

Prior to January 1, 2009

Types of Deeds and Conveyances

There are various types of deeds used to convey title to Real Property. The most common deeds shown on the Property Appraisers' Property Record cards include:

(AA) Agreement for Deed (or Contract for Deed) is an agreement for the installment purchase of real property directly from the seller.

(CT) Certificate of Title is the conveyance of property through foreclosure. The Plaintiff is usually the mortgage holder. The Defendant, one of the names listed, will usually be the owner of the property, although it doesn't always, nor does it have to be. The *date of sale* is the date the Certificate of Sale was filed.

(CV) Conversion, check recorded document.

(DE) Deed is a document (or written legal instrument) which, when executed and delivered, conveys an interesting or legal title to a property.

(FJ) Final Judgment, written determination of a lawsuit by the judge who presided at trial, which renders rulings on all issues and completes the case unless it is appealed. It is also called a Final Decree or Final Decision.

(MS) Miscellaneous, documents used in conveyance of CO-OP's.

(OA) Order of Summery Administration, Document used in Probate to transfer the property.

(OT) Order of Taking is used to convey property taken by a judicial or administrative proceeding after the power of Eminent Domain is exercised.

(PB) Probate, a general term for the entire process of administration of estates of the deceased person(s), including those without wills, with court supervision.

(PR) Personal Representatives Deed (or Personal Representatives Certificate of Distribution), the legal proceeding by which the affairs of the deceased are resolved and the estate are distributed.

(QC) Quit Claim Deed, which operates, in effect, as a release of whatever interest the grantor has in the property. Grantors of quit clam deeds do not warrant title or possession; they only pass whatever interest they my have, if in fact any exists.

(SH) Sheriff's Deed is the result of a lawsuit wherein the Judge has issued a "levy" for the sale of property to satisfy the Judgment.

(SP) Special Warranty Deed, a deed that warrants back only to the Grantor and not further.

(**TD**) Tax Deed is the transfer of ownership acquired through a sale for non-payment of property taxes.

(**TR**) Trustee Deed, property being conveyed out of a trust.

(**WD**) Warranty Deed in which the grantor warrants the title against defects arising before and during the time the grantor owned the land.

(**WI**) Will, a written document which leaves the estate of the person who signed the will to named persons or entities, including portions or percentages of the estate, specific gifts, creation of trusts for management and future distribution of all or a portion of the estate.

Additional types of instruments transferring ownership might be:

(**AF**) In the case of co-ops, ownership may be conveyed by an Affidavit.

(**LE**) Ninety-nine year Leases (Leasehold Estate Deeds) also create beneficial title to real estate and are handled as ownership transfers.

Other Codes

00 – Valid Sale

01 – Disqualified Sale (Transfer)

02 – Multiple Parcel Sale

04 - % (Multiple deed/grantors)

Sale Qualification Codes for use by DOR & Property Appraisers Beginning January 1, 2009

| Sale Code | Description |
|-----------|---|
| 0001 | Sale qualified as a result of examination of the deed |
| 0002 | Sale qualified as a result of credible, verifiable, and documented evidence |
| 0202 | Multi-Parcel: Sale qualified as a result of credible, verifiable, and documented evidence |
| 0003 | Sale qualified at time of sale, but the physical property characteristics changed significantly after the sale |
| 0203 | Multi-Parcel: Sale qualified at time of sale, but the physical property characteristics changed significantly after the sale |
| 0004 | Sale qualified at time of sale, but legal characteristics have significantly changed after the sale |
| 0205 | Sale qualified at time of sale, but transaction involved multiple parcels with multiple tax identification numbers |
| 0111 | Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgment or court order |
| 0311 | Multi-Parcel: Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgment or court order |
| 0112 | Deeds to or from financial institutions |
| 0312 | Multi-Parcel: Deeds to or from financial institutions |
| 0113 | Deeds conveying cemetery lots or parcels |
| 0313 | Multi Parcel: Deeds conveying cemetery lots or parcels |
| 0114 | Deeds containing a reservation of occupancy for more than 90 days (life estate interest) |
| 0314 | Multi Parcel: Deeds containing a reservation of occupancy for more than 90 days (life estate interest) |
| 0115 | Deeds where the consideration is indeterminable |
| 0315 | Multi Parcel: Deeds where the consideration is indeterminable |
| 0116 | Deeds conveying partial interest |
| 0316 | Multi Parcel: Deeds conveying partial interest |
| 0117 | Deeds to or executed by a religious, charitable or benevolent organization or entity |
| 0317 | Multi Parcel: Deeds to or executed by a religious, charitable or benevolent organization or entity |
| 0118 | Deeds to or executed by a federal, state, or local government agency (including trustees (or Board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations) |
| 0318 | Multi Parcel: Deeds to or executed by a federal, state, or local government agency (including trustees (or Board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations) |
| 0119 | Deeds to or executed by trustees in bankruptcy, executors, guardians, or receivers |
| 0319 | Multi Parcel: Deeds to or executed by trustees in bankruptcy, executors, guardians, or receivers |
| 0120 | Deeds to or executed by utility companies |
| 0320 | Multi Parcel: Deeds to or executed by utility companies |
| 0130 | Transaction involving affiliated parties (family, corporate, business, landlord-tenant). |
| 0330 | Multi Parcel: Transaction involving affiliated parties (family, corporate, business, landlord-tenant). |
| 0131 | Deeds involving a trade or exchange of land |
| 0331 | Multi Parcel: Deeds involving a trade or exchange of land |
| 0132 | Pre-construction sale |
| 0332 | Multi Parcel: Pre-construction sale |
| 0133 | Transaction that included incomplete or unbuilt common property |
| 0333 | Multi Parcel: Transaction that included incomplete or unbuilt common property |
| 0134 | Deed or satisfaction recording payment in full of a recorded property contract |
| 0334 | Multi Parcel: Deed or satisfaction recording payment in full of a recorded property contract |
| 0135 | Deeds including non-typical amounts of personal property |
| 0335 | Multi Parcel: Deeds including non-typical amounts of personal property |
| 0136 | Transaction involving atypical costs of sale |
| 0336 | Multi Parcel: Transaction involving atypical costs of sale |
| 0137 | Sale not exposed to the open-market |
| 0337 | Multi Parcel: Sale not exposed to the open-market |
| 0138 | Forced sale or sale under duress; Sale to prevent foreclosure (occurs prior to date shown in judgment order for public sale) |
| 0338 | Multi Parcel: Forced sale or sale under duress; Sale to prevent foreclosure (occurs prior to date shown in judgment order for public sale) |

0139 Sale price verified to be different than sale price indicated by doc stamps
0339 Multi Parcel: Sale price verified to be different than sale price indicated by doc stamps
0140 Transaction involving non-market financing or assumption of non-market lease
0340 Multi Parcel: Transaction involving non-market financing or assumption of non-market lease
0141 Other; requires documentation and prior approval of the Department of Revenue
0341 Multi Parcel: Other; requires documentation and prior approval of the Department of Revenue
0099 Sale occurred within 90 days and qualification decision has not been made yet
0299 Multi Parcel: Sale occurred within 90 days and qualification decision has not been made yet