

Property Information		Request Information		Update Information
File#:	24-2205057	Requested Date:	08/16/2024	Update Requested:
Owner:	Wgh Florida LLC	Branch:		Requested By:
Address 1:	155 Straw Pond Way	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Saint Augustine, FL 32092	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per St. Johns County Department of Zoning there are no Code Violation cases on this property.

Collector: St. Johns County
Payable: 4030 Lewis Speedway, St. Augustine, FL 32084
Business# 904-209-0734

PERMITS Per St. Johns County Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: St. Johns County
Payable: 4040 Lewis Speedway, St. Augustine, FL 32084
Business# 904-827-6800

SPECIAL ASSESSMENTS Per St. Johns County Tax Collector Department there are no Special Assessments/liens on the property.

Collector: St. Johns County
Payable: 4030 Lewis Speedway, St. Augustine, FL 32084
Business# 904-209-2250

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER & SEWER
Account #: N/A
Payment Status: N/A
Status: Pvt & Lienable
Amount: N/A
Good Thru: N/A
Account Active: Active
Collector: JEA Water and Sewer
Payable Address: 225 N. Pearl St, Jacksonville, FL 32202
Business # (904) 209-2700

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage
Garbage bills are included in the Real Estate Property taxes.

Apply for Exemptions

2024 TRIM Notice

Summary

Parcel ID 0275015730
Location Address 155 STRAW POND WAY
 SAINT AUGUSTINE 32092-0000
Neighborhood Samara Lakes (2098.01)
Tax Description* 62/103-106 SAMARA LAKES PARCEL C PHASE 1 LOT 573 OR3837/323
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Samara Lakes Parcel C Phase 1
Sec/Twp/Rng 37-6-28
District County (District 300)
Millage Rate 12.6935
Acceage 0.150
Homestead N

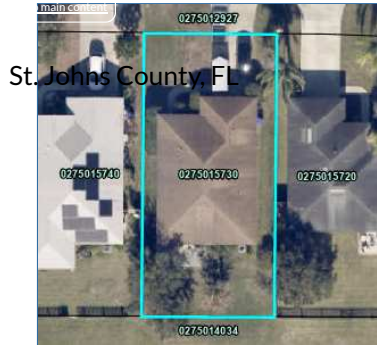
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Owner Information

Owner Name Wgh Florida LLC 100%
Mailing Address 103 FOULK RD STE 900
 WILMINGTON, DE 19803-0000

Map



Valuation Information

	2024
Building Value	\$192,023
Extra Features Value	\$0
Total Land Value	\$95,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$287,023
Total Deferred	\$28,922
Assessed Value	\$258,101
Total Exemptions	\$0
Taxable Value	\$258,101

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2023	\$189,502	\$0	\$105,000	\$0	\$0	\$294,502	\$234,637	\$59,865	\$234,637
2022	\$195,860	\$0	\$84,000	\$0	\$0	\$279,860	\$213,306	\$66,554	\$213,306
2021	\$138,915	\$0	\$55,000	\$0	\$0	\$193,915	\$193,915	\$0	\$193,915
2020	\$134,621	\$0	\$50,000	\$0	\$0	\$184,621	\$184,621	\$0	\$184,621
2019	\$126,410	\$0	\$48,500	\$0	\$0	\$174,910	\$174,910	\$0	\$174,910
2018	\$123,808	\$0	\$48,500	\$0	\$0	\$172,308	\$172,308	\$0	\$172,308
2017	\$121,120	\$0	\$42,500	\$0	\$0	\$163,620	\$163,620	\$0	\$163,620
2016	\$114,266	\$0	\$42,500	\$0	\$0	\$156,766	\$156,766	\$0	\$156,766
2015	\$111,347	\$0	\$35,000	\$0	\$0	\$146,347	\$146,347	\$0	\$146,347
2014	\$98,061	\$0	\$28,000	\$0	\$0	\$126,061	\$116,442	\$59,619	\$66,442
2013	\$90,221	\$0	\$24,500	\$0	\$0	\$114,721	\$114,721	\$50,000	\$64,721

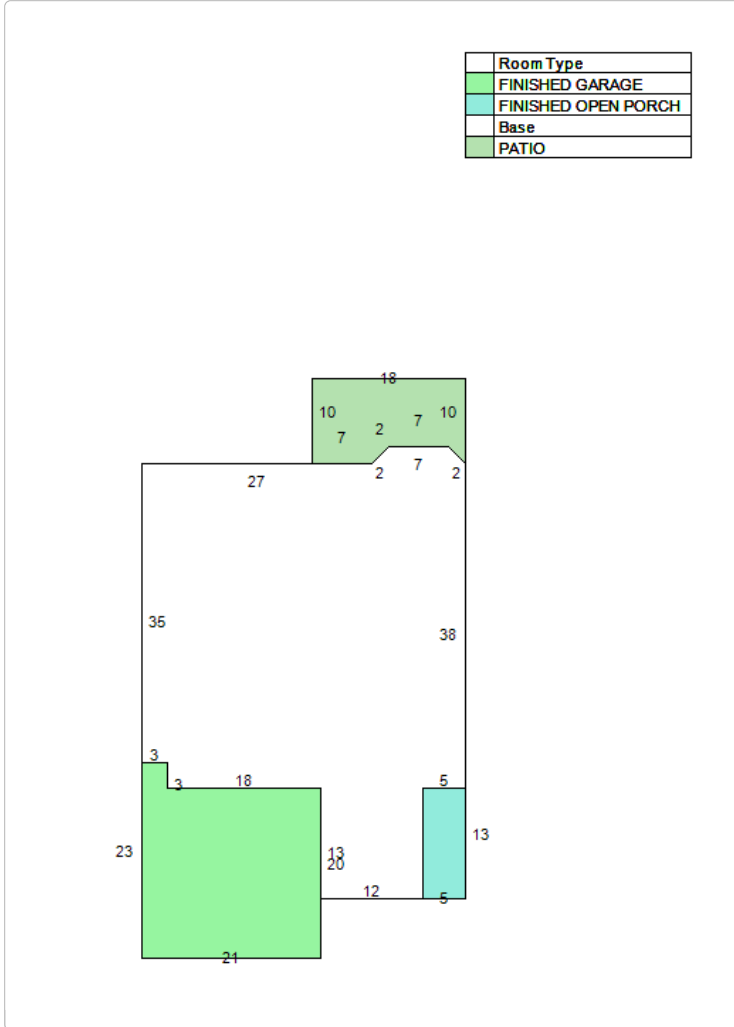
Building Information

Building	1
Building Value	\$192,023
Year Built	2008
Actual Area	2265
Conditioned Area	1609
Use	Single Family Residence
Style	01
Exterior Wall	Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
PATIO/SLAB	162
BASE AREA	1609
FINISHED OPEN PORCH	65
FINISHED GARAGE	429
Total SqFt	2265

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$95,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/17/2014	1/17/2014	\$156,000.00	WARRANTY DEED	3837	323	Q	I	DYLEWSKI ROBERT J & CHRISTIAN TERI M (JTRS)	WGH FLORIDA LLC
	6/27/2008	\$174,000.00	WARRANTY DEED	3100	1917	Q	I	KB HOME JACKSONVILLE LLC	DYLEWSKI ROBERT J & CHRISTIAN TERI M (JTRS)
	3/18/2008	\$182,800.00	WARRANTY DEED	3059	256	Q	V	SAMARA LAKES LLC	KB HOME JACKSONVILLE LLC

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Extra Feature Information.

CURRENT STATUS FOR REQUEST 2406156 :

Date Requested: 7/24/2024
Date Completed: 7/24/2024
Address: 155 STRAW POND WAY
Location:
Request: Lien search
Forwarded to: Code Enforcement Department
Permit Center
4040 Lewis Speedway
St. Augustine FL 32084
Ph: (904) 209-0734 Fax: (904) 209-0608
Email: codenf@sjcf.us

ACTIONS TAKEN

Dept	Action Date	Comments
CODENF	7/24/2024	No current open code violations

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St. Johns County Florida
Board of County Commissioners, Divisions, Departments, & Information
www.sjcf.us (<http://www.sjcf.us>) | P: (904) 209-0655 | TF: 1-877-475-2468 | E: info@sjcf.us (<mailto:info@sjcf.us>)



St. Johns County

Building Permit # 10801728

Does not include Electrical, Mechanical, Plumbing

****NOTICE**** Permits become null and void if work or construction authorized is not commenced within 6 months or if construction or work is suspended or abandoned for a period of 6 months at any time after work is commenced.

Warning to owner: your failure to record a notice of commencement may result in your paying twice for improvements to your property. a notice of commencement must be recorded and posted on the job site before the first inspection.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

Issue Date	Parcel #	Proposed Use	Valuation
3/28/2008	027501-5730	101 SINGLE FAMILY	\$163,990.00

Legal

32/103-106 SAMARA LAKES PARCEL C PHASE 1 LOT 573

Project Address

155 STRAW POND WAY, SAINT AUGUSTINE FL 32092

Owner

KB Home Jacksonville LLC
10475 Fortune Parkway Ste 100 JACKSONVILLE FL 32256

Contractor

KILLIN, SAMUEL MATHEW
10475 FORTUNE PARKWAY SUITE 100 JACKSONVILLE FL 32265
SC-CGC1513518 phone:904-596-6643 fax: 904-339-9250

Information

2004-FL BLDG CODE
 , Occupancy Load: 0,
 Square Footage : 2074 Stories : 1
 Max Height : 35 Height of a building is the vertical distance from the lowest point of the established grade surrounding the perimeter of the building to the highest point of the roof or parapet.
 Flood Zone : X
 First Floor Elv : 0
 Cashier # 08-006995 Amt Paid \$830.55
 Permit Fee Paid : \$855.55

1 Pending Holds:

2004-FL BLDG CODE		
	BLDG PERMIT FEE	\$469.40
	PLAN CHECK FEE	\$234.70
	RADON	\$20.74
	SOLID WASTE COLLECTION	\$76.23
	3/28/2008	
	Permit Issuance Fee	\$15.00
	SOLID WASTE RECYCLE	\$14.48
	3/28/2008	
	Revision Bldg	\$25.00
	BAYWINDOW MOVED, CORRECTED ENERGY CALCS	



St. Johns County

Permit # 10801728

101 SINGLE FAMILY

MUST BE POSTED: ON-SITE, BEFORE START, FACING STREET, PROTECTED

Contractor : KILLIN, SAMUEL MATHEW
Owner : KB Home Jacksonville LLC
Site Address : 155 STRAW POND WAY, SAINT AUGUSTINE FL 32092
Flood Zone : X
Setback : WALL * Inter Front * 25/7.5/10

Front 25' Side 7.5* Rear 10' 2nd Front 15' Measured to Wall.

* With eaves permitted to encroach 2.5' into all setbacks. The minimum distance between buildings (eave to eave) shall be 10'
 Accessory setbacks: 5' Attached Townhome Lot development criteria shall be the same as zero lot line lots, except that no building separation or side setbacks shall be required where units are attached. Maximum building height for all structures shall be 35 ft. Zero lot line lot development criteria shall be as provided in Section 6.01.04 of the St. Johns County LDC, except that the minimum lot area for zero lot line is 4,500 square feet. Accessory structures for all lot types shall be permitted in rear yards (or side yards of corner lots) so long as they are set back 5 ft. from the property line. Covered pools and covered patios may intrude up to 5 ft. into the required rear yard set A minimum 35 ft. Development Edge shall be provided along side and rear boundary lines of the PUD. A minimum 75' Scenic Edge shall be provided along Pacetti Road, east of the 25' reserved right-of-way.

Permit requires compliance with all codes and laws for the "Type of Work" above. ANY violations shall justify immediate revocation of this Permit. The Permit DOES NOT include Electric, Plumbing, Mechanical, Gas, Septic Systems or Wells.

Contractor is required to obtain County approvals BEFORE placing any concrete, covering any framework or sheathing, applying any interior wall covering AND upon completion of the work. Any power release is also contingent upon approvals by St. Johns County Health Department and satisfaction of all "Clearance Guidesheet" conditions. It is unlawful to occupy this building before a "Certificate of Occupancy" has been issued under \$500/day and/or 60 days imprisonment penalty, and loss of future early power privileges.

Warning to owner: your failure to record a notice of commencement may result in your paying twice for improvements to your property. a notice of commencement must be recorded and posted on the job site before the first inspection. if you intend to obtain financing, consult with your lender or an attorney before recording your notice of commencement.

CONCRETE # _____	INSULATION# _____	DRY WALL# _____
NAME _____	NAME _____	NAME _____
MASONRY# _____	STUCCO# _____	CABINETS# _____
NAME _____	NAME _____	NAME _____
FRAMER# _____	ROOFER# _____	TRIM _____
NAME _____	NAME _____	NAME _____
PAINT# _____	CARPET _____	_____ # _____
NAME _____	NAME _____	NAME _____

Permit No : 10801728 101 SINGLE FAMILY
Contractor : KILLIN, SAMUEL MATHEW
Site Address : 155 STRAW POND WAY, SAINT AUGUSTINE FL 32092

To schedule inspections call 904-827-6842 follow automated instructions by entering your permit number followed by the inspection code number. Inspections requested by 7:00 am will be performed on the same day.

BUILDING PERMITS:			Dt Approv			Initials			Dt Approv			Initials				
INFORMATION ALL PERMITS	000	___/___/___	[]	ROUGH PLUMBING	303	___/___/___	[]	COMPLETE ROUGH	100	___/___/___	[]	PLUMBING FINAL	304	___/___/___	[]	
FOUNDATION/FOOTING	101	___/___/___	[]	SEWER/WATER SERVICE	305	___/___/___	[]	SLAB OR FLOOR	102	___/___/___	[]	PARTIAL UNDERSLAB	306	___/___/___	[]	
LINTEL BEAMS	103	___/___/___	[]	PARTIAL TOP OUT	307	___/___/___	[]	COLUMNS & BEAMS	104	___/___/___	[]	PARTIAL ROUGH	308	___/___/___	[]	
FRAMING ONLY	105	___/___/___	[]	MECHANICAL PERMIT:				ROOF DECKS & TIES	106	___/___/___	[]	MECHANICAL ROUGH	401	___/___/___	[]	
WALL SHEATHING /EXTERIOR	107	___/___/___	[]	HOOD & DUCT ROUGH	402	___/___/___	[]	MECHANICAL FINAL	108	___/___/___	[]	HOOD & DUCT FINAL	403	___/___/___	[]	
LATH & NAILING	108	___/___/___	[]	PARTIAL MECHANICAL	405	___/___/___	[]	INSULATION	109	___/___/___	[]	GAS ROUGH	407	___/___/___	[]	
FIREWALL/SHEETROCK	110	___/___/___	[]	GAS FINAL	408	___/___/___	[]	FIREWALL/SHEETROCK	110	___/___/___	[]	POOL PERMITS:				
PARTIAL FOUNDATION	111	___/___/___	[]	STEEL, BOND & PIPE			501	___/___/___	[]	PARTIAL FOUNDATION	111	___/___/___	[]	DECK, LIGHT NITCH		
PARTIAL SLAB	112	___/___/___	[]	POOL FINAL			504	___/___/___	[]	PARTIAL SLAB	112	___/___/___	[]	POOL ELECTRICAL AND		
PARTIAL LINTEL	113	___/___/___	[]	ALARM			506	___/___/___	[]	PARTIAL LINTEL	113	___/___/___	[]	FIRE SERVICES PERMITS:		
PARTIAL COLUMN/BEAM	114	___/___/___	[]	FIRE FINAL			600	___/___/___	[]	PARTIAL COLUMN/BEAM	114	___/___/___	[]	FIRE ALARM FINAL		
PARTIAL FRAMING	115	___/___/___	[]	FIRE SUPPRESSION FINAL			602	___/___/___	[]	PARTIAL FRAMING	115	___/___/___	[]	EXHAUST HOOD FINAL		
ROOF SHEATHING ONLY	116	___/___/___	[]	HYDRO ABOVE			604	___/___/___	[]	ROOF SHEATHING ONLY	116	___/___/___	[]	HYDRO UNDER		
PARTIAL WALL				FIRE SPRINKLER FINAL			606	___/___/___	[]	PARTIAL WALL				FIRE PUMP TEST		
SHEATHING/EXTERIOR	117	___/___/___	[]	OTHER FIRE INSPECTION			608	___/___/___	[]	SHEATHING/EXTERIOR	117	___/___/___	[]	MOBILE HOME PERMITS:		
PARTIAL LATH	118	___/___/___	[]	MH FINAL			701	___/___/___	[]	PARTIAL LATH	118	___/___/___	[]	MH FOUNDATION		
PARTIAL INSULATION	119	___/___/___	[]	MH LANDSCAPE FINAL			726	___/___/___	[]	PARTIAL INSULATION	119	___/___/___	[]	COMMERCIAL:		
PARTIAL FIRE	120	___/___/___	[]	PLANNING & ZONING			801	___/___/___	[]	PARTIAL FIRE	120	___/___/___	[]	LANDSCAPING		
SHEARWALL/ INTERIOR	121	___/___/___	[]	FINAL/COMM			802	___/___/___	[]	SHEARWALL/ INTERIOR	121	___/___/___	[]	IRRIGATION PERMITS:		
FINAL INSPECTION	123	___/___/___	[]	IRRIGATION FINAL			805	___/___/___	[]	FINAL INSPECTION	123	___/___/___	[]	DEVELOPMENT SERVICES:		
BUILDING FINAL ONLY	125	___/___/___	[]	ENVIRONMENTAL BUFFERS			903	___/___/___	[]	BUILDING FINAL ONLY	125	___/___/___	[]	RESIDENTIAL SITE FINAL		
LANDSCAPE				DRIVEWAY STAKING			905	___/___/___	[]	LANDSCAPE				DRIVEWAY FINAL		
FINAL/RESIDENTIAL	126	___/___/___	[]	DRIVEWAY FINAL			906	___/___/___	[]	FINAL/RESIDENTIAL	126	___/___/___	[]			
BRICK FLASHING	127	___/___/___	[]							BRICK FLASHING	127	___/___/___	[]			
PARTIAL BRICK FLASHING	128	___/___/___	[]							PARTIAL BRICK FLASHING	128	___/___/___	[]			
PARTIAL ROOF SHEATHING	129	___/___/___	[]							PARTIAL ROOF SHEATHING	129	___/___/___	[]			
PARTIAL ROOF TIES	130	___/___/___	[]							PARTIAL ROOF TIES	130	___/___/___	[]			
WINDOW & DOOR/EXTERIOR	131	___/___/___	[]							WINDOW & DOOR/EXTERIOR	131	___/___/___	[]			
ELECTRICAL PERMITS:				MOBILE HOME PERMITS:						ELECTRICAL PERMITS:						
BURIED CABLES	201	___/___/___	[]	MH FINAL			701	___/___/___	[]	BURIED CABLES	201	___/___/___	[]	MH FOUNDATION		
UNDER SLAB	202	___/___/___	[]	MH LANDSCAPE FINAL			726	___/___/___	[]	UNDER SLAB	202	___/___/___	[]	COMMERCIAL:		
ROUGH ELECTRICAL	203	___/___/___	[]	PLANNING & ZONING			801	___/___/___	[]	ROUGH ELECTRICAL	203	___/___/___	[]	LANDSCAPING		
ELECTRICAL FINAL	204	___/___/___	[]	FINAL/COMM			802	___/___/___	[]	ELECTRICAL FINAL	204	___/___/___	[]	IRRIGATION PERMITS:		
TEMPORARY POLE	205	___/___/___	[]	IRRIGATION FINAL			805	___/___/___	[]	TEMPORARY POLE	205	___/___/___	[]	DEVELOPMENT SERVICES:		
SERVICE CHANGE	206	___/___/___	[]	ENVIRONMENTAL BUFFERS			903	___/___/___	[]	SERVICE CHANGE	206	___/___/___	[]	RESIDENTIAL SITE FINAL		
PUMP POLE	207	___/___/___	[]	DRIVEWAY STAKING			905	___/___/___	[]	PUMP POLE	207	___/___/___	[]	DRIVEWAY FINAL		
PARTIAL UNDER SLAB	209	___/___/___	[]	DRIVEWAY FINAL			906	___/___/___	[]	PARTIAL UNDER SLAB	209	___/___/___	[]			
PARTIAL ROUGH	210	___/___/___	[]							PARTIAL ROUGH	210	___/___/___	[]			
SERVICE FOR SIGN	211	___/___/___	[]							SERVICE FOR SIGN	211	___/___/___	[]			
ENERGIZE BLDG/COMM	212	___/___/___	[]							ENERGIZE BLDG/COMM	212	___/___/___	[]			
METER CAN	213	___/___/___	[]							METER CAN	213	___/___/___	[]			
PLUMBING PERMITS:										PLUMBING PERMITS:						
UNDERSLAB	301	___/___/___	[]							UNDERSLAB	301	___/___/___	[]			
TOP OUT	302	___/___/___	[]							TOP OUT	302	___/___/___	[]			