

TitleExpress®

A service of Grant Street Group

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

TDA# 2023-0002

Web: www.grantstreet.com

E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for Bay County, FL, a search has been made of the Public Records for the following described property:

Parcel ID	Alt. Key	Property Address
07496-100-000		719 LILLIAN LN SOUTHPORT 32409

Legal Description

17 1S 14W -2.50- 84 COM AT SW COR OF SE1/4 OF NE1/4 OF NW1/4 TH N 329.75' E 892.24' FOR POB TH E 106.53' S 304.75' W 106.53' N 304.75' TO POB ORB 1723 P 436

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2016 - 1829	\$14,020	No	No	No

Owner of Record on Current Tax Roll
MARVIN E & TAMELA RENEE HINES

Billing Name & Address
N/A

280 MCCLELLAN RD
PELHAM GA 31779-4403

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date:03/10/2023 **Search covers** **20 years** **through:**03/06/2023

David Faith
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
MARVIN EUGENE HINES AND TAMELA RENEE HINES 719 LILLIAN LANE SOUTHPORT FL 32409	Warranty Deed Bk:1723 Pg:436	

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
COUNTY OF BAY CODE ENFORCEMENT 840 W 11TH ST PANAMA CITY FL 32401	Order Bk:3483 Pg:1870	

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

File Name

2023-0002PA.pdf

This Instrument Prepared by: Diana Darsey,
An Officer of Bay County Land & Abstract Co., Inc. (800/802),
011-A W. 23rd Street, Panama City, FL 32405,
For Purposes of Title Ins.
File # 802-145576
Parcel ID # 07496-000-000

FILE# 97-033230
BAY COUNTY, FLORIDA

DEED DOC STAMRS 97.30
07/22/97 OW Deputy Clk

** OFFICIAL RECORDS **
BOOK: 1723 PAGE: 436

**Warranty Deed
(Corporation)
(Statutory-Sec. 689.02 F.S.)**

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

STATE OF FLORIDA
COUNTY OF Bay

KNOW ALL MEN BY THESE PRESENTS:

That Chaubec, Inc., whose address is P. O. Box 8046, Southport, FL 32409

a Florida corporation, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto

Marvin Eugene Hines and wife, Tamela Renee Hines (SS#: , , ,) Grantee, Whose address is 719 Lillian Lane, Southport, FL 32409

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Bay, State of Florida, to-wit:

Commence at the Southwest corner of the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 17, Township 1 South, Range 14 West, Bay County, Florida; thence North along the West line of Southeast Quarter of the Northeast Quarter of the Northwest Quarter for 329.75 feet; thence East 892.24 feet to the Point of Beginning; thence East 106.53 feet; thence South 304.75 feet; thence West 106.53 feet; thence North 304.75 feet to the Point of Beginning; being located in the Southeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 17, Township 1 South, Range 14 West.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1997 taxes and assessments.

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
on July 17, 1997.

Signed, sealed and delivered in the presence of:

Diana Darsey

Diana Darsey

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Nancy Fitzpatrick

NANCY FITZPATRICK

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Chaubec, Inc.

By: M. P. Brigman
M. P. Brigman, President

Attested By: _____

PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF Florida COUNTY OF Bay

Before me personally appeared M. P. Brigman, President of above named corporation under the laws of the aforesaid State, to me known by the method indicated below to be the persons described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to be their act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the duly authorized act and deed of said corporation. Given under my hand and seal official on July 17, 1997.

(x) To me personally known () Identified by Driver's License () Identified by _____

My Commission Expires: _____

Commission No.: _____

Nancy Public

PLEASE PRINT OR TYPE NAME AS IT APPEARS



DIANA DARSEY
My Comm. Expires 10/10/97
Bonded By Service Ins.
Comm. No. CC 325249

RCD Jul 22 1997 03:34pm
HAROLD BAZZEL, CLERK

CODE ENFORCEMENT BOARD OF BAY COUNTY, FLORIDA

**Code Enforcement Board,
Bay County, Florida**

Petitioner,

v.

Case File CE12-01348

**HINES, MARVIN E & TAMELA RENEE
719 LILLIAN LN
SOUTHPORT, FL 32409**

**Property Address:
719 LILLIAN LN
PANAMA CITY, FLORIDA**

Respondent.

Parcel Number: 07496-100-000

SECOND ORDER ON STATEMENT OF NONCOMPLIANCE

THIS CAUSE came before the Code Enforcement Board ("Board") on February 7, 2013. The Board, pursuant to its authority vested by Section 162.09, Fla. Stats., having received testimony and evidence, finds and concludes the following:

Findings of Facts

1. Owner

HINES, MARVIN E & TAMELA RENEE is the record owner of the property located at 719 LILLIAN LN, PANAMA CITY, FLORIDA.

2. Notice

The owner received notice in accordance with Florida Statute 162.12 of the Board hearing, and ____ did X did not appear at the hearing.

3. Failure to Comply

On December 6, 2012 the Board issued its First Order and required Respondent to comply with Section 22-31 of the Bay County Code of Ordinances.

Code Enforcement Officer Sharon Roberts re-inspected the property on December 19, 2012 and the property was not in compliance with Section 22-31 of the Bay County Code of Ordinances because there is still overgrowth, trash and debris on the property.

The Board hereby finds that Respondent has failed to bring the property into compliance with the applicable codes, ordinances, and regulations as required by the First Order.

Conclusions of Law & Order

4. **Fine**

Therefore, Respondent is hereby ordered to correct the violations and to pay an initial fine of \$200 and a daily fine of \$25 beginning as of December 17, 2012, and continuing until the property is brought into compliance with the applicable codes, ordinances, and regulations.

5. **Re-inspection**

Respondent shall contact the Bay County Code Enforcement Office for re-inspection when the violations are corrected.

6. **County Correction**

To protect the health, safety, and welfare of the general public, Bay County may initiate proceedings, correct the violation(s) and assess the costs of those actions against the property.

7. **Lien Created**

Upon recording of this Second Order in the Public Records of Bay County, Florida, the fines and assessments levied against the Respondent(s) shall constitute a lien against the land on which the violations exist and against any other real or personal property owned by the Respondent.

8. **Right to Foreclose**

If the lien remains unpaid for at least three (3) months after the recording of this Second Order, the Board may, in a subsequent hearing, authorize the County Attorney to initiate proceedings to foreclose this lien in the manner consistent with Chapter 162 and otherwise as provided by Florida law.

9. **Appeal**

Pursuant to section 162.11, Appeals, Fla. Stats., as amended, an aggrieved party, including the local governing body, may appeal this Order within thirty (30) days after this Order is signed, to the Circuit Court of the Fourteenth Judicial Circuit in and for Bay County, Florida.

10. **Service**

A conformed copy of this Second Order shall be sent to the Respondent by regular mail and shall be recorded in the Public Records of Bay County, Florida.

ORDERED on this 17th day of February, 2013.



Doug Lawrence, Chairman
Code Enforcement Board



Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470

Parcel Summary

Parcel ID	07496-100-000
Location Address	719 LILLIAN LN SOUTHPORT 32409
Brief Tax Description*	17 1S 14W -2.50- 84 COM AT SW COR OF SE1/4 OF NE1/4 OF NW1/4 TH N 329.75' E 892.24' FOR POB TH E 106.53' S 304.75' W 106.53' N 304.75' TO POB ORB 1723 P 436 *The Description above is not to be used on legal documents.
Property Use Code	VACANT/XFO (000070)
Sec/Twp/Rng	17-1S-14W
Tax District	Fire County Mosquito (District 55)
2022 Final Millage Rate	11.5463
Acres	0.750
Homestead	N

[View Map](#)

Owner Information

Primary Owner
Hines, Marvin E & Tamela Renee
280 McClellan Rd
Pelham, GA 317794403

Valuation

	2023 Working Values	2022 Certified Values	2021 Certified Values
Building Value	\$0	\$0	\$0
Extra Features Value	\$2,500	\$2,500	\$2,500
Land Value	\$11,520	\$11,520	\$10,275
Land Agricultural Value	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0
Just (Market) Value	\$14,020	\$14,020	\$12,775
Assessed Value	\$14,020	\$14,020	\$12,775
Exempt Value	\$0	\$0	\$0
Taxable Value	\$14,020	\$14,020	\$12,775
Save Our Homes or AGL Amount	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0600	HOOK UP	1	0 x 0 x 0	1	UT	2012

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000115	SFR ACRES	0.75	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	07/22/1997	\$13,900	WD	<u>1723</u>	<u>436</u>	Qualified (Q)	Vacant	CHAUBEC, INC	MARVIN EUGENE HINES AND TAMELA RENEE

Assessment Notice

[07496-100-000 \(PDF\)](#)
Adobe Acrobat Reader is required to view, open or print this notice.

Map



No data available for the following modules: Building Data, Condo Information, Permits, Sketches.

The Bay County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change.

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

[Last Data Upload: 3/8/2023, 10:15:44 AM](#)

Developed by



Version 2.3.250