

PROPERTY 16 INFORMATION

Property Address: Peanut Road, Cottdale, Florida, 32341

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

Property Size: 0.86 Acres

Assessor's Parcel Numbers: 24-5N-12-0000-0090-0010

Property Taxes: Jackson County 2023 - \$95.85

Important Selling Features:

- 🌿 .86-acre (+/-) residential lot located on Open Road, just off Peanut Road in Cottdale, Florida
- 🌿 Easement already in place, providing convenient access and flexibility for building plans
- 🌿 Located in a peaceful rural setting, ideal for a cozy home or retreat
- 🌿 Quiet community offering tranquility and charm
- 🌿 Perfect opportunity to design and build your future home
- 🌿 Great potential for those seeking rural living with easy access
- 🌿 Beautiful piece of land ready to be developed in Cottdale



PROPERTY 16 TAX CARD

Jackson County, FL

Owner Information

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

Parcel Summary

ParcelID 24-5N-12-0000-0090-0010
Location PEANUT RDCottondale
Address
Brief Tax Description OR 303 P 38-44 OR 305 P 19-20 COMM AT INTERS OF W RTWY SR 169 & S LINE OF SW1/4 OF SE1/4 RUN N 46' W ALONG RTWY 172 FT TO BEGIN, RUN N 46' W 382.40 FT, S 259.85 FT, E 287 FT TO POB. OR 1666 P 728
 (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 24-5N-12
Tax District 15
MillageRate 12.378
Acreage 0.86
Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	0.86	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/8/2020	\$2,600	TX	1666/728	Unqualified	Vacant	CLERK OF COURT	PACKHOUSE TALK LLC

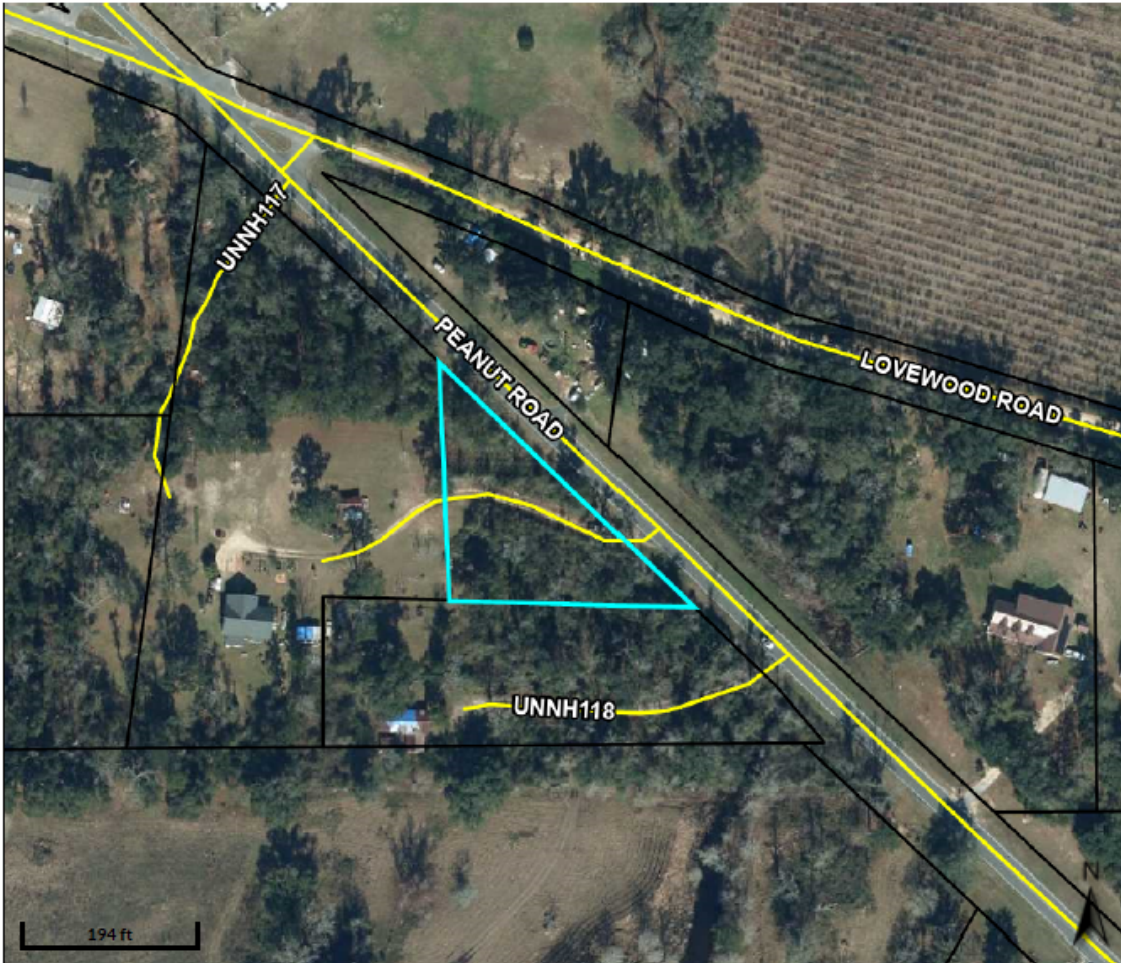
Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$7,310	\$6,880
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$7,310	\$6,880
Just (Market) Value	\$7,310	\$6,880
Assessed Value	\$7,284	\$6,622
Exempt Value	\$0	\$0
Taxable Value	\$7,284	\$6,622
Maximum Save Our Homes Portability	\$26	\$258

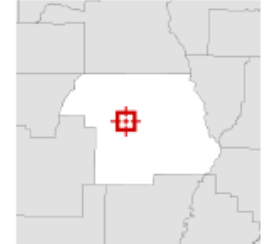


PROPERTY 16 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	24-5N-12-0000-0090-0010	Alternate ID	12 N 524000000900010	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	24-5N-12	Class	VACANT		PO BOX 37003
Property Address	PEANUT RD	Acres	0.86		TALLAHASSEE, FL 32315
	Cottondale				
District	15				
Brief Tax Description	OR 303 P 38-44 OR 305 P 19-20				
	<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

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PROPERTY 16 TAX BILL



Jackson County

[Print Bill](#)

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3541200 2023

R 24-5N-12-0000-0090-0010

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$23.20
COUNTY	.00794500	\$57.87
NW FL WATER MGMNT	.00002340	\$0.17
SCHOOL-DISC	.00199800	\$14.61
TOTAL AD-VALOREM:		\$95.85

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES & ASMTS: \$95.85
DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

Exemptions:

Property Address:
 PEANUT RD Cottondale 32431

PACKHOUSE TALK LLC
PO BOX 37003
TALLAHASSEE , FL 32315

0.860 ACRES
 OR 303 P 38-44 OR 305 P 19-20
 COMM AT INTERS OF W RTWY SR
 169 & S LINE OF SW1/4 OF SE1/4
 RUN N 46* W ALONG RTWY 172 FT

FAIR MKT VALUE	\$7,310.00	DIST	15
ASSESS	\$7,284.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$7,284.00		

** PAID **

Last Payment: 03/29/2024 Receipt Number: 262369
 Amount Collected: \$95.85 Discount Amount: \$0.00

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	
2020	R	3502100-1	\$111.52	\$49.51	\$161.03	2864 I	PAY
			Total Due		\$161.03		

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
245N12000000900010	R	2023	\$95.85	\$0.00	3/29/2024	\$95.85	\$0.00
245N12000000900010	R	2022	\$83.23	\$0.00	11/29/2022	\$79.90	\$0.00
245N12000000900010	R	2021	\$77.24	\$0.00	11/30/2021	\$74.15	\$0.00
245N12000000900010	R	2020	\$73.52	\$0.00	N/A	\$0.00	\$161.03
245N12000000900010	R	2019	\$77.36	\$0.00	10/6/2020	\$130.85	\$0.00
245N12000000900010	R	2018	\$77.37	\$0.00	5/31/2019	\$89.69	\$0.00
245N12000000900010	R	2017	\$77.52	\$0.00	5/31/2019	\$135.86	\$0.00
245N12000000900010	R	2016	\$76.08	\$0.00	N/A	\$0.00	\$0.00
245N12000000900010	R	2015	\$84.09	\$0.00	N/A	\$0.00	\$0.00



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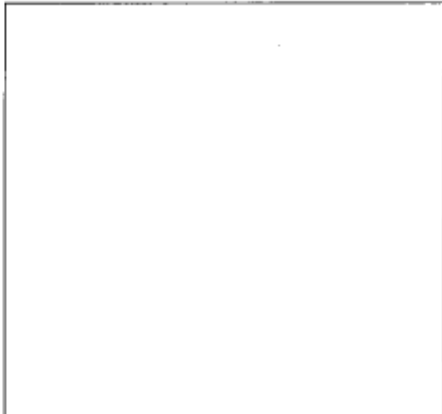
PROPERTY 16 TAX DEED

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

Tax deed file number 2942 of 2012
Parcel ID number 24-5n-12-0000-0090-0010

TAX DEED

Jackson County, Florida



For official use only

Tax Certificate numbered 2942 of 2012 issued on May 31st, 2012, 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 8th day of September, 2020, the land was offered for sale. It was sold to Packhouse Talk, LLC address PO 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:
See Attached

Inst: 202032010304 Date: 10/02/2020 Time: 9:27AM
Page 1 of 2 B: 1666 F: 728, Clayton O. Rooks III, Clerk of Court
Jackson, County, By: TW
Deputy ClerkDoc Stamp-Deed: 18.20

On September 8th, 2020, in Jackson County, Florida, for the sum of (\$2,584.82) Dollars, the amount paid as required by law.

Witnesses: Taylor Hobbs
TAYLOR HOBBS
Tabitha Pumphrey
TABITHA PUMPHREY

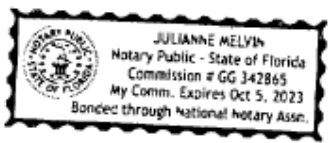
Clayton O. Rooks III (Seal)
Clayton O. Rooks, III
Clerk of Court or County Comptroller
Jackson County, Florida

Jackson County, Florida

On this 8th day of September, 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



Commence at a point on the Westerly Right-of-Way of State Road No. 169 where the South line of the SW 1/4 of the SE 1/4, Section 25, Township 5 North, Range 12 West, Jackson County, Florida, intersects said Right-of-Way; thence N.46°45'W along said Right-of-Way 172.00 ft. to the POINT OF BEGINNING; thence continue N.46°45'W 382.40 ft.; thence S.01°50'40"W 259.85 ft.; thence S.89°32'27"E 287.00 ft. to the POINT OF BEGINNING. Said parcel contains 0.86 acres, more or less.

Vesting Parties:

Inst: 202032010304 Date: 10/02/2020 Time: 9:27AM
Page 2 of 2 B: 1666 P: 729, Clayton O. Rooks III, Clerk of Court
Jackson, County, By: TW
Deputy ClerkDoc Stamp-Deed: 18.20



PROPERTY 17 INFORMATION

Property Address: North Road, Cottondale, Florida, 32341

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

Property Size: 0.43 Acres

Assessor's Parcel Numbers: 25-5N-12-0000-0060-0120

Property Taxes: Jackson County 2023 - \$47.93

Important Selling Features:

- 🌿 .43-acre (+/-) wooded lot located on North Road in Cottondale, Florida
- 🌿 Serene and tranquil environment surrounded by lush greenery
- 🌿 Ideal for building a cozy home or a peaceful retreat
- 🌿 Located in a quiet area, perfect for escaping the hustle and bustle
- 🌿 Close to essential amenities while offering privacy and seclusion
- 🌿 Great opportunity to own a piece of Cottondale's natural beauty
- 🌿 Perfect for those seeking a nature-filled lifestyle in a peaceful setting



PROPERTY 17 TAX CARD

Jackson County, FL

Owner Information

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

Parcel Summary

ParcelID 25-5N-12-0000-0060-0120
 Location NORTH RDCottondale
 Address
 Brief Tax Description OR 263 P 875 BEGIN AT SEC OF SW1/4 OF SE1/4, RUN W 400 FT TO BEGIN, RUN W 90 FT, N 210 FT, E 90 FT, S 210 FT TO POB. OR 1435 P 290
 (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 25-5N-12
 Tax District 15
 MillageRate 12.378
 Acreage 0.43
 Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	0.43	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/16/2014	\$1,400	TX	1435/290	Unqualified	Vacant	CLERK OF COURT	PACKHOUSE TALK LLC

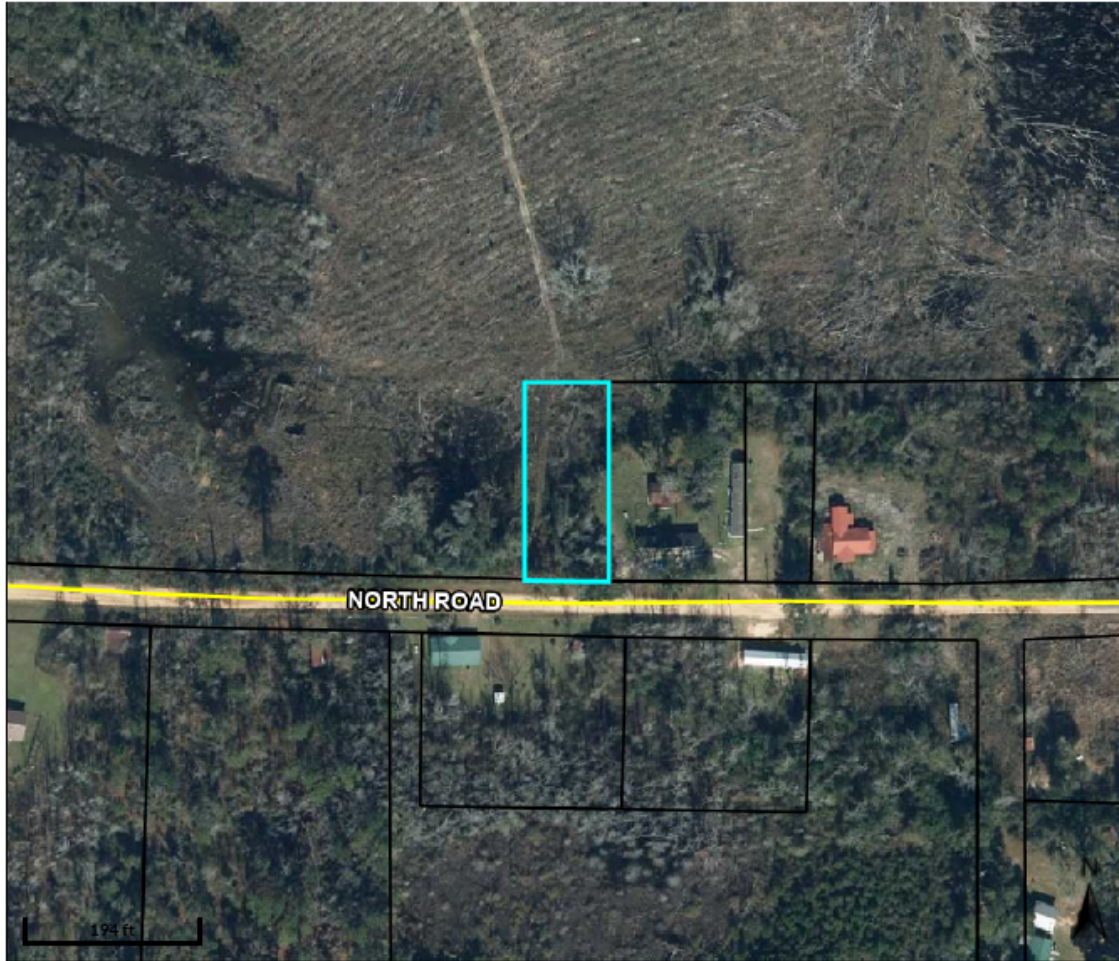
Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$3,655	\$3,440
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$3,655	\$3,440
Just (Market) Value	\$3,655	\$3,440
Assessed Value	\$3,642	\$3,311
Exempt Value	\$0	\$0
Taxable Value	\$3,642	\$3,311
Maximum Save Our Homes Portability	\$13	\$129



PROPERTY 17 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	25-5N-12-0000-0060-0120	Alternate ID	12 N 525000000600120	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	25-5N-12	Class	VACANT		P O BOX 37003
Property Address	NORTH RD Cottdale	Acreage	0.43		TALLAHASSEE, FL 32315
District	15				
Brief Tax Description	OR 263 P 875 BEGIN AT SEC OF <i>(Note: Not to be used on legal documents)</i>				

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Date created: 7/30/2024

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

Developed by 

PROPERTY 17 TAX BILL



Jackson County

[Print Bill](#)

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3546300 2023

R 25-5N-12-0000-0060-0120

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$11.60
COUNTY	.00794500	\$28.94
NW FL WATER MGMNT	.00002340	\$0.09
SCHOOL-DISC	.00199800	\$7.30
TOTAL AD-VALOREM:		\$47.93

PACKHOUSE TALK LLC
P O BOX 37003
TALLAHASSEE , FL 32315

0.430 ACRES
 OR 263 P 875 BEGIN AT SEC OF
 SW1/4 OF SE1/4, RUN W 400 FT
 TO BEGIN, RUN W 90 FT, N 210
 FT, E 90 FT, S 210 FT TO POB.

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES & ASMTS: \$47.93
DISCOUNT: \$0.00
UNPAID BALANCE: \$0.00

FAIR MKT VALUE	\$3,655.00	DIST	15
ASSESS	\$3,642.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$3,642.00		

Exemptions:

** PAID **

Property Address:
 NORTH RD Cottondale 32431

Last Payment: 03/29/2024 Receipt Number: 262370
 Amount Collected: \$47.93 Discount Amount: \$0.00

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2022	R	3534700-C	\$80.01	\$23.05	\$103.06	2922 C
			Total Due		\$103.06	

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
25SN12000000600120	R	2023	\$47.93	\$0.00	3/29/2024	\$47.93	\$0.00
25SN12000000600120	R	2022	\$41.62	\$0.00	N/A	\$0.00	\$103.06
25SN12000000600120	R	2021	\$38.62	\$0.00	11/30/2021	\$37.08	\$0.00
25SN12000000600120	R	2020	\$36.77	\$0.00	11/30/2020	\$35.30	\$0.00
25SN12000000600120	R	2019	\$38.69	\$0.00	11/29/2019	\$37.14	\$0.00
25SN12000000600120	R	2018	\$38.68	\$0.00	12/3/2018	\$37.13	\$0.00
25SN12000000600120	R	2017	\$38.76	\$0.00	11/30/2017	\$37.21	\$0.00
25SN12000000600120	R	2016	\$38.03	\$0.00	11/30/2016	\$36.51	\$0.00
25SN12000000600120	R	2015	\$36.03	\$0.00	11/25/2015	\$34.59	0.00



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PROPERTY 17 TAX DEED

Tax Deed File No. 1666 OF 2007
Property Identification No. 25-5N-12-0000-0060-0120

BOOK 1435 PAGE 0290

FILED
CLERK OF THE CIRCUIT COURT
JACKSON COUNTY, FLORIDA

Tax Deed

2014 SEP 16 AM 11 29

DALE RABON GUTHRIE

State of Florida

County of Jackson

Inst:201432009601 Date:9/16/2014 Time:8:39 AM
Doc Stamp-Deed 9.80
DC Date Rabon Guthrie Jackson County Page 1 of 1 B:1435 P:290

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 1666 OF 2007 issued on 05/31/2007 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 16th day of September, 2014, 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 16th day of September, 2014 in the County of Jackson, State of Florida, in consideration of the sum of \$ 1,350.50 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: 25-5N-12-0000-0060-0120

BEGIN AT THE SOUTHEAST CORNER OF SW 1/4 OF SE 1/4 AND GO 400 FEET WEST TO A POINT OF BEGINNING THENCE WEST 90 FEET THENCE NORTH 210 FEET THENCE EAST 90 FEET THENCE SOUTH 210 FEET TO POINT OF BEGINNING BEING IN SECTION 25, TOWNSHIP 5 N, RANGE 12 WEST.

Witness:

Tabitha Pumphrey
Jeanie Hooppe

State of Florida

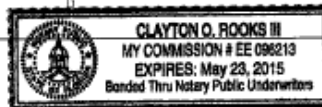
County of Jackson

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

On this 16th day of September, 2014 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

Clayton O. Rooks III



Clerk Form DR-506 Rev. 8/2005

PROPERTY 18 INFORMATION

Property Address: Lovewood Road, Marianna, FL, 32446

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

Property Size: 1.1 Acres

Assessor's Parcel Numbers: 27-5N-11-0000-0080-0050

Property Taxes: Jackson County 2023 - \$122.60

Important Selling Features:

- 🌿 1.1-acre (+/-) wooded lot located on Lovewood Road in Marianna, Florida
- 🌿 Beautiful natural setting, ideal for building a dream home or peaceful retreat
- 🌿 Roadway and utilities easement running through a portion of the property for convenient access to infrastructure
- 🌿 Easement details available in the deed for further clarification
- 🌿 Combines the tranquility of country living with proximity to essential amenities
- 🌿 Unique opportunity to own a peaceful, nature-filled property with utilities in place
- 🌿 Perfect for those seeking a quiet rural lifestyle in a beautiful location

PROPERTY 18 TAX CARD

Jackson County, FL

Owner Information

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

Parcel Summary

ParcelID 27-5N-11-0000-0080-0050
Location LOVEWOOD RDMarianna
Address
Brief Tax Description OR 732 P 773 COMM AT SEC OF W1/2 OF NE1/4, RUN W 450 FT TO BEGIN, RUN W 142.86 FT TO RTWY N ALONG RTWY 369.13 FT, S 63° E 157.80 FT, S 301.68 FT TO POB.INGRESS/EGRESS...OR 789 P 298 OR 1629 P 116
 (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 27-5N-11
Tax District 15
MillageRate 12.378
Acreage 1.1
Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	1.1	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	10/22/2019	\$2,300	TX	1629/116	Unqualified	Vacant	CLERK OF COURT	PACKHOUSE TALK LLC
N	9/21/2000	\$100	WD	789/298	Unqualified	Vacant	MARY LEE ROGERS	HANSEL T PERRY & MATHEW T DENETRUS
N	5/17/1999	\$100	WD	732/773	Unqualified	Vacant	ESTATE OF IDA MAE ROGERS - HEIR	MARY LEE ROGERS

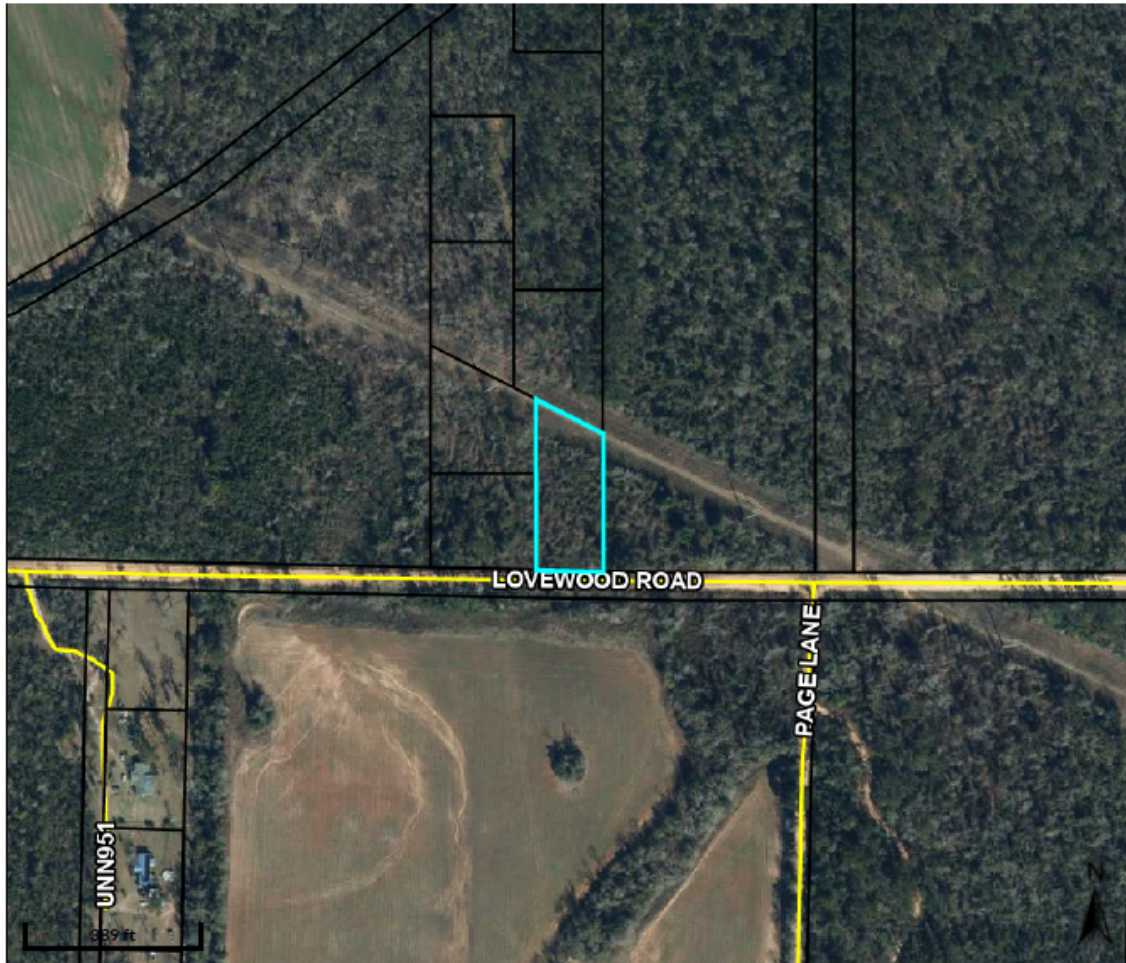
Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$9,350	\$8,800
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$9,350	\$8,800
Just (Market) Value	\$9,350	\$8,800
Assessed Value	\$9,317	\$8,470
Exempt Value	\$0	\$0
Taxable Value	\$9,317	\$8,470
Maximum Save Our Homes Portability	\$33	\$330



PROPERTY 18 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	27-5N-11-0000-0080-0050	Alternate ID	11 N 527000000800050	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	27-5N-11	Class	VACANT		P O BOX 37003
Property Address	LOVEWOOD RD Marianna	Acres	1.1		TALLAHASSEE, FL 32315
District	15				
Brief Tax Description	OR 732 P 773 COMM AT SEC OF <i>(Note: Not to be used on legal documents)</i>				

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

Developed by 

PROPERTY 18 TAX BILL



Jackson County

[Print Bill](#)

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3151300 2023

R 27-5N-11-0000-0080-0050

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$29.68
COUNTY	.00794500	\$74.02
NW FL WATER MGMNT	.00002340	\$0.22
SCHOOL-DISC	.00199800	\$18.68
TOTAL AD-VALOREM:		\$122.60

PACKHOUSE TALK LLC
P O BOX 37003
TALLAHASSEE , FL 32315

1.100 ACRES
 OR 732 P 773 COMM AT SEC OF
 W1/2 OF NE1/4, RUN W 450 FT TO
 BEGIN, RUN W 142.86 FT TO RTWY
 N ALONG RTWY 369.13 FT, S 63*

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$122.60
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$9,350.00	DIST	15
ASSESS	\$9,317.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$9,317.00		

Exemptions:

**** PAID ****

Property Address:
 LOVEWOOD RD Marianna 32446

Last Payment: 03/29/2024 **Receipt Number:** 262371
Amount Collected: \$122.60 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
275N11000000800050	R	2023	\$122.60	\$0.00	3/29/2024	\$122.60	\$0.00
275N11000000800050	R	2022	\$106.46	\$0.00	11/29/2022	\$102.20	\$0.00
275N11000000800050	R	2021	\$98.80	\$0.00	11/30/2021	\$94.85	\$0.00
275N11000000800050	R	2020	\$94.03	\$0.00	11/30/2020	\$90.27	\$0.00
275N11000000800050	R	2019	\$98.95	\$0.00	3/29/2024	\$228.50	\$0.00
275N11000000800050	R	2018	\$98.96	\$0.00	5/31/2019	\$111.93	\$0.00
275N11000000800050	R	2017	\$99.15	\$0.00	5/31/2019	\$163.46	\$0.00
275N11000000800050	R	2016	\$97.32	\$0.00	N/A	\$0.00	\$0.00
275N11000000800050	R	2015	\$107.55	\$0.00	N/A	\$0.00	\$0.00



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PROPERTY 18 TAX DEED

Tax Deed File No. 2612 OF 2012
Property Identification No. 27-5N-11-0000-0080-0050

O.R. **1629** PG. **0116**

Tax Deed

State of Florida
County of JACKSON

Inst: 201932012756 Date: 10/31/2019 Time: 3:09PM
Page 1 of 2 B: 1629 P: 116, Clayton O. Rooks III, Clerk of Court
Jackson, County, By: DC
Deputy ClerkDoc Stamp-Deed: 16.10

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 2612 OF 2012 issued on 05/31/2012 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 OCTOBER, 2019, 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 OCTOBER, 2019 in the County of JACKSON, State of Florida, in consideration of the sum of \$ 2,270.89 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:

27-5N-11-0000-0080-0050
SEE EXHIBIT "A"

Witness:

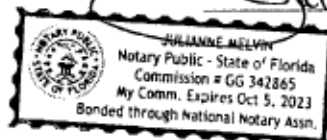
Tabitha Pumphrey
TABITHA PUMPHREY
Jane Hoopell
JANE HOOPPELL
State of Florida

Clayton O. Rooks III (Seal)
Clerk of Circuit Court or County Comptroller
CLAYTON O. ROOKS III
JACKSON County, Florida

County of JACKSON

On this 22ND day of OCTOBER, 2019, before me JULIANNE MELVIN 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.



THIS INSTRUMENT PREPARED BY:
CLAYTON O. ROOKS, III, CLERK OF COURT
PO BOX 510
MARIANNA, FL 32447

Clerk Form DFL-506 Rev. 8/2005

Exhibit "A"

Commence at an iron rod marking the Southeast corner of the West Half of the Northeast Quarter of Section 27, Township 5 North, Range 11 West, Jackson County, Florida; and thence run North 89 degrees 01 minute 43 seconds West along the South boundary of the West Half of the Northeast Quarter of said Section 27, 450.00 feet to an iron rod for a Point Of Beginning; thence from said Point Of Beginning continue North 89 degrees 01 minute 43 seconds West, along said South boundary, 142.86 feet to an iron rod in the center of a 30 foot Roadway and Utilities Easement; thence North 01 degree 08 minutes 58 seconds East, along the center of said Roadway and Utilities Easement, 369.13 feet to an iron rod within a 100 foot Power Line Easement; thence South 63 degrees 43 minutes 14 seconds East, along said Power Line Easement, 157.80 feet to an iron rod; thence South 01 degree 08 minutes 58 seconds West, 301.68 feet to the Point Of Beginning.

Subject to a 100 foot Power Line Easement over and across the Northerly 25 feet, more or less, thereof.

Subject to County graded Lovewood Road lying over and across the Southerly boundary thereof.

Subject to and together with a 30 foot Roadway and Utilities Easement over and across the Westerly 15 feet thereof and being more particularly described as follows:

Description of 30 foot Roadway and Utilities Easement

A 30 foot strip of land lying over, across and under a strip of land being 15 feet left and 15 feet right of the following described centerline:

Commence at an iron rod marking the Southeast corner of the West Half of the Northeast Quarter of Section 27, Township 5 North, Range 11 West, Jackson County, Florida and thence run North 89 degrees 01 minute 43 seconds West, along the South boundary of the West Half of the Northeast Quarter of said Section 27, 592.86 feet to an iron rod for a Point Of Beginning; thence from said Point Of Beginning run North 01 degree, 08 minutes 58 seconds East 369.13 feet to an iron rod within a 100 foot Power Line Easement; thence run North 63 degrees 43 minutes 14 seconds West, along said Power Line Easement, 51.02 feet to an iron rod; thence run North 01 degree 08 minutes 58 seconds East 745.75 feet to a point and the end of this easement.

PROPERTY 19 INFORMATION

Property Address: 1ST Street, Cottondale, FL, 32341

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

Property Size: 0.298 Acres

Assessor's Parcel Numbers: 30-5N-11-0091-0000-0042

Property Taxes: Jackson County 2023 - \$79.38

Important Selling Features:

- 🌿 .298-acre (+/-) wooded lot located on 1st Street in Cottondale, FL
- 🌿 Peaceful setting surrounded by nature, ideal for building a quaint home or private retreat
- 🌿 Located in a quiet neighborhood, offering seclusion and privacy
- 🌿 Conveniently close to local amenities while maintaining a serene atmosphere
- 🌿 Perfect opportunity to create a tranquil lifestyle in a small-town environment
- 🌿 Great potential for a cozy home or peaceful getaway
- 🌿 Opportunity to own a charming piece of Cottondale's natural beauty



PROPERTY 19 TAX CARD

Jackson County, FL

Owner Information

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

Parcel Summary

ParcelID 30-5N-11-0091-0000-0042
 Location 1ST ST Cottondale
 Address
 Brief Tax Description OR 296 P 626 COMM AT SWC, RUN N 420 FT, E 640 FT, N 300 FT TO BEGIN, RUN N 100 FT, W 130 FT, S 100 FT, E 130 FT TO POB. OR 500 P 938 OR 507 P 568 OR 510 P 739 OR 931 P 511 OR 1160 P 709 OR 1399 P 454
 (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 30-5N-11
 Tax District 4
 MillageRate 16.688
 Acreage 0.298
 Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	100	FF	100	130

Sales

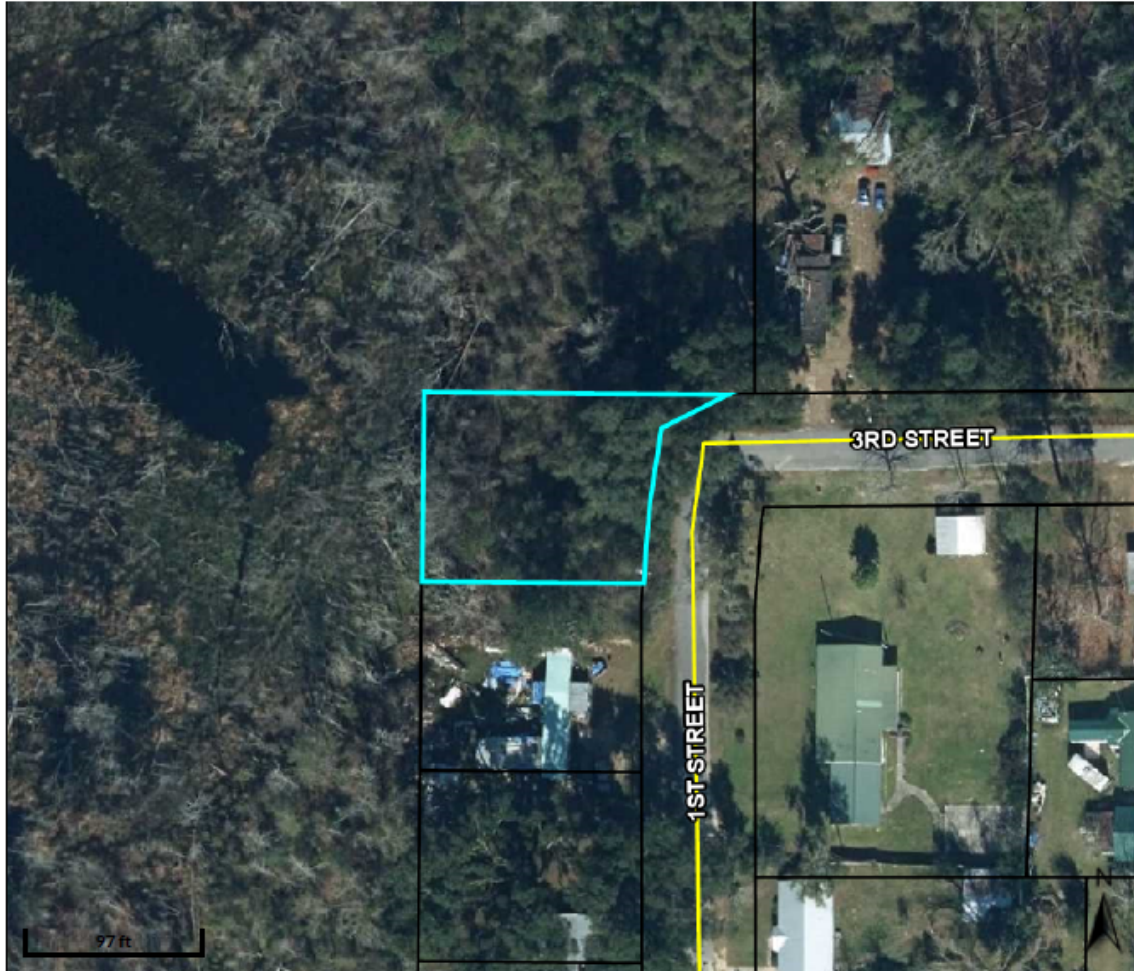
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/17/2013	\$2,000	TX	1399/454	Unqualified	Vacant	CLERK OF THE COURT	PACKHOUSE TALK LLC
N	9/11/2007	\$100	QC	1160/709	Unqualified	Vacant	DENZEL J/RUTH E DOCKERY	DENZEL J/RUTH E DOCKERY TRUST
N	9/17/2003	\$1,800	TX	931/511	Unqualified	Vacant	CLERK OF THE COURT	D J/RUTH DOCKERY
N	2/24/1993	\$4,000	WD	510/739	Qualified	Vacant	TONY ADDISON ETUX	RAFF CORBIN
N	1/15/1993	\$2,700	WD	507/568	Unqualified	Vacant	J PRICE WATSON	TONY ADDISON ETUX

Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$4,500	\$4,500
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$4,500	\$4,500
Just (Market) Value	\$4,500	\$4,500
Assessed Value	\$4,500	\$4,500
Exempt Value	\$0	\$0
Taxable Value	\$4,500	\$4,500
Maximum Save Our Homes Portability	\$0	\$0

PROPERTY 19 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	30-5N-11-0091-0000-0042	Alternate ID	11 N 530009100000042	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	30-5N-11	Class	VACANT		P O BOX 37003
Property Address	1ST ST	Acreage	0.298		TALLAHASSEE, FL 32315
	Cottondale				
District	4				
Brief Tax Description	OR 296 P 626 COMM AT SWC, RUN				
	(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 19 TAX BILL



Jackson County

[Print Bill](#)

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3175200 2023

R 30-5N-11-0091-0000-0042

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$14.28
COUNTY	.00794500	\$35.75
COTTONDALE	.00450000	\$20.25
NW FL WATER MGMNT	.00002340	\$0.11
SCHOOL-DISC	.00199800	\$8.99
TOTAL AD-VALOREM:		\$79.38

PACKHOUSE TALK LLC
P O BOX 37003
TALLAHASSEE , FL 32315

0.298 ACRES
 OR 296 P 626 COMM AT SWC, RUN
 N 420 FT, E 640 FT, N 300 FT
 TO BEGIN, RUN N 100 FT, W 130
 FT, S 100 FT, E 130 FT TO POB.

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$79.38
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$4,500.00	DIST	4
ASSESS	\$4,500.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$4,500.00		

Exemptions:

Property Address:
 1ST ST Cottondale 32431

**** PAID ****

Last Payment: 03/29/2024 **Receipt Number:** 262372
Amount Collected: \$79.38 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
305N11009100000042	R	2023	\$79.38	\$0.00	3/29/2024	\$79.38	\$0.00
305N11009100000042	R	2022	\$75.10	\$0.00	11/29/2022	\$72.10	\$0.00
305N11009100000042	R	2021	\$76.87	\$0.00	11/30/2021	\$73.80	\$0.00
305N11009100000042	R	2020	\$77.80	\$0.00	11/30/2020	\$74.69	\$0.00
305N11009100000042	R	2019	\$80.91	\$0.00	11/29/2019	\$77.67	\$0.00
305N11009100000042	R	2018	\$79.63	\$0.00	12/3/2018	\$76.44	\$0.00
305N11009100000042	R	2017	\$79.75	\$0.00	11/30/2017	\$76.56	\$0.00
305N11009100000042	R	2016	\$78.59	\$0.00	11/30/2016	\$75.45	\$0.00
305N11009100000042	R	2015	\$80.19	\$0.00	11/25/2015	\$76.98	0.00



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PROPERTY 19 TAX DEED

Tax Deed File No. 1524 OF 2006
Property Identification No. 30-5N-11-0091-0000-0042

BOOK **1399** PAGE **0454**

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

Instr: 201332010284 Date: 9/19/2013 Time: 10:35 AM
Doc Stamp-Deed: 14.00
DALE RABON GUTHRIE, Jackson County Page 1 of 2 B: 1399 P: 454

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 1524 OF 2006 issued on 05/25/2006 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 a 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 32315, 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 \$ 1,946.75 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: 30-5N-11-0091-0000-0042

SEE EXHIBIT "A"

Witness:

Tabitha Pumphrey Tabitha Pumphrey

Jeanie Hooppell Jeanie Hooppell

State of Florida

County of Jackson

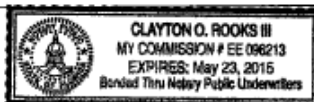
On this 17th day of September, 2013, before me CLAYTON O. ROOKS III personally appeared DALE RABON GUTHRIE,

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

Dale Rabon Guthrie (Seal)
Clerk of Circuit Court or County Comptroller
JACKSON COUNTY, FLORIDA
JACKSON County, Florida

Clayton O. Rooks III



Clerk Form DR-506 Rev. 8/2005

Exhibit "A"

A piece or parcel of land commencing at the SW corner of Section 30, Township 5 North, Range 11 West, and run North along West line of said Section, 420 feet, thence East 640 feet to a concrete monument, thence North 300 feet for Point of Beginning, thence continue North 100 feet, thence West 130 feet, thence South 100 feet, thence East 130 feet to the Point of Beginning, being in the SW 1/4 of SW 1/4 of Section 30, Township 5 North, Range 11 West, Jackson County, Florida.



PROPERTY 20 INFORMATION

Property Address: Zion Street. Cottondale, Florida, 32341

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

Property Size: 1.0 Acres

Assessor's Parcel Numbers: 31-5N-11-0093-0000-00D0

Property Taxes: Jackson County 2023 - \$77.71

Important Selling Features:

- 🌿 1-acre (+/-) wooded lot located on Francis Drive, just off Zion Street in Cottondale, Florida
- 🌿 Expansive property with a serene environment surrounded by mature trees
- 🌿 Ideal for building a dream home or a secluded retreat
- 🌿 Offers peace and privacy in a tranquil, country living setting
- 🌿 Conveniently close to local amenities while maintaining a secluded atmosphere
- 🌿 Fantastic opportunity to create a personal haven in Cottondale
- 🌿 Perfect for those seeking a peaceful and private lifestyle in a natural setting



PROPERTY 20 TAX CARD

Jackson County, FL

Owner Information

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

Parcel Summary

ParcelID 31-5N-11-0093-0000-00D0
 Location *Cottondale
 Address
 Brief Tax Description BEGIN 315 FT E OF NWC OF SW1/4 OF SE1/4, RUN E 210 FT, S 420 FT, W 210 FT, N 420 FT TO POB...OR 128 P 175 OR 270 P 435 LESS 1AC PER OR 765 P 887... OR 1399 P 451
 (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 31-5N-11
 Tax District 15
 MillageRate 12.378
 Acreage 1
 Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

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

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/17/2013	\$1,500	TX	1399/451	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	\$8,500	\$8,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$8,500	\$8,000
Just (Market) Value	\$8,500	\$8,000
Assessed Value	\$4,235	\$3,850
Exempt Value	\$0	\$0
Taxable Value	\$4,235	\$3,850
Maximum Save Our Homes Portability	\$4,265	\$4,150

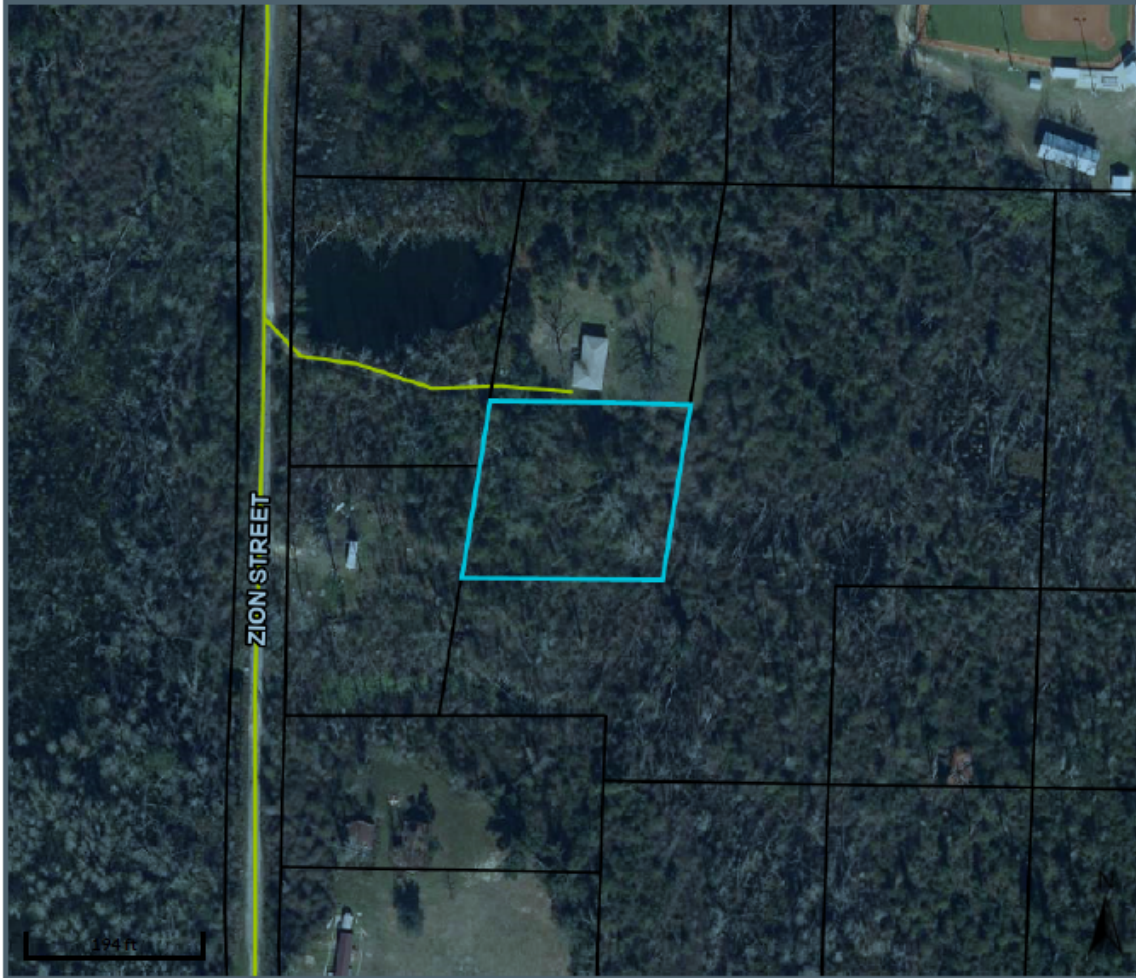


PROPERTY 20 TAX MAP

 **qPublic.net**™ Jackson County, FL



 Recognize text



Overview



Legend

-  Parcels
-  Roads

Parcel ID	31-5N-11-0093-0000-00D0	Alternate ID	11 N 5310093000000D0	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	31-5N-11	Class	VACANT		P O BOX 37003
Property Address *		Acreage	1.0		TALLAHASSEE, FL 32315
	Cottondale				
District	15				
Brief Tax Description	BEGIN 315 FT E OF NWC OF				
	(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: 7/31/2024
Last Data Uploaded: 7/31/2024 7:41:47 AM

Developed by  **Schneider**
GEOSPATIAL

PROPERTY 20 TAX BILL



Jackson County

[Print Bill](#)

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 3209500 2023

R 31-5N-11-0093-0000-00D0

REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$26.98
COUNTY	.00794500	\$33.65
NW FL WATER MGMNT	.00002340	\$0.10
SCHOOL-DISC	.00199800	\$16.98
TOTAL AD-VALOREM:		\$77.71

PACKHOUSE TALK LLC
P O BOX 37003
TALLAHASSEE , FL 32315

1.000 ACRES
 BEGIN 315 FT E OF NWC OF
 SW1/4 OF SE1/4, RUN E 210 FT,
 S 420 FT, W 210 FT, N 420 FT
 TO POB...OR 128 P 175 OR 270

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$77.71
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$8,500.00	DIST	15
ASSESS	\$4,235.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$4,235.00		

Exemptions:

**** PAID ****

Property Address:
 * Cottondale 32431

Last Payment: 03/29/2024 Receipt Number: 262375
 Amount Collected: \$77.71 Discount Amount: \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
315N110093000000D0 R		2023	\$77.71	\$0.00	3/29/2024	\$77.71	\$0.00
315N110093000000D0 R		2022	\$68.01	\$0.00	3/29/2024	\$131.08	\$0.00
315N110093000000D0 R		2021	\$44.91	\$0.00	11/30/2021	\$43.11	\$0.00
315N110093000000D0 R		2020	\$46.04	\$0.00	11/30/2020	\$44.20	\$0.00
315N110093000000D0 R		2019	\$48.44	\$0.00	11/29/2019	\$46.50	\$0.00
315N110093000000D0 R		2018	\$58.37	\$0.00	12/3/2018	\$56.04	\$0.00
315N110093000000D0 R		2017	\$62.02	\$0.00	11/30/2017	\$59.54	\$0.00
315N110093000000D0 R		2016	\$61.12	\$0.00	11/30/2016	\$58.68	\$0.00
315N110093000000D0 R		2015	\$62.37	\$0.00	11/25/2015	\$59.88	0.00



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PROPERTY 20 TAX DEED

Tax Deed File No. 1558 OF 2006
Property Identification No. 31-5N-11-0093-0000-00D0

BOOK **1399** PAGE **0451**

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:201332010261 Date:9/19/2013 Time:10:27 AM
Doc Stamp-Deed:10.50
Doc Date Dale Rabon Guthrie, Jackson County Page 1 of 1 B:1399 P:451

The following Tax Sale Certificate Numbered 1558 OF 2006 issued on 05/25/2006 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 32315, 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 \$ 1,459.69 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: 31-5N-11-0093-0000-00D0

BEGIN 315 FEET EAST OF NW CORNER OF SW 1/4 OF SE 1/4, GO EAST 210 FEET SOUTH 420 FEET, WEST 210 FEET, NORTH 420 FEET TO THE POINT OF BEGINNING, SAME BEING IN SECTION 31, TOWNSHIP 5 NORTH, RANGE 11 WEST. LESS & EXCEPT 1 ACRE AS PER OR BOOK 765, PAGE 887, PUBLIC RECORDS OF JACKSON COUNTY, FLORIDA.

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 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