

# PROPERTY SOLD AS IS

## 5057 Silo Road - 4.73 Acres World Golf Village Area

Price: \$699,000

ST. JOHNS COUNTY, FL 32092

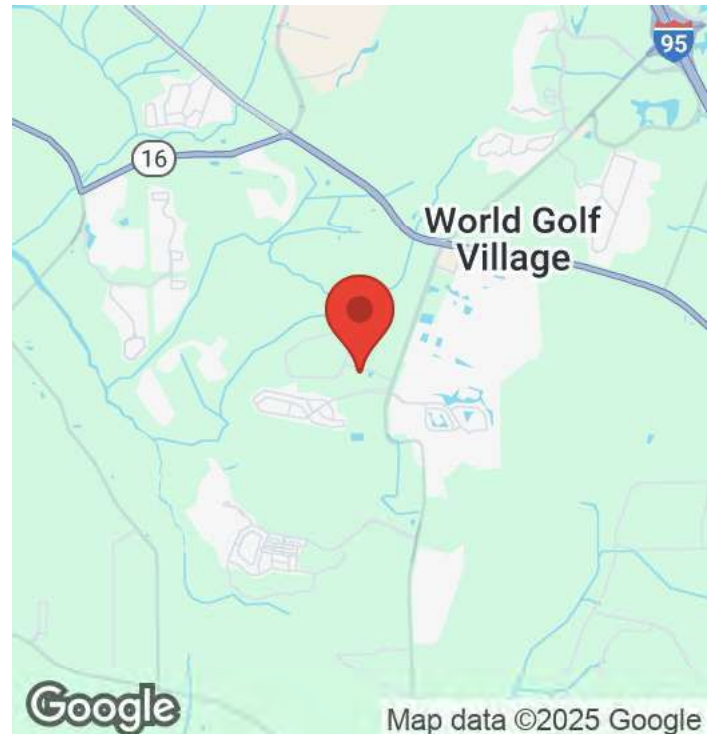
FOR SALE



— 5057 Silo Road —

### Property Highlights

- 4.73 +/- Acres
- 2 Parcels (see letter from St. Johns County)
- Zoning: Open Rural
- Future Land Use: Res. A
- NO HOA NO CDD
- St. Johns County's Superior School System
- Restaurants, Medical/Heath Care, Gas, Commercial Stores, within minutes such as, Publix, Home Depot, Buckeye's, Costco, Mellow Mushroom, Zaxby's, Vystar, Panera Bread, Five Guys, Walgreens, CVS, UF Health, YMCA, The Outlet Mall , and more.
- Quick & Easy connections to Interstate 95, St. Johns Parkway via Pacetti Rd/IGP,
- Fire & Rescue within 5 minutes



Linda Daniels  
& Associates, LLC

LINDA DANIELS, CCIM  
Lic. Real Estate Broker  
(904) 304-7222  
ldaniels@lindadaniels.com

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Linda Daniels & Associates LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Linda Daniels & Associates LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Linda Daniels & Associates LLC in compliance with all applicable fair housing and equal opportunity laws.

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## Property Photos

5057 Silo Road

Linda Daniels  
& Associates, LLC



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Property Photos

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St. Johns County, FL

5057 Silo Road, St. Johns County, Florida 32092

4.73 Acre Land Opportunity



Parcel ID	0288201411	Physical Address	5057 SILO RD
Property Class	1000 - Vacant Commercial		SAINT AUGUSTINE
Taxing District	County	Mailing Address	GUILMAR LLC
Acres	4.73		945 LAS NAVAS PL
			SAINT AUGUSTINE FL 32092-0000

Building Value	N/A
Extra Feature Value	N/A
Total Land Value	\$270,000
Just Value	\$270,000
Total Deferred	N/A
Assessed Value	\$270,000
Total Exemptions	N/A
Taxable Value	\$270,000

Last 2 Sales			
Date	Price	Reason	Qual
7/28/2021	\$490000	01	Q
7/1/1982	\$36000	11	U

The St. Johns County Property Appraiser'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.

Date created: 10/25/2023  
Last Data Uploaded: 10/24/2023 11:58:25 PM

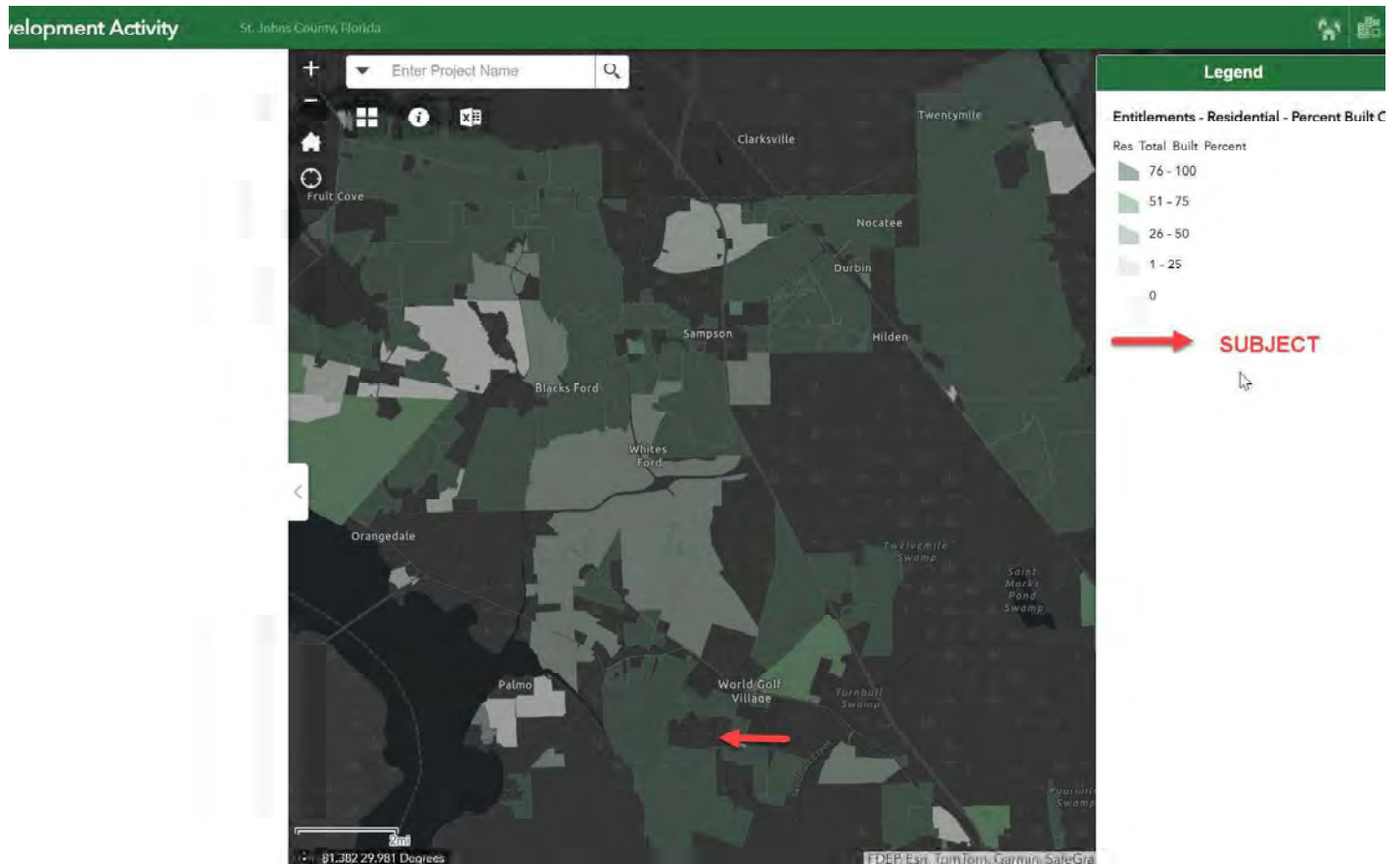
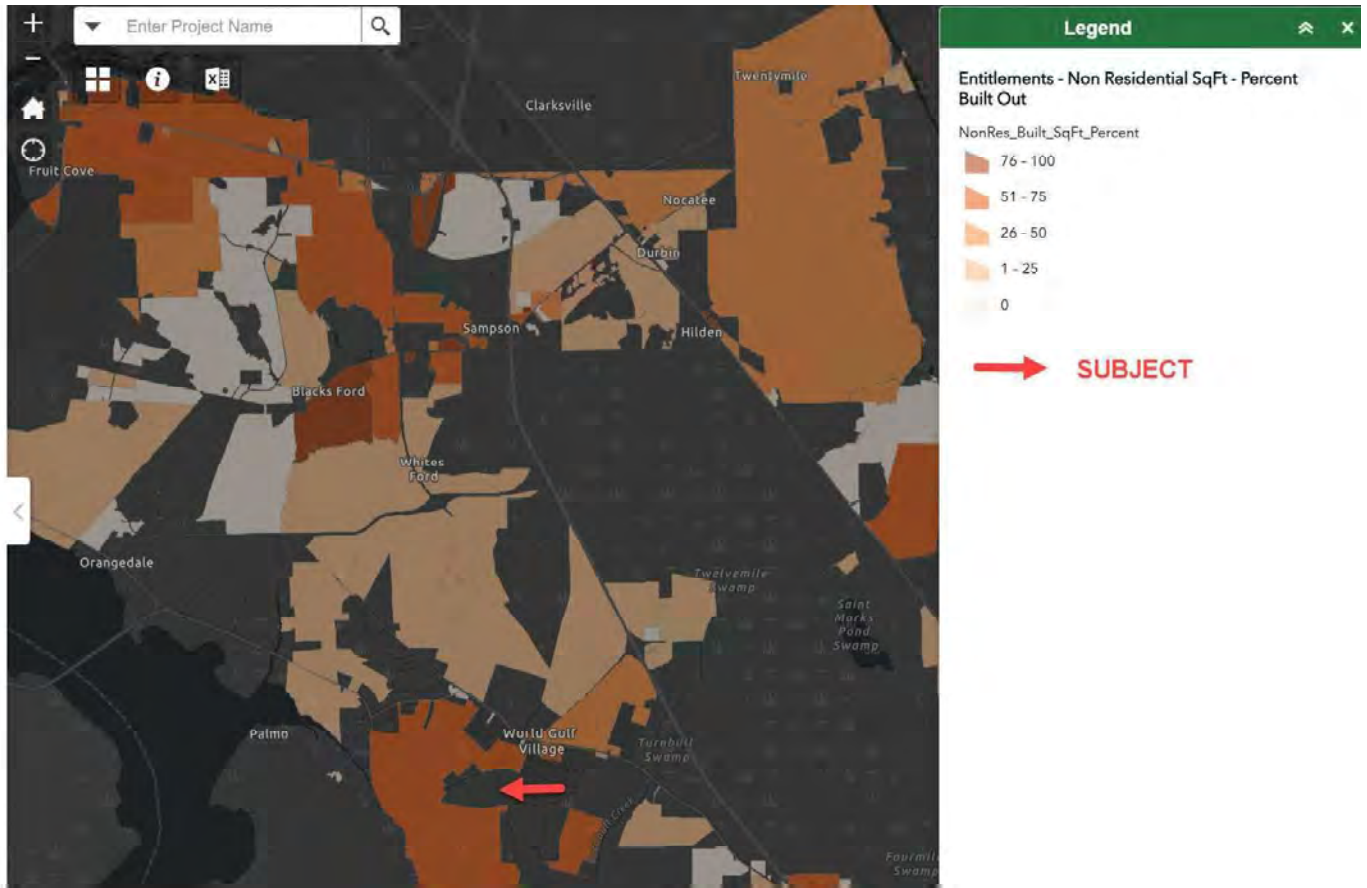
Developed by Schneider  
GEOSPATIAL

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ENTITLED PUD RESIDENTIAL & COMMERCIAL

5057 Silo Road

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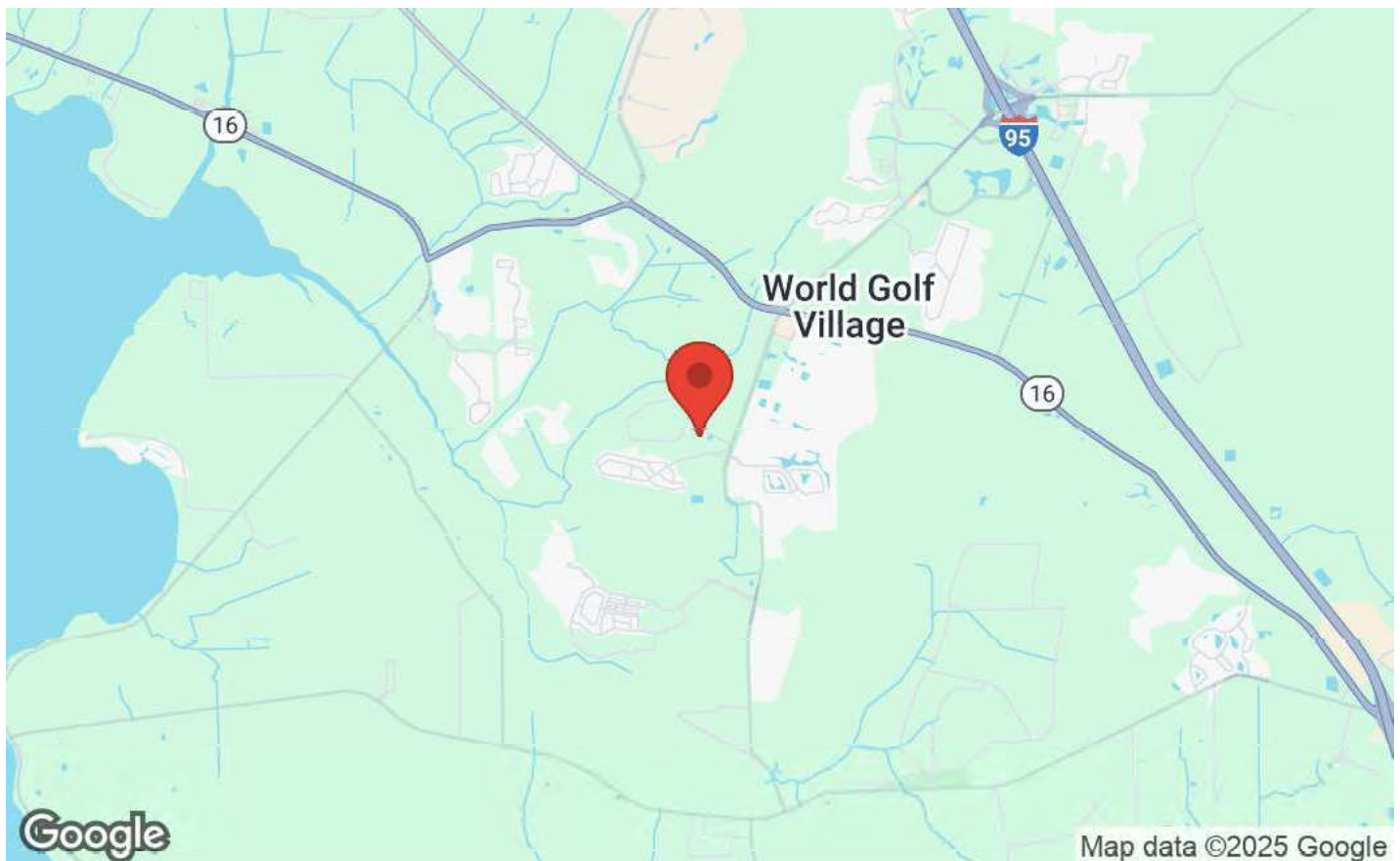
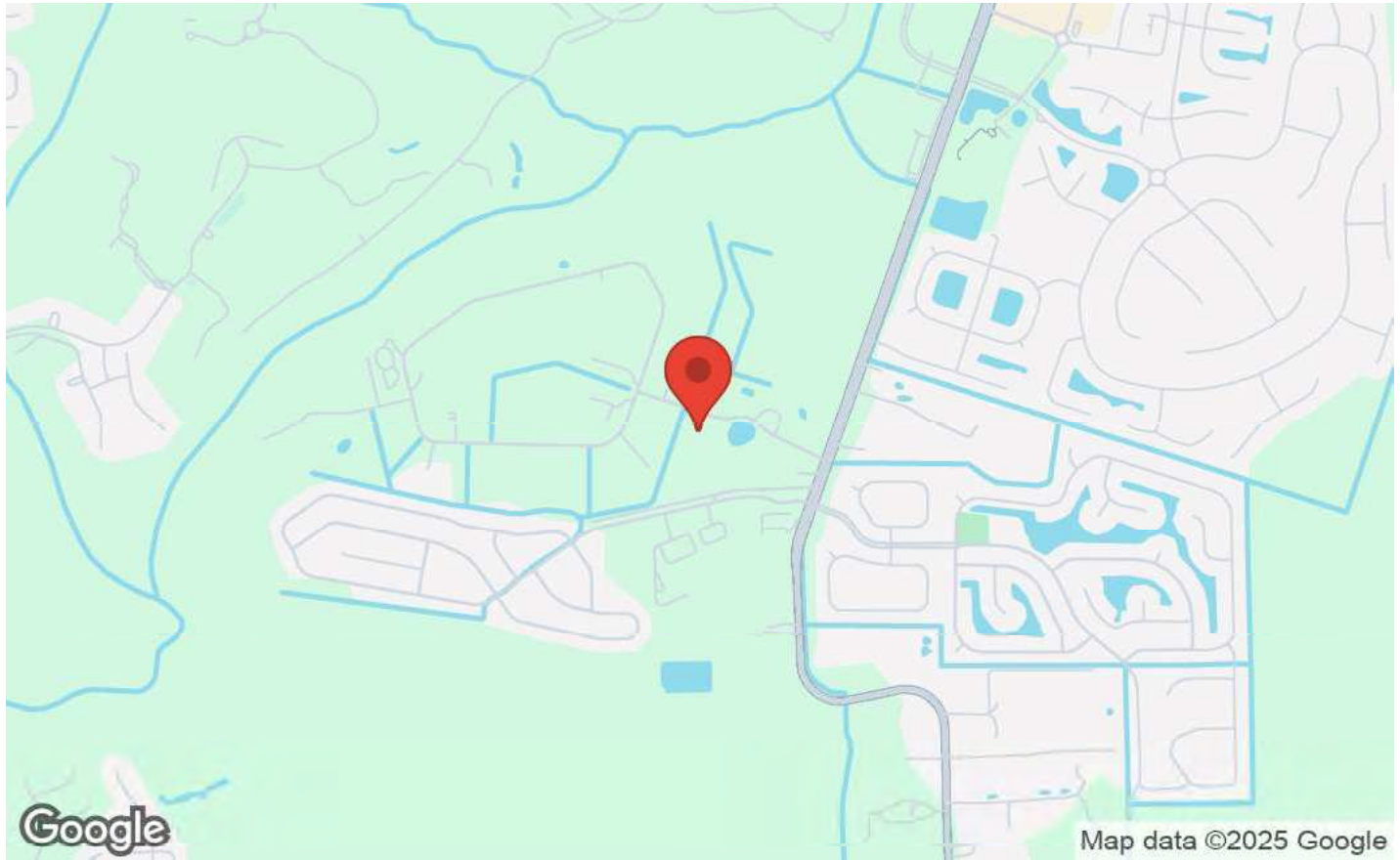


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## Location Maps

5057 Silo Road

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& Associates, LLC



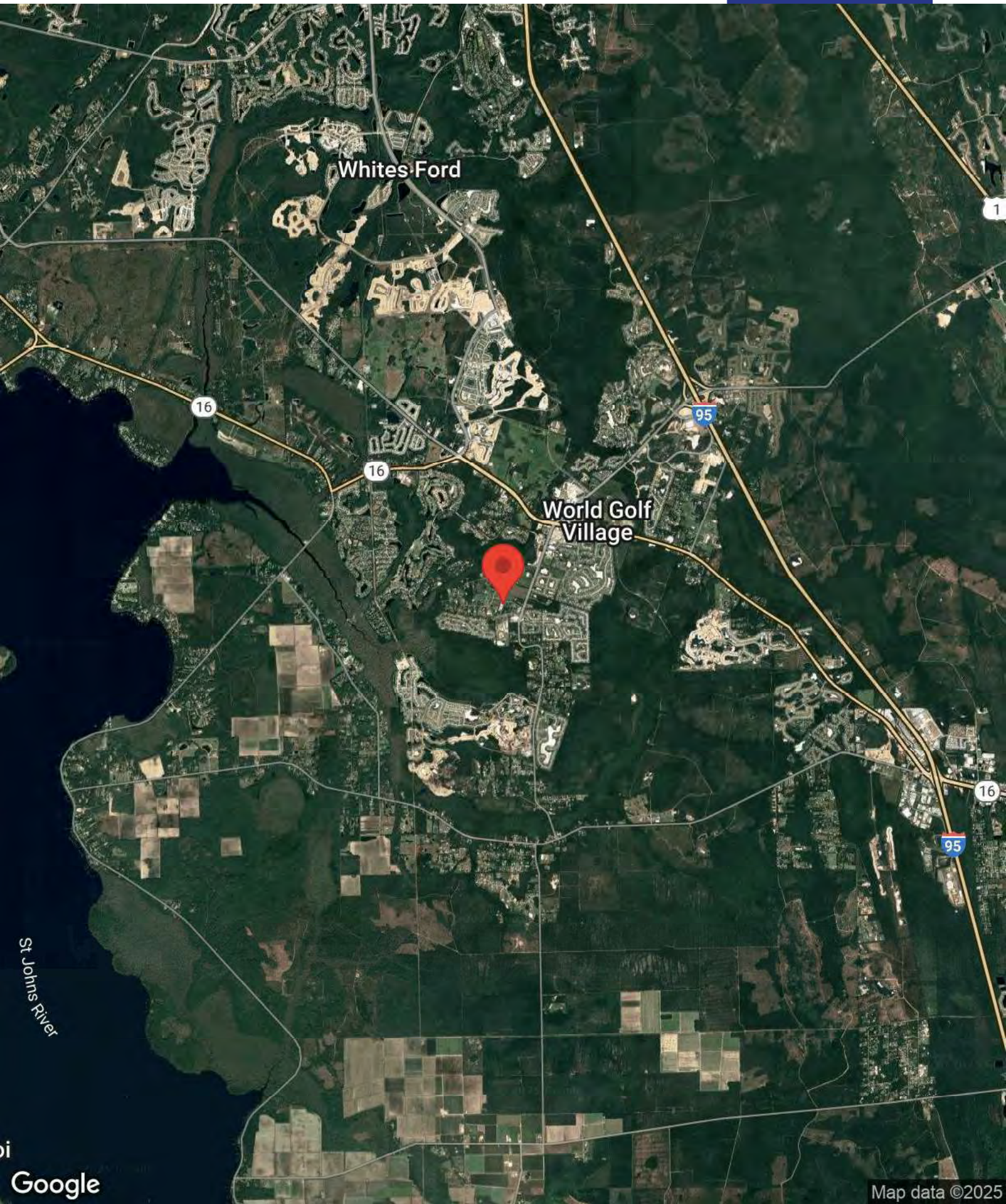


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Regional Map

5057 Silo Road

Linda Daniels  
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St Johns River

Google

Map data ©2025

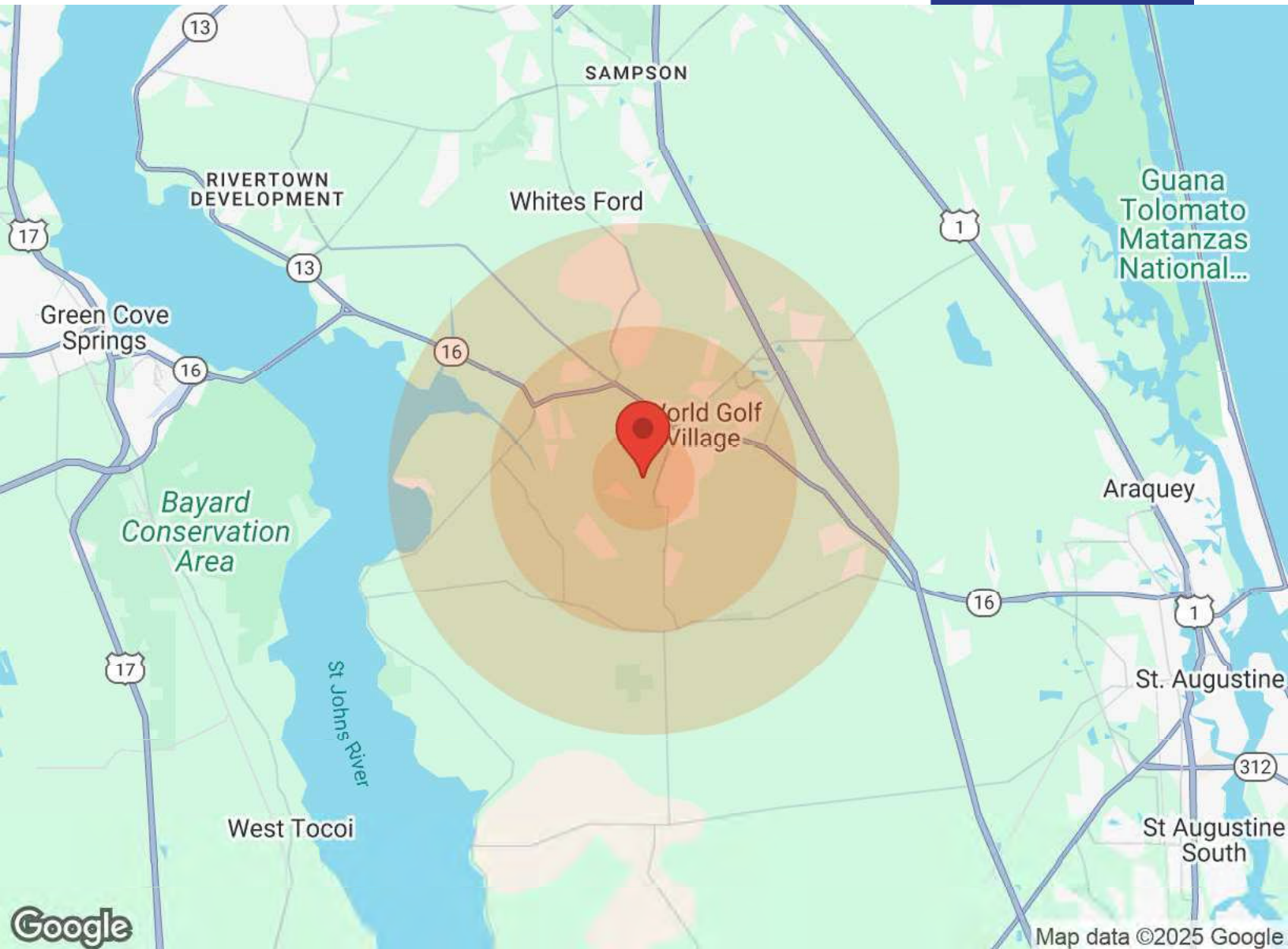


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## Demographics

5057 Silo Road

Linda Daniels  
& Associates, LLC



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,265	4,265	17,612	Median	\$80,313	\$80,313	\$74,611
Female	4,494	4,494	17,567	< \$15,000	166	166	654
Total Population	8,759	8,759	35,179	\$15,000-\$24,999	101	101	531
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	117	117	915
Ages 0-14	1,957	1,957	7,274	\$35,000-\$49,999	220	220	1,038
Ages 15-24	1,541	1,541	5,785	\$50,000-\$74,999	805	805	2,516
Ages 25-54	3,059	3,059	11,641	\$75,000-\$99,999	693	693	2,377
Ages 55-64	1,012	1,012	4,385	\$100,000-\$149,999	546	546	2,328
Ages 65+	1,190	1,190	6,094	\$150,000-\$199,999	104	104	1,006
Race	1 Mile	3 Miles	5 Miles	> \$200,000	95	95	772
White	8,053	8,053	31,331	Housing	1 Mile	3 Miles	5 Miles
Black	253	253	1,325	Total Units	2,975	2,975	12,477
Am In/AK Nat	6	6	20	Occupied	2,553	2,553	11,089
Hawaiian	N/A	N/A	4	Owner Occupied	2,165	2,165	9,389
Hispanic	493	493	2,210	Renter Occupied	388	388	1,700
Multi-Racial	444	444	2,322	Vacant	422	422	1,388

Linda Daniels, CCIM

(904) 304-7222

ldaniels@lindadaniels.com



### St. Johns County Board of County Commissioners

Growth Management Department

March 15, 2021

Courtney McQuaig  
[courtney@bridgecityco.com](mailto:courtney@bridgecityco.com)

**RE: CLTR 2021-68**  
**5057 Silo Road**  
**Parcel # 028820-1411**

Dear Ms. McQuaig:

You have requested specific information on the parcel referenced above. This Department has jurisdiction over administration and enforcement of the Comprehensive Plan, Zoning regulations, Subdivision regulations and Building Codes within the unincorporated portion of St. Johns County.

#### Planning & Zoning Division

The subject property has a Future Land Use Map (FLUM) designation of Residential - A and is currently zoned Open Rural (OR).

It appears that Parcel 14-10 and Parcel 14-11 would each have development rights for one dwelling unit based on the Zoning and FLUM. The design criteria would have to be met regarding the following:

TABLE 6.01

SCHEDULE OF AREA, HEIGHT, BULK AND PLACEMENT STANDARDS							
Zoning Districts	Minimum Lot Widths	Minimum Lot Area	Maximum Lot Coverage by All Buildings	Floor Area Ratio ➡	Impervious Surface Ratio ➡	Min. Yard Req. ⓧ Front/ Side/Rear	Maximum Height of Structures ⓧ
OR - Single Family Dwelling or Mobile Home	100 feet ⓧ	1 acre ⓧ	35%	N/A	70%	25/10/10 feet	35 feet

If you need further information regarding Planning comments or process, please feel free to contact me at (904) 209-0662 or electronic mail at [mcolee@sjcfl.us](mailto:mcolee@sjcfl.us).



### Application Review Supervisor

The subject property appears to have been reconfigured in 2006. In addition to the reconfiguration, an additional lot was created within one of the parcels. The old maps depict two parcels dated back to 1981. One parcel utilized the allowable division without platting; therefore, the remaining parcel is allowed one division without platting to create a total of two parcels.

If any additional divisions are proposed, platting and subdivision regulations may be applicable. Please be aware, the proposed lots must comply with all applicable provisions of the Land Development Code and Comprehensive Plan, as well as the regulations of any other governmental agency, local, state, or federal, which may have jurisdiction.

If septic is proposed, please contact the Department of Health to ensure compliance with their regulations prior to moving forward.

904-506-6081  
[SJCHD.EH@flhealth.gov](mailto:SJCHD.EH@flhealth.gov)

For specific questions related to the comments above, please contact Kelly Schley, Application Review Supervisor, Growth Management, 904 209 0720 | [kschley@sjcfl.us](mailto:kschley@sjcfl.us)

### Environmental Health Department

There is insufficient for the Department of Health-St. Johns County, to make a definitive response. There is no indication of the water source or the method of sewage disposal. If the properties are to be developed with an onsite sewage treatment and disposal system (OSTDS), such as a septic tank system, a site plan drawn to a scale, is required. The site plan must show all pertinent features, such as the existing and proposed location of the septic tank(s), drainfield(s), water wells, waterlines, structures, surface water, drainage features, and obstructions, such as driveways and concrete pads. Additionally, please note the following: (1) If the properties are to be divided and developed with a private well and OSTDS/septic tank system, they must be at least one-half acre and at least a minimum dimension of 100 feet or an average of 100 feet based on the road frontage length and the longest lot line parallel to the road (s. 381.0065(4) (a), Florida Statutes (F.S.)). Please note that each acre has a maximum daily sewage flow allowance of 1500 gallons per day or pro rata share and all applicable setbacks must be met. (2) If the properties are to be developed with municipal water (utility) and OSTDS/septic tank system, there can be no more than four lots per acre (s. 381.0065(4) (b), F.S. Please note that each acre has a maximum daily sewage flow allowance of 2500 gallons per day or pro rata share and all applicable setbacks must be met. Some of the basic setbacks include (1) 75ft from a private well and 100ft from a limited use public wells (2) 75ft from surface water (3) 50 ft. from non-potable wells (4) 5ft from building foundations and property lines (5) 10ft from other septic drainfields. Thank you, Ric Mathis Department of Health-St. Johns County Environmental Public Health 4040 Lewis Speedway-physical address 200 San Sebastian View-mailing address St. Augustine, FL 32084 (904) 506-6214

### Technical/Transportation Development

For each parcel, the proposed driveway shall comply with section 6.04.05 and table 6.03 of the Land Development Code.

Pavement section to meet or exceed the requirements of section 6.04.07.F.

For specific questions related to the comments above, please contact Jeffrey Petrie, Phone: 904-209-0672, email: [jpetrie@sjcfl.us](mailto:jpetrie@sjcfl.us)

Please be aware that the county, state and /or federal laws and regulations may change after this letter has been written. You will be required to comply with current laws and regulations when a land development permit is considered for issuance.

Very Truly Yours,



Marie Colee  
Assistant Program Manager

Receipt: 21-012972



## Deed - Legal

5057 Silo Road

Linda Daniels  
& Associates, LLC

REC \$ 18.50 Doc: \$3430.00  
After Recording Return to:  
This Instrument Prepared by:  
Marlene Lagasse (\$490,000.00)  
ESTATE TITLE OF ST. AUGUSTINE, INC.  
71 CARRERA STREET  
ST AUGUSTINE, FL 32084  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I. D. (Folio) Number(s):  
028820-1411  
File No.: 63670

### WARRANTY DEED

This Warranty Deed, Made the 28th day of July, 2021, by

MARCIANNE FREDRICK FKA MARCIA F. MCQUAIG, SINGLE whose post office address is:

150 ST Johns Business Place Suite 301 ST Augustine FL 32095

hereinafter called the "Grantor", to **GUILMAR LLC, a Florida Limited Liability Company**, whose post

office address is: **945 Las Navas Place, St. Augustine, FL 32092**  
hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St Johns** County, Florida, to wit:

**PARCEL 1:** A PART OF LOT 14, ACCORDING TO THE SUBDIVISION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF LOT 11, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AND THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 19 DEGREES 35 MINUTES 08 SECONDS WEST; ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 5378.38 FEET THENCE SOUTH 88 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 848.0 FEET; THENCE SOUTH 77 DEGREES 22 MINUTES 58 SECONDS WEST, A DISTANCE OF 821.31 FEET; THENCE NORTH 19 DEGREES 07 MINUTES 18 SECONDS EAST, A DISTANCE OF 775.19 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 19 DEGREES 07 MINUTES 18 SECONDS EAST, A DISTANCE OF 290.40 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 52 SECONDS EAST, A DISTANCE OF 300.0 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 290.40 FEET; THENCE NORTH 73 DEGREES 24 MINUTES 52 SECONDS EAST, A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:** A PART OF LOT 14, ACCORDING TO THE SUBDIVISION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF LOT 11, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AND THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 19 DEGREES 35 MINUTES 08 SECONDS WEST; ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 5378.38 FEET THENCE SOUTH 88 DEGREES 35 MINUTES 08 SECONDS WEST, A DISTANCE OF 848.0 FEET; THENCE SOUTH 77 DEGREES 22 MINUTES 58 SECONDS WEST, A DISTANCE OF 468.90 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 77 DEGREES 22 MINUTES 58 SECONDS WEST, A DISTANCE OF 352.41 FEET; THENCE NORTH 19 DEGREES 07 MINUTES 18 SECONDS EAST, A DISTANCE OF 775.19 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 52 SECONDS EAST, A DISTANCE OF 300.0 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 18 SECONDS WEST A DISTANCE OF 44.97 FEET; THENCE NORTH 70 DEGREES 52 MINUTES 42 SECONDS WEST, A DISTANCE OF 5.0 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 9.09 FEET; THENCE SOUTH 70 DEGREES 52 MINUTES 42 SECONDS EAST, A DISTANCE OF 5.0 FEET; THENCE SOUTH 19 DEGREES 07 MINUTES 18 SECONDS WEST, A DISTANCE OF 549.02 FEET TO THE POINT OF BEGINNING.  
LESS AND EXCEPT PROPERTY IN OFFICIAL RECORDS BOOK 2928, PAGE 921 AND OFFICIAL RECORDS BOOK 4200, PAGE 290 AND OFFICIAL RECORDS BOOK 3403, PAGE 627 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

# PROPERTY SOLD AS IS

## Deed - Legal

5057 Silo Road

Linda Daniels  
& Associates, LLC

The property is the homestead of the Grantor(s).

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and easements of record, if any.

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

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: Courtney McQuaig Marcianne Fredrick McQuaig  
Printed Name: Courtney McQuaig MARCIANNE FREDRICK McQuaig

Witness Signature: Carol A Lagasse  
Printed Name: Carol A Lagasse

State of Florida

County of St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

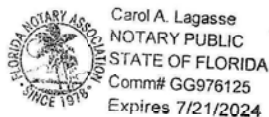
☐ online notarization, this 28 day of July, 2021 by MARCIANNE FREDRICK FKA

MARCIA F. MCQUAIG, He/She/They is/are ☒ Personally Known OR ☐ Produced

\_\_\_\_\_ as Identification.

Carol A Lagasse (SEAL)  
Notary Public Signature  
Printed Name:  
My Commission Expires: \_\_\_\_\_

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)





## 16