

TITLE SEARCH ORDER FORM

To: Title Search Department

Friday, February 21, 2025

Date of Order: Friday, February 21, 2025

Time of Order: 09:12

R/E Order Number: 156063

CONTACT:

Customer Order # 2020-7049

Customer Fax #: (850) 922-5846

() -

CUSTOMER ID # T Misha Brooks Black

NEED BY:

Buyer/Borrower: DAIRRELL TOOLE AND FAYE M TOOLE

Owner/Seller:

Property Address: 1166 COMANCHE LN, Tallahassee, Florida 32304

Property County: Leon

Property Tax ID #: 222505 C0210

Legal Description:

Type of Search: 30 YEAR TAX SEARCH

Notes:



Research Express Title, LLC
Phone: 850-570-0808
orders@researchexpresstitle.com

TO: Leon County Tax Collector
Doris Maloy

In Re: Legal Description set forth on Exhibit "A" Attached

Order # 2020 7049

We hereby certify that we have searched the Public Records of Leon County, Florida, for the record title holders of the above described property, during and after the issuance of relative tax certificates and for all outstanding mortgages and liens against the said property and for judgments and tax liens against the record title holder, for a thirty (30) year period 2/6/25 inclusive, and certify as follows:

Research Express Title, LLC

BY: FRANK J YORE

Apparent Title Vested In: DAIRRELL TOOLE AND FAYE M TOOLE
1166 COMANCHE LN
TALLAHASSEE FL 32304

ENCUMBRANCES:

NONE FOUND

Tax Identification Number: 222505 C0210

“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.” Property information report prepared for: _DORIS H. MALOY, Leon County Tax Collector

LC-513
Eff:07/19

Part 5: Clerk of Court Certified Amounts (Lines 8 - 15)

Mailing Address

Post Office Box 1835
Tallahassee, Florida 32302-1835
(850) 606-4700

Administrative Services

Metro 8, 1276 Metropolitan Blvd., Suite 401



Service Centers

Metro 8, 1276 Metropolitan, Suite 102
Neil Kirkman, 2900 Apalachee Pkwy.
Lake Jackson, 3840 N. Monroe St, Suite 102
Southside, 3477 S. Monroe St.
Westside, 870-1 Blountstown Hwy.

www.leontaxcollector.net

M E M O R A N D U M

To: Frank Yore
Research Express Title
From: Kanisecia "Tia" Stanley
Tax Administration
Date: February 20, 2025
Re: Checklist for Property Information Report – Certificate 2020-7049

Please complete this memorandum with each Property Information Report with the following questions answered regarding the search you have completed.

1. A search was conducted with the Secretary of State filing office or other government filing office? N/A
2. Do documents in the search indicate a mobile home on the property? YES
3. Is the property **submerged land**? If yes, the surrounding property owner names and address **must be listed** on the cover letter of the encumbrance report. (See our contract for details). NO
4. Is the property **common area**? If yes, the surrounding property owner names and address **must be listed** on the cover letter of the encumbrance report. (See our contract for details). NO
5. If a lienholder or mortgage holder was found in the search, is their name and address shown on the cover letter of the encumbrance report? N/A

RESEARCH EXPRESS TITLE, LLC

Phone: 850-570-0808

orders@researchexpresstitle.com

Name(s): TOOLE, FAYE AND TOOLE, DAIRRELL

Address: 1166 COMANCHE LN, Tallahassee, Florida 32304 County: Leon

Research Express File #: 156063 Searched by: FJY

Customer order #: 2020-7049 Search Type: 30 YEAR TAX SEARCH

Date Searched: 2/21/25 Effective Date of Search: 2/6/25

Record Title Holder: DAIRRELL TOOLE AND FAYE M TOOLE, H/W

Grantor: RALPH E HENRY, JR. AND LUETTA F HENRY, H/W

Book/Page: 1340/666 Dated: 8/23/88 Recorded : 9/19/88

Conveyed by: WD

Legal Description: LOTS 21 AND 22, BLK C, COUNTRY OAK ACRES, AN UNREC'D S/D, MORE FULLY DESCRIBED IN THE WD FILED IN OR 1340/666

Mortgage Holder: NO OPEN MORTGAGES

Judgments Or Liens: NO RECORD

Tax ID# 222505 C0210

NOTES: ASSESSED WITH A MOBILE HOME

END OF REPORT

“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.” Property information report prepared for: DORIS H. MALOY, Leon County Tax Collector

OR1340PC0666

executive line

This Instrument Prepared by:
Beverly R. Crum

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

An Officer of Associated Land Title
Group, Inc.
For Purposes of Title Insurance
File# 220-88-1796V

Made this 23rd day of August

19 88. Between

RALPH E. HENRY, JR. AND LUETTA F. HENRY, HIS WIFE

of the County of Leon, State of Florida, grantor, and
DAIRRELL TOOLE AND FAYE M. TOOLE, HIS WIFE

whose post-office address is Leon, State of Florida, grantee,
of the County of Leon, State of Florida, grantee,
Ten (\$10.00) Dollars, and

Witnesseth: That said grantor, for and in consideration of the sum of
other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever,
the following described land, situate, lying and being in Leon County, Florida, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements and restrictions of record, if any, which are
specifically not extended or reimposed hereby.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature] (Seal)
RALPH E. HENRY, JR.
[Signature] (Seal)
LUETTA F. HENRY

(Seal)

STATE OF Florida
COUNTY OF Leon
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
RALPH E. HENRY, JR. AND LUETTA F. HENRY, HIS WIFE

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me
the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of August

1988

[Signature]
Notary Public
My commission expires 08-24-1990

903690

EXHIBIT "A"

COUNTRY OAKS ACRES (UNRECORDED)

DP 1340-0667

LOT 21, BLOCK "C"

Commence at an iron pipe marking the Southeast corner of the West half of the Northwest Quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida and thence run North 00° 14' 49" West along the East boundary of the West half of the Northwest Quarter of said Section 25 a distance of 598.00 feet to a concrete monument marking the Southeast corner of that tract or parcel of land described in Deed Book 90, Page 350 of the Public Records of Leon County, Florida, thence run North 89° 45' 49" West along the South boundary of said tract or parcel of land 210.85 feet to a concrete monument, thence run North 89° 09' 16" West 724.43 feet, thence run South 00° 50' 44" West 818.50 feet, thence run South 89° 30' 14" East 92.06 feet for the POINT OF BEGINNING.

From said POINT OF BEGINNING continue South 89° 30' 14" East 100.00 feet, thence run South 00° 29' 46" West 261.70 feet to the northerly boundary of the 150.00 foot right-of-way of a City of Tallahassee power line easement, thence run South 89° 53' 17" West along said northerly boundary 100.00 feet, thence run North 00° 29' 46" East 262.76 feet to the POINT OF BEGINNING.

SUBJECT TO a roadway easement over and across the northerly 30.00 feet thereof.

LOT 22, BLOCK "C"

Commence at an iron pipe marking the Southeast corner of the West half of the Northwest Quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida and thence run North 00° 14' 49" West along the East boundary of the West half of the Northwest Quarter of said Section 25 a distance of 598.0 feet to a concrete monument markint the Southeast corner of that tract or parcel of land described in Deed Book 90, Page 350 of the Public Records of Leon County, Florida, thence run North 89° 45' 49" West along the South boundary of said tract or parcel of land 210.85 feet to a concrete monument, thence run North 89° 09' 16" West 724.43 feet, thence run South 00° 50' 44" West 818.50 feet, thence South 89° 30' 14" East 192.06 feet for the POINT OF BEGINNING.

From said POINT OF BEGINNING continue South 89° 30' 14" East 100.00 feet, thence run South 00° 29' 46" West 260.74 feet to the northerly boundary of the 150.00 foot right-of-way of a City of Tallahassee power line easement, thence run South 89° 53' 17" West along said northerly boundary 100.01 feet, thence run North 00° 29' 46" East 261.70 feet to the POINT OF BEGINNING.

SUBJECT TO a roadway easement over and across the northerly 30.00 feet thereof.

Summary

Parcel ID:

222505 C0210

Location:

1166 COMANCHE LN

Subdivision Name:

COUNTRY OAK ACRES UNRECORDED

Owner(s):

TOOLE FAYE

TOOLE DAIRRELL

Property Use:

0200 - MOBILE HOMES

Tax District:

2 – COUNTY

Mailing Address:

1166 COMANCHE LN

TALLAHASSEE FL 32304

Legal Desc:

COUNTRY OAK ACRES UNREC

25 & 26 1N 2W 1.202 AC

LOTS 21 & 22 BLOCK C

[View All Legal](#) 

Acreage:

1.20 ±

Parent Parcel ID:

None

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/1/1988	\$12,000	1340/0666	Warranty Deed	Vacant
1/1/1980	\$3,500	0964/1017	Warranty Deed	Vacant

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$70,000	\$39,031	\$109,031	\$58,854	\$0
2023	\$60,000	\$37,512	\$97,512	\$48,796	\$0
2022	\$50,000	\$33,194	\$83,194	\$35,897	\$0

Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurred before Jan 1, 2025
2024	Yes	

2024 Certified Taxable Values

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$109,031	\$50,177	\$25,177	\$25,000

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County - Emergency Medical Service	0.75000	\$109,031	\$50,177	\$25,177	\$25,000
Children Services Council	0.34770	\$109,031	\$50,177	\$25,177	\$25,000
School - State Law	3.13600	\$109,031	\$50,177	\$25,000	\$25,177
School - Local Board	2.24800	\$109,031	\$50,177	\$25,000	\$25,177
NW FL Water Management	0.02180	\$109,031	\$50,177	\$25,177	\$25,000

Buildings

#	Building Use	Building Type	Yr Built	Heated/Cooled SqFt	Auxiliary SqFt
1	Residential	Mobile Home	1993	1,843	220

Building #1 Details

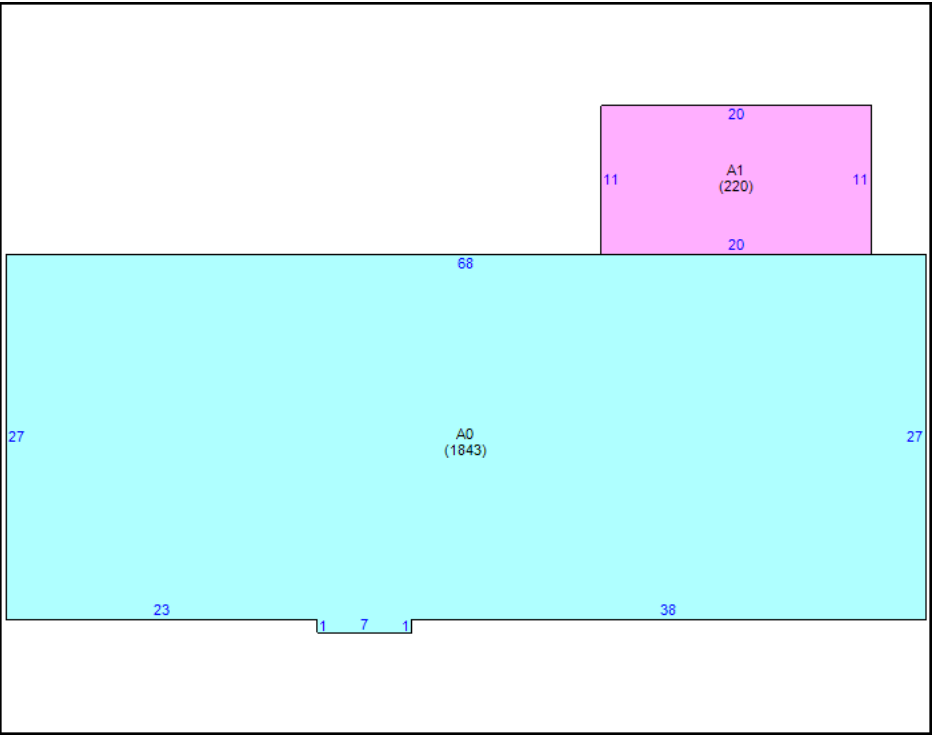
Characteristics

Tax year	2024
Stories	1.0
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Area #	Description	SqFt
A0	Main Building	1,843
A1	Screen Porch Fin	220

Building #1 Sketch





HONORABLE DORIS MALOY
REAL ESTATE

LEON COUNTY

Header1							
ACCOUNT NUMBER: 222505 C0210 2024			TAX DISTRICT: 0002				
ASSESSED VALUE: 50,177		EXEMPTIONS: * SEE BELOW *			TAXABLE VALUE: 25,000		
TAXING AUTHORITY		MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES		
COUNTY	COUNTY GENERAL FUND	8.3144		50,177	25,177	25,000	207.86
	LEON COUNTY HEALTH MSTU	.0000		50,177	25,177	25,000	0.00
	EMERGENCY MEDICAL SERVICE	.7500		50,177	25,177	25,000	18.75
SCHOOL	SCHOOL- LOCAL REQUIREMENT	3.1360		50,177	25,000	25,177	78.96
	SCHOOL CAPITAL OUTLAY	1.5000		50,177	25,000	25,177	37.77
	SCHOOL DISCRETIONARY	.7480		50,177	25,000	25,177	18.83
CSC	CHILDREN'S SERVICES COUN	.3477		50,177	25,177	25,000	8.69
NWFWM	NW FLORIDA WATER MANAGEMT	.0218		50,177	25,177	25,000	0.55
EXEMPTION: EXEM. 25,000							
EXEM. 177							
				14.81790			
							371.41

Header2			
LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
STORM WATER	STORM WATER	PER ASMT UNIT	51.00
SOLID WASTE FEE	WASTE FEE	PER ASMT UNIT	40.00
COUNTY FIRE SERVICE	FIRE SERVICE	PER ASMT UNIT	223.00
NON AD VALOREM ASSESSMENTS:			314.00
COMBINED TAXES & ASSESSMENTS TOTAL:			685.41

PROPERTY:
ADDR:1166 COMANCHE LN TAL

BACK TAXES DUE ON THIS ACCOUNT			
FEB 1-FEB 28		MAR 1-MAR 31	
678.56		678.56	
HONORABLE DORIS MALOY		LEON COUNTY	
REAL ESTATE			

FEB 1-FEB 28	MAR 1-MAR 31	DELINQUENT ON	
678.56	678.56	APRIL 1	
EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED
		0002	

VALUES AND EXEMPTIONS		TAXES	371.41	HONORABLE DORIS MALOY	
ASSESSMENT	50,177	STRM WTR	51.00	P.O. Box 1835	
TAXABLE	25,000	WASTEFEE	40.00	Tallahassee, FL 32302-1835	
EXEM.	25,000	FIRE SER	223.00		
EXEM.	177	TOTAL	685.41	25 1N 2W	
				COUNTRY OAK ACRES UNREC 25 & 26	
				1N 2W 1.202 AC LOTS 21 & 22	
				SEE TAX ROLL FOR MORE LEGAL	
				BACK TAXES DUE ON THIS ACCOUNT	
222505 C0210		2024			
TOOLE FAYE			*** PAID *** PAID *** PAID ***		
TOOLE DAIRRELL			02/14/25 PERIOD 04		
1166 COMANCHE LN			464-2024-0000047.0007		
TALLAHASSEE, FL 32304			\$678.56 PD		