



Owner's Authorization Form

Prosser, Inc.

is hereby authorized TO ACT ON BEHALF OF

Twin Creeks Development Associates, LLC.

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Other

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( X ), have been notified of the N/A

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

Print Name

Signature of Owner

Print Name

Telephone Number

John T. Kinsey
John T. Kinsey
561.289.8552

State of Florida County of St. Johns

Signed and sworn before me on this 6th day of November 20 18

By John T. Kinsey

Identification verified: Yes

Oath sworn: Yes No

Notary Signature

My Commission expires:

Robert E. Furlong
6/22/21

ROBERT E. FURLONG
Notary Public, State of Florida
My Comm. Expires 6/22/21
Commission No. GG118007



DIVISION of  
**CORPORATIONS**  
*Florida Department of State*

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company

TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC

### Filing Information

<b>Document Number</b>	L15000085597
<b>FEI/EIN Number</b>	47-4288213
<b>Date Filed</b>	05/14/2015
<b>Effective Date</b>	05/14/2015
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/01/2018

### Principal Address

100 EAST LINTON BLVD.  
SUITE 211B  
DELRAY BEACH, FL 33483

Changed: 11/16/2016

### Mailing Address

100 EAST LINTON BLVD.  
SUITE 211B  
DELRAY BEACH, FL 33483

Changed: 11/16/2016

### Registered Agent Name & Address

KINSEY, JOHN T  
16772 Strasbourg Lane  
Delray Beach, FL 33446

Name Changed: 10/01/2018

Address Changed: 01/23/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

KINSEY, JOHN T

16772 Strasbourg Lane  
Delray Beach, FL 33446

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	04/30/2016
2017	01/23/2017
2018	10/01/2018

**Document Images**

<a href="#"><u>10/01/2018 -- REINSTATEMENT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/23/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/30/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/14/2015 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>



# St. Johns County, FL

## Quick Links

Two empty rectangular boxes for quick links.

## 2018 TRIM Notice

Empty rectangular box for 2018 TRIM Notice.

## 2017 TRIM Notice

Empty rectangular box for 2017 TRIM Notice.

## Summary

**Parcel ID** 0237000160  
**Location** 95 COUNTY ROAD 210 W  
**Address** SAINT JOHNS 32259-0000  
**Neighborhood** M&B MA2 G5 (DEV) (4250.69)  
**Tax Description\*** 1-16 PARTS OF SECS 2 3 4 9 10 11 16 & JOS PEAVETT GRANT SEC 46 ALL LYING E OF I-95 W OF US 1 & N OF CR210 (EX PT TO ST JOHNS COUNTY IN OR4156/1162) (EX PTS WITHIN TD 330 PER OR4172/1638) (EX PT IN OR4593/1106) OR4124/776  
\*The Description above is not to be used on legal documents.  
**Property Use Code** Vacant Commercial (1000)  
**Subdivision** N/A  
**Sec/Twp/Rng** 10-5-28  
**District** County (District 300)  
**Millage Rate** 14.1233  
**Acres** 181.340  
**Homestead** N

## View Map

## Owner

**Owner Name** Twin Creeks Development Associates LLC 100%  
**Mailing Address** 100 EAST LINTON BLVD STE 211B  
 DELRAY BEACH, FL 33483-0000

## Valuation

	<b>2019</b>
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,426,430
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,426,430
Total Deferred	\$0
Assessed Value	\$1,426,430
Total Exemptions	\$0
Taxable Value	\$1,426,430

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

## Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	\$0	\$0	\$1,524,745	\$0	\$0	\$1,524,745	\$1,477,168	\$47,577	\$1,477,168
2017	\$0	\$0	\$1,524,745	\$0	\$0	\$1,524,745	\$1,342,880	\$181,865	\$1,342,880
2016	\$0	\$0	\$6,894,970	\$0	\$0	\$6,894,970	\$6,894,970	\$0	\$6,894,970

## Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	140.51	AC	\$1,405,100
Access Easements	0	0	1.06	AC	\$10,600
Rivers, Lakes & Submerged Lands	0	0	3.15	AC	\$1,575
Wetlands	0	0	0.1	AC	\$25
Conservation Easements	0	0	36.52	AC	\$9,130

## Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/26/2017	1/23/2017	\$0.00	OI	4322	1417	U	V	TWIN CREEKS DEVELOPMENT ASSOCIATES LLC	
7/15/2016	7/12/2016	\$100.00	CE	4224	931	U	V	TWIN CREEKS DEVELOPMENT ASSOCIATES LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
7/15/2016	7/12/2016	\$100.00	CE	4224	769	U	V	TWIN CREEKS DEVELOPMENT ASSOCIATES LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
12/15/2015	12/10/2015	\$9,165,700.00	WD	4124	776	Q	V	SOUTH JACKSONVILLE PROPERTIES	TWIN CREEKS DEVELOPMENT ASSOCIATES LLC

## Area Sales Report

## Clerk of Court

[Clerk of Court](#)

## Tax Collector

[My Tax Bill](#)

## Tax Estimator

[Tax Estimator](#)

## Map



No data available for the following modules: Exemptions, Building Information, Extra Features, Sketches.