

Seller Estimated Closing Statement



Clyde Sanders
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Seller(s)	Property	Closing Date	
Patricia Schmookler	532 Grampian Highlands Dr Saint Johns FL 32259	02-21-2026	

Description	Seller Charge	Seller Credits
Sale Price		\$599,000.00
Estimated Mortgage Payoff	\$130,000.00	
Tax Prorations	\$720.45	
Owners Title Insurance	\$3,070.00	
Transfer Tax	\$4,193.00	
Listing Agent Commission	\$17,970.00	
Buyer Broker Compensation %	\$17,970.00	
Real Estate Agent Fees	\$0.00	
Settlement Fee	\$495.00	
HOA Estoppel Fee (and up)	\$0.00	
Special Assessment	\$0.00	
Attorneys Fees	\$0.00	
Home Warranty	\$0.00	
Survey	\$0.00	
Misc. Charges	\$0.00	
Misc. Credits		\$0.00
Search Fee	\$85.00	
Municipal Lein Search Fee - Estimate	\$115.00	
Total	\$174,618.45	\$599,000.00
Cash TO/FROM Seller		\$424,381.55

Seller(s): Patricia Schmookler

Agent:

	02-21-2026		02-21-2026
Signature(s)	Date	Signature	Date

Office Location: JACKSONVILLE OFFICE

Blue Ocean Title
4309 Pablo Oaks Ct
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Disclaimer: This preliminary calculation is for estimate purposes only. Additional fees may apply depending upon specifics of individual transactions. Listing broker compensation and buyer's broker compensation are not set by law or governed by any realtor association and are fully negotiable. Certain credits may apply to the title insurance premium shown, please contact us for more details.

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