

PROPERTY INFORMATION REPORT

File No.: TSO23-1244OE

Pursuant to your request, the Company has caused a search to be made of the Public Records of Pinellas County, Florida, solely as revealed by records maintained through November 3, 2023, and said search reveals the following:

1. THE APPARENT OWNER OF RECORD IS:

Storage at Anclote, LLC

2. The land covered by this Report is:

The following property lying and being in Pinellas County, Florida.

The Westerly ninety feet (90') of the following described property:

Begin at the Southeast corner of Section 2, Township 27 South, Range 15 East; thence run North 00°45'58" West a distance of 1330.37 feet; thence run South 89°10'56" West a distance of 928.57 feet; thence run North 00°34'50" East a distance of 33.00 feet to the Point of Beginning; thence run North 00°34'50" East a distance of 180.00 feet; thence run North 89°10'56" West a distance of 210.00 feet; thence run South 00°34'50" West a distance of 180.00 feet; thence run South 89°10'56" East a distance of 210.00 feet to the Point of Beginning.

3. The following unsatisfied mortgages, liens, judgments and other matters affecting the land covered by this Report appear of record:

Mortgage(s): N/A

Judgments/Liens: N/A

Other Matters: N/A

4. Taxes:

Taxes for the year 2023, show paid, in the amount of \$918.87

The parcel # is 02/27/15/00000/410/0200

Assessed Value: \$106,275.00

() Homestead

(X) Non Homestead

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Network Transaction Solutions, LLC

By: *Adam Helling*
Adam Helling

November 13, 2023

2023 REAL ESTATE TAX

Charles W. Thomas, CFC, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at pinellastaxcollector.gov

• E-check - no fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2023			
Pay this Amount	\$918.87			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R12029		TF

STORAGE AT ANCLOTE LLC
9052 CALLE ALTA CT
NEW PORT RICHEY, FL 34655

PARCEL NO.: 02/27/15/00000/410/0200
SITE ADDRESS: ANCLOTE RD, TARPON SPRINGS
PLAT: UNREC
LEGAL:
COM AT SE COR OF NE 1/4 OF
SE 1/4 TH W 1048.57FT TH N
33FT FOR POB TH W 90FT TH
N 180
SEE ADDITIONAL LEGAL ON TAX ROLL

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.7398	31,161	0	31,161	147.70	
HEALTH DEPARTMENT	0.0713	31,161	0	31,161	2.22	
EMS	0.8418	31,161	0	31,161	26.23	
TARPON SPRINGS FIRE	2.2000	31,161	0	31,161	68.55	
SCHOOL-STATE LAW	3.1900	96,967	0	96,967	309.32	
SCHOOL-LOCAL BD.	2.7480	96,967	0	96,967	266.47	
MSTU	2.0857	31,161	0	31,161	64.99	
LIBRARY SERVICE	0.5000	31,161	0	31,161	15.58	
SW FLA WTR MGMT.	0.2043	31,161	0	31,161	6.37	
PINELLAS COUNTY PLN.CNCL.	0.0210	31,161	0	31,161	0.65	
JUVENILE WELFARE BOARD	0.8250	31,161	0	31,161	25.71	
SUNCOAST TRANSIT AUTHORITY	0.7500	31,161	0	31,161	23.37	
TOTAL MILLAGE		18.1769	GROSS AD VALOREM TAXES		\$957.16	

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
	\$0.00
TAXES BECOME DELINQUENT APRIL 1ST	
COMBINED GROSS TAXES AND ASSESSMENTS	
	\$957.16

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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SE 1/4 TH W 1048.57FT TH N
33FT FOR POB TH W 90FT TH
N 180
SEE ADDITIONAL LEGAL ON TAX ROLL

Duplicate N/A 11/09/2023

Paid 11/09/2023 Receipt # 952-23-TAX-042733 \$918.87



Parcel Summary (as of 09-Nov-2023) Parcel Map

Parcel Number
02-27-15-00000-410-0200

Owner Name
 STORAGE AT ANCLOTE LLC

Property Use
 0000 Vacant Residential - lot & acreage less than 5 acres

Site Address
 ANCLOTE RD
 TARPON SPRINGS, FL 34689 (Unincorporated)

Mailing Address
 9052 CALLE ALTA CT
 NEW PORT RICHEY, FL 34655

Legal Description
 COM AT SE COR OF NE 1/4 OF SE 1/4 TH W
 1048.57FT TH N 33FT FOR POB TH W 90FT TH N
 180FT TH E 90FT TH S 180 FT TO POB

Current Tax District
 TARPON SPRINGS FIRE (TF)

Year Built



Living SF	Gross SF	Living Units	Buildings
			0

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
22594/0035	\$111,700	121030273082	B	Current FEMA Maps	Check for EC	/

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$96,967	\$31,161	\$31,161	\$96,967	\$31,161

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$106,275	\$28,328	\$28,328	\$106,275	\$28,328
2021	N	\$28,230	\$25,753	\$25,753	\$28,230	\$25,753
2020	N	\$26,238	\$23,412	\$23,412	\$26,238	\$23,412
2019	N	\$21,284	\$21,284	\$21,284	\$21,284	\$21,284
2018	N	\$25,009	\$23,943	\$23,943	\$25,009	\$23,943

2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	18.1769	(TF)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
05-Oct-2023	\$100,000	<u>U</u>	V	ROWAN MICHAEL PATRICK PR	STORAGE AT ANCLOTE LLC	22594/0035
28-Aug-1987	\$10,000	<u>U</u>				06570/1232

2023 Land Information

Land Area: 0.3707 acres | 16,148 sf

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant	90x180	\$1,390	90.00	FF	1.0545	\$131,918

2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
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No Extra Features on Record.

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
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No Permits on Record.