



**JACKSON COUNTY INVESTMENT &
RECREATIONAL PROPERTY LIQUIDATION
AUCTION**

Massive 2-Day Jackson County Land
Auction

Join us for Day 1 of the massive Jackson County Investment & Recreational Property Liquidation Auction, where 36 out of 40 prime properties will be up for grabs! This exclusive auction features a diverse selection of small and large residential tracts, ranging from half-acre lots to multi-acre parcels, perfect for custom homes, private retreats, or long-term investment. With prime locations near major roads and existing infrastructure, many properties offer excellent development potential for residential subdivisions or mixed-use projects. Secluded wooded lots provide the perfect escape for those seeking privacy and tranquility, while larger tracts are ideal for agricultural use, hobby farms, or future timber management

Online Only
Auction

**October 8, 2024, at
2 pm**

Final Contract to
Include a 10%
Buyer's Premium

INTRODUCTION

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, the Jackson County Investment & Recreational Property Liquidation Online Auction.

Join us for Day 1 of the massive Jackson County Investment & Recreational Property Liquidation Auction, where 36 out of 40 prime properties will be up for grabs! This exclusive auction features a diverse selection of small and large residential tracts, ranging from half-acre lots to multi-acre parcels, perfect for custom homes, private retreats, or long-term investment. With prime locations near major roads and existing infrastructure, many properties offer excellent development potential for residential subdivisions or mixed-use projects. Secluded wooded lots provide the perfect escape for those seeking privacy and tranquility, while larger tracts are ideal for agricultural use, hobby farms, or future timber management. Don't miss this chance to secure your investment in Jackson County's growing landscape.

Bidding for this property will open on September 24, 2024, at 10:00 am and continue to October 8, 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, October 8, 2024 at 2 pm

🌿 Open House Dates and Times: Drive by Anytime

🌿 For More Information Contact: Spencer Young
Wiregrass Auction Group, INC.
(229) 890-2437 – Office
(229) 225-8625 – Cell
Spencer@Bidwiregrass.com

PROPERTY 1 INFORMATION

Property Address: Louisiana Street, Alford, Florida 32420

Auction Date: Tuesday, October 8, 2024, at 2 pm

Property Size: 0.22 Acres

Assessor's Parcel Numbers: 01-3N-12-0004-0260-0100

Property Taxes: Jackson County 2023 - \$29.33

Important Selling Features:

- 🌿 Prime Residential Lot: Located at 10, Block 26, Louisiana Street in Alford, Florida, offering .22 +/- acres of land.
- 🌿 Great Investment Opportunity: Ideal for building a custom dream home or as a strategic investment in a growing area.
- 🌿 Convenient Access: Easy access to local amenities and services in the charming town of Alford.
- 🌿 Peaceful Neighborhood Setting: Situated in a quiet, inviting community perfect for long-term living or investment.



PROPERTY 1 TAX CARD

Jackson County, FL

Owner Information

Primary Owner
[PACKHOUSE TALK LLC](#)
 P O BOX 37003
 TALLAHASSEE, FL 32315

Parcel Summary

ParcelID 01-3N-12-0004-0260-0100
 Location LOUISIANNA STAlford
 Address
 Brief Tax LOT 10 BLK 26 IN ALFORD OR 1672 P 644
 Description (Note: *The Description above is not to be used on legal documents.)
 Property Use VACANT 0000
 Code (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Jackson County Community Development office at (850) 482-9637. For zoning information within a CITY/TOWN, please contact that CITY/TOWN hall.)
 SecTwpRng 01-3N-12
 Tax District 1
 MillageRate 13.9623
 Acreage 0
 Homestead N

[View Map](#)

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	50	FF	0	0

Sales

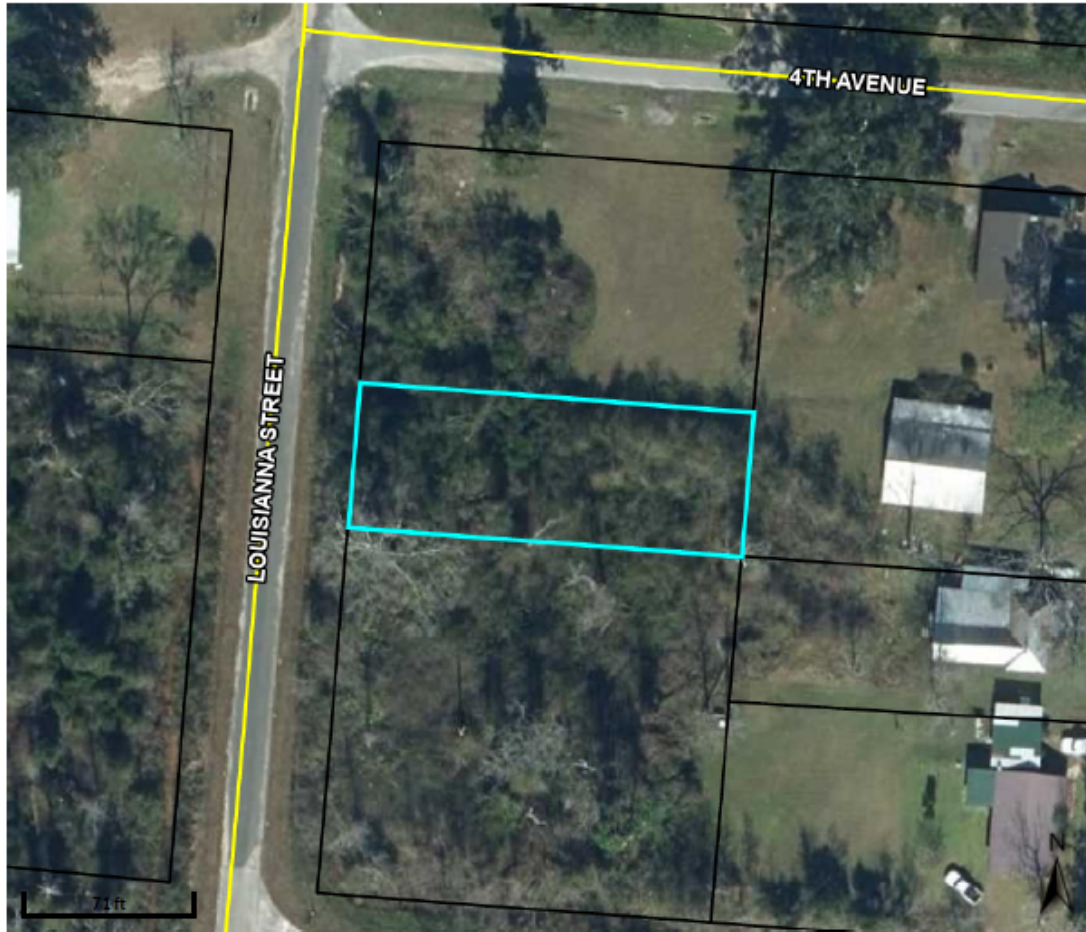
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	11/10/2020	\$1,500	TX	1672/644	Unqualified	Vacant	CLERK OF THE COURT	PACKHOUSE TALK LLC

Valuation

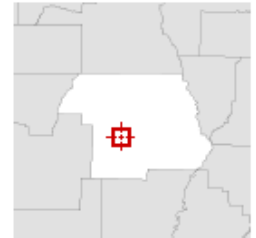
	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$2,000	\$2,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$2,000	\$2,000
Just (Market) Value	\$2,000	\$2,000
Assessed Value	\$2,000	\$2,000
Exempt Value	\$0	\$0
Taxable Value	\$2,000	\$2,000
Maximum Save Our Homes Portability	\$0	\$0

PROPERTY 1 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	01-3N-12-0004-0260-0100	Alternate ID	12 N 301000402600100	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	01-3N-12	Class	VACANT		P O BOX 37003
Property Address	LOUISIANNA ST Alford	Acreage	n/a		TALLAHASSEE, FL 32315
District	1				
Brief Tax Description	LOT 10 BLK 26 IN ALFORD <i>(Note: Not to be used on legal documents)</i>				

This map has been compiled from the most authentic information available and is to be used for assessment purposes only. Jackson County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained herein. **THIS MAP IS NOT A SURVEY.**

Date created: 7/30/2024
Last Data Uploaded: 7/30/2024 2:54:52 AM

Developed by 

PROPERTY 1 TAX BILL

7/30/24, 10:20 AM

Mary Carol Murdock - Jackson County Tax Collector

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3362700 2023

R 01-3N-12-0004-0260-0100

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$6.35
COUNTY	.00794500	\$15.89
ALFORD	.00151840	\$3.04
NW FL WATER MGMNT	.00002340	\$0.05
SCHOOL-DISC	.00199800	\$4.00
TOTAL AD-VALOREM:		\$29.33

PACKHOUSE TALK LLC
P O BOX 37003
TALLAHASSEE, FL 32315

0.000 ACRES
LOT 10 BLK 26 IN ALFORD
OR 1672 P 644

PAID

NON-AD VALOREM ASSESSMENTS

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

FAIR MKT VALUE	\$2,000.00	DIST	1
ASSESS	\$2,000.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$2,000.00		

COMBINED TAXES & ASMTS:	\$29.33
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

** PAID **

Exemptions:

Property Address:
LOUISIANNA ST Alford 32420

Last Payment: 03/29/2024 Receipt Number: 262354
Amount Collected: \$29.33 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
013N12000402600100	R	2023	\$29.33	\$0.00	3/29/2024	\$29.33	\$0.00
013N12000402600100	R	2022	\$27.93	\$0.00	11/29/2022	\$26.81	\$0.00
013N12000402600100	R	2021	\$28.82	\$0.00	11/30/2021	\$27.67	\$0.00
013N12000402600100	R	2020	\$28.96	\$0.00	11/20/2020	\$27.80	\$0.00
013N12000402600100	R	2019	\$30.80	\$0.00	5/27/2020	\$41.72	\$0.00
013N12000402600100	R	2018	\$30.54	\$0.00	5/27/2020	\$75.91	\$0.00
013N12000402600100	R	2017	\$30.41	\$0.00	5/27/2020	\$86.34	\$0.00
013N12000402600100	R	2016	\$29.86	\$0.00	N/A	\$0.00	\$0.00
013N12000402600100	R	2015	\$30.61	\$0.00	N/A	\$0.00	\$0.00

PROPERTY 1 DEED

Inst. Number: 202032012277 Book: 1672 Page: 644 Page 1 of 1 Date: 11/20/2020 Time: 10:05 AM
Clayton O. Rooks III Clerk of Courts, Jackson County, Florida

DR-506 R. 04/16
Rule 12D-16.002
Florida Administrative Code
Eff. 04/16

Tax deed file number 2917 OF 2013

Parcel ID number 01-3N-12-0004-0260-0100

TAX DEED

Jackson County, Florida

For official use only

Tax Certificate numbered 2917 OF 2013 issued on MAY 31ST, 2013, was filed in the office of the tax collector of Jackson County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 10TH day of NOVEMBER, 2020, the land was offered for sale. It was sold to PACKHOUSE TALK, LLC address P.O BOX 37003 TALLAHASSEE, FL 32315, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

LOT 10 BLK 26 IN ALFORD

Inst: 202032012277 Date: 11/20/2020 Time: 10:05AM
Page 1 of 1 B: 1672 P: 644, Clayton O. Rooks III, Clerk of Court
Jackson, County, By: TW
Deputy ClerkDoe Stamp-Deed: 10.50

On NOVEMBER 10TH, 2020, in Jackson County, Florida, for the sum of (\$ 1,427.28)
ONE THOUSAND FOUR HUNDRED TWENTY SEVEN DOLLARS AND TWENTY EIGHT CENT Dollars, the amount paid as required by law.

Witnesses:

Taylor Hobbs
TAYLOR HOBBS
Tabitha Pumphrey
TABITHA PUMPHREY

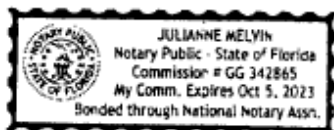
Clayton O. Rooks III (Seal)
Clayton O. Rooks, III
Clerk of Court or County Comptroller
Jackson County, Florida

Jackson County, Florida

On this 10th day of November, 2020, before me personally appeared Clayton O. Rooks, III, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Julianne Melvin
JULIANNE MELVIN



PROPERTY 2 INFORMATION

Property Address: Shady Oak Lane, Alford, Florida, 32420

Auction Date: Tuesday, October 8, 2024, at 2 pm

Property Size: 0.33 Acres

Assessor's Parcel Numbers: 02-3N-12-0449-0000-0070

Property Taxes: Jackson County 2023 - \$73.30

Important Selling Features:

- 🌿 Serene, wooded lot: .33 +/- acres surrounded by mature trees and lush greenery.
- 🌿 Location: Lot 7, Westwood Subdivision First Addition, on Shady Oak Lane in Alford, Florida.
- 🌿 Peaceful and picturesque community: Ideal for nature lovers seeking tranquility.
- 🌿 Perfect for building: Ideal for creating a dream home or private retreat.
- 🌿 Convenient location: Quiet charm of Alford, while still being close to essential amenities.
- 🌿 Rare opportunity: Desirable subdivision, offering a piece of natural paradise.



PROPERTY 2 TAX CARD

Jackson County, FL

Owner Information

Primary Owner
[PACKHOUSE TALK LLC](#)
 P O BOX 37003
 TALLAHSSEE, FL 32315

Parcel Summary

ParcelID 02-3N-12-0449-0000-0070
 Location SHADY OAK LNAlford
 Address
 Brief Tax LOT 7 WESTWOOD FIRST ADDN... OR 1010 P 108 OR 1472 P 719
 Description (Note: *The Description above is not to be used on legal documents.)
 Property Use VACANT 0000
 Code (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Jackson County Community Development office at (850) 482-9637. For zoning information within a [CITY/TOWN](#), please contact that [CITY/TOWN](#) hall.)
 SecTwpRng 02-3N-12
 Tax District 1
 MillageRate 13.9623
 Acreage 0
 Homestead N

[View Map](#)

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	1	LT	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/22/2015	\$2,200	TX	1472/719	Unqualified	Vacant	CLERK OF THE COURT	PACKHOUSE TALK LLC
N	3/28/2005	\$36,000	WD	1010/108	Unqualified	Vacant	STAR LAND GROUP INC	ISLANNE O PETIOMA

Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$5,000	\$5,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$5,000	\$5,000
Just (Market) Value	\$5,000	\$5,000
Assessed Value	\$5,000	\$5,000
Exempt Value	\$0	\$0
Taxable Value	\$5,000	\$5,000
Maximum Save Our Homes Portability	\$0	\$0

PROPERTY 2 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	02-3N-12-0449-0000-0070	Alternate ID	12 N 302044900000070	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	02-3N-12	Class	VACANT		P O BOX 37003
Property Address	SHADY OAK LN	Acreage	n/a		TALLAHSSEE, FL 32315
	Alford				
District	1				
Brief Tax Description	LOT 7 WESTWOOD FIRST ADDN...				
	(Note: Not to be used on legal documents)				

This map has been compiled from the most authentic information available and is to be used for assessment purposes only. Jackson County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained herein. **THIS MAP IS NOT A SURVEY.**

Date created: 7/30/2024
Last Data Uploaded: 7/30/2024 2:54:52 AM

Developed by  Schneider
GEO SPATIAL

PROPERTY 2 TAX BILL

7/30/24, 11:00 AM

Mary Carol Murdock - Jackson County Tax Collector

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3376800 2023

R 02-3N-12-0449-0000-0070

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$15.87
COUNTY	.00794500	\$39.73
ALFORD	.00151840	\$7.59
NW FL WATER MGMNT	.00002340	\$0.12
SCHOOL-DISC	.00199800	\$9.99
TOTAL AD-VALOREM:		\$73.30

PACKHOUSE TALK LLC
P O BOX 37003
TALLAHSSEE , FL 32315

0.000 ACRES
LOT 7 WESTWOOD FIRST ADDN...
OR 1010 P 108 OR 1472 P 719

PAID

NON-AD VALOREM ASSESSMENTS		
TAXING AUTHORITY		TAX AMOUNT
TOTAL NON-AD VALOREM:		\$0.00
COMBINED TAXES & ASMTS:		\$73.30
DISCOUNT:		\$0.00
UNPAID BALANCE:		\$0.00

FAIR MKT VALUE	\$5,000.00
ASSESS	\$5,000.00
TAXABLE VALUE	\$5,000.00

DIST	1
EXEMPT VALUE	\$0.00

** PAID **

Exemptions:

Property Address:
SHADY OAK LN Alford 32420

Last Payment: 03/29/2024 Receipt Number: 262355
Amount Collected: \$73.30 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
023N12044900000070	R	2023	\$73.30	\$0.00	3/29/2024	\$73.30	\$0.00
023N12044900000070	R	2022	\$69.82	\$0.00	11/29/2022	\$67.03	\$0.00
023N12044900000070	R	2021	\$72.06	\$0.00	11/30/2021	\$69.18	\$0.00
023N12044900000070	R	2020	\$72.40	\$0.00	11/30/2020	\$69.50	\$0.00
023N12044900000070	R	2019	\$76.98	\$0.00	11/29/2019	\$73.90	\$0.00
023N12044900000070	R	2018	\$76.36	\$0.00	12/3/2018	\$73.31	\$0.00
023N12044900000070	R	2017	\$76.02	\$0.00	11/30/2017	\$72.98	\$0.00
023N12044900000070	R	2016	\$89.57	\$0.00	11/30/2016	\$85.99	\$0.00
023N12044900000070	R	2015	\$91.82	\$0.00	4/24/2019	\$208.30	\$0.00



PROPERTY 2 TAX DEED

10.00 fac
15.40 doc

Tax Deed File No. 2073 OF 2008
Property Identification No. 02-3N-12-0449-0000-0070

Q.R. **1472** PG. **0719**

Tax Deed

State of Florida

County of JACKSON

Inst. 201532010070 Date: 10/1/2015 Time: 9:18 AM
Doc Stamp-Deed: 15.40
CC, Dale Rabon Guthrie, Jackson County Page 1 of 1 B:1472 P:719

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 2073 OF 2008 issued on 05/29/2008 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 22ND day of SEPTEMBER, 20 15, offered for sale as required by law for cash to the highest bidder and was sold to PACKHOUSE TALK, LLC

whose address is PO BOX 37003 TALLAHASSEE, FL 32315, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 22ND day of SEPTEMBER, 20 15, in the County of JACKSON, State of Florida, in consideration of the sum of \$ \$2,159.10 Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

02-3N-12-0449-0000-0070
LOT 7 WESTWOOD FIRST ADDN

Witness:

TABITHA PUMPHREY
JANIE HOPPEL
State of Florida

Dale Rabon Guthrie (Seal)
Clerk of Circuit Court or County Comptroller
DALE RABON GUTHRIE
JACKSON County, Florida

County of JACKSON

On this 22ND day of SEPTEMBER, 20 15, before me CLAYTON O. ROOKS III personally appeared DALE RABON GUTHRIE Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Clayton O. Rooks III



PROPERTY 2 ORIGINAL DEED

Ret - Starland Group Inc
P.O. Box 9023
Coral Springs Fl 33075

Inst No: 2005005286 Date: 03/28/2005 Time: 10:30
Doc Stamp-Deed : 252.00
DALE RABON GUTHRIE, JACKSON County
By: DM D.C. B: 1010 P: 108

WHEN RECORDED PLEASE RETURN DEED TO
ISLANNE O. PETIOMA
6514 POMEROY CIRCLE
ORLANDO, FL 32810



SPACE ABOVE THIS LINE FOR RECORDING DATA

General Warranty Deed

Made this 7th day of March, 2005, by STAR LAND GROUP, INC., whose address is P.O. Box 9023
Coral Springs, Florida 33075, hereinafter called the grantor, To ISLANNE O. PETIOMA **B.R. 1010 PG. 0108**
Whose Address is 6514 POMEROY CIRCLE ORLANDO, FL 32810 Hereinafter called the grantee?

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of **(\$36,000.00)**, Dollars in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and General Warranty Deed unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Jackson, State of Florida, to wit:

Lots 7, 8, 9, 10, Westwood First Addition in the City of Alford, as per plat Thereof, as recorded in plat book, 2, page 21; public records of Jackson County, Florida.

Said property is not the homestead property of either Grantor(s), Grantor's immediate family nor is it contiguous to the property of either Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever; and that said land(s) is free of all encumbrances except taxes accruing subsequent to December 31, 2004

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

Signed, sealed and delivered in the presence of:

Debbie Sedlacek
Witness # 1 Signature
Debbie Sedlacek

Starland Group, Inc.
STAR LAND GROUP, INC

Witness #1 Printed Name

Patti Persaud
Witness # 2 Signature

Patti Persaud
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **BAT-EL BENZINO** to me known to be the persons described in and who executed the foregoing General Warranty Deed and that they acknowledged before me that they executed the same of their own will and deed. I relied upon the following forms of identification of the above named persons: Florida Driver's Licenses.

WITNESS my hand and official seal in the County and State last aforesaid this 9 day
OF Mar, A.D. 2005

Deborah M. Sedlacek
Notary Signature

Deborah M. Sedlacek
Printed Notary Signature

SEAL



PROPERTY 3 INFORMATION

Property Address: Westwood Drive, Alford, Florida, 32420

Auction Date: Tuesday, October 8, 2024, at 2 pm

Property Size: 0.257 Acres

Assessor's Parcel Numbers: 02-3N-12-0450-00B0-0130

Property Taxes: Jackson County 2023 - \$73.30

Important Selling Features:

- 🌿 Located in the serene Westwood Subdivision on Westwood Drive, Alford, Florida
- 🌿 .257 +/- acre wooded lot offering privacy and natural beauty
- 🌿 Ideal for building a dream home or a tranquil retreat
- 🌿 Surrounded by lush greenery and a peaceful atmosphere
- 🌿 Great investment opportunity in a quiet and inviting community
- 🌿 Lot 13, Block B provides ample space for future development
- 🌿 Enjoy the charm and tranquility of Alford living



PROPERTY 3 TAX CARD

Jackson County, FL

Owner Information

Primary Owner
[PACKHOUSE TALK LLC](#)
 P O BOX 37003
 TALLAHASSEE, FL 32315

Parcel Summary

ParcelID 02-3N-12-0450-00B0-0130
 Location WESTWOOD DRAIford
 Address
 Brief Tax Description OR 1007 P 836 LOT 13 BLK B WESTWOOD SUBDV...OR 1467 P 486
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code VACANT 0000
 (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Jackson County Community Development office at (850) 482-9637. For zoning information within a CITY/TOWN, please contact that CITY/TOWN hall.)
 SecTwpRng 02-3N-12
 Tax District 1
 MillageRate 13.9623
 Acreage 0.257
 Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	1	LT	80	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	8/4/2015	\$1,600	TX	1467/486	Unqualified	Vacant	CLERK OF COURT	PACKHOUSE TALK LLC
N	3/14/2005	\$9,000	WD	1007/836	Unqualified	Vacant	STAR LAND GROUP INC	YANIC MILFORT BAPTISTE & ROSE MARIE GEORGES

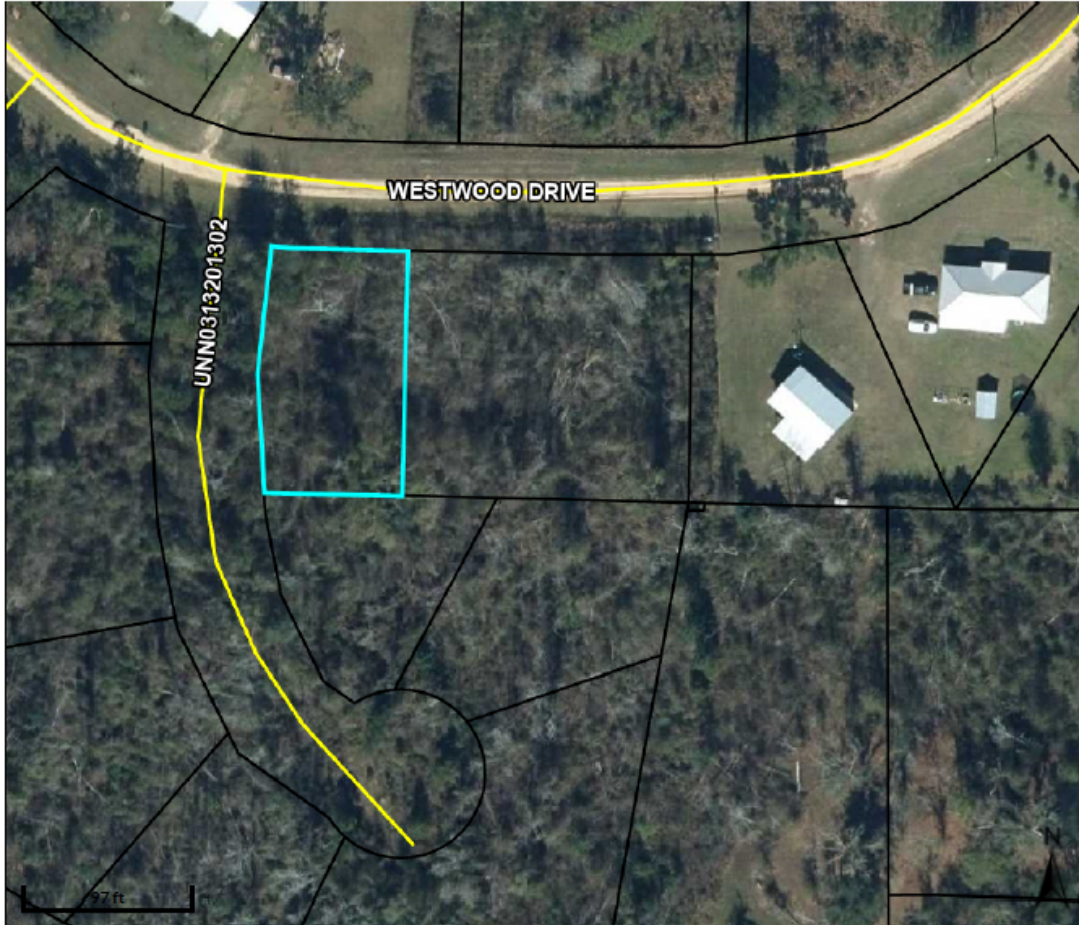
Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$5,000	\$5,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$5,000	\$5,000
Just (Market) Value	\$5,000	\$5,000
Assessed Value	\$5,000	\$5,000
Exempt Value	\$0	\$0
Taxable Value	\$5,000	\$5,000
Maximum Save Our Homes Portability	\$0	\$0



PROPERTY 3 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	02-3N-12-0450-00B0-0130	Alternate ID	12 N 302045000B00130	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	02-3N-12	Class	VACANT		P O BOX 37003
Property Address	WESTWOOD DR	Acreage	0.257		TALLAHASSEE, FL 32315
	Alford				
District	1				
Brief Tax Description	OR 1007 P 836 LOT 13 BLK B				
	(Note: Not to be used on legal documents)				

This map has been compiled from the most authentic information available and is to be used for assessment purposes only. Jackson County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained herein. **THIS MAP IS NOT A SURVEY.**

Date created: 7/30/2024
Last Data Uploaded: 7/30/2024 11:39:43 AM

Developed by 

PROPERTY 3 TAX BILL



Jackson County

[Print Bill](#)

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3380600 2023

R 02-3N-12-0450-00B0-0130

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$15.87
COUNTY	.00794500	\$39.73
ALFORD	.00151840	\$7.59
NW FL WATER MGMT	.00002340	\$0.12
SCHOOL-DISC	.00199800	\$9.99
TOTAL AD-VALOREM:		\$73.30

**PACKHOUSE TALK LLC
P O BOX 37003
TALLAHASSEE , FL 32315**

0.257 ACRES
OR 1007 P 836 LOT 13 BLK B
WESTWOOD SUBDV...OR 1467 P 486

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$73.30
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	DIST	EXEMPT VALUE
\$5,000.00	1	\$0.00
ASSESS	\$5,000.00	
TAXABLE VALUE	\$5,000.00	

**** PAID ****

Exemptions:

Property Address:
WESTWOOD DR Alford 32420

Last Payment: 03/29/2024 **Receipt Number:** 262356
Amount Collected: \$73.30 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
023N12045000B00130	R	2023	\$73.30	\$0.00	3/29/2024	\$73.30	\$0.00
023N12045000B00130	R	2022	\$69.82	\$0.00	11/29/2022	\$67.03	\$0.00
023N12045000B00130	R	2021	\$72.06	\$0.00	11/30/2021	\$69.18	\$0.00
023N12045000B00130	R	2020	\$72.40	\$0.00	11/30/2020	\$69.50	\$0.00
023N12045000B00130	R	2019	\$76.98	\$0.00	11/29/2019	\$73.90	\$0.00
023N12045000B00130	R	2018	\$76.36	\$0.00	12/3/2018	\$73.31	\$0.00
023N12045000B00130	R	2017	\$76.02	\$0.00	12/21/2017	\$72.98	\$0.00
023N12045000B00130	R	2016	\$74.63	\$0.00	11/30/2016	\$71.64	\$0.00
023N12045000B00130	R	2015	\$65.86	\$0.00	11/25/2015	\$63.23	0.00



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PROPERTY 3 TAX DEED

Tax Deed File No. 2076 OF 2008
Property Identification No. 02-3N-12-0450-00B0-0130

O.R. **1467** PG. **0486**

FILED

AUG 04 2015

DALE RABON GUTHRIE
CLERK CIRCUIT COURT
JACKSON COUNTY, FLORIDA

Tax Deed

State of Florida

County of JACKSON

Inst:201532008102 Date:8/7/2015 Time:12:32 PM
Doc Stamp-Deed:11.20
DC: Dale Rabon Guthrie, Jackson County Page 1 of 1 B:1467 P:488

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 2076 OF 2008 issued on 5/29/2008 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 04TH day of AUGUST, 2015, offered for sale as required by law for cash to the highest bidder and was sold to PACKHOUSE TALK, LLC

whose address is PO BOX 37003 TALLAHASSEE, FL 32315, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 04TH day of AUGUST, 2015 in the County of JACKSON, State of Florida, in consideration of the sum of \$ \$1,531.06 Dollars,

being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

02-3N-12-0450-00B0-0130

LOTS: 13, BLOCK B WESTWOOD SUBDIVISION IN THE CITY OF ALFORD, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK, A-4 PAGE 155; PUBLIC RECORDS OF JACKSON COUNTY, FLORIDA.

Witness:

Bartha Pumphrey
BARTHA PUMPHREY
Jeanie Hoopell
JEANIE HOOPPELL
State of Florida

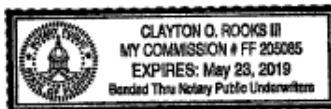
Dale Rabon Guthrie (Seal)
Clerk of Circuit Court or County Comptroller
DALE RABON GUTHRIE
JACKSON County, Florida

County of JACKSON

On this 04TH day of AUGUST, 2015, before me CLAYTON O. ROOKS III personally appeared DALE RABON GUTHRIE Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Clayton O. Rooks III



Clerk Form DR-506 Rev. 8/2005

PROPERTY 3 ORIGINAL DEED

O.R. 1007 PG. 0836

ret
WHEN RECORDED PLEASE RETURN DEED TO
YANIC MILFORT BAPTISTE
AND, ROSE MARIE GEORGES
3870 NW 113 AVE
SUNRISE, FL, 33323

SPACE ABOVE THIS LINE FOR RECORDING DATA

General Warranty Deed

Made this 13th day of Feb, 2005, by **STAR LAND GROUP, INC.**, whose address is: 4902 N.W. 119 Terrace, Coral Springs, Florida 33076, hereinafter called the grantor, TO YANIC MILFORT BAPTISTE AND, ROSE MARIE GEORGES; Whose Address is 3870 NW 113 AVE SUNRISE, FL, 33323 Hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of **(\$9,000.00)** Dollars in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and General Warranty Deed unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Jackson, State of Florida, to wit:

Lots: 13, block B Westwood subdivision in the City of Alford, as per plat Thereof, as recorded in plat book, A-4, page 155; public records of Jackson County, Florida.

Said property is not the homestead property of either Grantor(s), Grantor's immediate family nor is it contiguous to the property of either Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever; and that said land(s) is free of all encumbrances except taxes accruing subsequent to December 31, 2004

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

Signed, sealed and delivered in the presence of:

Sam Stachen
Witness # 1 Signature
Laurie L. Vachereau

Star Land Group Inc
STAR LAND GROUP, INC

Witness #1 Printed Name

Janet Bunnell
Witness # 2 Signature
Janet Bunnell
Witness #2 Printed Name

Inst No: 2005004429 Date: 03/14/2005 Time: 10:57
Doc Stamp-Deed: 63.00
DALE RABON GUTHRIE, JACKSON County
By: *LM* D.C. B: 1007 P: 836



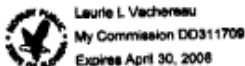
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **BAT-EL BENZINO** to me known to be the persons described in and who executed the foregoing General Warranty Deed and that they acknowledged before me that they executed the same of their own will and deed. I relied upon the following forms of identification of the above named persons: Florida Driver's Licenses.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day
OF Feb, A.D. 2005

Sam Stachen
Notary Signature
Laurie L. Vachereau
Printed Notary Signature

SEAL



PROPERTY 4 INFORMATION

Property Address: Highway 77, Graceville, Florida, 32440

Auction Date: Tuesday, October 8, 2024, at 2 pm

Property Size: 0.11 Acres

Assessor's Parcel Numbers: 02-6N-13-0316-0000-0750

Property Taxes: Jackson County 2023 - \$119.99

Important Selling Features:

- 🌿 .11 +/- acre lot (Lot 75) located on Highway 77 in Graceville, Florida
- 🌿 Existing electric service already available on the property
- 🌿 Convenient access to nearby amenities and services
- 🌿 Prime location for building a future home or investment property
- 🌿 Essential utilities in place, making development easier
- 🌿 Located in a welcoming and accessible community
- 🌿 Great opportunity to create something special in Graceville



PROPERTY 4 TAX CARD

Jackson County, FL

Owner Information

Primary Owner
[PACKHOUSE TALK LLC](#)
 P O BOX 37003
 TALLAHASSEE, FL 37003

Parcel Summary

ParcelID 02-6N-13-0316-0000-0750
 Location HWY 77Graceville
 Address
 Brief Tax OR 118 P 607 OR 190 P 321,322 LOT 75 LESS LOT TO WILLIAM E PACE IN OLD GRACEVILLE... (IN 34-7-13)... OR 1399 P 448
 Description (Note: *The Description above is not to be used on legal documents.)
 Property VACANT 0000
 Use Code (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Jackson County Community Development office at (850) 482-9637. For zoning information within a CITY/TOWN, please contact that CITY/TOWN hall.)
 SecTwpRng 02-6N-13
 Tax District 6
 MillageRate 16.378
 Acreage 1.06
 Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	140	FF	140	330

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/17/2013	\$1,800	TX	1399/448	Unqualified	Vacant	CLERK OF THE COURT	PACKHOUSE TALK LLC

Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$7,000	\$7,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$7,000	\$7,000
Just (Market) Value	\$7,000	\$7,000
Assessed Value	\$7,000	\$7,000
Exempt Value	\$0	\$0
Taxable Value	\$7,000	\$7,000
Maximum Save Our Homes Portability	\$0	\$0



PROPERTY 4 TAX MAP

 Jackson County, FL



Parcel ID	02-6N-13-0316-0000-0750	Alternate ID	13 N 602031600000750	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	02-6N-13	Class	VACANT		P O BOX 37003
Property Address	HWY 77	Acreage	1.06		TALLAHASSEE, FL 37003
	Graceville				
District	6				
Brief Tax Description	OR 118 P 607 OR 190 P 321,322				
	(Note: Not to be used on legal documents)				

This map has been compiled from the most authentic information available and is to be used for assessment purposes only. Jackson County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained herein. **THIS MAP IS NOT A SURVEY.**

Date created: 7/30/2024

Last Data Uploaded: 7/30/2024 11:39:43 AM

Developed by  Schneider
GEOSPATIAL

PROPERTY 4 TAX BILL



Jackson County

[Print Bill](#)

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3818000 2023

R 02-6N-13-0316-0000-0750

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$22.22
COUNTY	.00794500	\$55.62
GRACEVILLE	.00400000	\$28.00
NW FL WATER MGMT	.00002340	\$0.16
SCHOOL-DISC	.00199800	\$13.99
TOTAL AD-VALOREM:		\$119.99

PACKHOUSE TALK LLC
P O BOX 37003
TALLAHASSEE , FL 32315

1.060 ACRES
 OR 118 P 607 OR 190 P 321,322
 LOT 75 LESS LOT TO WILLIAM
 E PACE IN OLD GRACEVILLE...
 (IN 34-7-13)... OR 1399 P 448

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$119.99
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$7,000.00	DIST	6
ASSESS	\$7,000.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$7,000.00		

Exemptions:

Property Address:
HWY 77 Graceville 32440

**** PAID ****

Last Payment: 03/29/2024 **Receipt Number:** 262357
Amount Collected: \$119.99 **Discount Amount:** \$0.00

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2022	R	3804600-1	\$172.39	\$37.28	\$209.67	30841
			Total Due		\$209.67	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
026N13031600000750	R	2023	\$119.99	\$0.00	3/29/2024	\$119.99	\$0.00
026N13031600000750	R	2022	\$114.65	\$0.00	N/A	\$0.00	\$209.67
026N13031600000750	R	2021	\$117.82	\$0.00	11/30/2021	\$113.11	\$0.00
026N13031600000750	R	2020	\$120.07	\$0.00	11/30/2020	\$115.27	\$0.00
026N13031600000750	R	2019	\$124.88	\$0.00	11/29/2019	\$119.88	\$0.00
026N13031600000750	R	2018	\$124.89	\$0.00	12/3/2018	\$119.89	\$0.00
026N13031600000750	R	2017	\$136.15	\$0.00	11/30/2017	\$130.70	\$0.00
026N13031600000750	R	2016	\$134.36	\$0.00	11/30/2016	\$128.99	\$0.00
026N13031600000750	R	2015	\$136.84	\$0.00	11/25/2015	\$131.37	0.00



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PROPERTY 4 TAX DEED

Tax Deed File No. 3335 OF 2010
Property Identification No. 02-6N-13-0316-0000-0750

BOOK **1399** PAGE **0448**
FILED
CLERK OF THE CIRCUIT COURT
JACKSON COUNTY, FLORIDA
2013 SEP 17 PM 12 11
DALE RABON GUTHRIE

Tax Deed

State of Florida

County of Jackson

Inst:201332010258 Date:9/19/2013 Time:10:25 AM
Doc Stamp-Deed:12.80
Sm DC, Dale Rabon Guthrie, Jackson County Page 1 of 1 B:1399 P:448

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 3335 OF 2010 issued on 05/27/2010 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 17th day of September, 2013, offered for sale as required by law for cash to the highest bidder and was sold to Packhouse Talk LLC

whose address is PO BOX 37003 Tallahassee, FL 37003, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 17th day of September, 2013 in the County of Jackson, State of Florida, in consideration of the sum of \$1,731.55 Dollars,

being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows: 02-6N-13-0316-0000-0750

LOT 75 OLD GRACEVILLE LESS THAT PART TO WILLIAM E. PACE

Witness:

Tabitha Pumphrey
Jeanie Hooppell

State of Florida

County of Jackson

Dale Rabon Guthrie (Seal)
Clerk of Circuit Court or County Comptroller
DALE RABON GUTHRIE
Jackson County, Florida

On this 17th day of September, 2013 before me CLAYTON O. ROOKS III personally appeared DALE RABON GUTHRIE

Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.
THIS INSTRUMENT PREPARED BY:
DALE RABON GUTHRIE
P O DRAWER 510
Marianna, FL 32447



Clerk Form DR-506 Rev. 8/2005

PROPERTY 5 INFORMATION

Property Address: 4517 Jackson Street, Marianna, Florida, 32448

Auction Date: Tuesday, October 8, 2024, at 2 pm

Property Size: 0.18g Acres

Assessor's Parcel Numbers: 02-6N-13-0316-0000-0750

Property Taxes: Jackson County 2023 - \$33.90

Important Selling Features:

- 🌿 .18g +/- acre residential lot located at 4517 Jackson Street, Marianna, Florida
- 🌿 Prime location in the heart of Marianna
- 🌿 Situated in a well-established and charming neighborhood
- 🌿 Easy access to local amenities, schools, and parks
- 🌿 Ideal for building a cozy retreat or an investment property
- 🌿 Opportunity to be part of a vibrant and welcoming community



PROPERTY 5 TAX CARD

Jackson County, FL

Owner Information

Primary Owner
[PACKHOUSE TALK LLC](#)
 P O BOX 37003
 TALLAHASSEE, FL 32315

Parcel Summary

ParcelID 03-4N-10-0000-0750-0000
 Location 4517 JACKSON STMarianna
 Address
 Brief Tax Description DB 356 P 368 OR 259 P 467 COMM AT SE INTERS OF RTWY OF OLD GREENWOOD-MARIANNA RD & DAVIS ST, GO W/LY ALONG S RTWY 97 FT TO BEGIN, E/LY 55 FT, S/LY 150 FT, W/LY 55 FT, N/LY 150 FT TO POB..BEING A PART OF LOT 2 BLK B OF MAP COMPILED BY CALVERT SCOTT IN 1932...OR 514 P 373 OR 689 P 914 OR 1369 P 149
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code VACANT 0000
 (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Jackson County Community Development office at (850) 482-9637. For zoning information within a [CITY/TOWN](#), please contact that [CITY/TOWN](#) hall.)
 SecTwpRng 03-4N-10
 Tax District 10
 MillageRate 15.3765
 Acreage 0.189
 Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	60	FF	55	150

Sales

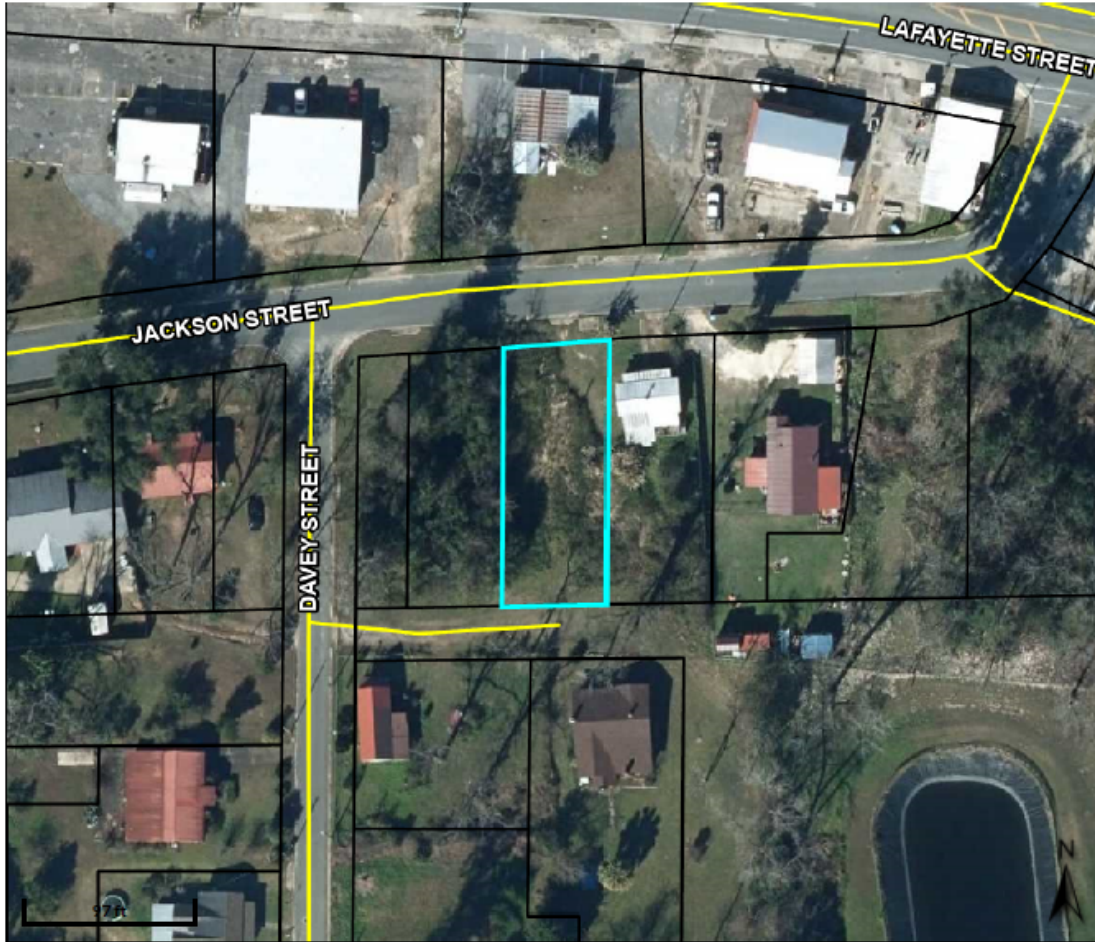
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/11/2012	\$1,200	TX	1369/149	Unqualified	Vacant	CLERK OF THE COURT	PACKHOUSE TALK LLC
N	5/12/1998	\$2,000	WD	689/914	Unqualified	Vacant	SHIRLEY A MERRITT	CHARLES R COLLINS & NELLIE B COLLINS-JTWROS
N	4/15/1993	\$100	WD	514/373	Unqualified	Vacant	LOUISE BELL	SHIRLEY MERRITT

Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$2,100	\$2,100
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$2,100	\$2,100
Just (Market) Value	\$2,100	\$2,100
Assessed Value	\$2,100	\$2,100
Exempt Value	\$0	\$0
Taxable Value	\$2,100	\$2,100
Maximum Save Our Homes Portability	\$0	\$0

PROPERTY 5 TAX MAP



 **qPublic.net**™ Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	03-4N-10-0000-0750-0000	Alternate ID	10 N 403000007500000	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	03-4N-10	Class	VACANT		P O BOX 37003
Property Address	4517 JACKSON ST Marianna	Acreage	0.189		TALLAHASSEE, FL 32315
District	10				
Brief Tax Description	DB 356 P 368 OR 259 P 467 <i>(Note: Not to be used on legal documents)</i>				

This map has been compiled from the most authentic information available and is to be used for assessment purposes only. Jackson County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained herein. **THIS MAP IS NOT A SURVEY.**

Date created: 7/30/2024

Last Data Uploaded: 7/30/2024 11:39:43 AM

Developed by 

PROPERTY TAX BILL



Jackson County

[Print Bill](#)

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1453300 2023

R 03-4N-10-0000-0750-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$6.67
COUNTY	.00794500	\$16.68
MARIANNA	.00299850	\$6.30
NW FL WATER MGMNT	.00002340	\$0.05
SCHOOL-DISC	.00199800	\$4.20
TOTAL AD-VALOREM:		\$33.90

PACKHOUSE TALK LLC
P O BOX 37003
TALLAHASSEE , FL 32315

0.189 ACRES
 DB 356 P 368 OR 259 P 467
 COMM AT SE INTERS OF RTWY OF
 OLD GREENWOOD-MARIANNA RD &
 DAVIS ST, GO W/LY ALONG S RTWY

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$33.90
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$2,100.00	DIST	10
ASSESS	\$2,100.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$2,100.00		

**** PAID ****

Exemptions:

Property Address:
 4517 JACKSON ST Marianna 32448

Last Payment: 03/29/2024 Receipt Number: 262358
 Amount Collected: \$33.90 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
034N10000007500000	R	2023	\$33.90	\$0.00	3/29/2024	\$33.90	\$0.00
034N10000007500000	R	2022	\$32.28	\$0.00	11/29/2022	\$30.99	\$0.00
034N10000007500000	R	2021	\$33.23	\$0.00	11/30/2021	\$31.90	\$0.00
034N10000007500000	R	2020	\$33.92	\$0.00	11/30/2020	\$32.56	\$0.00
034N10000007500000	R	2019	\$35.37	\$0.00	11/29/2019	\$33.96	\$0.00
034N10000007500000	R	2018	\$35.01	\$0.00	12/3/2018	\$33.61	\$0.00
034N10000007500000	R	2017	\$35.06	\$0.00	11/30/2017	\$33.66	\$0.00
034N10000007500000	R	2016	\$34.53	\$0.00	11/30/2016	\$33.15	\$0.00
034N10000007500000	R	2015	\$35.25	\$0.00	11/25/2015	\$33.84	0.00



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PROPERTY 5 TAX DEED

OR BOOK 1369 PG. 0149

Tax Deed File No. 507 OF 2005
Property Identification No. 03-4N-10-0000-0750-0000

FILED
CLERK OF THE CIRCUIT COURT
JACKSON COUNTY, FLORIDA

2012 DEC 11 AM 11 34

DALE RABON GUTHRIE

Tax Deed

State of Florida

County of Jackson

Inst:201232013182 Date:12/12/2012 Time:8:31 AM
Doc Stamp-Deed 8.40
DC Dale Rabon Guthrie, Jackson County Page 1 of 2 B:1369 P:149

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 507 OF 2005 issued on 05/26/2005 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 11th day of December, 2012, offered for sale as required by law for cash to the highest bidder and was sold to Packhouse Talk, LLC

whose address is PO BOX 37003 Tallahassee, FL 32315, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 11th day of December, 2012, in the County of Jackson, State of Florida, in consideration of the sum of \$1,145.97 Dollars,

being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows: 03-4N-10-0000-0750-0000
SEE ATTACHEMENT "A"

Witness:

Tabitha Pumphrey
Jeanie Hooppell

Dale Rabon Guthrie (Seal)
Clerk of Circuit Court or County Comptroller
DALE RABON GUTHRIE
Jackson County, Florida

State of Florida

County of Jackson

On this 11th day of December, 2012, before me CLAYTON O. ROCKS III personally appeared DALE RABON GUTHRIE,

Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.
THIS INSTRUMENT PREPARED BY:
DALE RABON GUTHRIE
P O DRAWER 510
Marianna, FL 32447

Clayton O. Rocks III



Clerk Form DR-506 Rev. 8/2005