

HERNANDO COUNTY BUILDING DIVISION HERNANDO COUNTY BUILDING DIVISION



OWNER & ENCUMBRANCE REPORT

Case #	344258
Location:	3273 MANGROVE DR
Unsafe:	STORM DAMAGED 1962 FRAME HOME



HERNANDO COUNTY BUILDING DIVISION

PERMITTING • CONTRACTOR LICENSING

789 PROVIDENCE BOULEVARD ♦ BROOKSVILLE, FLORIDA 34601 ♦ www.HernandoCounty.us

PHONE 352.754.4050 ♦ FAX PERMITTING 352.754.4416 ♦ FAX CONTRACTOR LICENSING 352.754.4159

May 1, 2025

Home/Land Title, Inc.
412 S. Main Street
Brooksville, FL 34601

PIR/ FKA O & E

RE: Request for Property Information Report, F.K.A. O & E
Location Address: 3273 MANGROVE DR.

Dear Sir or Madam:

Please conduct a search and provide a PIR, F.K.A. O & E on the property address listed above. The property has been declared unsafe in accordance with applicable codes and is currently in the County's condemnation process. A copy of the computer printout listing the Key Number, Parcel ID, Legal Description, and Owner of Record is attached for your use.

If you have any questions, please contact Jane Brown at 352-540-6923.

Sincerely,

Jane Brown
Field Investigator

cc: Case File: 344258
Attachment: Computer Printout

AMT Screens - BAPLS

Requested by jabrown - BCC11450
29 April 2025 at 07:36:10

BUILDING APPLICATION SEARCH

FUNCTION DATA

GO TO MENU START FIRST SCROLL NEXT SCROLL BACK START LAST VIEW IMAGES

KEY: 154594 PARCEL: R12 223 16 1890 0190 0130 PLAT BOOK 6 PAGE 78

OWNER: WALLER FERRIS S SR TTEE

LOC: 3273 MANGROVE DR

Go To

BAPLT

ADDR: 1031 MCGEE RD

DESCR: GULF COAST RETREATS UNIT 1

VCOMM

PLANT CITY, FL 33565-5123

BLK 19 LOT 13

OUTSTANDING CIT. FLOOD ZONE & DOUBLE FEE

MAP: 7D BOOK: 2803 PAGE: 1098 HCUD:

APPL #	PERMIT#	DATE	USE CODE	DESC	APPLICANT NAME	ZONE	ST
SEL NEW	1459855	1459855	61924	SE	SEAWALL	WALLER FERRIS S SR TTEE	R1B F
SEL NEW	1261558	1261558	90911	RR	REROOF	WALLER FERRIS S SR TTEE	R1B F
SEL NEW	1240846	1240846	11510	UE	UPGRADE ELECTR	WALLER FERRIS S	R1B F
SEL NEW	903271	8607671	110486	DO	DOCK	TRIACHIS JOHN	R1B F
SEL NEW	77719	9305203	52693	FN	FENCE	CARLINI EDITH E	F
SEL NEW	74847	9303381	41593	TD	DAMAGE REP (ST	CARLINI EDITH E	F
SEL NEW	72001	9209280	121592	SC	SCREEN ROOM	CARLINI EDITH E	R1B F
SEL NEW	71602			GR	GLASS ROOM/SUN	CARLINI EDITH E	R1B V
SEL NEW	6658	8705312	71387	HA	RESIDENTIAL HT	TRIARCHIS JOHN & ROSITA M	F
SEL NEW	0						
SEL NEW	0						
SEL NEW	0						

**HOME/LAND TITLE, INC.
412 S. MAIN STREET
BROOKSVILLE, FL 34601
PHONE (352) 796-7792 FAX (352) 799-1534
EMAIL ADDRESS: jamie@homelandtitle.org**

May 5, 2025

**Re: PROPERTY INFORMATION REPORT OUR FILE # 2025-14494
PIR REQUEST FOR Key# 154594 for 3273 Mangrove Drive, Hernando Beach, FL 34607 Case File
No. 344258**

**Current Owner of Record/Borrower: Ferris S. Waller, Sr., as Trustee(s) of that certain
unrecorded trust agreement known as the Ferris S. Waller, Sr. Revocable Trust, created under
agreement dated September 29, 2006**

Property Address: 3273 Mangrove Drive, Hernando Beach, FL 34607

Parcel Number: R12-223-16-1890-0190-0130

**Legal Description: Lot 13, Block 19, GULF COAST RETREATS, UNIT 1 , according to the Plat
thereof, recorded in Plat Book 6, Page 78, of the Public Records of Hernando County, Florida.**

To Whom It May Concern:


**We have completed our search of the Public Records of Hernando County, Florida, from
09/01/1887 to 04/22/2025 (this is what date the county is up to on their indexing) on the property
described above.**

We have found the following documents:

- 1. A Warranty Deed between Edith E. Carlini, an unmarried woman to Ferris S. Waller and Peggy
Ann Waller, his wife whose address is 1121 McGee Road, Plant City, FL 33565.**
- 2. A Quit Claim Deed To Trustee (With Powers Under Land Trust) between Ferris S. Waller and
Peggy Ann Waller, husband and wife to Ferris S. Waller, Sr., as Trustee of that certain
unrecorded trust agreement known as the "Ferris S. Waller, Sr. Revocable Trust", created under
agreement dated September 29, 2006.**
- 3. 2024 Taxes are due in the amount of \$7,851.20.**

**In issuing this report, HOME/LAND TITLE, INC. expressly disclaims the validity of any document
or proceeding which appears in the Public Records and constitutes a part of the chain of title.
HOME/LAND TITLE, INC. also expressly disclaims liability for the validity of this report in
excess of the fee paid to HOME/LAND TITLE, INC. therefore.**

Sincerely,



Jamie L. Jones

This Instrument Prepared by:
ROBERT E. HUTCHINSON
ACTION TITLE SERVICES, INC.

3248 COMMERCIAL WAY
SPRING HILL, FLORIDA 34606

File Number: 9810228

Parcel Number: PARCEL # R12-223-16-1880-0190-0130 or KEY # 154684

** OFFICIAL RECORDS **
BK: 1231 PG: 804

FILE# 98-050493
HERNANDO COUNTY, FLORIDA

(STATUTORY FORM - Section 689.02, F.S.)

WARRANTY DEED

RCD Nov 19 1998 03:23pm
KAREN NICOLAI, CLERK

THIS WARRANTY DEED, made this 16 day of Nov, A.D. 19 98, between

EDITH E. CARLINI, an unmarried woman

hereinafter called the Grantor,

whose post office address is: 3273 MANGROVE DRIVE, SPRING HILL, FL 34607

and

FERRIS S. WALLER and PEGGY ANN WALLER, his wife

DEED DOC STANDS 945.00
11/19/98 Deputy Clk

whose mailing address is: 1121 MCGEE ROAD PLANT CITY, FL 33565

Grantees Social Security #

hereinafter called the Grantees, ("Grantor" and "Grantee" are used herein for singular and plural, and any gender shall include all genders, as context requires.)

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations to said grantor in hand paid, the receipt whereof is hereby acknowledged, has agreed, has granted, bargained, and sold unto the Grantee and Grantee's heirs, or successors, and assigns forever all that Certain parcel of land in the County of **HERNANDO** and State of Florida, to-wit:

LOT 13, BLOCK 19, GULF COAST RETREATS, UNIT NO. 1, as per plat thereof recorded in Plat Book 6, Page(s) 78A - 78B, Public Records of HERNANDO County, Florida.

SUBJECT to easements, restrictions and reservations of records. And the same Grantor do(es) hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever, except for taxes and assessments for the year 1998 and subsequent years.

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

Edith E. Carlini (Seal)
EDITH E. CARLINI

(Wit.) Donna M. Almeida
Name: Donna M. Almeida
FIRST WITNESS - PLEASE PRINT

(Wit.) Robert E. Hutchinson
Name: Robert E. Hutchinson
SECOND WITNESS - PLEASE PRINT

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16 day of Nov, 19 98, by:

EDITH E. CARLINI, an unmarried woman

who acknowledged before me that he/she/they executed the foregoing document, and who

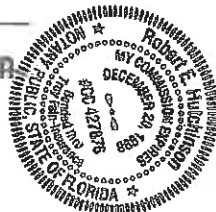
☐ is/are personally known to me; OR

☒ who has produced the following identification: In ID Cards

NOTARY SIGNATURE
Name: Robert E. Hutchinson

NOTARY PUBLIC - PLEASE PRINT

MY COMMISSION EXPIRATION DATE AND NUMBER:
(AFFIX NOTARY SEAL/STAMP ABOVE)



4/5

This instrument was prepared by
and is to be returned to:

Frank J. Rief, III, Esq.
Akerman Senterfitt
401 E. Jackson St., Ste. 1700
Tampa, Florida 33602

R

**DEED TO TRUSTEE (WITH POWERS)
UNDER LAND TRUST**

(This Deed was done without the benefit of title work)

This QUIT-CLAIM DEED is made and delivered as of Aug 5, 2008 by
FERRIS S. WALLER and PEGGY ANN WALLER, husband and wife, whose mailing
address is 1121 McGee Road, Plant City, Florida 33565 as Grantor, and **FERRIS S.
WALLER, Sr.**, as Trustee of that certain unrecorded trust agreement known as the
"FERRIS S. WALLER, SR. REVOCABLE TRUST," created under agreement dated
September 29, 2006, whose mailing address is 1121 McGee Road, Plant City,
Florida 33565, as Grantee, with full power and authority to sell, convey, grant
and encumber. (All references to the parties herein shall include their heirs,
personal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars
(\$10.00) and other good and valuable consideration, the receipt whereof is
hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto Trustee, that certain land situate in Hernando
County, Florida legally described as follows:

**LOT 19, BLOCK 19, GULF COAST RETREATS, UNIT NO. 1, as per plat thereof
recorded in Plat Book 6, Page(s) 78A - 78B, Public Records of HERNANDO County,
Florida.**

Parcel ID No. 154594000

The property is not now nor has it ever been the homestead property of
Grantor.

This conveyance is subject to:

1. Taxes and Assessments for the year and 2007 subsequent years.

2. Zoning and other governmental regulations.
3. Matters of record.

TO HAVE AND TO HOLD the above-described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the **FERRIS S. WALLER, SR. REVOCABLE TRUST**, dated September 29, 2006 (Trust Agreement).

Full power and authority is hereby granted to the Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the said property or to whom the said property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced, or be obliged to see that the terms of said Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or

{TP397114;1}

be obliged or privileged to inquire into any of the terms of the Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance lease or other instrument (a) that at the time of its delivery the Trust created by this Deed and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Deed and in the Trust Agreement and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are co-trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

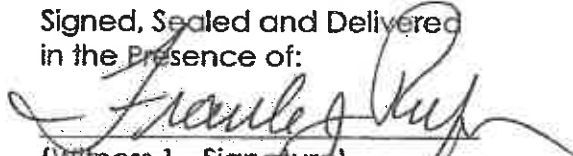
The interest of the beneficiary under this Deed and under the Trust Agreement and of all persons claiming under them or any of them shall be only (TP397114;1)

in the earnings, avails and proceeds arising from the sale or other disposition of the property, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the property as such but only as interest in the earnings, avails and proceeds from that property as aforesaid.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as Trustee under the Trust agreement or by virtue of taking title to the property and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the Trust Agreement.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. "Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires.

Signed, Sealed and Delivered
in the Presence of:


(Witness 1 - Signature)
FRANK J. RIEF, III


(Witness 1 - Printed Name)
Debra L. Cooper

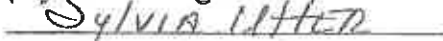

(Witness 2 - Signature)
Debra L. Cooper

(Witness 2 - Printed Name)


(Witness 1 - Signature)


(Witness 1 - Printed Name)


(Witness 2 - Signature)

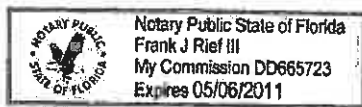

(Witness 2 - Printed Name)

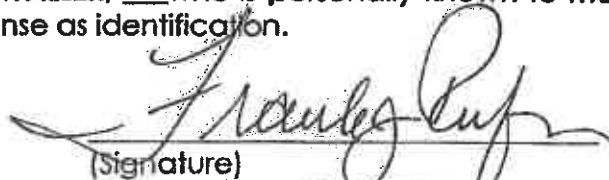
 (SEAL)
FERRIS S. WALLER

 (SEAL)
PEGGWANN WALLER

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on August 5, 2008 by **FERRIS S. WALLER**, ☒ who is personally known to me or ☐ who has provided a driver's license as identification.




(Signature)

FRANK J. RIEF, III

(Type or Print Name)

Notary Public

My Commission Expires: _____

My Commission Number is: _____

(AFFIX NOTARIAL SEAL HERE)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on 8-6-08, 2008 by **PEGGY ANN WALLER**, ☒ who is personally known to me or ☐ who has provided a driver's license as identification.



Barbara Smith
My Commission DD354409
Expires October 15, 2008


(Signature)

Barbara Smith

(Type or Print Name)

Notary Public

My Commission Expires: 10-15-08

My Commission Number is DD354409

(AFFIX NOTARIAL SEAL HERE)

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR

352-754-4180

2024 Delinquent Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ALTERNATE KEY NUMBER	ESCROW CODE	MILLAGE CODE	
154594		CWES	HERNANDO.COUNTY-TAXES.COM

WALLER FERRIS S SR TTEE
1031 MCGEE RD
PLANT CITY, FL 33565-5123

R12-223-16-1890-0190-0130

3273 MANGROVE DR

GULF COAST RETREATS UNIT 1
BLK 19 LOT 13

****All ownership changes must re-file for exemptions**

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
BCC GENERAL FUND	352-754-4004	6.4497	425,995	0	425,995	2,747.54
BCC TRANSPORTATION TRUST	352-754-4004	0.8091	425,995	0	425,995	344.67
BCC COUNTY HEALTH	352-754-4004	0.1102	425,995	0	425,995	46.94
HERNANDO COUNTY SCHOOL BOARD	352-797-7004	3.0230	554,134	0	554,134	1,675.15
BPI DISCRETIONARY	352-797-7004	0.7480	554,134	0	554,134	414.49
BPI CAPITAL OUTLAY	352-797-7004	1.5000	554,134	0	554,134	831.20
BPI OPERATIONAL VOTED	352-797-7004	1.0000	554,134	0	554,134	554.13
EMERGENCY MEDICAL SVCS MSTU	352-754-4004	0.9100	425,995	0	425,995	387.66
STORMWATER MANAGEMENT MSTU	352-754-4004	0.1139	425,995	0	425,995	48.52
SWFWMD COUNTY WIDE	352-796-7211	0.1909	425,995	0	425,995	81.32
TOTAL MILLAGE		14.8548	AD VALOREM TAXES			\$7,131.62

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
36 H.C. FIRE/RESCUE DISTRICT	352-540-4353	365.62
65 HERNANDO BEACH - SHOAL LINE B	352-754-4060	2.00
99 SOLID WASTE DISPOSAL MSBU	352-754-4112	98.04
**ALL TAXES BECOME DELINQUENT APRIL 1st		NON-AD VALOREM ASSESSMENTS
		\$465.66

COMBINED TAXES AND ASSESSMENTS	\$7,597.28	See reverse side for important information.
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If Received By	May 29, 2025				
Please Pay	\$7,851.20				

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR

352-754-4180

2024 Delinquent Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ALTERNATE KEY NUMBER	ESCROW CODE	MILLAGE CODE	
154594		CWES	HERNANDO.COUNTY-TAXES.COM

WALLER FERRIS S SR TTEE
1031 MCGEE RD
PLANT CITY, FL 33565-5123

R12-223-16-1890-0190-0130

3273 MANGROVE DR

GULF COAST RETREATS UNIT 1
BLK 19 LOT 13

RETURN WITH PAYMENT.

Pay in U.S. funds to Amy L. Blackburn, Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

If Received By	May 29, 2025				
Please Pay	\$7,851.20				

1 00154594 2024 4

DELIVERED BY MAIL