



Concrete Block on Home in Carrabelle, Florida

Discover a beautiful turn-key real estate investment opportunity at 407 W 10th Street, Carrabelle, Florida, located in the heart of the Forgotten Coast. This 1,720 +/- Sq Ft concrete block home features 2 bedrooms, 2 full bathrooms, and a large living area. Enjoy an elegant pool with expansive outdoor entertainment spaces, an open kitchen with a breakfast nook in a bay window, and all house furnishings included.

Online Only Auction

**August 20, 2024,
at 2 pm**

Final Contract to
Include a 10%
Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this coastal home located in Carrabelle, Florida.

Discover a beautiful turn-key real estate investment opportunity at 407 W 10th Street, Carrabelle, Florida, located in the heart of the Forgotten Coast. This 1,720 +/- Sq Ft concrete block home features 2 bedrooms, 2 full bathrooms, and a large living area. Enjoy an elegant pool with expansive outdoor entertainment spaces, an open kitchen with a breakfast nook in a bay window, and all house furnishings included.

Bidding for this property will open on August 6, 2024, at 10 am and continue to August 20th, 2024. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at 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 do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,

Wiregrass Auction Group, Inc.

Mark L. Manley

Mark L. Manley, CAI, AARE, MPPA
President / Broker

AUCTION INFORMATION



 Auction Date and Time:

Tuesday, August 20, 2024 at 2 pm

 Open House Dates and Times:

Friday, August 9, 2024, 1 - 4 pm and
Monday, August 19, 2024, 3 - 6 pm

 For More Information Contact:

Mark L. Manley, CAI, AARE, MPPA
Wiregrass Auction Group, INC.
(229) 890-2437 - Office
(229) 891-1377 - Cell
Mark@Bidwiregrass.com

PROPERTY INFORMATION



Property Address: 407 W 10th Street, Carrabelle, Florida 32322

Auction Date: Tuesday, August 20, 2024, at 2 pm

Assessor's Parcel Numbers: Franklin County 20-07S-04W

Property Taxes: Franklin County 2023 - \$2,467.27

Important Selling Features:

- 🌿 Turn Key Real Estate Investment Opportunity in Florida's Forgotten Coast
- 🌿 1,720 +/- Sq Ft Concrete Block Home
- 🌿 2 Bedrooms / 2 Full Bathrooms
- 🌿 Elegant Pool with Large Outdoor Entertainment Spaces
- 🌿 Large Living Area
- 🌿 Open Kitchen with Breakfast Nook in Bay Window
- 🌿 House Furnishings Included
- 🌿

TAX CARD

Franklin County, FL

Parcel Summary

Parcel ID 20-075-04W-4230-0D16-0040
 Location Address 407 W W 10TH ST ST
 CARRABELLE 32322
 Brief Tax Description BL D R 16 118 LOT 4 OR 155-140 PICKETTS ADD OR/204/626 OR 206/251 212/58 OR 269/297 269/298 OR 215/286 OR 300/196 767/372 815/764 1148/301
 (Note: Not to be used on legal documents.)
 Property Use Code SINGLE FAMILY (000100)
 Sec/Twp/Rng 20-75-4W
 Tax District CITY OF CARRABELLE (2)
 Millage Rate 16.9961
 Acreage 0
 Homestead N

[View Map](#)

Owner Information

Primary Owner
 RNG CORPORATION
 P.O. BOX 830
 WEDOWEE, AL 36278

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000163 - R1 RESIDENTIAL	56	FF	0	0

Building Information

Type	SINGLE FAM	Heat	AIR DUCTED
Total Area	1,720	Air Conditioning	CENTRAL
Heated Area	1,531	Bathrooms	2
Exterior Walls	CONC BLOCK; VINYL SIDE	Bedrooms	0
Roof Cover	COMP SHINGL	Stories	1
Interior Walls	WALL BD/WD	Actual Year Built	1962
Frame Type	WOOD FRAME		
Floor Cover	CARPET		

Extra Features

Code	Description	Length x Width	Units	Effective Year Built
0170	FPLC BELOW AVERAGE	0 x 0 x	1	1982
0320	CONCRETE	0 x 0 x	422	1982
0080	DECK	0 x 0 x	100	2001
0410	WD FENCE	0 x 0 x	100	0
0320	CONCRETE	0 x 0 x	256	0
0279	POOL RES AVERAGE	0 x 0 x	1	2001

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	7/8/2015	\$130,000	WD	1148/301	Qualified	QUAL/CREDIBLE/VERIF/DOC/EVIDEN	Improved	MILLER	RNG CORPORATION
N	10/7/2004	\$160,000	WD	815/764	Qualified		Improved	BARBER	MILLER
N	12/12/2003	\$80,000	WD	767/372	Qualified		Improved	CONE	BARBER PROPERTIES,LLC
N	8/14/1989	\$32,500	WD	300/196	Qualified		Improved	MOORE	CONE
N	11/1/1983	\$23,800	WD	204/626	Qualified		Improved		

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Building Value	\$127,143	\$93,389	\$88,425	\$83,336	\$84,152
Extra Features Value	\$17,648	\$17,648	\$17,648	\$17,648	\$17,648
Land Value	\$14,000	\$16,800	\$12,600	\$12,600	\$12,600
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$14,000	\$16,800	\$12,600	\$12,600	\$12,600
Just (Market) Value	\$158,791	\$127,837	\$118,673	\$113,584	\$114,400
Assessed Value	\$140,621	\$127,837	\$118,673	\$113,584	\$114,144
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$140,621	\$127,837	\$118,673	\$113,584	\$114,144
Maximum Save Our Homes Portability	\$18,170	\$0	\$0	\$0	\$256

Just (Market) Value description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

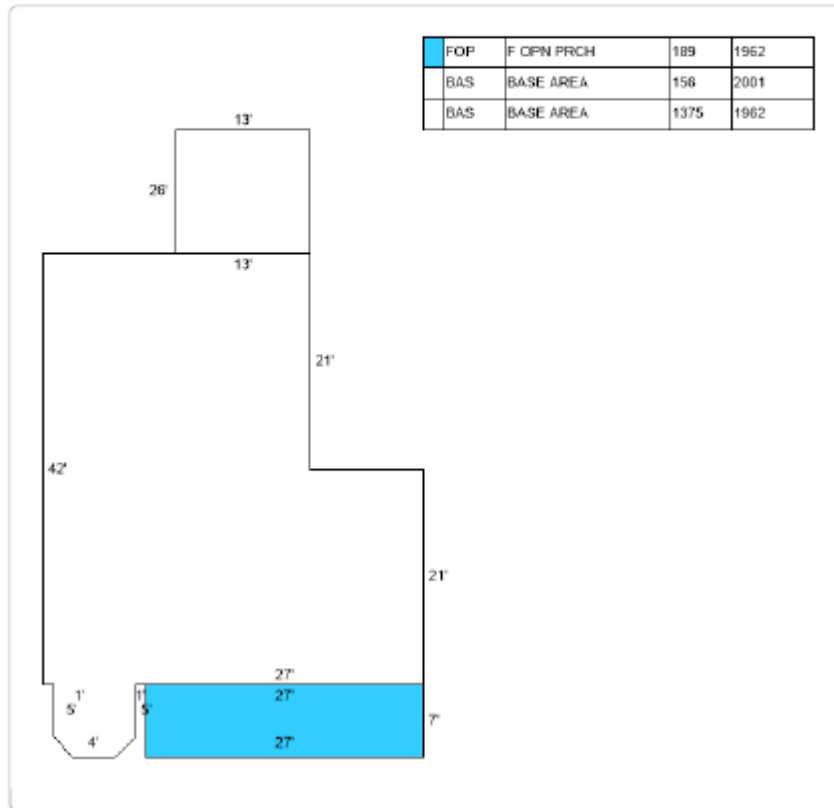
TRIM Notice 2022

TRIM Notice 2021

TRIM Notice 2020

TRIM Notice 2019

Sketches



TAX MAP



 Franklin County, FL



Overview



Legend

-  Parcels
-  City Labels

Parcel ID	20-075-04W-4230-0D16-0040	Alternate ID	04W0752042300D160040	Owner Address	RNG CORPORATION
Sec/Twp/Rng	20-75-4W	Class	SINGLE FAMILY		P.O. BOX 830
Property Address	407 W W 10TH ST ST	Acreage	n/a		WEDOWEE, AL 36278
	CARRABELLE				
District	2				
Brief Tax Description	BLD R 16 118 LOT 4				
	(Note: Not to be used on legal documents)				

Date created: 6/20/2024

Last Data Uploaded: 6/20/2024 6:50:46 PM

Developed by 

TAX BILL

7/18/24, 11:08 AM

Richard Watson - Franklin County Tax Collector

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 657400 2023

R 20-07S-04W-4230-0D16-0040

REAL ESTATE TAX/NOTICE RECEIPT FOR FRANKLIN COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00547070	\$769.30
SCHOOL-LRE	.00200400	\$318.22
SCHOOL-DISC	.00224800	\$356.96
CARRABELLE	.00725000	\$1,019.50
NW FL WATER MGMNT	.00002340	\$3.29
TOTAL AD-VALOREM:		\$2,467.27

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00

COMBINED TAXES & ASMTS: \$2,467.27

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:

407 W W 10TH ST ST CARRABELLE 32322

**RNG CORPORATION
P.O. BOX 830
WEDOWEE , AL 36278**

0.000 ACRES
BL D R 16 118 LOT 4
OR 155-140 PICKETTS ADD
OR/204/626 OR 206/251
212/58 OR 269/297 269/298

FAIR MKT VALUE	\$158,791.00	DIST	2
ASSESS	\$140,621.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$140,621.00		

**** PAID ****

Last Payment: 11/15/2023 **Receipt Number:** 19544

Amount Collected: \$2,368.58 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
2007S04W42300D160040	R	2023	\$2,467.27	\$0.00	11/15/2023	\$2,368.58	\$0.00
2007S04W42300D160040	R	2022	\$2,205.68	\$0.00	11/21/2022	\$2,117.45	\$0.00
2007S04W42300D160040	R	2021	\$2,247.53	\$0.00	11/8/2021	\$2,157.63	\$0.00
2007S04W42300D160040	R	2020	\$2,298.06	\$0.00	11/24/2020	\$2,206.14	\$0.00
2007S04W42300D160040	R	2019	\$2,345.84	\$0.00	11/26/2019	\$2,252.01	\$0.00
2007S04W42300D160040	R	2018	\$2,204.91	\$0.00	8/7/2019	\$2,545.95	\$0.00
2007S04W42300D160040	R	2017	\$2,056.09	\$0.00	1/31/2018	\$2,014.97	\$0.00
2007S04W42300D160040	R	2016	\$2,075.16	\$0.00	3/21/2017	\$2,075.16	\$0.00
2007S04W42300D160040	R	2015	\$2,080.49	\$0.00	12/30/2015	\$2,018.08	\$0.00

DEED

Inst. Number: 201519003430 Book: 1148 Page: 301 Date: 7/13/2015 Time: 4:37:13 PM
Doc Deed: 910.00 Marcia Johnson Clerk of Courts, Franklin County, Florida

BSG:dbb
6914.11-15-096
07/07/15

REC. 27.00
DOC. 710.00
INT.
INDEX
CONSIDERATION 10,000.00

This Instrument Prepared By
BONNIE S. GREEN
DARBY, PEELE, CRAPPS, & GREEN, LLP
Attorneys at Law
285 NE Hernando Avenue
Lake City, Florida 32055

Inst:201519003430 Date:7/13/2015 Time:4:37 PM
Doc Stamp-Deed:910.00
SMC DC, Marcia Johnson, Franklin County B:1148 P:301

TAX PARCEL #: R 20-07S-04W-4230-0D-16-0040

WARRANTY DEED

THIS WARRANTY DEED made this 8 day of July, 2015, by WILLIAM H. MILLER and MARILYN J. MILLER, husband and wife, whose mailing address is 5 Sable Drive, Bella Vista, Arkansas 72715-4951, (herein "Grantor") to R. N. G. CORPORATION, a Florida corporation, whose mailing address is 548 GA HWY 195 South, Leslie, Georgia 31764 (herein "Grantee"):

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Franklin County, Florida, viz:

Lot 4, Block D, Range 16 (118), PICKETTS ADDITION TO THE TOWN OF CARRABELLE, according to the plat thereof as recorded in Plat Book 2, page 20, public records of Franklin County, Florida.

This deed is given to and accepted by Grantee subject to all reservations, limitations, and mineral rights of record, if any, and all zoning and land use rules and regulations, but this shall not serve to reimpose the same, including Easements recorded in Book 1042, page 585, and in Book 1112, page 795, and Restrictions, dedications, conditions, reservations,

easements and other matters shown on the plat of Picketts Addition to the Town of Carrabelle, as recorded in Plat Book 2, page 20, all in the public records of Franklin County, Florida.

The land described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.


TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:



Witness

Lisa A. Singleton

(Print or Type Name)



Witness

ELAINE CRAYDERE

(Print or Type Name)



WILLIAM H. MILLER



MARILYN J. MILLER

STATE OF ARKANSAS

COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 8 day of July, 2015, by WILLIAM H. MILLER and MARILYN J. MILLER, husband and wife, who are personally known to me, or who produced Drivers License as identification.



Lisa A. Singleton
Notary Public, State of Arkansas
Lisa A. Singleton
(Print or Type Name)

My commission expires: 4-1-2018



GO BID NOW!



For more information, please visit
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