name): Marisol Mercado Hernandez

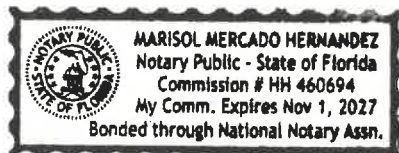
Signature: [Signature] Date: 02/17/2026

STATE OF Florida County of St. Johns

Before me this day personally appeared Ian Middlemas who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 17 day of February A.D. 2026

(Notary Seal)



Notary Public

My commission expires: 11/1/2027 State of Florida at Large.

Type of Identification Produced: personally known



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: _____
DATE RECEIVED: _____
HEARING DATE: _____

For Official Use Only

Date Submitted: _____ Received By: _____ Preliminary Review By: _____

Signs Posted By: _____

Required Attachments Reviewed:

- | | | | |
|---|--|--|--|
| ☐ Proposed Site Plan
changing) | ☐ LOA | ☐ Legal Description | ☐ Existing Elevations (if |
| ☐ Product Information
changing) | ☐ Plans (if addition) | ☐ Photographs | ☐ Proposed Elevations (if |

Staff Report

HPB Date: March 5th, 2026



Case#: HPB 26-07
Address: 516 N 4th St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0200-0041
Applicant: SG & TM Investments

A. Application Summary

I. General

Project Name: Certificate of Appropriateness

Request: Additions: Porch railings, lamp post, gutters and fence.
Also paint exterior.

Acres: 0.12

Location: 516 North 4th St.

Project Manager: Renee' Brown

Owner: Selina Gavin

Agent: N/A

II. Background

The subject 0.12-acre parcel is located in the North Historic District. The structure is a "Colonial Revival style residence built between 1909 and 1915. Significant details include a one-story verandah with unfluted doric columns. Occupies a corner lot and contributes to a well-defined historic neighborhood."

The applicant wishes to add a wood railing to the front porch. Place a 72-inch-tall black post lantern at the corner of the property on the Bronson Street side. Add copper gutters to the roof and pine wood fencing on the property. Also, regular maintenance of painting the structure.

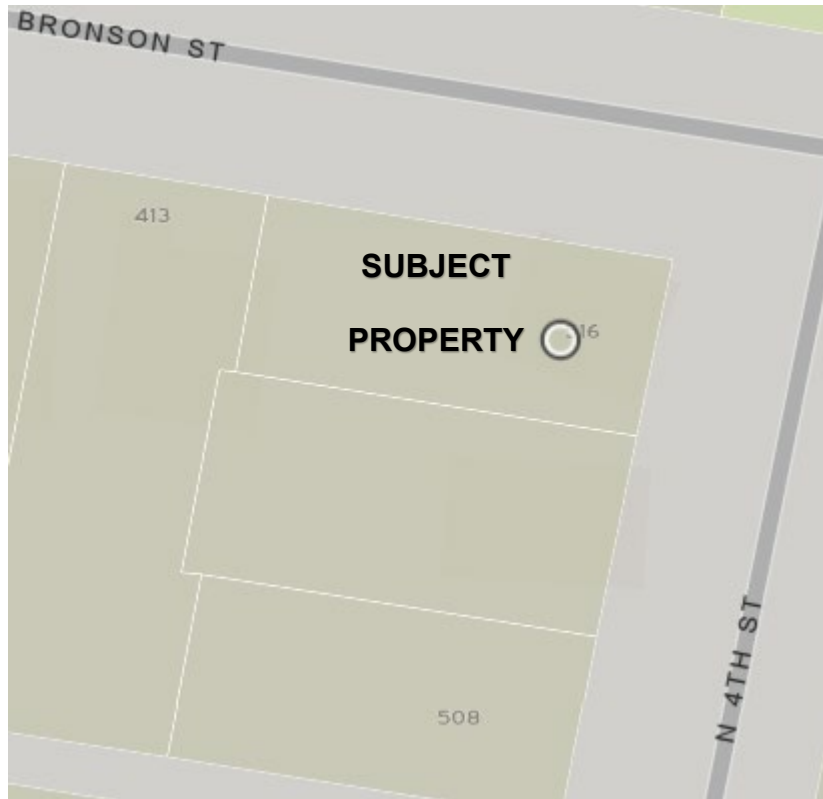


Figure 1: 516 N 4th St. Location map.

III. Analysis

The Historic Preservation Board is to determine if the additions and maintenance being proposed are consistent with the location of the structure in the North Historic District.

1. Wood railings on the front porch.
2. Black post lantern.
3. Copper gutters.
4. Pine wood fence.
5. Exterior body and trim paint.

IV. Proposed Findings of Fact

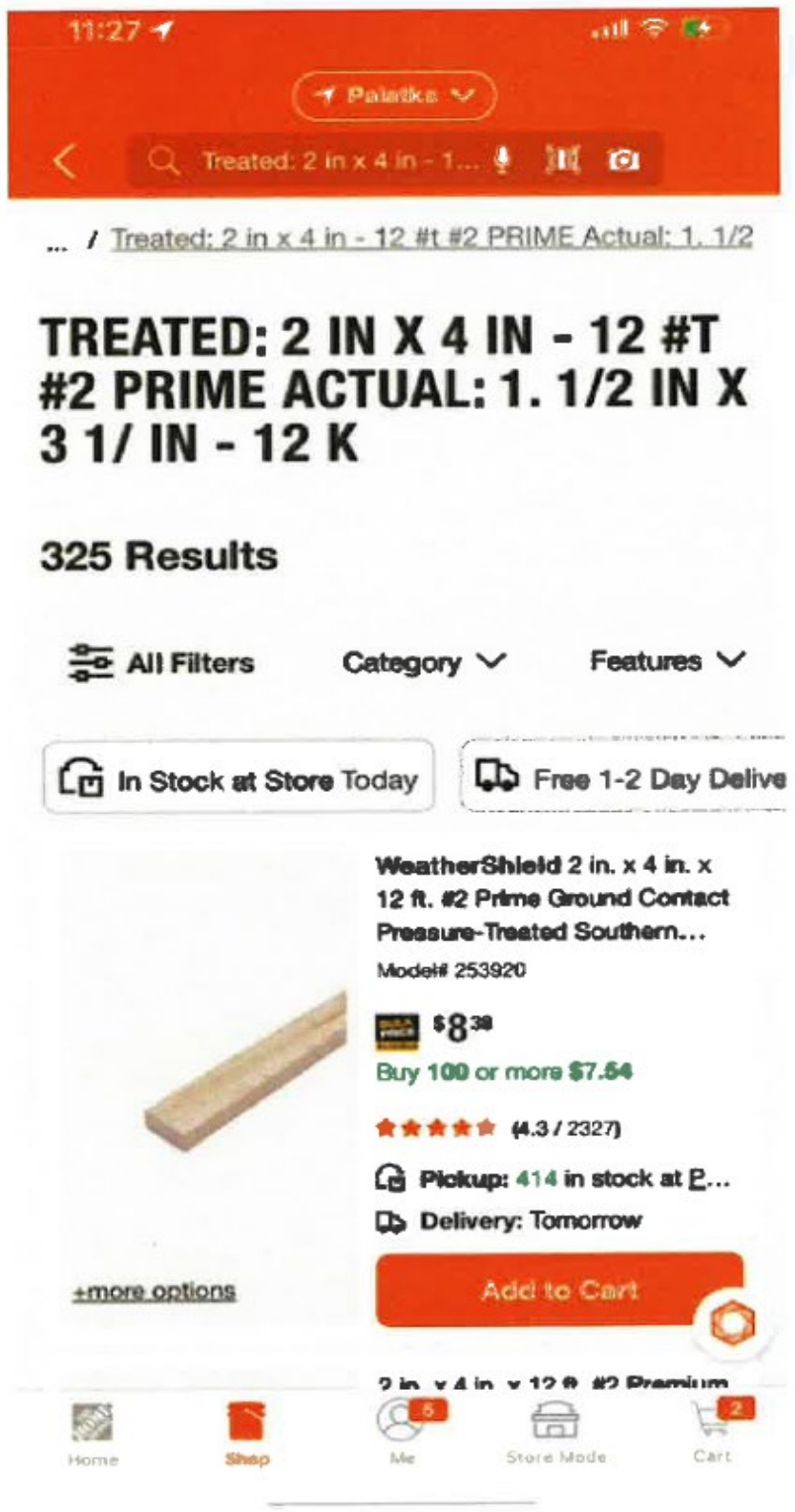
- The application for a Certificate of Appropriateness has been deemed sufficient.
- The request for the Certificate of Appropriateness has been fully considered with this public hearing, with legal notice duly published, and the subject property noticed as required by law.



Figure 2: Current picture of structure.



Figure 3: AI generated proposed railing.



TREATED: 4 IN X 6 IN - 8 FT #2 0.15 PCF ACTUAL 3 1/2 IN X4 1/2 IN - 8 FT

Search Instead for "Treated: 4 in x 6 in - 8 ft #2 0.15
pcf Actual: 3 1/2 in x 5 1/2 in - 8 ft"

239 Results



All Filters

Category 

Features 



In Stock at Store Today



Free 1-2 Day Delive

Top Rated



[+more options](#)

4 in. x 6 in. x 8 ft. #2 Ground
Contact Pressure-Treated
Timber

Model# 259270

 **\$18³⁸**

Buy 40 or more **\$16.54**

★★★★★ (4.3 / 609)

 Pickup: 79 in stock at Pal...

 Delivery: Today

Add to Cart



Best Seller



Home



Shop



Me



Store Mode



Cart



Front yard lamp placement.



DESIGN HOUSE
M

Te

\$58 38

5.0 ★★★★★

 Pickup

 Free Delivery

Add To or



Generation Lighting



Outdoor Posts 72-in Black Traditional Outdoor Pole

Lantern



K-Style Copper Gutter, 5" & 6", 16
& 20 oz.

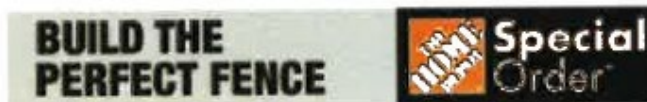




**3-1/2 ft. x 8 ft. Pressure-Treated
Pine Spaced French Gothic Fence
Panel (with 2 in. x 4 in. Backer Rails)**



★★★★★ (25) Questions & Answers (9)



VISIT YOUR LOCAL PRO DESK TODAY



\$56⁹⁸

Pay **\$31.98** after **\$25 OFF** your total qualifying purchase



Home



Shop



Me



Store Mode



Cart

Front Fence Material.

ProWood



6 ft. H x 8 ft. W Pressure-Treated Pine Board-on-Board Fence Panel

★★★★★ (128) ∨ Questions & Answers (57)



\$72⁹⁸



Back fence.



BODY	TRIM
Downing Stone SW 2821	Sage Green Light SW 2851
Rookwood Clay SW 2823	Pure White SW 7005
Downing Straw SW 2813	Roycroft Vellum SW 2833

House

Exterior body.

Window Frames



BODY

TRIM

ACCENT

Colonial Revival Stone
SW 2827

Classical White
SW 2829

Tricorn Black
SW 6258

Exterior trim.



FEB 20 2026

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: HPB 26-07DATE RECEIVED: 2/4/26

HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.

(Checks payable to the City of Palatka)

___ \$50.00 (Administrative level)

☒ \$350.00 (HPB level)

___ \$500.00 (After the fact)

- ☐ Application Fee
- ☐ Site Plan with dimensions
- ☐ Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.
- ☐ Plans – 2 copies for review drawn to scale
- ☐ Deed

- ☐ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project.
- ☐ Material(s) specifications and/or sample(s)
- ☐ Color samples.
- ☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted.

Building & Site Information

1. Property Address: 516 N. 4th St
2. Parcel Number: 42-10-27-6850-0200-0041
3. Historic District: ☒ North or ☐ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): Selina GAUVIN 32080

Mailing Address: 236 Basque Rd St Augustine

Phone Number(s): 520-429-7700 Email: SelinaLg (A) AOL.COM

Applicant Name(s): SG & TM Investments

Agent/Contractor(s)

Name(s): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

Applicant Name(s): _____

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|--|--|---|---|
| ☐ Windows | ☐ Doors | ☐ Roof | ☐ Wood Repair |
| ☒ Porch Railings | ☒ Fence | ☐ Signage | ☒ Exterior Painting |
| ☐ Addition | ☐ Alteration | ☐ Demolition | ☐ Relocation |
| ☐ New Construction | ☐ General Maintenance | ☐ Other: _____ | |
| Present Use of Property: | ☐ Single Family Residence | ☐ Multi-family Residence | ☐ Commercial |

Provide a detailed description of the proposed work to be performed: Railings
Lamp post, Gutters

This application submitted by:

Owner 1 (Print Name): Selina L. Gavin
Signature of Owner 1: [Signature] Date: 2/20/26

Owner 2 (Print Name): _____
Signature of Owner 2: _____ Date: _____

Print Agent Name: _____
Signature of Agent: _____ Date: _____

To Be Notarized

Name (Print Name): Selina L. Gavin
Signature: [Signature] Date: 2/4/26
STATE OF Florida County of St. Johns

Before me this day personally appeared Selina Gavin who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 4 day of February A.D. 2026

(Notary Seal)



[Signature]
Notary Public



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: _____
DATE RECEIVED: _____
HEARING DATE: _____

My commission expires: 8-18-2029 State of FL at Large.
Type of Identification Produced: [Signature]

For Official Use Only

Date Submitted: _____ Received By: _____ Preliminary Review By: _____

Signs Posted By: _____

Required Attachments Reviewed:

- | | | | |
|---|--|--|--|
| ☐ Proposed Site Plan
changing) | ☐ LOA | ☐ Legal Description | ☐ Existing Elevations (if |
| ☐ Product Information
changing) | ☐ Plans (if addition) | ☐ Photographs | ☐ Proposed Elevations (if |

City of Palatka
201 N 2ND ST
PALATKA FL 32177-3735
(386)329-0100
CASH RECEIPT

Date: 02/20/2026 OPER ID: AROMERO RECEIPT NO:F001187

RECEIVED FROM: 516 N 4TH ST.

AMOUNT RECEIVED: 356.00 TYPE: PP PP / 6037
AUTH CODE: 192208176

CHANGE DUE: 0.00

TOTAL RECEIVED: 356.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
350.00		516 N 4TH ST. COA APP FEE HPB LEVEL
6.00		ZONING CONVENIENCE FEE

Parcel Owner Mailing	42-10-27-6850-0200-0041 SG & TIM INVESTMENTS LLC 236 BASQUE RD ST AUGUSTINE FL 32080				(VID 42566)		Parcel Sales Data										
	911 Description	516 N 4TH ST PALATKA 32177 PALATKA MERRYDAYS SUBDIVISION MB1 P100 BLK 20 N 50FT OF LOT 4 + PT OF E 48 1/2FT OF LOT 5 OR735 P1971				Book	Page	Instrument	Sale Date	QSCD	Price	18 DCK (144 sf) 18 5 EPF (66 sf) 11 6 11 30 B00 (900 sf) 30 10 OPF (260 sf) 10 29 B01 (841 sf) 29					
1759						0653	WD	2024-05-20	00 I	162,500							
1759						0645	AFFD	2024-05-20	I								
1759						0390	WD	2024-06-20	00 I	150,000							
0972						1584	WD	2004-03-04	00 I	85,000							
0735						1971	QCD	1997-08-01	01 V	100							
0735						1973	WD	1997-08-01	00 I	62,700							
Parent Parcel						Outbuildings and Extra Features											
Exemption	Amount	Remainder	Owner %	Applied To	Line	Code	Units	Length	Width	Sq Ft	Rate	Value					
					1	DGRF-03R		20	14	280	30	6,130					
					2	012-02R	1				1,500	1,100					
					Total: 7,230												
Improvement Value		105,360	Use Code	00100													
OBXF Value		7,230	Improvements	1													
Land Value		20,250	Location	City of Palatka - North Hist Dist													
Market Value		132,840	Total Acres	0.12													
Just Value CU		0	Zoning	R-1													
Just Value CU		0	FLUM	RM													
Market Adjusted		132,840															
Parcel Value Breakdown																	
Taxing District	Assessed Limited	Minus(-) Exemptions		Taxable Value													
County General	132,840	0		132,840													
St Johns River WMD	132,840	0		132,840													
Palatka	132,840	0		132,840													
School	132,840	0		132,840													
Visits	JLH	2025-11-12	MDS	2024-03-08													
Changes	jhea08	2025-11-12	wwa121	2025-08-19													
Primary Improvement										Improvement Area & Additions							
Description	Single Family			Title Year		Substructure	02 - Piers	Cabinet & Mill	03 - Average	Desc	% Rate	Rate	Sq Ft	Cost			
Class	A	Dep Rate	1.25	Title No.		Floor System	02 - Wood W/O Sub Floor	Floor Finish	05 - Pine/Soft Wood	B00	100	130	900	117,000			
Type		Year Built	1910	Model		Exterior Walls	03 - Shingle / Wd Sd. - Avg.	Interior Finish	01 - Furred - Plastered	B01	100	130	841	109,330			
Adj Base Rate	130	Eff Yr Built	1980	RP No or Tag		Height (Feet)		Paint & Decor	03 - Average	DCK	15	19.5	144	2,860			
Base Sq Ft	900	Obs Cond		Length		Party Wall %		Plumbing Flat	6.0	EPF	80	104	66	6,890			
% Good	42.5	Replace Cost	247,910	Width		Sub Frame		Bath Tile	06 - None	OPF	35	45.5	260	11,830			
Quality	1.00	Dep Rep Cost	105,360	Lot #		Roof Framing	03 - Gable/Hip (RES)	Heating & Air	13 - Zone Heat & Air	Total Replacement Cost:					247,910		
		Functional Obs		Attachments		Roof Cover	13 - Pre Finished Metal	Electrical	03 - Average								
		Economic Obs		Account		Bed / Bath	3 / 1	Corners	4.0								
Land																	
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value		
1	001	Residential Front Feet	1	102	1	0.9		450	405	50.00	20,250	0	0	0	20,250		
Total:											20,250	0	0	0	20,250		

This instrument was prepared by:
Joan DeGrande
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number:26028A
Consideration: \$162,500.00
Documentary Stamps Paid: \$1,137.50

This Warranty Deed

Made this **May 20, 2024 A.D.** By
We Flip Fla, LLC, a Florida limited liability company, hereinafter called the grantor, to **SG & TM Investments, LLC, a Arizona limited liability company**, whose post office address is: **7240 S. Camino Mirio, Tucson, AZ 85747**, 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)

Witnesseeth, that Grantor, for the sum of **Ten Dollars and no cents (\$10.00)** and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

THE NORTH 50 FEET OF LOT 4, MERRYDAY SUBDIVISION, OF THAT PART OF BLOCK 20 OF CITY OF PALATKA, SOUTH OF GEORGIA SOUTHERN AND FLORIDA RAILROAD; ALL ACCORDING TO PLAT THEREOF AS RECORDED IN MAP OF MERRYDAY SUBDIVISION IN MAP BOOK 1, PAGE 100 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

TOGETHER WITH THE EASTERLY 1.65 FEET AS MEASURED ALONG THE NORTHERLY LINE OF THE NORTHERLY 50.0 FEET AS MEASURED ALONG THE EASTERLY LINE OF LOT 5, BLOCK 20, CITY OF PALATKA, ACCORDING TO W. A. MERRYDAY'S SUBDIVISION OF A PART OF BLOCK 20 ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN MAP BOOK 1, PAGE 100 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PUTNAM COUNTY, FLORIDA.

Parcel ID Number: 42-10-27-6850-0200-0041

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. The Grantor(s) residence is at the street or post office address designated below.

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

[signature page to follow]

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 and assessments accruing subsequent to December 31, 2023.

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN. BOTH WITNESSES MUST PRINT THEIR MAILING ADDRESS PER §695.26 FLORIDA STATUTES.

Signed, sealed and delivered in our presence:

We Flip Fla, LLC, a Florida limited liability company

[1] [Signature] (Seal)
Witness Printed Name Charmia Cameron-Smith By: Alvin Christian Lopez, Jr., Its CEO
Witness 1 address: 7901 Baymeadows Circle Address: 1720 Hunters Ridge Road, Orange Park, FL 32003
Jax, FL 32256

[2] [Signature]
Witness Printed Name Mark Giannantonio
Witness 2 address: 624 5th St Apt 1R
Lyndhurst NJ 07070

State of FLORIDA
County of Duval ccs Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 20, 2024, by We Flip Fla, LLC, a Florida limited liability company. Such person (notary must check applicable box):

- ☐ is / are personally known to me.
- ☒ produced a current Florida Driver's license as identification.
- ☐ produced _____ as identification.

[Signature]
Notary Public
Print Name: Charmia Cameron-Smith
My Commission Expires: 11/16/2024

(NOTARY SEAL)

