LAW OFFICE OF
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PATRICK F. GAFFNEY+
ANTHONE R. DAMIANAKIS*

RAY PEACOCK (1947-2007)

+BOARD CERTIFIED MARITAL & FAMILY LAW

*LICENSED IN FLORIDA & NEW YORK

August 3, 2022

File #8744.1

To Whom it May Concern

RE: 530 Alt 19

I am an attorney at law practicing in Pinellas County, Florida. I have reviewed the Pinellas County Property Appraiser website and pulled the following documents attached: the Pinellas County Property Appraiser property sheet and the General Warranty Deed recorded on 9/27/17 at OR Book 19784, Page 901. According to review of these records I confirm that the owner of the property is Joey K's LLC. Furthermore, I have reviewed the Department of State documents and Joey K's LLC is a limited liability company in Florida and in good standing. I have not done a title search, otherwise nor have I been asked to do so. Any title changes not reflected on the Pinellas County Property Appraiser's office are beyond my scope of services for the purposes of this letter.

If you need any further information, please do not hesitate to contact me.

Cordially,

Anthone R. Damianakis, Esq.

ARD/dtb
Enclosures

01-28-15-88560-148-0014

Compact Property Record Card

Tax Estimator

Updated August 2, 2022

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
JOEY K'S LLC 491 RIVERSIDE DR TARPON SPRINGS FL 34689-2565	530 ALT 19 (Unincorporated)

Property Use: 1120 (Single Building Store) | Current Tax District: PALM HARBOR COM SVC (PHMT) | Total Heated SF: 2,106 | Total Gross SF: 2,178

[click here to hide] **Legal Description**

SUTHERLAND, TOWN OF S 120FT OF N 220FT OF W 162.5FT OF BLK 148 (MAP S-02-28-15)

File for Homestead Exemption

Exemption	2022	2023
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2022 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
19784/0901	Sales Query	121030272073	B	Current FEMA Maps	H1/1A

2022 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	**$400,000**	**$400,000**	**$400,000**	**$400,000**	**$400,000**

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	$372,000	$372,000	$372,000	$372,000	$372,000
2020	No	$375,000	$375,000	$375,000	$375,000	$375,000
2019	No	$375,000	$375,000	$375,000	$375,000	$375,000
2018	No	$370,000	$370,000	$370,000	$370,000	$370,000
2017	No	$345,000	$345,000	$345,000	$345,000	$345,000
2016	No	$345,000	$345,000	$345,000	$345,000	$345,000
2015	No	$340,000	$340,000	$340,000	$340,000	$340,000
2014	No	$324,000	$324,000	$324,000	$324,000	$324,000
2013	No	$318,000	$318,000	$318,000	$318,000	$318,000
2012	No	$317,000	$317,000	$317,000	$317,000	$317,000
2011	No	$320,000	$320,000	$320,000	$320,000	$320,000
2010	No	$342,500	$342,500	$342,500	$342,500	$342,500
2009	No	$400,000	$400,000	$400,000	$400,000	$400,000
2008	No	$477,000	$477,000	$477,000	$477,000	$477,000
2007	No	$470,000	$470,000	$470,000	N/A	$470,000
2006	No	$400,000	$400,000	$400,000	N/A	$400,000
2005	No	$265,000	$265,000	$265,000	N/A	$265,000
2004	No	$200,000	$200,000	$200,000	N/A	$200,000
2003	No	$190,000	$190,000	$190,000	N/A	$190,000

2002	No	$172,000	$172,000	$172,000	N/A	$172,000
2001	No	$131,000	$131,000	$131,000	N/A	$131,000
2000	No	$101,500	$101,500	$101,500	N/A	$101,500
1999	No	$100,500	$100,500	$100,500	N/A	$100,500
1998	No	$98,200	$98,200	$98,200	N/A	$98,200
1997	No	$95,300	$95,300	$95,300	N/A	$95,300
1996	No	$92,700	$92,700	$92,700	N/A	$92,700

2021 Tax Information

2021 Tax Bill — Tax District: PHMT

2021 Final Millage Rate: 18.9523

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 new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) **See all transactions**

Sale Date	Book/Page	Price	Q/U	V/I
22 Sep 2017	19784 / 0901	$465,000	Q	I
01 Jul 2014	18452 / 1560	$398,000	Q	I
07 Dec 2005	14784 / 2657	$600,000	Q	I
13 Dec 2001	11730 / 0501	$280,000	M	I
02 Feb 2001	11211 / 0345	$215,000	U	I
1978	04776 / 0322	$47,500	Q	

2022 Land Information

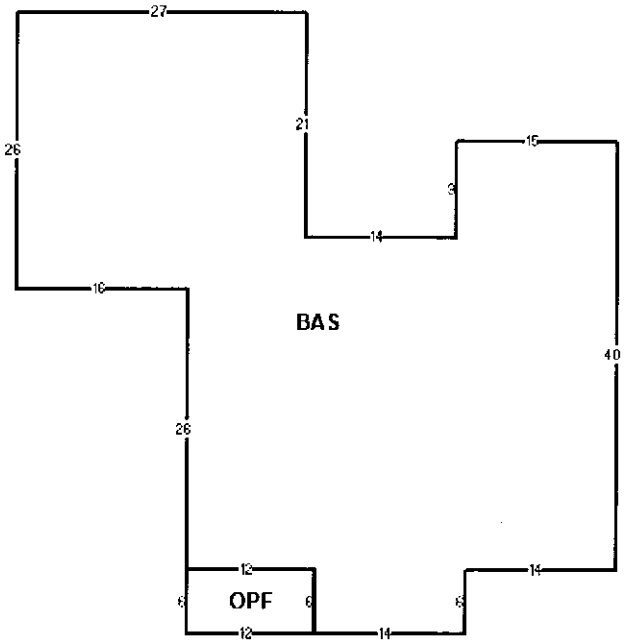
Seawall: No — Frontage: — View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Stores, 1 Story (11)	120x162.5	18.00	19500.0000	1.0000	$351,000	SF

[click here to hide] 2022 Building 1 Structural Elements Back to Top

Site Address: 530 ALT 19

Building Type: **Res Comm Use**
Quality: **Average**
Foundation: **Continuous Footing Poured**
Floor System: **Wood**
Exterior Wall: **Frame Siding**
Roof Frame: **Gable Or Hip**
Roof Cover: **Shingle Composition**
Stories: **1**
Living units: **0**
Floor Finish: **Carpet/ Vinyl/Asphalt**
Interior Finish: **Drywall/Plaster**
Fixtures: **6**
Year Built: **1933**
Effective Age: **37**
Heating: **Central Duct**
Cooling: **Cooling (Central)**



Open plot in New Window

Compact Property Record Card

Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Open Porch (OPF)	0	72
Base (BAS)	2,106	2,106
	Total Building Heated SF: **2,106**	Total Gross SF: **2,178**

[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	$9.00	450.00	$4,050.00	$4,050.00	0
SHED	$16.00	200.00	$3,200.00	$1,600.00	2002
FENCE	$16.00	360.00	$5,760.00	$2,880.00	2002
PATIO/DECK	$12.00	300.00	$3,600.00	$1,800.00	2002

[click here to hide] 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
PER-H-CB16-09668	ROOF	19 Dec 2016	$3,500
PER-H-CB07-11813	HEAT/AIR	17 Sep 2007	$2,722
PER-H-CB07-10546	ADDITION/REMODEL/RENOVATION	04 Sep 2007	$10,000
PER-H-CB06-09587	ADDITION/REMODEL/RENOVATION	06 Sep 2006	$45,000
PER-H-CB251942	ADDITION/REMODEL/RENOVATION	27 Mar 2002	$120,000

If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

I#: 2017294300 BK: 19784 PG: 901, 09/27/2017 at 11:48 AM, RECORDING 4 PAGES $35.50 D DOC STAMP COLLECTION $3255.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK101097

3q3

Prepared by and Return to:
Republic Land & Title, Inc.
3217 Tampa Road
Palm Harbor, Florida 34684

File Number: 17-1085 OR

$465,000.00

General Warranty Deed

Made this September 22, 2017 A.D. By **Melvin B. Beland, a/k/a Melvin Bernard Beland and Kum Chu Beland, Individually and as Trustees of the Yobo Trust, dated December 1, 2008, as husband and wife and KYM EGGERS and RANDALL EGGERS, husband and wife and MARGARET BARRAS, a single woman**, whose post office address is: 394 Ulelah Avenue, Palm Harbor, Florida 34683, hereinafter called the grantor, to **JOEY K'S LLC, a Florida Limited Liability Company**, whose post office address is: 491 Riverside Drive, Tarpon Springs, Florida 34689, 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 Pinellas County, Florida, viz:

PARCEL I: Begin at the Northwest Corner of Block 148, in TOWN OF SUTHERLAND and run South 220 feet, East 112.5 feet, North 220 feet and West 112.5 feet to P.O.B., LESS the North 100 feet and LESS Road right-of-way, all lying in the Southeast 1/4 of Section 2, Township 28 South, Range 15 East, Pinellas County, Florida.

PARCEL II: The South 120 feet of the following described parcel: The East 50 feet of the West 162 1/2 feet of the North 80 feet of Block 148, Map of Town of Sutherland, filed March 29, 1888, Public Records of Hillsborough County, of which County Pinellas County was formerly a part, together with the following: Begin at the Northwest corner of Block 148 of the Map of the Town on Sutherland, filed March 29, 1888, the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, thence run South 80 feet; thence East 112 1/2 feet for the Point of Beginning, thence continue East along the same line 50 feet; thence South 140 feet; thence West 50 feet; thence North 140 feet to the Point of Beginning.

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors or any members of the household of Grantors reside thereon.

Parcel ID Number: **01/28/15/88560/148/0014**

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, 2016.

Prepared by and Return to:
Republic Land & Title, Inc.
3217 Tampa Road
Palm Harbor, Florida 34684

File Number: 17-1085 OR

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 Nicole Catanese

(Seal)
Melvin B. Beland, a/k/a Melvin Bernard Beland, Individually and as Trustee of the Yobo Trust, dated December 1, 2008
Address: 394 Ulelah Avenue, Palm Harbor, Florida 34683

Witness Printed Name Marcus C. Murray

(Seal)
Kum Chu Beland, Individually and as Trustee of the Yobo Trust, dated December 1, 2008
Address: 394 Ulelah Avenue, Palm Harbor, Florida 34683

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this September 22nd, 2017, by Melvin B. Beland, a/k/a Melvin Bernard Beland and Kum Chu Beland, who are personally known to me or who has produced driver's license as identification.

Notary Public

Print Name: Nicole Catanese

My Commission Expires:

NICOLE CATANESE
MY COMMISSION # GG 036982
EXPIRES: January 19, 2021
Bonded Thru Notary Public Underwriters

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

Prepared by and Return to:
Republic Land & Title, Inc.
3217 Tampa Road
Palm Harbor, Florida 34684

File Number: 17-1085 OR

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 #1 sign→ Diane Haywood

Witness Printed Name Diane Haywood

Witness #2 sign→ Dana K Dyment

Witness Printed Name Dana Kathleen Dyment

~~State~~ Province of Ontario
~~County of~~ Regional Municipality of York

Margaret Barras (Seal)
MARGARET BARRAS
Address: 15014 Ninth Line, Stouffville, Ontario, Canada L4A 3E7

The foregoing instrument was acknowledged before me this September 22, 2017, by MARGARET BARRAS, who is personally known to me or who has produced driver's license as identification.

Dana K Dyment
Notary Public

DANA KATHLEEN DYMENT
Notary Public
~~In and for~~ the Province of Ontario

Print Name:

My Commission Expires: on demand

Seal/Stamp

Prepared by and Return to:
Republic Land & Title, Inc.
3217 Tampa Road
Palm Harbor, Florida 34684

File Number: 17-1085 OR

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:

Jessica Zacca
Witness Printed Name Jessica Zacca

Witness Printed Name Nicole Catanese

(Seal)
KYM EGGERS
Address: 394 Ulelah Avenue, Palm Harbor, Florida 34683

(Seal)
RANDALL EGGERS
Address: 394 Ulelah Avenue, Palm Harbor, Florida 34683

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this September 22, 2017, by KYM EGGERS and RANDALL EGGERS, who is personally known to me or who has produced driver's license as identification.

NICOLE CATANESE
MY COMMISSION # GG 036982
EXPIRES: January 19, 2021
Bonded Thru Notary Public Underwriters

Notary Public

Print Name: Nicole Catanese

My Commission Expires:

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
JOEY K'S LLC

Filing Information

Document Number	L17000192548
FEI/EIN Number	APPLIED FOR
Date Filed	09/15/2017
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/12/2020

Principal Address

491 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34689

Mailing Address

491 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34689

Changed: 11/12/2020

Registered Agent Name & Address

nancy, kappas
491 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34689

Name Changed: 10/12/2020

Authorized Person(s) Detail

Name & Address

Title MGR

KAPPAS, NANCY
491 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34689

Annual Reports

Report Year	Filed Date
2020	10/12/2020
2021	01/30/2021
2022	03/08/2022

Document Images

03/08/2022 -- ANNUAL REPORT	View image in PDF format
01/30/2021 -- ANNUAL REPORT	View image in PDF format
10/12/2020 -- REINSTATEMENT	View image in PDF format
09/15/2017 -- Florida Limited Liability	View image in PDF format

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L17000192548

Entity Name: JOEY K'S LLC

FILED
Mar 08, 2022
Secretary of State
4830651622CC

Current Principal Place of Business:

791 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34689

Current Mailing Address:

491 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34689 US

FEI Number: APPLIED FOR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

NANCY, KAPPAS
791 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34689 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: KAPPAS, NANCY 03/08/2022

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGR
Name	KAPPAS, NANCY
Address	~~4~~91 RIVERSIDE DRIVE
City-State-Zip:	TARPON SPRINGS FL 34689

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: NANCY KAPPAS MGR 03/08/2022

Electronic Signature of Signing Authorized Person(s) Detail — Date