

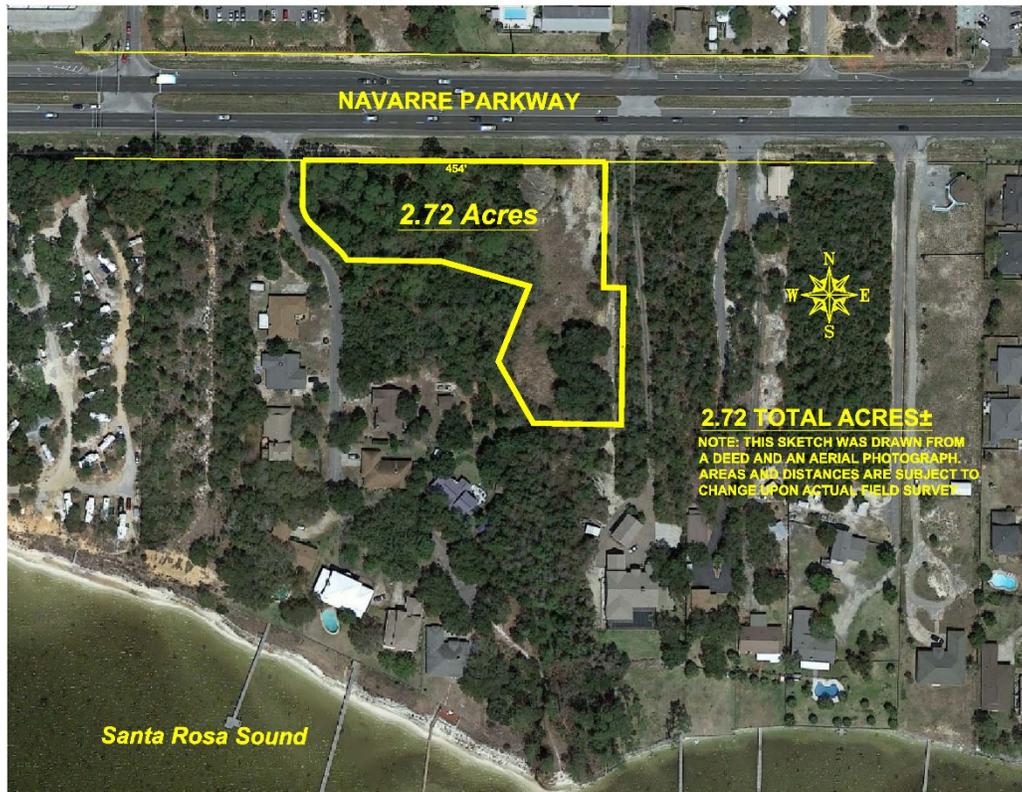


**WIREGRASS AUCTION GROUP**  
— ACCELERATED REAL ESTATE MARKETING —

**2.72 +/- ACRE COMMERCIAL LOT ON  
NAVARRE PARKWAY**

**9851 NAVARRE PARKWAY  
NAVARRE, FLORIDA 32566**

***THURSDAY, JANUARY 26,  
2023, AT 2:00 PM  
CENTRAL TIME***



**ONLINE ONLY AUCTION**

**FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM**

## Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this 2.72 Acre Commercial Lot on Navarre Parkway in Navarre, Florida.

Don't miss this opportunity to buy commercial property at a price YOU help determine. With over 400' of road frontage on scenic US Hwy 98, this property is primed for commercial development. The right size property, in the right location, YOU determine the price.

Bidding for this property will open on January 12, 2023, at 10:00 am central time and continue to January 26, 2023. Bidding will begin closing at 2:00 pm central time subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at [www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com). Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please don't hesitate to contact me if you have any questions about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,  
Wiregrass Auction Group, Inc.

Mark Manley, CAI, AARE, MPPA  
President



**Auction Date and Time:** Thursday, January 26, 2023, at 2:00 PM  
Central Time

**Open House Dates and Times:** Drive by Anytime

**For More Information Contact:** Mark Manley  
Wiregrass Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 891-1377 – Cell  
Mark@BidWiregrass.com

## Property Information

**Property Address:** 9851 Navarre Parkway, Navarre, Florida 32566

**Auction Date:** Thursday, January 26, 2023, at 2:00 PM Central Time

**Property Size:** 2.72 +/- Acres

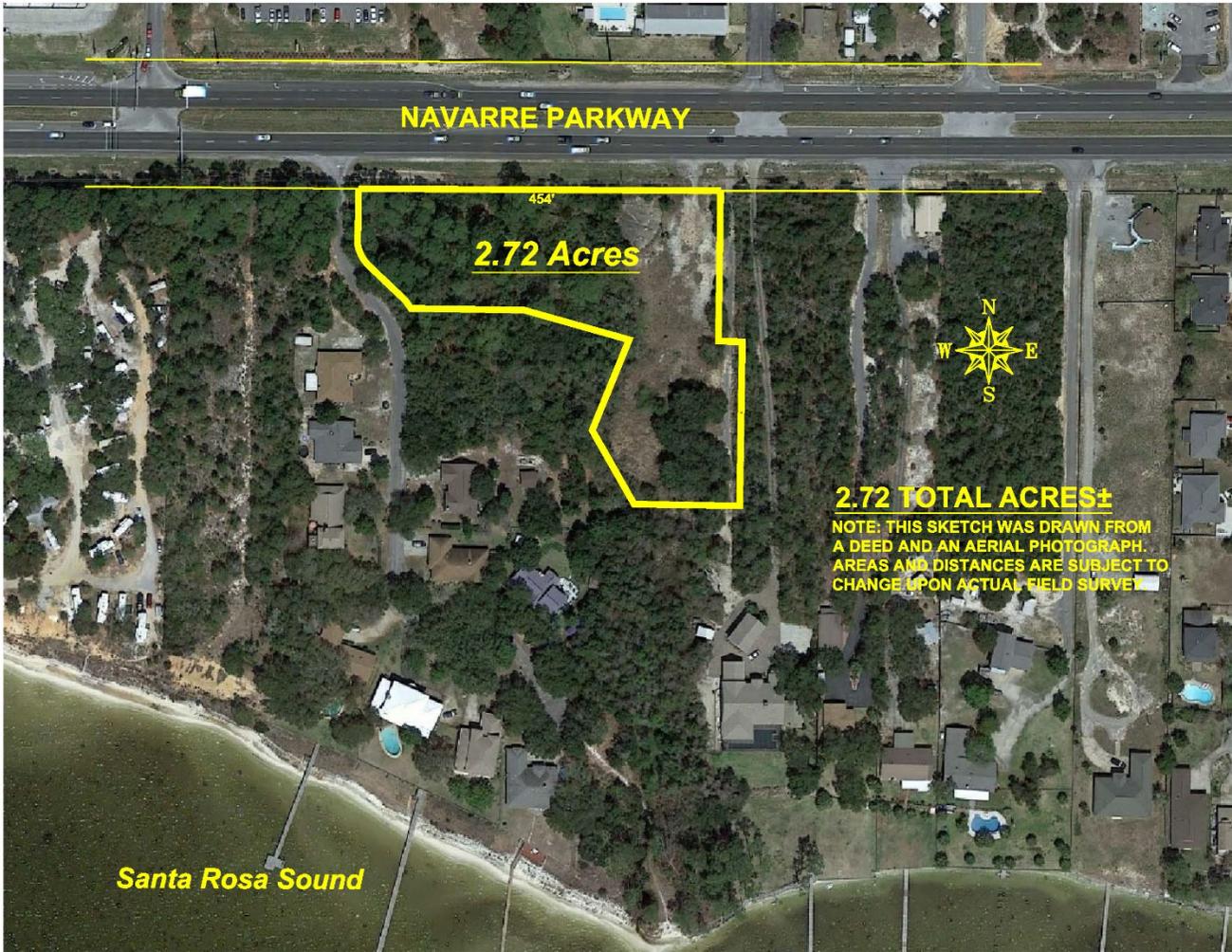
**Assessor's Parcel Numbers:** Santa Rosa 24-2S-26-0000-00518-0000

**Tax Bill Amount:** 2022 - \$4,962.83

### Important Selling Features:

- 2.72 Acre Commercial Lot
- 454' Frontage on US 98 (Navarre Parkway)
- Excellent Commercial Location
- Zoned HCD
- High Visibility
- 41,000 Average Daily Traffic
- Short Walk to the Water

## Aerial Map



## Tax Card Parcel – Page 1



**Santa Rosa County Property Appraiser**  
**Gregory S. Brown II, CFA**



[Home](#)   [Search](#)   [Map](#)

### ▼ Parcel Information

Parcel Number	24-2S-26-0000-00518-0000
Situs/Physical Address	9851 NAVARRE PKWY NAVARRE
Property Usage	VACANT COMMERCIAL (1000)
Section-Township-Range	24-2S-26
Tax District	HOLLEY/NAVARRE
2020 Millage Rates	0
Acreage	2.72
Homestead	N

#### Brief Legal Description

COM W SEC LN @ S R/W OF HWY 98THN S89°42'28"E 1920.17 FT TOPOB & CONT 356.14 FT THN CONTON CURV (R=57,355.80 FT) 97.99FT THN S0°54'46"W 188.77 FT THN89°05'14"W 112 FT THN N74°14'20"W 136.59 FT THN N89°05'14"W142.15 FT TO CURV (R=97.43) GOON PLANTATION OAKS DR 18.08 FTFT THN N44°05'14"W 60 FT & CNTCURV (R=47.43) 37.25 FT THN N0°54'46"E 58.95 FT TO POB &COM W SEC LN @ S R/W OF HWY 98THN S89°42'28"E ON R/W 2276.31FT TO CURV THN 128 FT ON CURVTHN S0°54'46"W 278.46 FT TOPOB CONT 117 FT THN N89°05'14"W 132.48 FT THN N29°30'49"W 67.56 FT THN N71°30'E 176.75 FTTO POB & COM ON W SEC LN@ S R/W OF HWY 98 THN S89°42'28"E ON R/W 2276.31 FT THN ONCURV 128 FT THN S0°54'46"W 189.46 FT TO POB THN S71°30'W 176.75 FT THN N29°30'49"W 38.98FT THN N22°15'E 122.37 FT THNS89°05'14"E 142 FT TO POB ALLAS DES IN OR 2174 PG 1325

### ▼ Owner Information

#### Primary Owner

Mccullough James W  
10605 Woodruff Rd  
Fairburn, GA 30213

### ▼ Valuation

	2019 Certified	2020 Certified	2021 Certified
Building	\$0.00	\$0.00	\$0.00
Extra Feature	\$0.00	\$0.00	\$0.00
Land Value	\$344,754.00	\$344,754.00	\$354,634.00
Land Agricultural Value	\$0.00	\$0.00	\$0.00
Agricultural (Market) Value	\$0.00	\$0.00	\$0.00
Just (Market) Value*	\$344,754.00	\$344,7	
Co. Assessed Value	\$344,754.00	\$344,7	
Exempt Value	\$0.00		
Co. Taxable Value	\$344,754.00	\$344,754.00	\$354,634.00

[Start Chat](#) 

## Tax Card Parcel – Page 2

### Land

Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1020	COMM HWY	HCD	454.00	188.00	FF	454.13	\$320,434
1000	COMMERCIAL	HCD	0.00	0.00	AC	0.76	\$34,200

### Sales

Multi-Parcel Sale	Sale Date	Sale Price	Instrument 	Book / Page	Qualification	Vacant or Improved	Grantor	Grantee
N	06/30/2003	\$290,000	WD	2174 / 1325	Q	I	CARVER DONALD B	MCCULLOUGH JAMES W
N	09/04/1998	\$100	WD	2174 / 1324	U	V	DEER CARL & EUNA I	CARVER DONALD B
N	09/04/1998	\$100	WD	2174 / 1323	U	V	DEER CARL & EUNA I	CARVER DONALD B
N	12/01/1997	\$318,000	WD	1657 / 765	U	I	SPORTSLAND PARK INC (A DISOLVE	CARVER DONALD B
N	10/01/1989	\$75,000	WD	1052 / 773	Q	V	SCOTT RUSSELL F (M)	SPORTSLAND PARK INC
N	09/01/1989	\$19,500	WD	1051 / 43	U	V	HOUGHLAND MICHAEL C (M)	SCOTT RUSSELL F (M)
N	10/01/1983	\$500	WD	654 / 546	U	V	SCOTT RUSSELL F	HOUGHLAND MICHAEL C

### Map



## Tax Map Parcel



### Santa Rosa County Property Appraiser

<b>Parcel</b>	24-2S-26-0000-00518-0000	<b>Acres</b>	2.72
<b>Name</b>	MCCULLOUGH JAMES W	<b>Land Value</b>	354634
<b>Situs</b>	9851 NAVARRE PKWY	<b>Land Ag Value</b>	0
<b>Sales</b>	\$290,000 on 2003-30 Vacant?=I Qual=Q	<b>Building Value</b>	0
	\$100 on 1998-04 Vacant?=-V Qual=U	<b>Misc Value</b>	0
<b>Mail</b>	10605 WOODRUFF RD	<b>Just Value</b>	354634
		<b>Assessed Value</b>	354634
		<b>Exempt Value</b>	0
		<b>Taxable Value</b>	354634
	FAIRBURN, GA 30213		



Santa Rosa County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or interpretation. The lines on the map are a representation of the property lines and are not, nor are they intended, to be used as a survey. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Greg Brown, Santa Rosa County Property Appraiser.  
Date printed: 06/13/22 02:15:09

## Property Tax Bill 2022

STAN COLIE NICHOLS  
SANTA ROSA COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	FOLIO	MILLAGE CODE	ESCROW
242S260000005180000	2022	REAL ESTATE	1066465	12	

Exemptions

MCCULLOUGH JAMES W  
10605 WOODRUFF RD  
FAIRBURN, GA 30213

9851 NAVARRE

COM W SEC LN @ S R/W OF HWY 98  
THN S89°42'28"E 1920.17 FT TO  
PO

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
SANTA ROSA COUNTY					
SANTA ROSA COUNTY	6.0953	390,097	0	390,097	2,377.76
SANTA ROSA SCHOOL BOARD	5.5600	457,542	0	457,542	2,543.93
NWEST FL WATER MANAGEMENT DIST	0.0261	390,097	0	390,097	10.18
TOTAL MILLAGE					11.6814
AD VALOREM TAXES					\$4,931.87

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
AA HOLLEY-NAVARRE FIRE DISTRICT	850-939-5236	30.96
NON-AD VALOREM ASSESSMENTS		\$30.96

COMBINED TAXES AND ASSESSMENTS					\$4,962.83
If Paid By	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023	
Pay	4,813.95	4,863.57	4,913.20	4,962.83	

STAN COLIE NICHOLS 2022 Real Estate

SANTA ROSA COUNTY TAX COLLECTOR

ACCOUNT NUMBER	TAX YEAR	TYPE	FOLIO	MILLAGE CODE	ESCROW
242S260000005180000	2022	REAL ESTATE	1066465	12	

9851 NAVARRE

RETURN WITH  
PAYMENT

MCCULLOUGH JAMES W  
10605 WOODRUFF RD  
FAIRBURN, GA 30213

COM W SEC LN @ S R/W OF HWY 98  
THN S89°42'28"E 1920.17 FT TO  
PO  
See Additional Legal on Tax Roll

PLEASE PAY IN U.S. FUNDS TO STAN COLIE NICHOLS, SANTA ROSA TAX COLLECTOR -6495 CAROLINE ST, SUITE E, MILTON FL 32570, OR ONLINE AT WWW.SANTAROSATAX.COM.

If Paid By	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023	
Pay	4,813.95	4,863.57	4,913.20	4,962.83	

1 242S260000005180000 2022 7

## Legal Description

Commence at the intersection of the West line of Section 24, Township 2 South, Range 26 West, Santa Rosa County, Florida, and the South right of way line of U.S. Highway 98; thence run South 89 degrees 42'28" East along said right of way line of 1920.17 feet to the Point of Beginning; thence continue on said right of way of 356.14 feet; thence continue on said right of way line on a curve concave to the North (R=57,355.80') through a central angle of 00 degrees 05'52" for an arc distance of 97.99 feet; thence run South 00 degrees 54'46" West for 188.77 feet; thence run North 89 degrees 05'14" West for 112.00 feet; thence run North 74 degrees 14'20" West for 136.59 feet; thence run North 89 degrees 05'14" West for 142.15 feet to a point on a curve; thence run Northerly on a curve concave to the Southwest (R=97.43') through a central angle of 10 degrees 37'55" for an arc distance of 18.08 feet; thence run North 44 degrees 05'14" West for 60.00 feet; thence run Northerly on a curve concave to the Northeast (R=47.43') through a central angle of 45 degrees 00'00" for an arc distance of 37.25 feet; thence run North 00 degrees 54'46" East for 58.95 feet to the Point of Beginning; lying in said Section 24, Township 2 South, Range 26 West, Santa Rosa County, Florida.

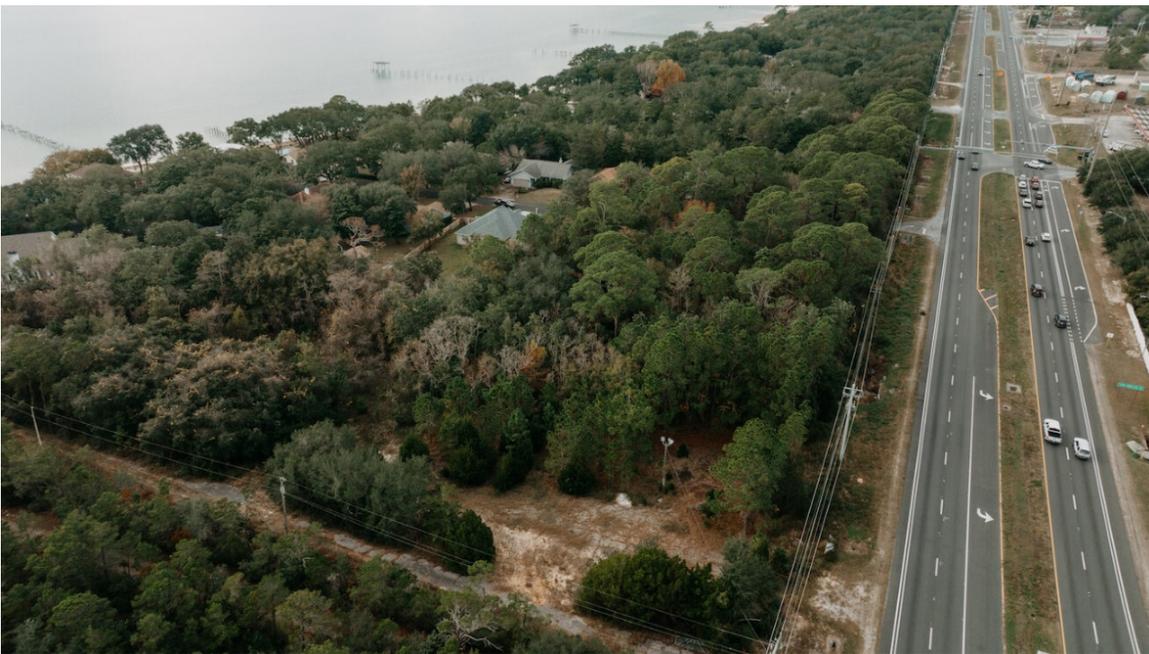
Parcel 2:

Commence at the West line of Section 24, Township 2 South, Range 26 West, Santa Rosa County, Florida, and the South right-of-way line of U.S. Highway 98; thence run S 89 degrees 42 minutes 28 seconds East along said right-of-way line for 2276.31 feet to a point of curvature; thence run on a curve concave Northerly (R=57,355.80 feet, Delta=00 degrees 07 minutes 40 seconds) for an arc distance of 128.00 feet; thence run S 00 degrees 54 minutes 46 seconds W for 278.46 feet to the Point of Beginning; Thence continue S 00 degrees 54 minutes 46 seconds W for 117.00 feet; thence run N 89 degrees 05 minutes 14 seconds W for 132.48 feet; thence run N 29 degrees 30 minutes 49 seconds W for 67.56 feet; thence run N 71 degrees 30 minutes 00 seconds E for 176.75 feet to the Point of Beginning, containing 0.31 acres more or less.

And:

Commence at the West line of Section 24, Township 2 South, Range 26 West, Santa Rosa County, Florida, and the South right-of-way line of U.S. Highway 98; thence run S 89 degrees 42 minutes 28 seconds East along said right-of-way line for 2276.31 feet to a point of curvature; thence run on a curve concave Northerly (R=57,355.80 feet, Delta=00 degrees 07 minutes 40 seconds) for an arc distance of 128.00 feet; thence run S 00 degrees 54 minutes 46 seconds W for 189.46 feet to the Point of Beginning; Thence continuing S 00 degrees 54 minutes 46 seconds W for 89.00 feet; thence run S 71 degrees 30 minutes 00 seconds W for 176.75 feet; thence run N 29 degrees 30 minutes 49 seconds W for 38.98 feet; thence run N 22 degrees 15 minutes 00 seconds E for 122.37 feet; thence run S 89 degrees 05 minutes 14 seconds E for 142.00 feet to the Point of Beginning, containing 0.45 acres more or less.

***Go Bid Now!***



**[www.WiregrassAuctionGroup.com](http://www.WiregrassAuctionGroup.com)**