

PROPERTY INFORMATION REPORT

Forseti Real Estate Services
1339 Arlington St.
Orlando, FL 32805
O: 407-456-1888 | F: 407-583-6923

ACCOUNT NUMBER: **2020150040**

DORCODE: **0100**

ORDER DATE: **04/23/2025**

DORDESCRIPTION: **Single Family Detached**

APPLICATION NUMBER/OE ORDER ID: **250141**

COVERING THE TWENTY YEAR PERIOD UP TO 8:00AM ON: **04/14/2025**

PREPARED FOR: **Sarasota County Tax Collector**

LEGAL DESCRIPTION: **LOT 9 BLK H NEWTOWN HEIGHTS 1ST ADD TO IN OR 400 PG 887**

APPARENT LEGAL TITLE HOLDER AND ADDRESS OF RECORD:

**CLARENCE HARDEN
ARRETHA HARDEN
2814 Palmadelia Avenue
Sarasota, FL**

CURRENT TAX ROLL AND ADDRESS OF RECORD:

**Arretha Harden
2814 Palmadelia Ave
Sarasota, FL, 34234-6059**

RECORDED CONTRACT OF DEED: **None**

LIENHOLDER/MORTGAGEE AND ADDRESS OF RECORD:

**CITY OF SARASOTA
1565 First Street**

**Sarasota, FL 34236
(City of Sarasota Lien Against Certain Real Property Owned by Arretha Harden for Non-Payment of Water or
Sewer Service Charges - 2024100184)**



ADDITIONAL INFORMATION:

Certificate of Death recorded 01/20/2000 in Official Records Instrument Number 2000007796.

APPLICATION FOR HOMESTEAD EXEMPTION: **0**

GROSS ASSESSMENT: **\$65,594.00**

UNPAID OR OMMITTED TAXES: **2022,2023**

TAX YEAR: **2022** AMOUNT DUE: **5695.14**

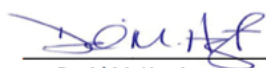
"This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited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

This company, in issuing this certificate, expressly disclaims any liability for the validity of any document or proceeding appearing in the public records and which constitutes a part of the chain of title. This certificate does not directly or indirectly set forth or imply any opinion, warranty, guarantee, insurance, or other similar assurance to the status of the title. This company expressly disclaims any liability for loss or damage resulting from reliance on this certificate in excess of the fee paid to FORSETI REAL ESTATE SERVICES, LLC or \$1,000.00, whichever is less. I certify that these records are correct and satisfy the requirements set forth by 12D-13.060 and 12D-13.061 of the Florida Administrative Code and by 197.502 of the Florida Statutes.

Forseti Real Estate Services, LLC

Dated : 04/23/2025

BY:


David M. Harrington
Managing Member

Deed for Florida

400 887

154704

THIS INSTRUMENT, Made November 20, 1962, by and between NEAL J. HARDY, of Washington, D. C., as Federal Housing Commissioner, Grantor, and CLARENCE HARDEN and APRETHA HARDEN, his wife, as tenants by the entirety, residing at 2614 Palmdale Avenue, Sarasota, Florida Grantee(s).

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to him in hand paid and other valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee(s), and the heirs and assigns of said Grantee(s), forever, all that certain parcel of land lying and being in the County of Sarasota, and State of Florida, more particularly described as follows, to wit:

9.90 1.4.04
Lot 9, Block H, Newtown Heights, First Addition, as per plat thereof recorded in Plat Book 1, page 199, Public Records of Sarasota County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the above granted and described premises with the appurtenances, unto the Grantee(s), and the heirs and assigns of said Grantee(s), to their only proper use, benefit and behoof forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND the said Grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under him.

IN WITNESS WHEREOF the undersigned has set his hand and seal as Field Office Chief of Operations, FHA Field Office, Tampa, Florida, for and on behalf of the said Federal Housing Commissioner, under authority and by virtue of the Code of Federal Regulations, 24 CFR 200.95(w), 200.96; and under authority of 12 USC 1710(g) (said section of the statute being known as 204(g) of the National Housing Act, as amended).

Signed, sealed and delivered in the presence of:

NEAL J. HARDY (SEAL)
As Federal Housing Commissioner

By M. P. CRIMMEN (SEAL)
Field Office Chief of Operations
FHA Field Office, Tampa, Florida

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me personally appeared M. P. CRIMMEN, who is personally well known to me and known to me to be the duly appointed Field Office Chief of Operations, FHA Field Office, Tampa, Florida, and the person who executed the foregoing instrument bearing date November 20, 1962, by virtue of the authority vested in him by the Code of Federal Regulations, 24 CFR 200.95(w), 200.96; and under authority of 12 USC 1710(g) (said section of the statute being known as 204(g) of the National Housing Act, as amended), and acknowledged before me that he executed the same as Field Office Chief of Operations, for and on behalf of NEAL J. HARDY, as Federal Housing Commissioner, for the purposes therein expressed.

Witness my hand and official seal this 20th day of November, 1962



Catherine Withers
Notary Public in and for the County of Hillsborough, State of Florida

12 USC 1710(g) (known and sometimes referred to as Section 204(g) of the National Housing Act, as amended) "...The power to convey and to execute in the name of the Commissioner deeds of conveyance, ... may be exercised by the Commissioner or by any Assistant Commissioner appointed by him, without the execution of any express delegation of power or power of attorney; that nothing in this subsection shall be construed to prevent the Commissioner from delegating such power by order...in his discretion, to any officer, agent, or employee he may appoint:..."

NOV 27 11 42 AM '62

FILED

1579

This document prepared by and return to:
Michael A. Connolly, Esq.
Fournier, Connolly, Shamsey, Mladinich & Polzak PA
Suite 700 - 1 So. School Avenue
Sarasota, Florida 34237



Parcel ID No. 2020150040

**CITY OF SARASOTA LIEN AGAINST CERTAIN REAL PROPERTY OWNED
BY ARRETHA HARDEN FOR NON-PAYMENT OF WATER
OR SEWER SERVICE CHARGES**

STATE OF FLORIDA)

COUNTY OF SARASOTA)

BEFORE ME, the undersigned authority, personally appeared Teresa Witkowski, Manager, Utility Billing Office of the Utilities Department of the City of Sarasota, Florida, who after being duly sworn deposes and says:

1. Affiant is the Manager, Utility Billing Office of the Utilities Department of the City of Sarasota, Florida and has personal knowledge of all matters set forth herein.

2. Arretha Harden holds a water and sewer service account with the City of Sarasota. It is an account regarding the water and sewer services provided to the real property located at 2814 Palmadelia Avenue, Sarasota, Florida.

3. There are unpaid charges for water or sewer services, with interest thereon, with regard to the above-reference account of Arretha Harden.

4. The outstanding balance as to the water and sewer service account referenced above is \$1,512.52 as of June 27, 2024.

5. Pursuant to the municipal home rule powers of the City of Sarasota, Florida, originating in Article VIII, Section 2 of the Constitution of the State of Florida, and Sec. 166.021, Florida Statutes, and in conformance with Chapter 180, Florida Statutes, the City of Sarasota adopted Sec. 37-25 of the Sarasota City Code. Pursuant to Sec. 37-25, any unpaid charge for water or sewer services, together with interest thereon, may, by a document in recordable form placed in the Official

Records of Sarasota County, be reduced to a lien against the property having received such water or sewer services until paid in full.

6. As is evidenced by the delinquency set forth herein, the fees for water or sewer services have not been paid in full, and the City of Sarasota hereby places a lien against the property located at 2814 Palmadelia Avenue, which is legally described as follows:

Lot 9, Block H, NEWTOWN HEIGHTS FIRST ADDITION, recorded in OR 400, Page 887 of the Public Records of Sarasota County, Florida.

7. The property described in Paragraph 6 above is owned by Arretha Harden.

8. This lien in favor of the City of Sarasota, Florida shall be in the principal amount of \$1,512.52 and shall include interest at the rate set by the Comptroller of the State of Florida pursuant to Sec. 55.03, Florida Statutes. Interest shall commence on June 27, 2024 until such time as this lien is satisfied of record.

9. The address of the City of Sarasota, Florida is 1565 First Street, Sarasota, Florida 34236.

FURTHER AFFIANT SAITH NOT.



Teresa Witkowski, Manager Utility Billing Office
Utilities Department
City of Sarasota, Florida

Witnesses as to execution on behalf
of the City of Sarasota, Florida


Witness

Michael A. Connolly
Print Name

1 S. School Ave, #700, Sarasota, FL 34237
Address

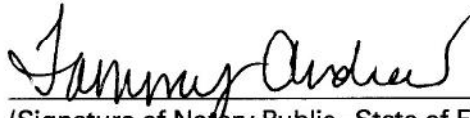

Witness

Tammy W. Andrew
Print Name

1 S. School Ave, #700, Sarasota, FL 34237
Address

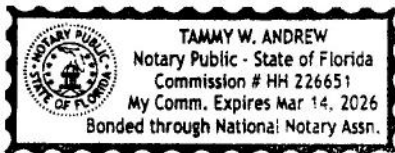
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 17 day of July, 2024, by Teresa Witkowski, Manager Utility Billing Office of the City of Sarasota, Florida, who ☒ is personally known to me or ☐ has produced _____ as identification.



(Signature of Notary Public - State of Florida)

Notary Seal:



Tammy/real estate/water lien-harden (7/10/24)

Recording
\$6.00

STATE OF FLORIDA

OFFICE of VITAL STATISTICS

CERTIFIED COPY

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000007796 1 PG

2000 JAN 20 04:49 PM

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMIller Receipt#005024



2000007796

CERTIFICATE OF DEATH
FLORIDA

LOCAL FILE NO. 370		1. DECEDENT'S NAME		2. SEX	
FIRST		MIDDLE		LAST	
Clarence		William		Harden	
3. DATE OF DEATH (Month, Day, Year)		4. SOCIAL SECURITY NUMBER		5a. AGE Last Birthday (Years)	
Found January 28, 1991				74	
6. DATE OF BIRTH (Month, Day, Year)		7. BIRTHPLACE (City and State or Foreign Country)		8. WAS DECEDENT EVER IN U.S. ARMY OR FORECAST (Yes or No)	
March 20, 1916		Williston, FL		Yes	
9a. PLACE OF DEATH (Check only one - see instructions on other side)		9b. CITY, TOWN, OR LOCATION OF DEATH		9c. COUNTY OF DEATH	
HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DVA <input type="checkbox"/> OTHER <input type="checkbox"/> Nursing Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)		Sarasota		Sarasota	
10a. FACILITY NAME (If not a hospital, give street and number)		10b. KIND OF BUSINESS/INDUSTRY		11. MARITAL STATUS - Married, Never Married, Widowed, Divorced (Specify)	
Drain Culvert 135 W. of Seminole Gulf Railway		City Government		Married	
12a. DECEDENT'S USUAL OCCUPATION		12b. SURVIVING SPOUSE (If wife, give maiden name)		12c. COUNTY OF DEATH	
Truck Driver		Aretha Black		Sarasota	
13a. RESIDENCE - STATE		13b. COUNTY		13c. CITY, TOWN, OR LOCATION	
Florida		Sarasota		Sarasota	
13d. STREET AND NUMBER		13e. INSIDE CITY LIMITS? (Yes or No)		13f. ZIP CODE	
2814 Palmdelia Ave.		Yes		34234	
14. WAS DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify race or ethnicity - If not, specify Mexican, Cuban, Mexican American, Puerto Rican, etc.)		15. RACE - American Indian, Black, White, etc. (Specify)		16. DECEDENT'S EDUCATION (Specify only highest grade completed)	
Black		Black		High School Graduate	
17. FATHER'S NAME (First, Middle, Last)		18. MOTHER'S NAME (First, Middle, Last)		19. MAILING ADDRESS (Street and number or P.O. Box, City, State, ZIP Code)	
Shelley Harden		Almetta Williams		2814 Palmdelia Ave. Sarasota, FL 34234	
20a. METHOD OF DISPOSITION		20b. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place)		20c. CITY, TOWN, OR LOCATION	
<input type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		Brooksville Cemetery		Brooksville, FL	
21a. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH		21b. LICENSE NUMBER (If Licensee)		21c. NAME AND ADDRESS OF FACILITY	
[Signature]		2103		Jones Funeral Home 2939 N. Osprey Ave. Sarasota, FL 34234	
22a. To the best of my knowledge, death occurred at the time, date, and place and due to the cause(s) as stated (Signature and Title)		22b. DATE SIGNED (Month, Day, Year)		22c. HOUR OF DEATH	
[Signature]		January 11, 1991		Unknown	
22d. NAME OF ATTENDING PHYSICIAN (If other than Certifier, type or Print)		22e. DATE SIGNED (Month, Day, Year)		22f. HOUR OF DEATH	
H. Pearson Clark, M.D., M.E., 1950 Arlington Street, Sarasota, Florida 34230		January 28, 1991		9:26 A	
23. NAME AND ADDRESS OF CERTIFIER (Physician, Medical Examiner, or other)		24. SIGNATURE OF CERTIFIER		25. DATE REGISTERED	
H. Pearson Clark, M.D., M.E., 1950 Arlington Street, Sarasota, Florida 34230		[Signature]		Jan 1, 1991	

VOID IF ALTERED OR ERASED

THIS IS A CERTIFIED TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE

BY Sheri McDonald Jan. 6, 2000

State Registrar

CHIEF DEPUTY REGISTRAR

WARNING:
11101727

THIS DOCUMENT IS PRINTED ON PHOTOCOPIED OR SECURITY PAPER WITH A WATERMARK OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARK. THE DOCUMENT FACE CONTAINS A MULTI-COLORED BACKGROUND AND GOLD EMBOSSED SEAL. THE BACK CONTAINS SPECIAL LINES WITH TEXT AND SEALS IN THERMOCHROMIC INK.

FLORIDA DEPARTMENT OF HEALTH

DOH FORM 1564 (10/98)

CERTIFICATION OF VITAL RECORD



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 2020150040

Ownership:

HARDEN ARRETHA
 2814 PALMADELIA AVE, SARASOTA, FL, 34234-6059

Situs Address:

2814 PALMADELIA AVE SARASOTA, FL, 34234

Land Area: 5,000 Sq.Ft.

Municipality: City of Sarasota

Subdivision: 0425 - NEWTOWN HEIGHTS FIRST ADD TO

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 07-36S-18E

Census: 121150003003

Zoning: RSF4 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1

Delineated District: NEWTOWN REDEVELOPMENT AREA

Parcel Description: LOT 9 BLK H NEWTOWN HEIGHTS 1ST ADD TO IN OR 400 PG 887

Buildings

<u>Situs - click address for building details</u> ¹	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u> ¹	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
2814 PALMADELIA AVE SARASOTA, FL, 34234	1	2	1	0	1960	1990	1,168	912	1

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap.</u> ¹
2024	\$38,800	\$90,500	\$0	\$129,300	\$65,594	\$0	\$65,594	\$63,706
2023	\$32,300	\$85,300	\$0	\$117,600	\$59,631	\$0	\$59,631	\$57,969
2022	\$33,800	\$82,700	\$0	\$116,500	\$54,210	\$0	\$54,210	\$62,290
2021	\$18,000	\$55,500	\$0	\$73,500	\$49,282	\$0	\$49,282	\$24,218
2020	\$16,000	\$40,800	\$0	\$56,800	\$44,802	\$0	\$44,802	\$11,998
2019	\$13,500	\$38,300	\$0	\$51,800	\$40,729	\$0	\$40,729	\$11,071
2018	\$15,000	\$38,900	\$0	\$53,900	\$37,026	\$0	\$37,026	\$16,874
2017	\$11,000	\$33,400	\$0	\$44,400	\$33,660	\$0	\$33,660	\$10,740
2016	\$3,400	\$27,200	\$0	\$30,600	\$30,600	\$0	\$30,600	\$0
2015	\$2,800	\$24,600	\$0	\$27,400	\$20,186	\$20,186	\$0	\$7,214

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our tax estimator to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel. File for Homestead Exemption

Sales & Transfers


<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
1/28/1991	\$100	2000007796	11	HARDEN CLARENCE & ARRETHA,	NA


Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/22/2025

FEMA Flood Zone Information provided by Sarasota County Government

 This property is in a SFHA or CFHA. Click to view the Flood Zone Map.

 Different portions of a property can be in different flood zones. Click to view the Flood Zone Map.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0131G	OUT	IN	AE	125150	15.4	IN

* If your property is in a SFHA or CFHA, use the Flood Zone Map to determine if the building footprint is within the flood area.
** For more information on flood and flood related issues specific to this property, call (941) 954-4127
*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.
FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024
For general questions regarding the flood map, call (941) 861-5000.

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Apr 14, 2025 / 250141

This is to certify that the holder listed below of Tax Sale Certificate Number **2023 / 7981.0000**, issued the **1st** day of **June, 2023**, and which encumbers the following described property located in the County of Sarasota, State of Florida to wit: **Parcel ID Number: 2020150040**

Certificate Holder:

FIG 20, LLC
PO BOX 12225
NEWARK, NEW JERSEY 07101

Property Owner:

HARDEN ARRETHA
2814 PALMADELIA AVE
SARASOTA, FLORIDA 34234-6059

Legal Description:

LOT 9 BLK H NEWTOWN HEIGHTS 1ST ADD TO IN OR 400 PG 887

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2023	7981.0000	06/01/23	\$1,486.89	\$0.00	\$135.37	\$1,622.26

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2024	7980.0000	06/01/24	\$1,569.74	\$6.25	\$115.11	\$1,691.10

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2024)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$3,313.36
\$0.00
\$1,600.53
\$125.00
\$150.00
\$5,188.89
\$500.00
\$5,688.89
\$5,688.89
\$6.25
\$5,695.14

*Done this _____ day of _____, 20____

TAX COLLECTOR, SARASOTA COUNTY, FLORIDA

By _____

Date of Sale: _____

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.