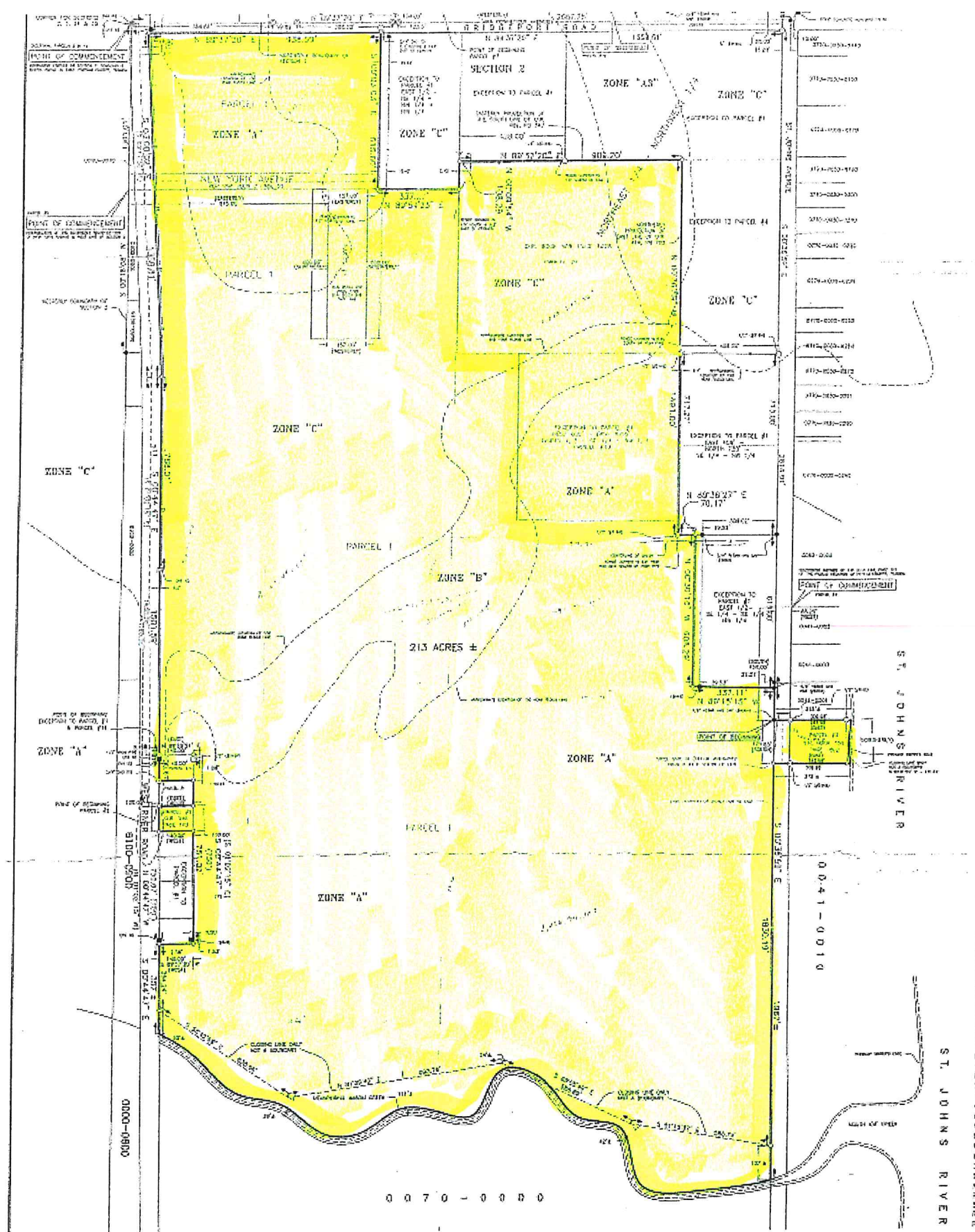


PALATKA PROPERTY OFFERING #1- includes RiverFront			
Uddo Properties Palatka			
	PARCEL NUMBERS	ADDRESS	LAND SIZE BY ACRES
1	02-09-27-0000-0011-0000	unassigned location	2.14
2	02-09-27-0000-0020-0010	unassigned location	16.36
3	02-09-27-0000-0041-0000	unassigned location	1.39
4	02-09-27-0000-0060-0017	unassigned location	182.20
5	02-09-27-0000-0060-0012	745 W. River Rd.	0.32
6	02-09-27-0000-0060-0012	749 W. River Rd.	0.32
7	02-09-27-0000-0060-0050	unassigned location	10.00
		Total Acres	212.73



0070-0000

0080-0000

0041-0010

ST. JOHNS RIVER

ST. JOHNS RIVER

POINT OF COMMENCEMENT

POINT OF COMMENCEMENT

POINT OF COMMENCEMENT

ZONE "C"

ZONE "A"

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

ZONE "C"

ZONE "C"

ZONE "C"

ZONE "B"

ZONE "A"

ZONE "A"

SECTION 2

ZONE "AS"

ZONE "CS"

ZONE "C"

ZONE "C"

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

1200

2100-2200-2300

3000-3100-3200

4000-4100-4200

5000-5100-5200

6000-6100-6200

7000-7100-7200

8000-8100-8200

9000-9100-9200

0000-0100-0200

1000-1100-1200

2000-2100-2200

3000-3100-3200

4000-4100-4200

5000-5100-5200

6000-6100-6200

7000-7100-7200

8000-8100-8200

9000-9100-9200

0000-0100-0200

1000-1100-1200

2000-2100-2200

3000-3100-3200

4000-4100-4200

5000-5100-5200

6000-6100-6200

7000-7100-7200

8000-8100-8200

9000-9100-9200

0000-0100-0200

1000-1100-1200

2000-2100-2200

3000-3100-3200

4000-4100-4200

5000-5100-5200

6000-6100-6200

7000-7100-7200

8000-8100-8200

9000-9100-9200

0000-0100-0200

1000-1100-1200

2000-2100-2200

3000-3100-3200

4000-4100-4200

5000-5100-5200

6000-6100-6200

7000-7100-7200

8000-8100-8200

9000-9100-9200

0000-0100-0200

1000-1100-1200

2000-2100-2200

3000-3100-3200

4000-4100-4200

5000-5100-5200

6000-6100-6200

7000-7100-7200

8000-8100-8200

9000-9100-9200

0000-0100-0200

Parcel Owner Mailing	02-09-27-0000-0011-0000	(VID 73230)	None
UDDO FAMILY MANAGEMENT TRUST 2400 SWEETWATER CT MIMS FL 32754			
9111	None		
Description	PT OF NW 1/4 OF NW 1/4 OR 298, P 589		
Parent Parcel			
Exemption	Amount	Remainder	Owner %
Applied To			

Improvement Value	OBXF Value	Land Value	Market Value	Just Value CU	Just Value CU	Market Adjusted
0	0	14,980	14,980	14,980	350	350
Use Code	Improvements	Location	Total Acres	Zoning	FLUM	RR
05900	0	Unincorporated	2.14			

Taxing District	County General	Fire MSTU	St Johns River WMD	School
Accessed	Limited	Exemptions	Minus (-)	Taxable Value
350	0	0	350	350
350	0	0	350	350
350	0	0	350	350
350	0	0	350	350

Visits	MEH	2020-03-17	MEH	2015-03-03
Changes	jeidw01	2022-01-31	jeidw01	2021-08-25

Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Land	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	059V	Pine-Hardwood Comm Import Ac		0	1			7,000	7,000	7,000	2.14	14,980	161	350	14,980	350
Total: 14,980 350 14,980 350																

Substructure	Floor System	Exterior Walls	Height (feet)	Party Wall %	Sub Frame	Roof Framing	Roof Cover	Bed / Bath

Cabinet & Mill	Floor Finish	Interior Finish	Paint & Decor	Plumbing Fix	Bath Tile	Hearing & Air Electrical	Corners

Desc	% Rate	Rate	Sq Ft	Cost
Improvement Area & Additions				
Total Replacement Cost:				0

Parent Parcel	Exemption	Amount	Remainder	Owner %	Applied To
911					
Owner					
Mailing					
Description					

OBXF Value	Land Value	Market Value	Just Value CU	Market Adjusted
0	81,800	81,800	2,640	2,640
Use Code	Improvements	Location	Zoning	FLUM
05900	0	Unincorporated	RR	
Total Acres	16.36			

Taxing District	County General	Fire MSTU	St Johns River WMD	School
Accessed	2,640	2,640	2,640	2,640
Minus (-)	0	0	0	0
Exemptions	2,640	2,640	2,640	2,640
Taxable Value	2,640	2,640	2,640	2,640

Visits	MEH	2020-03-17	MEH	2015-03-03
Changes	jedw01	2022-01-31	jedw01	2021-08-25

Book	Page	Instrument	Sale Date	OSCD	Price
1561	1450	TSD	2019-11-15	01 V	
1561	1449	DCTF	2008-10-29	V	
1561	1448	DCTF	2019-02-09	V	
1559	1765	PRDD	2019-11-05	01 V	100
1204	1737	CTFT	2008-09-15	02 I	100
1096	1743	CWD	2006-05-16	02 I	100

Line	Code	Description	Depth Chart	In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	059V	Pine-Hardwood Comm Import Ac		0	1			5,000	5,000	16.36	81,800	161	2,640	81,800	2,640

Substructure	Floor System	Exterior Walls	Height (feet)	Perly Wall %	Sub Frame	Roof Framing	Roof Cover	Bed / Bath
Primary Improvement								

Cabinet & Mill	Floor Finish	Interior Finish	Paint & Decor	Plumbing Fix	Bath Tile	Heating & Air	Electrical	Corners
Improvement Area & Additions <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>								

Total: 81,800 2,640 81,800 2,640

Parcel Owner: UDDO FAMILY MANAGEMENT TRUST
 Mailing: 2400 SWEETWATER CT
 MIMS FL 32754
 911 Description: 763 WEST RIVER RD PALATKA 32177
 PT OF SEC 2-9-27 OR384 P520

Parent Parcel Exemption: Amount: Remainder: Owner %: Applied To:

Improvement Value	Use Code	03900
OBMF Value	0	Improvements
Land Value	660,440	Location
Market Value	660,440	Total Acres
Just Value CU	660,440	Zoning
Market Adjusted	25,790	FLUM
		A1

Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value
County General	25,790	0	25,790
Fire MSTU	25,790	0	25,790
St Johns River WMD	25,790	0	25,790
School	25,790	0	25,790

Visits	MEH	2020-02-20	MEH	2015-03-03
Changes	jedw01	2022-03-04	jedw01	2022-01-31

Book	Page	Instrument	Parcel Sales Date	OSCD	Price
1561	1450	TSD	2019-11-15	01 V	100
1561	1449	DCTF	2008-10-29	V	100
1561	1448	DCTF	2019-02-09	V	100
1559	1765	PRDD	2019-11-05	01 V	100
1204	1737	CTFT	2008-09-15	02 I	100
1096	1743	CWD	2006-05-16	02 I	100

Line	Code	Units	Length	Width	Sq Ft	Rate	Value
Outbuildings and Extra Features							
Total:							0

Primary Improvement		Substructure		Cabinet & Mill	
Title Year	Title No.	Floor System	Floor Finish	Interior Finish	Paint & Decor
Year Built	Model	Exterior Walls	Height (feet)	Plumbing Fix	Bath Tile
RP No or Tag	RP No or Tag	Height (feet)	Party Wall %	Sub Frame	Heating & Air
Length	Width	Roof Framing	Roof Cover	Bed / Bath	Electrical
Attachments	Account	Bed / Bath			

Land	Unit Price	Adj Unit Price	Units	Just Value
0	5,000	5,000	130.00	650,000
0	250	200	52.20	10,440

CU Unit Price	CU Value	Just Value CU	Taxable Value
161	20,980	650,000	20,980
92	4,810	10,440	4,810

Line	Code	Description	Depth Chart	In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	059V	Pine-Hardwood Comm Import Ac		0	1		C080	5,000	5,000	130.00	650,000	161	20,980	650,000	20,980
2	058V	Agricultural Hardwood Swamp Ac		0	1			250	200	52.20	10,440	92	4,810	10,440	4,810
Total:															
											650,440	25,790	650,440	25,790	

Improvement Area & Additions				Cost
Disc	% Rate	Rate	Sq Ft	Cost
				0
Total Replacement Cost:				0

Notes

Parcel	Owner	Mailing	Parcel Sales Data	OSCD	Price
02-09-27-0000-0060-0012	UDDO FAMILY MANAGEMENT TRUST	2400 SWEETWATER CT MIMS FL 32754	2019-11-15	01 V	
911		745 WEST RIVER RD PALATKA 32177	2019-04-17	V	
Description		02/09/27 PT OF GOVT LOT 7 OR, 158 PP 33 35	2019-02-09	V	
			2019-11-05	01 V	100
			2008-09-15	02 I	100
			2006-05-16	02 I	100

Line	Code	Description	Depth	Chart	In Feet	Corner	Depth	Cond	Land	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	059V	Pine-Hardwood Comm Import Ac			140	1			7,000	7,000		0.32	2,240	161	50	2,240	50
Total:																	

Improvement Value	OBXF Value	Land Value	Market Value	Just Value CU	Market Adjusted
0	0	2,240	2,240	2,240	50
0	0	2,240	2,240	2,240	50
0	0	2,240	2,240	2,240	50
0	0	2,240	2,240	2,240	50
0	0	2,240	2,240	2,240	50

Taxing District	County	Fire MSTU	St Johns River WMD	School	Parcel Value Breakdown	Accessed	Unlimited	Exemptions	Minus (-)	Taxable Value
MEH	MEH	2020-02-20	MEH	2015-03-03	50	50	0	0	0	50
Changes	jedw01	2022-01-31	jedw01	2021-08-25	50	50	0	0	0	50

Class	Type	Year Built	Eff Yr Built	Obs Cond	Rep Cost	Dep Dep Cost	Functional Obs	Economic Obs	Title Year	Title No.	Model	RP No or Tag	Length	Width	Lot #	Attachments	Account
					0	0	0										

Substructure	Floor System	Exterior Walls	Height (feet)	Party Wall %	Sub Frame	Roof Framing	Roof Cover	Bed / Bath	Cabinet & Mill	Floor Finish	Interior Finish	Paint & Decor	Plumbing Fix	Bath Tile	Hearing & Air	Electrical	Corners

Desc	% Rate	Improvement Area & Additions	Rate	Sq Ft	Cost
Total Replacement Cost:					
					0

Notes

Parcel: 02-09-27-0000-0060-0040 (VID 73253)
 Owner: UDDO FAMILY MANAGEMENT TRUST
 Mailing: 2400 SWEETWATER CT MIMS FL 32754
 Description: 749 WEST RIVER RD PALATKA 32177
 PT OF LOT 7 OR 132 P 624

Book	Page	Instrument	Sale Date	OSCD	Price
1561	1450	TRSD	2019-11-15	01 V	
1561	1449	DCTF	2008-10-29	V	
1561	1448	DCTF	2019-02-09	V	
1559	1765	PRDD	2019-11-05	01 V	100
1204	1737	CTFT	2008-09-15	02 I	100
1096	1743	CWD	2006-05-16	02 I	100

Line	Code	Units	Length	Width	Sq Ft	Rate	Value
Outbuildings and Extra Features							
Total:							0

Improvement Value	Use Code	05900
OBXF Value	0	Improvements
Land Value	2,240	Location
Market Value	2,240	Total Acres
Just Value CU	2,240	Zoning
Just Value CU	50	FLUM
Market Adjusted	50	RR

Taxing District	Assessed Limited	Exemptions	Minus(-) Exemptions	Taxable Value
County General	50	0	0	50
Fire MSTU	50	0	0	50
St. Johns River WMD	50	0	0	50
School	50	0	0	50

Visits	MEH	2020-02-20	MEH	2015-03-03
Changes	jedw01	2022-01-31	jedw01	2021-08-25

Description	Class	Dep Date	Title Year	Substructure	Cabinet & Mill
Type		Year Built	Model	Floor System	Floor Finish
Adj Base Rate		Eff Yr Built	RP No or Tag	Exterior Walls	Interior Finish
Base Sq Ft	0	Obs Cond	Length	Height (Feet)	Paint & Decor
% Good		Replace Cost	Width	Party Wall %	Plumbing Fixt
Quality		Dep Rep Cost	Lot #	Sub Frame	Bath Tile
		Functional Obs	Attachments	Road Framing	Heating & Air
		Economic Obs	Account	Road Cover	Electrical
				Bed / Bath	Corners

Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Land Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	059V	Pine-Hardwood Comm Import Ac		140	1			7,000	7,000	0.32	2,240	161	50	2,240	50

Total: 2,240 50 2,240 50

Desc	% Rate	Improvement Area & Additions	Sq Ft	Cost
Total Replacement Cost: 0				

Parcel Owner	02-09-27-0000-0060-0050	(VID 73254)
Owner	UDDO FAMILY MANAGEMENT TRUST	
Mailing	2400 SWEETWATER CT MIMS FL 32754	
911 Description	None PT OF GOVT LOT 4 OR 140 P 654	

Parent Parcel				
Exemption	Amount	Remainder	Owner %	Applied To

Improvement Value	0	Use Code	03900
OBRF Value	0	Improvements	0
Land Value	70,000	Location	Unincorporated
Market Value	70,000	Total Acres	10.00
Just Value CU	70,000	Zoning	PUD
Market Adjusted	1,610	FLUM	RR

Taxing District	County General	Assessed Limited	Minus(-) Exemptions	Taxable Value
Fire MSTU	1,610	0	0	1,610
St. Johns River WMD	1,610	0	0	1,610
School	1,610	0	0	1,610

Visits	MEH 2020-03-17	MEH 2015-03-03
Changes	jedw01 2022-01-31	jedw01 2021-08-25

Description		This Year	
Class	Dep Date	Title No.	
Type	Year Built	Model	
Adj Base Rate	Eff Vt Built	Rp No or Tag	
Base Sq Ft	Obs Cond	Length	
% Good	Replace Cost	Width	
Quality	Dep Reg Cost	Lot #	
	Economic Obs	Attachments	

Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Land Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	039V	Pine-Hardwood Comm Import Ac		0	1			7,000	7,000	10.00	70,000	161	1,610	70,000	1,610
Total: 70,000 1,610 70,000 1,610															

Primary Improvement		Substructure		Cabinet & Mill	
	Floor System		Floor Finish		Interior Finish
	Exterior Walls		Paint & Decor		Plumbing Fix
	Height (feet)		Bath Tile		Hearing & Air
	Party Wall %		Roof Framing		Electrical
	Sub Frame		Roof Cover		
	Bed / Bath				

Notes	
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