TitleReport.org

Informational report
Not title insurance

Commercial Current Owner - Informational Summary Report

Order Number: [redacted]

Reference Number:

Borrower(s): [redacted]

Property Address: [redacted]

County: Putnam

Search Date: 10/13/2026

Effective Date: 10/05/2026

Tax Information

Tax Year: 2026

Payment Frequency: Annual
Due Date: 11/01/2026 Taxes Due: $229.08
Status: OPEN Date Paid: [TaxSourceInstallment1PaymentDate]
Amount Paid: $0.00 Delinquent Tax Amount: $0.00
West Putnam MSBU: Status: OPEN - Amount Due: $42.01
Combined Due: $238.62
Comments:

Assessment Information

Land: $10,350.00 Building/Improvements: $0.00 Assessed Value: $10,350.00

Vesting

[redacted]

Deed Information

Deed Type: Warranty Deed
Grantor: [redacted]
Grantee: [redacted]

TitleReport.org

Informational report
Not title insurance

Dated: 05/01/2023
Recorded: 05/03/2023
Consideration: $10.00
Comments:

Deed Type: Warranty Deed
Grantor: [redacted]
Grantee: [redacted]
[redacted]
Dated: 02/17/2022
Recorded: 04/08/2022
Consideration: $10.00
Comments:

Legal Description: See Attached Exhibit "A"

Deed of Trust / Mortgage Information

None Found.

Involuntary Liens / Judgments

None Found.

Other

Doc Type: Affidavit
[redacted]
Dated: 02/17/2022
Recorded: 04/08/2022
From: [redacted]
To: NA
Comments:

Names Searched

[redacted]

Comments:

TitleReport.org

Informational report
Not title insurance

[redacted]

EXHIBIT A (Legal Description)

The following described land located in the County of Putnam, State of Florida, to-wit:

[redacted]
recorded in Plat Book 4, Page(s) 81, of the Public Records of Putnam County, Florida.

Tax ID: [redacted]

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SAMPLE REPORT - identifying details redacted

Property Detail Report

[redacted]

APN: [redacted]

Putnam County Data as of: 09/22/2026

Owner Information

Owner Name:	[redacted]		
Vesting:			
Mailing Address:	[redacted]	Occupancy:	Absentee Owner

Location Information

Legal Description:	[redacted]			County:	Putnam, Fl
APN:	[redacted]	Alternate APN:	4565	Census Tract / Block:	[redacted]
Munic / Twnshp:	Putnam County	Twnshp-Rng-Sec:	10S-23E-12	Legal Lot / Block:	31 / 7
Subdivision:	[redacted]	Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Putnam		
Elementary School:	Ochwilla Elementar...	Middle School:	Interlachen High S...	High School:	Interlachen High S...
Latitude:	[redacted]	Longitude:	[redacted]		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	05/01/2023 / 05/03/2023	Price:	$1,000	Transfer Doc #:	[redacted]
Buyer Name:	[redacted]	Seller Name:	[redacted]	Deed Type:	General Warranty Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant Land (NEC)	Lot Area:	30,056 Sq. Ft.	Zoning:	
State Use:	00 - Residentia...	Lot Width / Depth:	240 / 125	# of Buildings:	
County Use:	00 - Vacant Res...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.69	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	12019C0500E	Flood Map Date:	03/17/2014
Community Name:	Putnam County	Flood Panel #:	0500E	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	$9,410	Market Total Value:	$9,410
Tax Year:	2025	Land Value:	$9,410	Market Land Value:	$9,410
Tax Area:	000	Improvement Value:		Market Imprv Value:	
Property Tax:	$200.92	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

SAMPLE REPORT - identifying details redacted

Report Issued Date: 10/13/2026

Tax Status Report

[redacted]

APN: [redacted]
Owner Name: [redacted]
Mailing Address: [redacted]

Alt Tax ID: [redacted]

Assessed Values

Assd Year:	2026	Land Use:	Vacant Land (NEC)
Land Value:		TRA Code:	000
Improvement Value:		District:	
Total Value:	$10,350	Exemption Type:	
Total Taxable Value:	$10,350	Exemption Amount:	
Legal:	[redacted]		

Tax Agency 1 Of 1

Agency Name:	Putnam County Tax Collector	Agency Type:	County
Agency Address:	312 Oak Street Palatka, FL 32177	Agency Code:	1210700000
		Current Tax Year:	2026
		Tax Year Date:	1/1/2026 - 12/31/2026
Mailing Address:	Po Box 1339 Palatka, FL 32178	Tax Year Type:	Calendar
Pay To:	Putnam County Tax Collector	Tax Bill Release Date:	10/10
Agency Phone:	(386) 329-0282	Duplicate Bill Required:	No
		Duplicate Bill Fee:	
URL:	httpsptaxweb.putnamtax.com/ptaxweb/		

Agency Comments: DISCOUNTS FOR PAYING TAXES EARLY = 4% IF PAID BY NOVEMBER 30TH , 3% IF PAID BY DECEMBER 31ST , 2% IF PAID BY JANUARY 31ST , 1% IF PAID BY FEBRUARY 28TH . GROSS AMOUNT OF TAXES ARE DUE BY MARCH 31ST. TAX CERTIFICATE SALES ARE HELD ON OR BEFORE 6/1.

Tax Bill Details

2026 Taxes - Annual

As Of Date : 10/13/2026
Bill # :
Certificate # :

Due Date	Inst	Tax Type	Amount	Status	Pd Amt	Date Paid	Delinquent After	Penalty	Balance Due	Est. Good Thru Date
11/01/2026	1st	Annual	$238.62	Due	$0.00		03/31/2027		$229.08	
		Total:	$238.62						$229.08	

Assessment Details

Code	Description	Type	Amount
	Putnam County General Fund	Ad Valorem Tax	$90.48
	School Local Required Effort	Ad Valorem Tax	$36.75
	School District Capital Outlay	Ad Valorem Tax	$17.64
	St. Johns River Water Mgmt	Ad Valorem Tax	$1.86
	Fire Taxing District	Ad Valorem Tax	$14.49
	School District Discretionary	Ad Valorem Tax	$8.80
	Voted District School Debt	Ad Valorem Tax	$26.59
	Ad Valorem Tax-Subtotal	Calculated Subtotal	$196.61
	West Putnam Msbu	Non Ad Valorem Tax	$42.01
	Non Ad Valorem Tax-Subtotal	Calculated Subtotal	$42.01

Tax Redemption

Redemption Amt1	Through Date	Redemption Amt2	Through Date	Redemption Amt3	Through Date
No tax redemption found.					

Order Comments

Current Year Taxes: ESTIMATED DISCOUNT SCHEDULE: IF PAID BY NOV 30: $229.08 - IF PAID BY DEC 31: $231.46 - IF PAID BY JAN 31: $233.85 - IF PAID BY FEB 28: $236.23

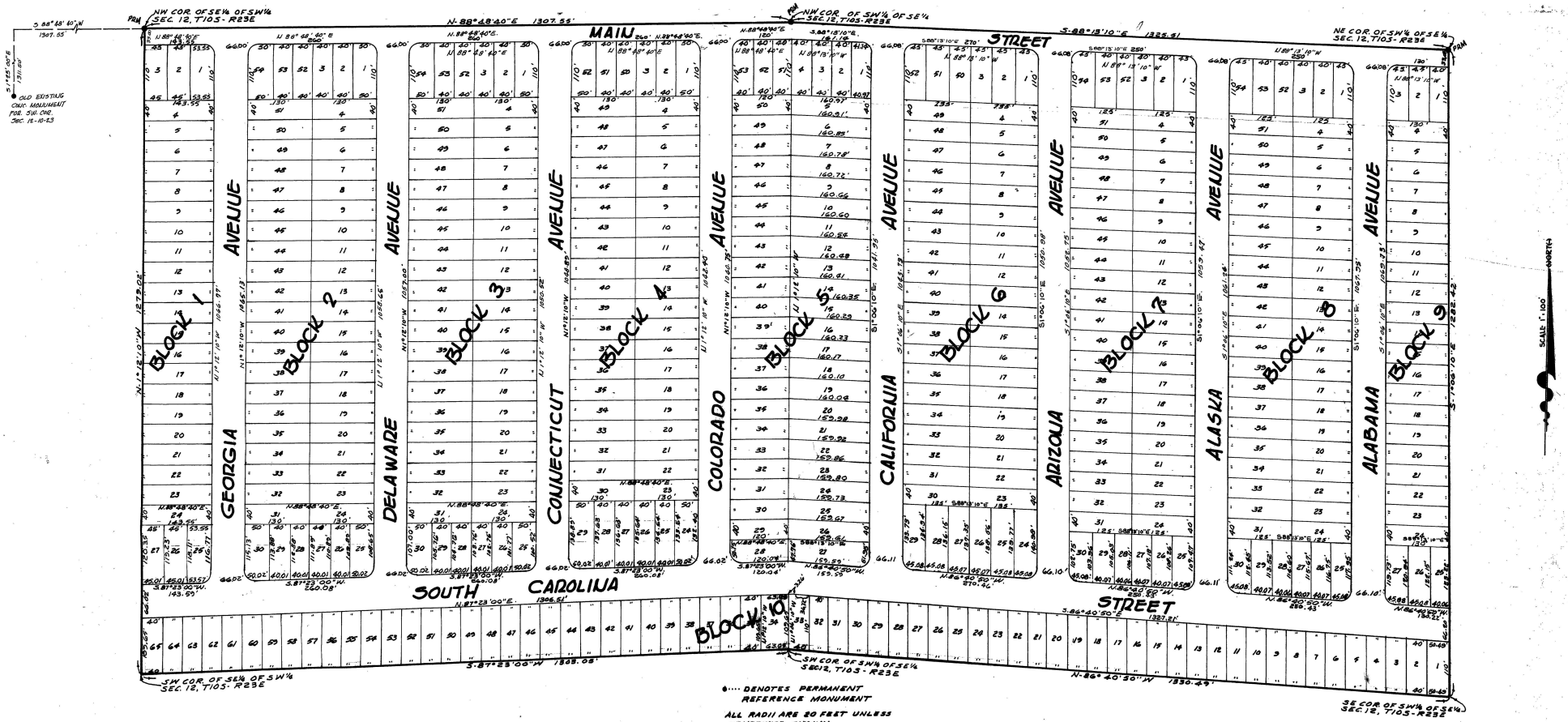
Other Taxes:

81

[redacted]

SUBDIVISION
PUTNAM COUNTY, FLORIDA

DESCRIPTION:
THE SE¼ OF THE SW¼ AND THE SW¼ OF THE SE¼ OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 23 EAST



● ···· DENOTES PERMANENT REFERENCE MONUMENT

ALL RADII ARE 20 FEET UNLESS OTHERWISE SHOWN

DIMENSIONS ON CORNER LOTS ARE TO THE INTERSECTION OF BLOCK LINES PRODUCED UNLESS OTHERWISE SHOWN

DEDICATION

WE, THE OWNERS OF THE ABOVE DESCRIBED LANDS, DO HEREBY CONSENT TO THE FILING OF THIS PLAT AND DEDICATE TO THE PUBLIC THE STREETS AND AVENUES AS SHOWN THEREON, AND DECLARE THAT ALL STATE AND COUNTY TAXES HAVE BEEN PAID THEREON.

WITNESS:
Russell G. Brown
Sheldon W. Brown
H.R. Royster
Minnie W. Royster

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED H.R. ROYSTER AND MINNIE W. ROYSTER, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 21st DAY OF August, A.D. 1961

MY COMMISSION EXPIRES APRIL 30, 1962
Sheldon W. Brown
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SURVEYORS CERTIFICATE

I DO HERE BY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED HEREON AND PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AT POINTS SO INDICATED.

AUGUST 16, 1961

J.C. WATKINS
J.C. WATKINS, LAND SURVEYOR
FLORIDA REGISTRATION NO. 346

COMMISSIONER'S APPROVAL

WE DO HEREBY APPROVE THIS PLAT FOR RECORD IN PUTNAM COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
Alfred M. Peeples
J.L. Thornton
R Bass
Ly L. Ridaught
Jack R Bush

CLERK'S ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PUTNAM

I, A.W. NICHOLS, JR., CLERK OF THE CIRCUIT COURT OF SAID COUNTY AND STATE, HAVE EXAMINED THE ABOVE PLAT OF COOPER LAKE MANOR AND FIND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF SECTION 177 FLORIDA STATUTES 1941 AND IN CONSEQUENCE THEREOF THE SAME IS HEREBY ACCEPTED AND FILED FOR RECORD THIS 25th DAY OF October, 1961.

A.W. Nichols Jr.
CLERK OF CIRCUIT COURT
PUTNAM COUNTY, FLORIDA

SAMPLE REPORT - identifying details redacted

RECORDED DOCUMENT

Warranty Deed · recorded 05/03/2023 · page 1 of 3

Blurred in this public sample — included in full in your report.

WARRANTY DEED

RECORDED DOCUMENT

Warranty Deed · recorded 05/03/2023 · page 2 of 3

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RECORDED DOCUMENT

Warranty Deed · recorded 05/03/2023 · page 3 of 3 (notary)

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Warranty Deed

RECORDED DOCUMENT

Warranty Deed · prior conveyance, recorded 04/08/2022 · page 1 of 2

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RECORDED DOCUMENT

Warranty Deed · prior conveyance, recorded 04/08/2022 · page 2 of 2

Blurred in this public sample — included in full in your report.

Warranty Deed

Limited Liability Company Affidavit

RECORDED DOCUMENT

Limited Liability Company Affidavit · recorded 04/08/2022 · page 1 of 2

Blurred in this public sample — included in full in your report.

[redacted]

[redacted]

[redacted]

[redacted]

RECORDED DOCUMENT

Limited Liability Company Affidavit · recorded 04/08/2022 · page 2 of 2

Blurred in this public sample — included in full in your report.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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