

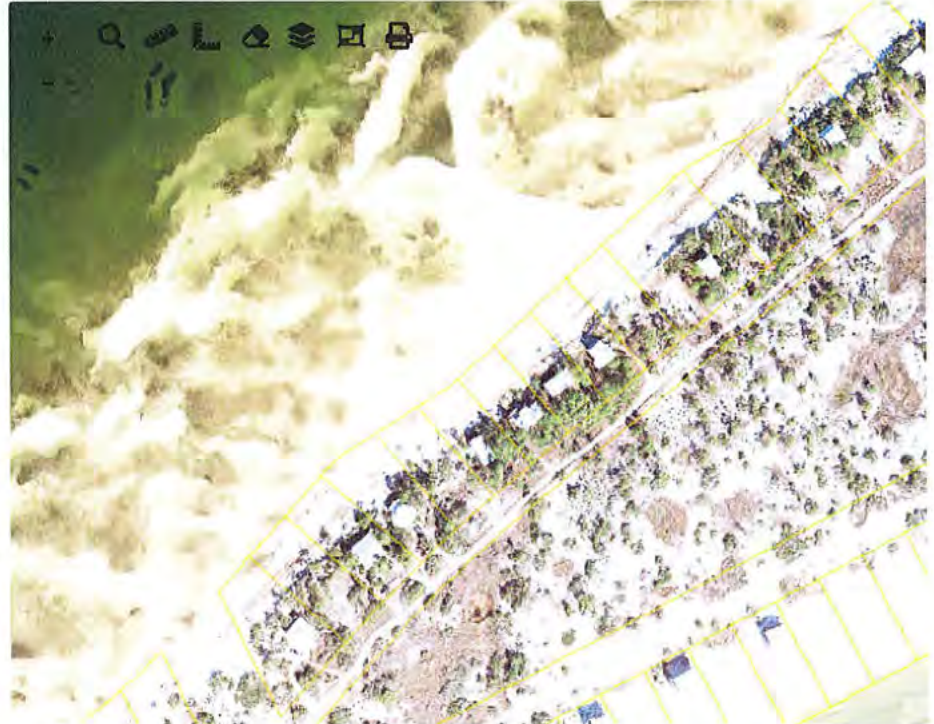


## Property Search

You are here: Franklin County > Property Search

Parcel 06-08S-04W-5260-0000-0240

### Owners



Click map to navigate    Go to full page interactive GIS    Drag corner down to resize

### Parcel Summary

Location	850 GULF SHORE 32322
Use Code	000100: SINGLE FAMILY
Tax District	4: DOG ISLAND
Section	6
Township	8S
Range	4W

### Keyline Description

LOT 24 UNRCRD DOG ISLAND  
 OR 25/407 159/91 160/91  
 TAX CERT # 65-1976  
 OR 377/80 1198/46

### Value History

	2023 Preliminary Values	2022	2021	2020	2019	2018	2017
Total Building Value	\$387,355	\$215,727	\$200,506	\$132,882	\$135,739	\$258,517	\$143,832
Total Extra Features Value	\$7,355	\$7,355	\$7,355	\$7,355	\$7,355	\$7,355	\$6,415
Land Value	\$60,800	\$57,000	\$57,000	\$56,250	\$48,750	\$63,750	\$85,000
Ag Land Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Market Ag Land Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Market Value	\$455,510	\$280,082	\$264,861	\$196,487	\$191,844	\$329,622	\$235,247
Assessed Value	\$418,538	\$237,750	\$216,136	\$196,487	\$191,844	\$258,772	\$235,247
Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$418,538	\$237,750	\$216,136	\$196,487	\$191,844	\$258,772	\$235,247

### Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Sale Price	Ownership	Red Flag
<a href="#">WD 1198/0046</a>	1198/0046	2017-07-04	Warranty Deed	Improved	\$369,150	Grantor: LEE Grantee: MUNN	
<a href="#">WD 0377/0080</a>	0377/0080	1992-05-11	Warranty Deed	Vacant	\$33,150	Grantor: HASKELL III Grantee: LEE	

## Buildings

### Building # 1, Section # 1, 197662, RESIDENTIAL

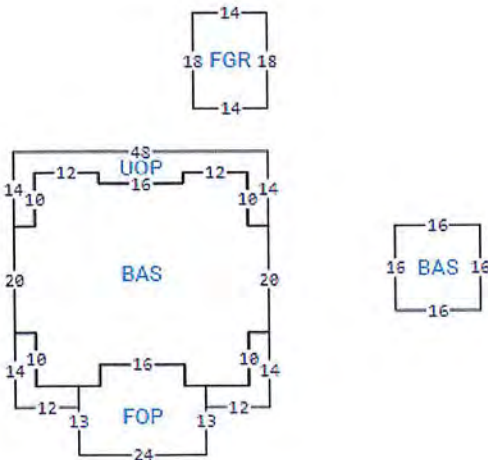
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
<a href="#">000106</a>	<a href="#">01</a>	1920	\$395,260	1993	2020	0.00%	2.00%	98.00%	\$387,355

## Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	HARDIE SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	06	CUST PANEL
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	03	FORCED AIR
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
PL	Plumbing	0.00	
FR	Frame		
SH	Story Height	0.00	
RMS	RMS	0.00	
STR	Stories	1.5	1.5
UT	Units	1.00	

## Subareas

Type	Gross Area	Percent of Base	Adjusted Area
<a href="#">BAS</a>	256	100%	256
<a href="#">BAS</a>	1,664	100%	1,664
<a href="#">FGR</a>	252	55%	139
<a href="#">FOP</a>	376	30%	113
<a href="#">PTR</a>	0	0%	0
<a href="#">PTR</a>	0	0%	0
<a href="#">UOP</a>	88	20%	18
<a href="#">UOP</a>	88	20%	18
<a href="#">UOP</a>	304	20%	61



## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0641	SHOWER			1.00	\$0	0	100%	\$25	

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0080	DECK			292.00	\$5	1993	70%	\$1,022	
0990	WOODWALK			188.00	\$15	1993	50%	\$1,410	
0320	CONCRETE			2304.00	\$2	1993	100%	\$4,378	
0300	STEPS			104.00	\$5	1993	100%	\$520	

## Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Total Adj	Value	Notes
000008	DI GULF FRONT		.00	.00	1.00	UT	0.00	0.95	\$60,800	

## TRIM Notices

[2020](#)

[2021](#)

[2022](#)

[2023](#)

## Disclaimer

All parcel data on this page is for use by the Franklin County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Franklin County Assessor's Office as of October 26, 2023.

## Welcome Message

Welcome to the Franklin County Property Appraisers website. This site has been prepared as a public service to give you an overview of the purpose and responsibilities of the Property Appraiser's Office. [Public Records Request Information](#)

[Read More](#)

## Contact Info

33 Market Street Suite 101

Apalachicola, Florida 32320

Phone: 850-653-9236 | Fax: 850-653-1881

[rmskipperfcpa@yahoo.com](mailto:rmskipperfcpa@yahoo.com)

Office Hours: M-F 8:30 AM - 4:30 PM

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## News Update

[Notice of website changes](#)

[Notice of trim](#)

**Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**

**Bill # R 749800 2022**

**R 06-08S-04W-5260-0000-0240**

**REAL ESTATE TAX/NOTICE RECEIPT FOR FRANKLIN COUNTY**

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00547070	\$1,300.66
SCHOOL-LRE	.00225900	\$632.71
SCHOOL-DISC	.00224800	\$629.62
NW FL WATER MGMNT	.00002610	\$6.21
DOG ISLAND	.00400000	\$951.00
<b>TOTAL AD-VALOREM:</b>		<b>\$3,520.20</b>



0.000 ACRES  
 LOT 24 UNRCRD DOG ISLAND  
 OR 25/407 159/91 160/91  
 TAX CERT # 65-1976  
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**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	TAX AMOUNT
Asmt - DOG ISL SINGLE FAM	\$50.00
<b>TOTAL NON-AD VALOREM:</b>	<b>\$50.00</b>

**COMBINED TAXES & ASMTS:** \$3,570.20  
**DISCOUNT:** \$0.00  
**UNPAID BALANCE:** \$0.00

FAIR MKT VALUE	\$280,082.00	DIST	4
ASSESS	\$237,750.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$237,750.00		

**\*\* PAID \*\***

**Exemptions:**

**Property Address:**  
**850 GULF SHORE 32322**

**Last Payment:** 01/27/2023 **Receipt Number:** 9808258  
**Amount Collected:** \$3,498.80 **Discount Amount:** \$0.00

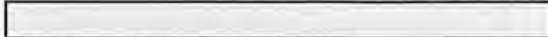
**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
0608S04W52600000240	R	2022	\$3,520.20	\$50.00	1/27/2023	\$3,498.80	\$0.00
0608S04W52600000240	R	2021	\$3,391.92	\$50.00	1/28/2022	\$3,373.08	\$0.00
0608S04W52600000240	R	2020	\$2,992.93	\$50.00	1/5/2021	\$2,951.64	\$0.00
0608S04W52600000240	R	2019	\$2,981.09	\$50.00	1/30/2020	\$2,970.47	\$0.00
0608S04W52600000240	R	2018	\$4,625.06	\$50.00	12/7/2018	\$4,489.02	\$0.00
0608S04W52600000240	R	2017	\$3,575.48	\$50.00	5/14/2018	\$3,750.74	\$0.00
0608S04W52600000240	R	2016	\$3,608.87	\$50.00	11/9/2016	\$3,512.52	\$0.00
0608S04W52600000240	R	2015	\$3,546.09	\$50.00	11/17/2015	\$3,452.25	\$0.00
0608S04W52600000240	R	2014	\$3,605.42	\$50.00	11/18/2014	\$3,509.20	0.00

**2023 NOTICE OF PROPOSED PROPERTY TAXES**  
**HON. RHONDA MILLENDER SKIPPER**  
**FRANKLIN COUNTY PROPERTY APPRAISER**  
**33 MARKET STREET SUITE 101**  
**APALACHICOLA, FLORIDA 32320**

**DO NOT PAY**  
**THIS IS NOT A BILL**

06-08S-04W-5260-0000-0240



LOT 24 UNRCRD DOG ISLAND  
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4  Taxing Authorities	Prior Year		Current Year				
	Your Final Tax Rate and Taxes Last Year		Your Tax Rate and Taxes if No budget change is made		Your Tax Rate and Taxes if Proposed budget change is made		
	Tax Rate	Taxes	Tax Rate	Taxes	Tax Rate	Taxes	
COUNTY	5.4707	1,300.66	4.8734	1,274.52	5.4707	1,430.72	09/12/2023 at 5:15 PM est Franklin County Courthouse Annex 34 Forbes Street, Apalachicola, FL 32320
DOG ISLAND DISTRICT	4.0000	951.00	3.6280	948.81	4.0000	1,046.10	09/03/2023 at 10:30 AM est Dog Island Yacht Club Lot 1 Gulf Beach Dr. Dog Island, FL 32322
SCHOOL - STATE	2.2590	632.71	1.8967	566.16	2.0040	598.19	09/18/2023 at 5:01 PM est Willie Speed Board Room 85 School Rd, Eastpoint, FL 32328
SCHOOL - LOCAL	2.2480	629.62	1.8875	563.41	2.2480	671.02	09/18/2023 at 5:01 PM est Willie Speed Board Room 85 School Rd, Eastpoint, FL 32328
NWFWMD	0.0261	6.21	0.0234	6.12	0.0234	6.12	09/14/2023 at 5:05 PM est District Headquarters 81 Water Management Dr. Havana FL 32333
<b>Total Ad-Valorem Property Taxes:</b>		3,520.20		3,359.02		3,752.15	

Levying Authorities	Purpose of Assessment	Units	Rate	Assessment
DISF	DISF	1.00	50.0000	50.00

Taxing Districts	Market Value		Assessed Value		Exemption Value		Taxable Value	
	2022	2023	2022	2023	2022	2023	2022	2023
County	280,082	298,497	237,750	261,525	0	0	237,750	261,525
School	280,082	298,497	280,082	298,497	0	0	280,082	298,497
Other	280,082	298,497	237,750	261,525	0	0	237,750	261,525

Homestead Cap	All taxes	0
Non-Homestead 10% Cap	Non-School Taxes	36,972
Agricultural Classification	All taxes	0
Homestead Portability	All taxes	0
Exemptions	Applies to	
First Homestead	All taxes	0
Additional Homestead	Non-School Taxes	0
Limited Income Senior	County Operating Taxes	0
Other	All Taxes	0

\* If you feel the market value of your property is inaccurate or does not reflect fair market value on January 1, 2023, or if you are entitled to an exemption or classification that is not reflected above, please contact your Property Appraiser at:  
**33 Market St. Ave A Suite 101**  
**Apalachicola, FL 32320**  
**Customer Service: (850) 653-9236**

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available at the County Property Appraiser or online at <https://floridarevenue.com/property/Pages/Forms.aspx> and must be filed on or before:

**Sept. 5, 2023**