CITY OF PARKER
AGENDA ITEM SUMMARY

1. *DEPARTMENT MAKING REQUEST/NAME OF PRESENTER:*	2. *MEETING DATE:*
Betty Masters	February 21, 2023

Requesting division of parcel

4. *IS THIS ITEM BUDGETED (IF APPLICABLE)*

YES ☐ **NO** ☐ **N/A X**

Ms. Masters requested the parcel to be split in 3 previously, council advised to divide into 2 due to lot sizes. She has spoken with her insurance company and now wishes to divide the parcel into 2. Survey attached.

1

AGENDA ITEM # 2

Galbreath – aye
Gibson – aye
Mayor Kelly – aye
Ordinance 2022-404 read by Mr. Sloan.

3. **Request for the division of parcel into 3- Betty Masters** – single family home and 2 duplexes on parcel. Request due to insurance difficulties with current carrier. Granddaughter, Christina Bass in attendance for Ms. Masters. If divided the lot sizes will not meet LDR requirement except for single family home. Advised to only divide into 2 parcels and speak with insurance company to see if she can purchase a homeowner's policy for private residence and commercial policy to cover rentals.

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	25947-000-000
Location Address	4718 6TH ST E PANAMA CITY 32404
Brief Tax Description*	PARKER PLAT-(108.3)-119D2- BEG NE COR LOT 108 TH S 108' W 173' N 108' E 173' TO POB ORB 580 P 277 ORB 3557 P 2042
	*The Description above is not to be used on legal documents.
Property Use Code	MULTI-FAMI (000800)
Sec/Twp/Rng	24-4S-14W
Tax District	City of Parker (District 10)
2021 Final Millage Rate	10.5126
Acreage	0.428
Homestead	Y

View Map

Owner Information

Primary Owner
Masters, Betty Ann Trustee
4718 E 6th St
Panama City, FL 324047164

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values
Building Value	$117,329	$113,625	$109,258
Extra Features Value	$10,236	$10,236	$10,236
Land Value	$29,484	$27,442	$26,762
Land Agricultural Value	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0
Just (Market) Value	$157,049	$151,303	$146,256
Assessed Value	$151,403	$146,975	$146,256
Exempt Value	$50,500	$50,500	$50,500
Taxable Value	$100,903	$96,475	$95,756
Save Our Homes or AGL Amount	$5,646	$4,328	$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.

Building Data

Building 1

Type	SFR AVERG
Total Area	4,323
Heated Area	3,357
Exterior Walls	CB STUCCO
Roof Cover	ENG SHINGL
Interior Walls	PLYWOOD; DRYWALL
Frame Type	N/A
Floor Cover	SHT VINYL; CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	2
Bedrooms	4
Stories	2
Actual Year Built	1977
Effective Year Built	1977

Building 2

Type	SFR AVERG
Total Area	818
Heated Area	818
Exterior Walls	CB STUCCO
Roof Cover	ENG SHINGL
Interior Walls	PLYWOOD; DRYWALL
Frame Type	N/A
Floor Cover	SHT VINYL; CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	1
Bedrooms	1
Stories	1
Actual Year Built	1980
Effective Year Built	1980

Building 3	
Type	DUPLEX
Total Area	1,350
Heated Area	1,350
Exterior Walls	CB STUCCO
Roof Cover	ENG SHINGL
Interior Walls	DRYWALL
Frame Type	N/A
Floor Cover	SHT VINYL; CARPET
Heat	AIR DUCTED
Air Conditioning	CENTRAL
Bathrooms	2
Bedrooms	4
Stories	1
Actual Year Built	1986
Effective Year Built	1986

Extra Features

Code	Description	Number of Items	Length x Width x Height	Units	Unit Type	Effective Year Built
0181	FIRP INPUT	1	0 x 0 x 0	2	UT	1977
0236	DRIVE/WALK INPUT	1	0 x 0 x 0	1	UT	1980
0505	PATIO/INPUT	1	0 x 0 x 0	1	UT	1986
0235	WALK-INPUT	1	0 x 0 x 0	1	UT	1986
0235	WALK-INPUT	1	0 x 0 x 0	1	UT	1986
0215	SPKLER SYS	1	0 x 0 x 0	1	UT	1986
0236	DRIVE/WALK INPUT	1	0 x 0 x 0	1	UT	1986
0236	DRIVE/WALK INPUT	1	0 x 0 x 0	1	UT	1986
1010	PRIV WALL/INPUT	1	0 x 0 x 0	1	UT	1986
0280	POOL RES	1	0 x 0 x 0	1	UT	2003
0420	JACUZZIE B	1	23 x 12 x 0	276	SF	2009
0181	FIRP INPUT	1	0 x 0 x 0	1	UT	2009
0181	FIRP INPUT	1	0 x 0 x 0	1	UT	2017
0181	FIRP INPUT	1	0 x 0 x 0	1	UT	2017

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
000100	SFR	108.00	FF	108	173

Sales

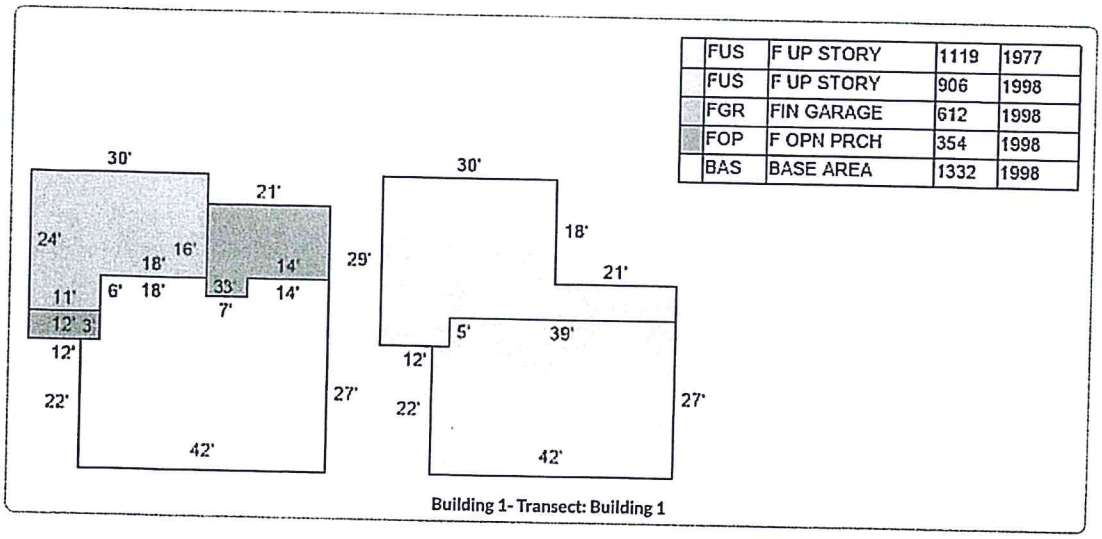
Multi Parcel	Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/18/2013	$100	WD	3557	2042	Unqualified (U)	Improved	BETTY ANN KING	BETTY ANN KING TRUSTEE

Permits

Issued	Permit Number	Type	Description	Amount
20090115	09-0001	POOL	POOLS	$0
19930916	93-8633	ADD	ADDITION	$10,500

The permit information provided on this website is strictly for informational purposes only. For detailed permit information, please contact the applicable taxing authorities building department.

Sketches



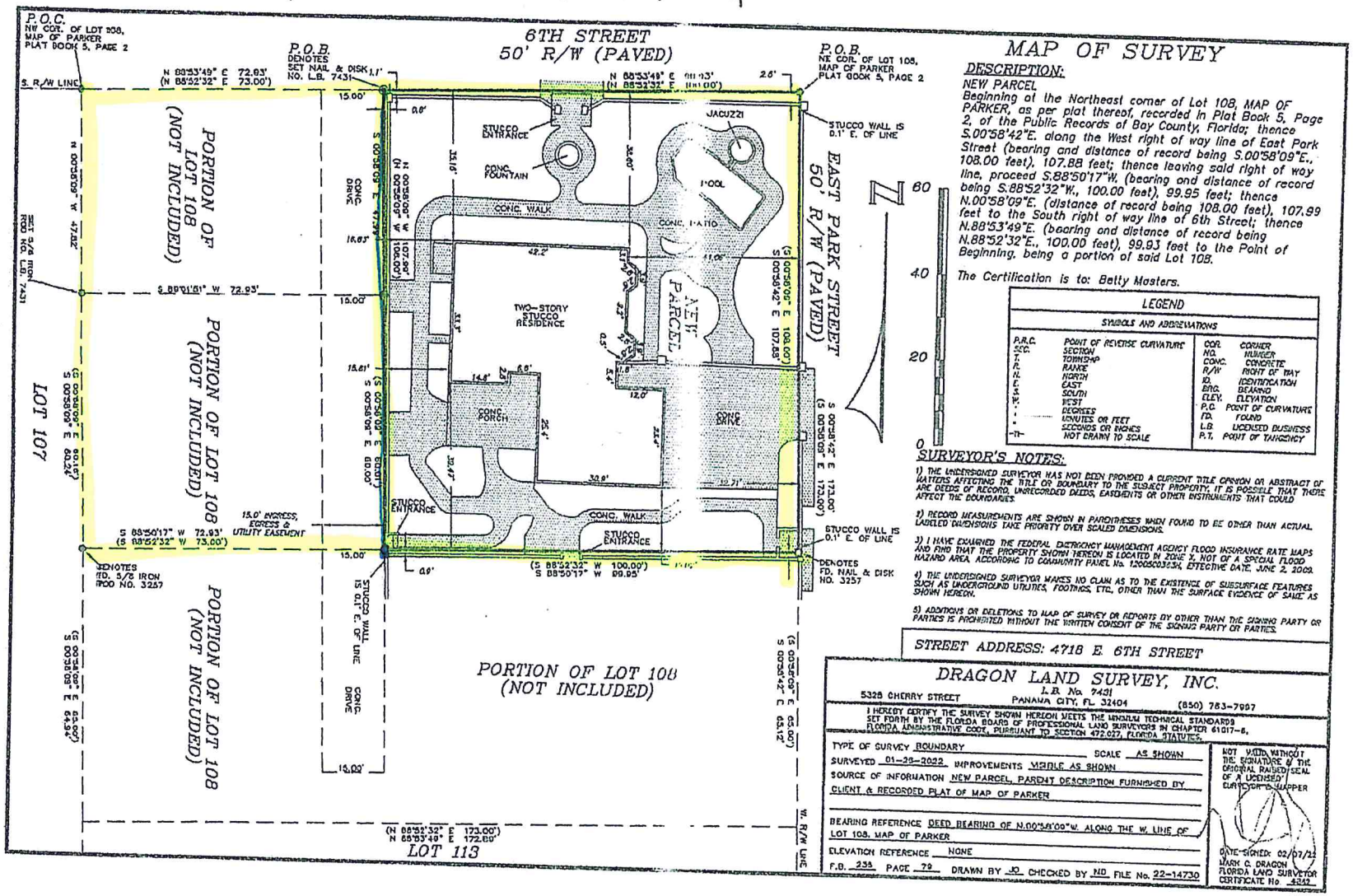
Building 1- Transect: Building 1

A

App. 7920 sq Ft

B

App. 11,110 sq ft.



MAP OF SURVEY

DESCRIPTION:

NEW PARCEL

Beginning at the Northeast corner of Lot 108, MAP OF PARKER, as per plat thereof, recorded in Plat Book 5, Page 2, of the Public Records of Bay County, Florida; thence S.00°58'42"E. along the West right of way line of East Park Street (bearing and distance of record being S.00°58'09"E., 108.00 feet), 107.88 feet; thence leaving said right of way line, proceed S.88°50'17"W. (bearing and distance of record being S.88°52'32"W., 100.00 feet), 99.95 feet; thence N.00°58'09"E. (distance of record being 108.00 feet), 107.99 feet to the South right of way line of 6th Street; thence N.88°53'49"E. (bearing and distance of record being N.88°52'32"E., 100.00 feet), 99.93 feet to the Point of Beginning, being a portion of said Lot 108.

The Certification is to: Betty Masters.

LEGEND

SYMBOLS AND ABBREVIATIONS

P.R.C.	POINT OF REVERSE CURVATURE	COR.	CORNER
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	CONC.	CONCRETE
R.	RANGE	R/W	RIGHT OF WAY
N.	NORTH	ID.	IDENTIFICATION
E.	EAST	BRG.	BEARING
S.	SOUTH	ELEV.	ELEVATION
W.	WEST	P.C.	POINT OF CURVATURE
°	DEGREES	FD.	FOUND
'	MINUTES OR FEET	L.B.	LICENSED BUSINESS
"	SECONDS OR INCHES	P.T.	POINT OF TANGENCY
-"-	NOT DRAWN TO SCALE		

SURVEYOR'S NOTES:

1) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

2) RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES WHEN FOUND TO BE OTHER THAN ACTUAL. LABELED DIMENSIONS TAKE PRIORITY OVER SCALED DIMENSIONS.

3) I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS AND FIND THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, NOT OF A SPECIAL FLOOD HAZARD AREA ACCORDING TO COMMUNITY PANEL No. 12005C0353H, EFFECTIVE DATE: JUNE 2, 2009.

4) THE UNDERSIGNED SURVEYOR MAKES NO CLAIM AS TO THE EXISTENCE OF SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES, FOOTINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.

5) ADDITIONS OR DELETIONS TO MAP OF SURVEY OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

STREET ADDRESS: 4718 E. 6TH STREET

DRAGON LAND SURVEY, INC.
L.B. No. 7431
5328 CHERRY STREET PANAMA CITY, FL. 32404 (850) 763-7997

I HEREBY CERTIFY THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE OF SURVEY BOUNDARY SCALE AS SHOWN

SURVEYED 01-25-2022 IMPROVEMENTS VISIBLE AS SHOWN

SOURCE OF INFORMATION NEW PARCEL, PARENT DESCRIPTION FURNISHED BY CLIENT & RECORDED PLAT OF MAP OF PARKER

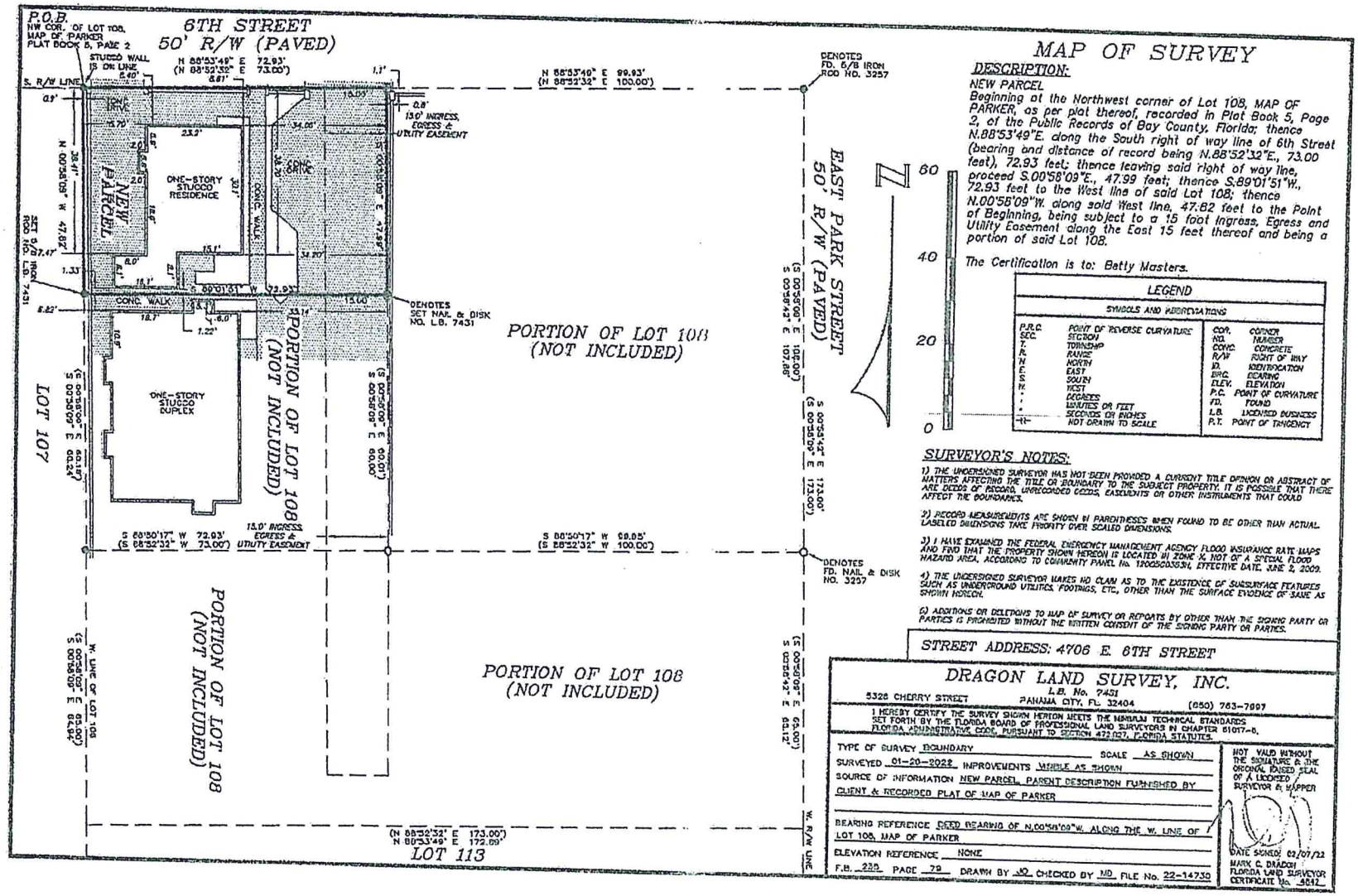
BEARING REFERENCE DEED BEARING OF N.00°58'00"W. ALONG THE W. LINE OF LOT 108, MAP OF PARKER

ELEVATION REFERENCE NONE

F.B. 235 PAGE 79 DRAWN BY JO CHECKED BY ND FILE No. 22-14730

NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR & MAPPER

DATE SIGNED: 02/07/22
MARK C. DRAGON
FLORIDA LAND SURVEYOR
CERTIFICATE No. 4342



MAP OF SURVEY

DESCRIPTION:

NEW PARCEL

Beginning at the Northwest corner of Lot 108, MAP OF PARKER, as per plat thereof, recorded in Plat Book 5, Page 2, of the Public Records of Bay County, Florida; thence N.88°53'49"E. along the South right of way line of 6th Street (bearing and distance of record being N.88°52'32"E., 73.00 feet), 72.93 feet; thence leaving said right of way line, proceed S.00°58'09"E., 47.99 feet; thence S.89°01'51"W., 72.93 feet to the West line of said Lot 108; thence N.00°58'09"W. along said West line, 47.82 feet to the Point of Beginning, being subject to a 15 foot Ingress, Egress and Utility Easement along the East 15 feet thereof and being a portion of said Lot 108.

The Certification is to: Betty Masters.

LEGEND

SYMBOLS AND ABBREVIATIONS

P.R.C.	POINT OF REVERSE CURVATURE	COR.	CORNER
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	CONC.	CONCRETE
R.	RANGE	R/W	RIGHT OF WAY
N.	NORTH	ID.	IDENTIFICATION
E.	EAST	BRG.	BEARING
S.	SOUTH	ELEV.	ELEVATION
W.	WEST	P.C.	POINT OF CURVATURE
°	DEGREES	FD.	FOUND
'	MINUTES OR FEET	L.B.	LICENSED BUSINESS
"	SECONDS OR INCHES	P.T.	POINT OF TANGENCY
≠	NOT DRAWN TO SCALE		

SURVEYOR'S NOTES:

1) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

2) RECORD MEASUREMENTS ARE SHOWN IN PARENTHESES WHEN FOUND TO BE OTHER THAN ACTUAL. LABELED DIMENSIONS TAKE PRIORITY OVER SCALED DIMENSIONS.

3) I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS AND FIND THAT THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, NOT OF A SPECIAL FLOOD HAZARD AREA, ACCORDING TO COMMUNITY PANEL No. 12005C0303H, EFFECTIVE DATE: JUNE 2, 2009.

4) THE UNDERSIGNED SURVEYOR MAKES NO CLAIM AS TO THE EXISTENCE OF SUBSURFACE FEATURES SUCH AS UNDERGROUND UTILITIES, FOOTINGS, ETC., OTHER THAN THE SURFACE EVIDENCE OF SAME AS SHOWN HEREON.

5) ADDITIONS OR DELETIONS TO MAP OF SURVEY OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

STREET ADDRESS: 4706 E. 6TH STREET

DRAGON LAND SURVEY, INC.
L.B. No. 7431
5328 CHERRY STREET PANAMA CITY, FL 32404 (850) 763-7807

I HEREBY CERTIFY THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

TYPE OF SURVEY BOUNDARY SCALE AS SHOWN

SURVEYED 01-20-2022 IMPROVEMENTS VISIBLE AS SHOWN

SOURCE OF INFORMATION NEW PARCEL PARENT DESCRIPTION FURNISHED BY CLIENT & RECORDED PLAT OF MAP OF PARKER

BEARING REFERENCE DEED BEARING OF N.00°58'09"W. ALONG THE W. LINE OF LOT 108, MAP OF PARKER

ELEVATION REFERENCE NONE

F.B. 239 PAGE 29 DRAWN BY JO CHECKED BY MD FILE No. 22-1473D

NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR & MAPPER

DATE SIGNED 02/07/22

MARK C. DRAGON
FLORIDA LAND SURVEYOR
CERTIFICATE No. 5642

Map



No data available for the following modules: Condo Information.

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.
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Version 2.3.197

CITY OF PARKER

Representative authorization

I Betty A Maddox, owner of the following property:

PROPERTY ADDRESS: 4718, 4706, duplex 4708+4710 E. 4th St Parker AK.

Hereby authorize the following named individual to appear on my behalf at the City Council Hearing to be held on June 7, 2022

AUTHORIZED REPRESENTATIVE: Christina M. Bass

BY: Betty A Maddox

PROPERTY OWNER

STATE OF: ALASKA

COUNTY OF: MATANUSKA-SUSITNA BOROUGH

The foregoing instrument was acknowledged before me this 13th day of May 2022, by who is personally known to me, or who has produced as identification and who did (did not) take an oath

NOTARY PUBLIC

NAME: T. GRANTLAND

T. GRANTLAND
Notary Public
State of Alaska
My Commission Expires Oct 16, 2024

TITLE: NOTARY

COMMISSION NUMBER: 101016005

Betty Masters
4718 E. 6th Street
Parker, FL 32404
5/10/2022

To Parker City Council
Parker City Council
City of Parker
1001 West Park Street
Parker, FL 32404

Ref: Parker Plat 108.3 – 119D2

To Parker City Council

I have recently been informed by my insurance company a Letter of Non-Renewal due to multiple dwellings on property according to county records. I have recently had the property resurveyed and separated into separate parcels and submitted them to the county but was declined due to need of letter of permission from Parker City Council.

Therefore I am seeking a **letter of permission** to divide Plat 108.3 into three different parcels as shown in the following diagrams.

1. 4718 E. 6th Street
2. 4708 and 4710 E 6th Street
3. 4706 E 6th Street

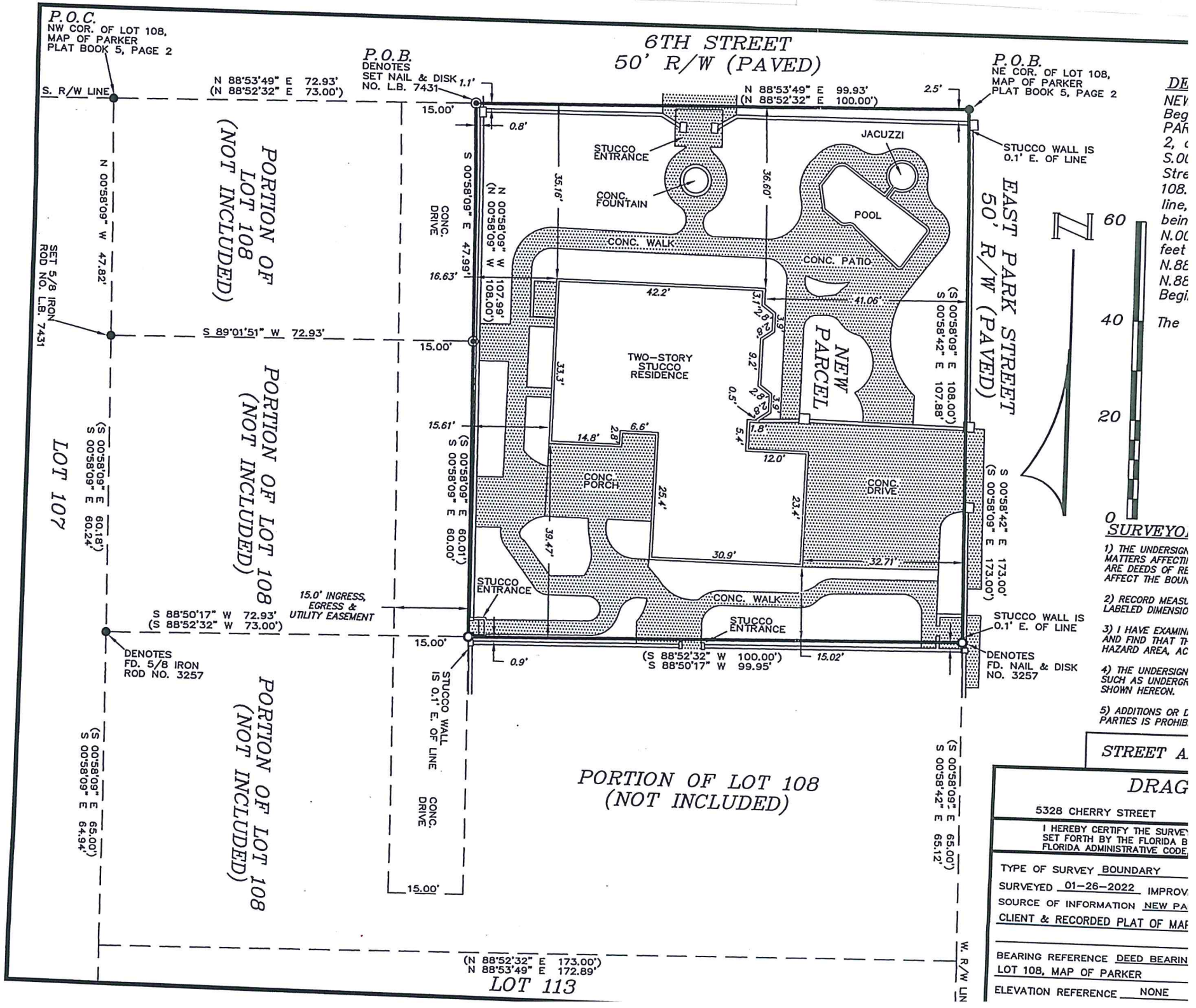
If you have any questions please contact me at (850) 814-8812 or by email at redheadgranma@yahoo.com . I appreciate your time in considering my request.

Sincerely,

Betty Masters

Betty Masters

Enclosure



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5) ADDITIONS OR D
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STREET A

DRAG

5328 CHERRY STREET

I HEREBY CERTIFY THE SURVEY
SET FORTH BY THE FLORIDA B
FLORIDA ADMINISTRATIVE CODE

TYPE OF SURVEY BOUNDARY

SURVEYED 01-26-2022 IMPROV

SOURCE OF INFORMATION NEW PA
CLIENT & RECORDED PLAT OF MAP

BEARING REFERENCE DEED BEARIN
LOT 108, MAP OF PARKER

ELEVATION REFERENCE NONE