

# PROPERTY 26 INFORMATION

**Property Address:** Parrot Bay Drive, Cottondale, Florida, 32341

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

**Property Size:** 0.5 Acres

**Assessor's Parcel Numbers:** 36-4N-12-0329-0000-0160

**Property Taxes:** Jackson County 2023 - \$52.46

## Important Selling Features:

- ✦ .5-acre (+/-) lot located at the end of a residential cul-de-sac in Parrot Bay Subdivision, Cottondale, FL
- ✦ Peaceful setting perfect for building a dream home or serene retreat
- ✦ Situated in a well-established neighborhood with a strong sense of community
- ✦ Benefits of cul-de-sac living with minimal traffic and enhanced privacy
- ✦ Opportunity to create an ideal lifestyle in the inviting Parrot Bay Subdivision



# PROPERTY 26 TAX CARD

Jackson County, FL

## Owner Information

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

## Parcel Summary

ParcelID 36-4N-12-0329-0000-0160  
 Location PARROT BAY DR Cottondale  
 Address  
 Brief Tax Description OR 1020 P 827 LOT 16 PARROT BAY SUBDV, RECORDED PLAT... OR 1397 P 372  
 (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 36-4N-12  
 Tax District 15  
 MillageRate 12.378  
 Acreage 0.5  
 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	100	0

## Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	8/27/2013	\$1,600	TX	<a href="#">1397/372</a>	Unqualified	Vacant	CLERK OF THE COURT	PACKHOUSE TALK LLC
N	5/25/2005	\$6,500	WD	<a href="#">1020/827</a>	Unqualified	Vacant	BEN/JAN BLACKBURN	JULIET DEBOSE

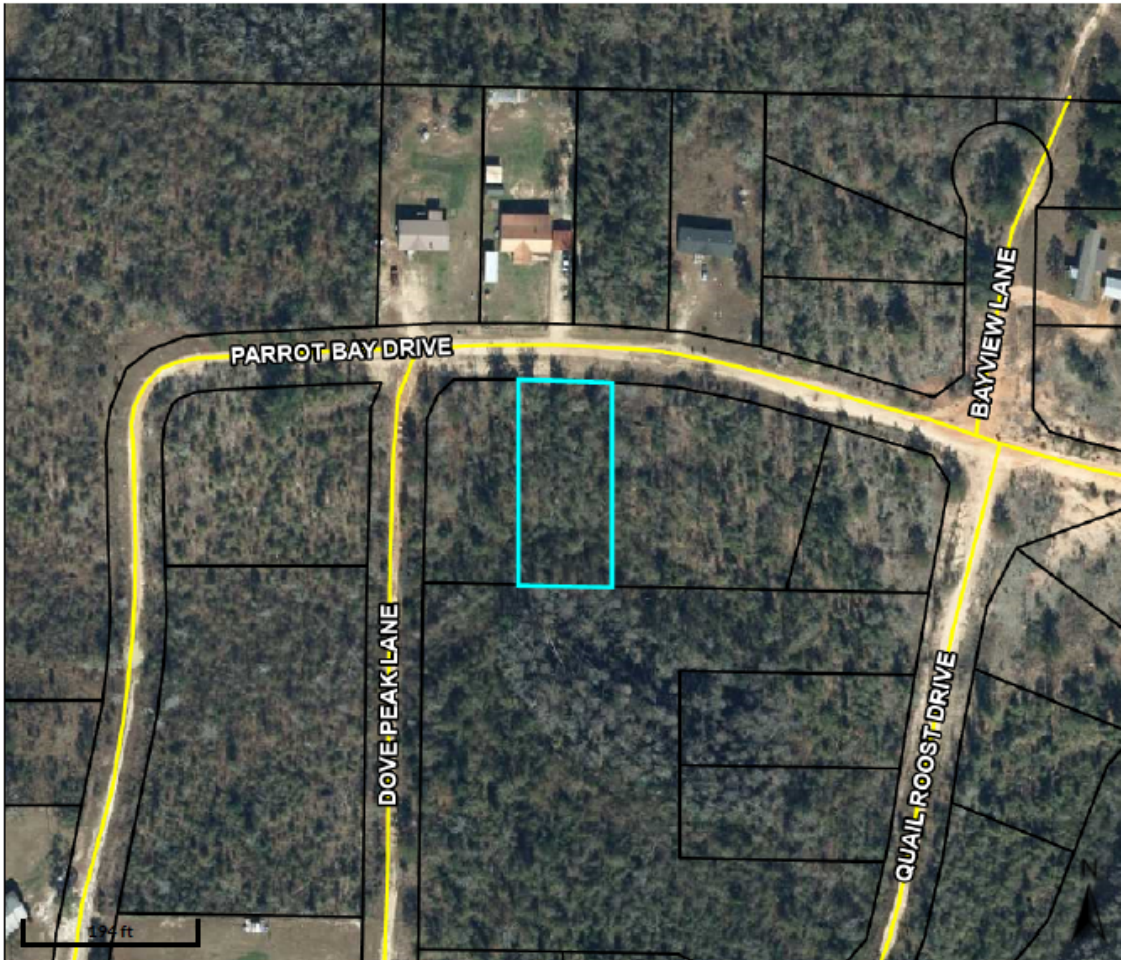
## Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$4,000	\$4,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$4,000	\$4,000
Just (Market) Value	\$4,000	\$4,000
Assessed Value	\$4,000	\$4,000
Exempt Value	\$0	\$0
Taxable Value	\$4,000	\$4,000
Maximum Save Our Homes Portability	\$0	\$0



# PROPERTY 26 TAX MAP



 **qPublic.net**™ Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	36-4N-12-0329-0000-0160	Alternate ID	12 N 436032900000160	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	36-4N-12	Class	VACANT		P O BOX 37003
Property Address	PARROT BAY DR Cottondale	Acreage	0.5		TALLAHASSEE, FL 32315
District	15				
Brief Tax Description	OR 1020 P 827 LOT 16 PARROT <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: 7/31/2024  
Last Data Uploaded: 7/31/2024 7:41:47 AM

Developed by  **Schneider**  
GEOSPATIAL

# PROPERTY 26 TAX BILL



Jackson County

[Print Bill](#)

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

Bill # R 3494800 2023

R 36-4N-12-0329-0000-0160

### REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

#### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$12.70
COUNTY	.00794500	\$31.78
NW FL WATER MGMNT	.00002340	\$0.09
SCHOOL-DISC	.00199800	\$7.99
<b>TOTAL AD-VALOREM:</b>		<b>\$52.56</b>

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

0.500 ACRES  
 OR 1020 P 827 LOT 16 PARROT  
 BAY SUBDV, RECORDED PLAT...  
 OR 1397 P 372

#### NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
<b>TOTAL NON-AD VALOREM:</b>	<b>\$0.00</b>
<b>COMBINED TAXES &amp; ASMTS:</b>	<b>\$52.56</b>
<b>DISCOUNT:</b>	<b>\$0.00</b>
<b>UNPAID BALANCE:</b>	<b>\$0.00</b>

FAIR MKT VALUE	\$4,000.00	DIST	15
ASSESS	\$4,000.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$4,000.00		

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

Exemptions:

Property Address:  
 PARROT BAY DR Cottondale 32431

Last Payment: 03/29/2024    Receipt Number: 262381  
 Amount Collected: \$52.56    Discount Amount: \$0.00

#### Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference
2022	R	<a href="#">3483400-I</a>	\$88.55	\$24.85	\$113.40	2897 I
Total Due					\$113.40	

#### Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
364N12032900000160	R	2023	\$52.56	\$0.00	3/29/2024	\$52.56	\$0.00
364N12032900000160	R	2022	\$49.51	\$0.00	N/A	\$0.00	\$113.40
364N12032900000160	R	2021	\$51.32	\$0.00	11/30/2021	\$49.27	\$0.00
364N12032900000160	R	2020	\$52.60	\$0.00	11/30/2020	\$50.50	\$0.00
364N12032900000160	R	2019	\$55.36	\$0.00	11/29/2019	\$53.15	\$0.00
364N12032900000160	R	2018	\$55.37	\$0.00	12/3/2018	\$53.16	\$0.00
364N12032900000160	R	2017	\$55.46	\$0.00	11/30/2017	\$53.24	\$0.00
364N12032900000160	R	2016	\$54.45	\$0.00	11/30/2016	\$52.27	\$0.00
364N12032900000160	R	2015	\$55.87	\$0.00	11/25/2015	\$53.64	0.00



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# PROPERTY 26 TAX DEED

Tax Deed File No. 1717 OF 2006  
Property Identification No. 36-4N-12-0329-0000-0160

BOOK **1397** PAGE **0372**

FILED  
CLERK OF THE CIRCUIT COURT  
JACKSON COUNTY, FLORIDA

2013 AUG 27 PM 3 58

DALE RABON GUTHRIE

## Tax Deed

State of Florida

County of Jackson

Inst: 201332009544 Date: 8/28/2013 Time: 3:48 PM  
Doc Stamp-Deed: 11.20  
m DG: Dale Rabon Guthrie, Jackson County Page 1 of 1 B: 1397 P: 372

### FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 1717 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 27th day of August, 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 27th day of August, 2013, in the County of Jackson, State of Florida, in consideration of the sum of \$ 1,520.50 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: 36-4N-12-0329-0000-0160

LOT 16 PARROT BAY SUBDIVISION RECORDED PLAT

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

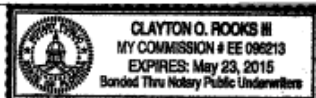
County, Florida

On this 27th day of August, 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

Clayton O. Rooks III



Clerk Form DR-506 Rev. 8/2005

# PROPERTY 27 INFORMATION

**Property Address:** Parrot Bay Drive., Cottondale, Florida, 32341

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

**Property Size:** 1.0 Acres

**Assessor's Parcel Numbers:** 36-4N-12-0329-0000-0170

**Property Taxes:** Jackson County 2023 - \$105.12

## **Important Selling Features:**

- 🌿 1-acre (+/-) property consisting of Lots 17 and 18 in the sought-after Parrot Bay Subdivision, Cottondale, FL
- 🌿 Expansive land offering ample space for building a dream home with room for landscaping, outdoor activities, or a private garden
- 🌿 Prime location in a peaceful and welcoming neighborhood
- 🌿 Ideal setting for creating a tranquil retreat or family home
- 🌿 Versatile property in the beautiful and desirable Parrot Bay Subdivision



# PROPERTY 27 TAX CARD

## Jackson County, FL

### Owner Information

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

### Parcel Summary

ParcelID 36-4N-12-0329-0000-0170  
 Location PARROT BAY DR Cottondale  
 Address  
 Brief Tax OR 1020 P 823 LOTS 17 & 18 PARROT BAY SUBDV RECORDED PLAT OR 1641 P 427  
 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 36-4N-12  
 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	2	LT	0	0

### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/17/2019	\$2,400	TX	<a href="#">1641/427</a>	Unqualified	Vacant	CLERK OF COURT	PACKHOUSE TALK LLC
N	5/25/2005	\$142	WD	<a href="#">1020/823</a>	Unqualified	Vacant	BENJAMIN P/JANICE G BLACKBURN	DONALD/DENISE FULLWOOD

### Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$8,000	\$8,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$8,000	\$8,000
Just (Market) Value	\$8,000	\$8,000
Assessed Value	\$8,000	\$8,000
Exempt Value	\$0	\$0
Taxable Value	\$8,000	\$8,000
Maximum Save Our Homes Portability	\$0	\$0

### Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

Owner  Property

Select export file format:

Address labels (5160)

Show All Owners

Show Parcel ID on Label

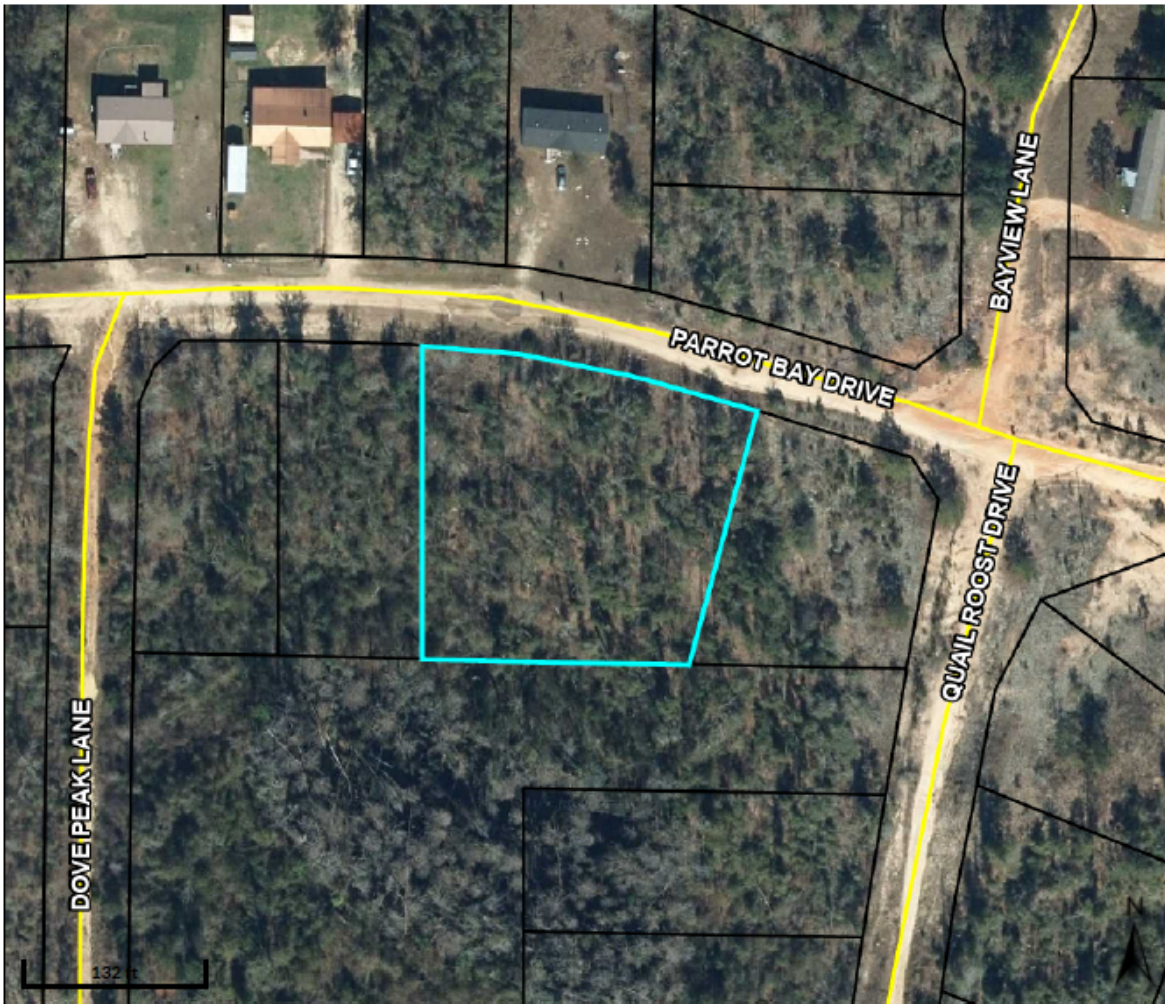
Skip Labels

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

# PROPERTY 27 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	36-4N-12-0329-0000-0170	Alternate ID	12 N 436032900000170	Owner Address	PACKHOUSE TALK LLC
Sec/Twp/Rng	36-4N-12	Class	VACANT		P O BOX 37003
Property Address	PARROT BAY DR Cottdale	Acreege	1.0		TALLAHASSEE, FL 32315
District	15				
Brief Tax Description	OR 1020 P 823 LOTS 17 & 18 <i>(Note: Not to be used on legal documents)</i>				

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Last Data Uploaded: 7/31/2024 7:41:47 AM

Developed by  Schneider  
GEOSPATIAL



# PROPERTY 27 TAX BILL

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

Bill # R 3494900 2023

R 36-4N-12-0329-0000-0170

### REAL ESTATE TAX/NOTICE RECEIPT FOR JACKSON COUNTY

#### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-RLE	.00317400	\$25.39
COUNTY	.00794500	\$63.56
NW FL WATER MGMNT	.00002340	\$0.19
SCHOOL-DISC	.00199800	\$15.98
<b>TOTAL AD-VALOREM:</b>		<b>\$105.12</b>

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

1.000 ACRES  
 OR 1020 P 823 LOTS 17 & 18  
 PARROT BAY SUBDV RECORDED  
 PLAT OR 1641 P 427

#### NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
<b>TOTAL NON-AD VALOREM:</b>	<b>\$0.00</b>
<b>COMBINED TAXES &amp; ASMTS:</b>	<b>\$105.12</b>
<b>DISCOUNT:</b>	<b>\$0.00</b>
<b>UNPAID BALANCE:</b>	<b>\$0.00</b>

FAIR MKT VALUE	\$8,000.00	DIST	15
ASSESS	\$8,000.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$8,000.00		

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

#### Exemptions:

**Property Address:**  
**PARROT BAY DR Cottondale 32431**

**Last Payment:** 03/29/2024  
**Amount Collected:** \$105.12  
**Receipt Number:** 262382  
**Discount Amount:** \$0.00

#### Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
364N12032900000170	R	2023	\$105.12	\$0.00	3/29/2024	\$105.12	\$0.00
364N12032900000170	R	2022	\$99.02	\$0.00	3/29/2024	\$169.65	\$0.00
364N12032900000170	R	2021	\$102.64	\$0.00	11/30/2021	\$98.53	\$0.00
364N12032900000170	R	2020	\$105.21	\$0.00	11/30/2020	\$101.00	\$0.00
364N12032900000170	R	2019	\$110.72	\$0.00	2/26/2020	\$109.61	\$0.00
364N12032900000170	R	2018	\$110.74	\$0.00	5/31/2019	\$124.06	\$0.00
364N12032900000170	R	2017	\$110.93	\$0.00	5/31/2019	\$178.49	\$0.00
364N12032900000170	R	2016	\$108.88	\$0.00	N/A	\$0.00	\$0.00
364N12032900000170	R	2015	\$111.74	\$0.00	N/A	\$0.00	\$0.00





# PROPERTY 27 TAX DEED

Tax Deed File No. 2927 OF 2012  
Property Identification No. 36-4N-12-0329-0000-0170

O.R. **1641** PG. **0427**

## Tax Deed

State of Florida  
County of JACKSON

Inst: 202032001999 Date: 02/24/2020 Time: 11:30AM  
Page 1 of 1 B: 1641 P: 427, Clayton O. Rooks III, Clerk of Court  
Jackson, County, By: TW  
Deputy ClerkDoc Stamp-Deed: 16.80

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 2927 OF 2012 issued on 05/31/12 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 DECEMBER, 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 17TH day of DECEMBER, 2019 in the County of JACKSON, State of Florida, in consideration of the sum of \$ \$2,361.77 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:

36-4N-12-0329-0000-0170  
LOTS 17 AND 18, PARROT BAY SUBDIVISION, AS PER MAP OR PLAT THEREOF, AS RECORDED IN PLAT CABINET(S), PAGE 271 (FORMERLY PLAT BOOK 2, PAGE 24), PUBLIC RECORDS OF JACKSON COUNTY, FL  
TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS ROADS KNOWN AS DOVE LANE, QUAIL ROOST DRIVE AND PARROT BAY DRIVE.

Witness:

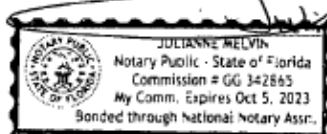
TABITHA PUMPHREY  
TABITHA PUMPHREY  
JANE HOOPSEEL  
JANE HOOPSEEL  
State of Florida

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

County of JACKSON

On this 17TH day of DECEMBER, 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 DFI-508 Rev. 6/2005

# PROPERTY 29 INFORMATION

**Property Address:** JACKSON Road, Cottondale, Florida, 32341

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

**Property Size:** 17.0 Acres

**Assessor's Parcel Numbers:** 02-5N-12-0000-0100-0000

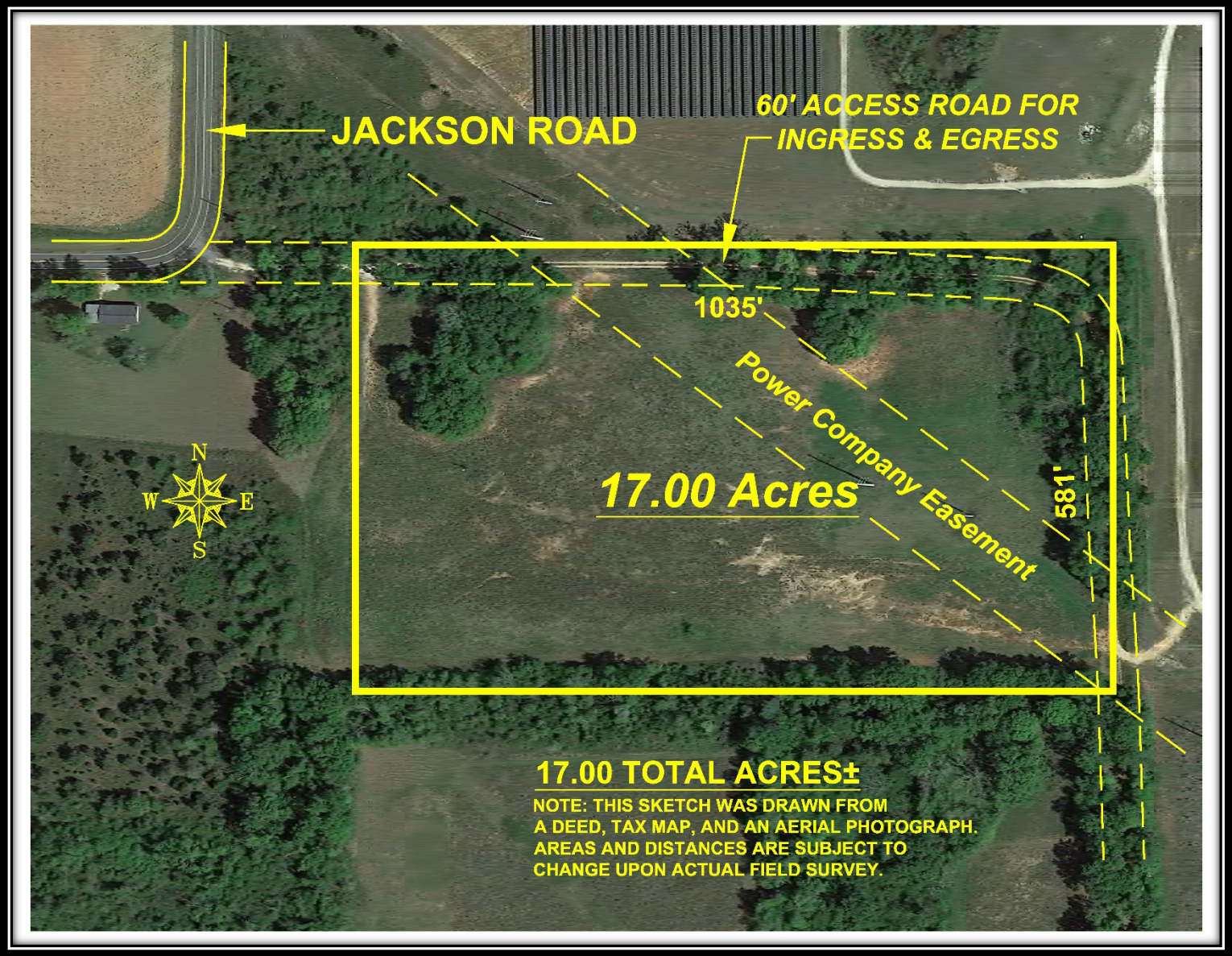
**Property Taxes:** Jackson County 2023 - \$137.19

## **Important Selling Features:**

- ✦ Expansive 17-acre (+/-) property located on Jackson Road in Cottondale, FL
- ✦ Ample space for various development opportunities, including building a private estate, starting a farm, or future investments
- ✦ Utility easements ensure essential services are easily accessible
- ✦ Offers a blend of open space and natural beauty
- ✦ Versatile land with significant potential for realizing various visions in Cottondale



# PROPERTY 29 AERIAL MAP





# PROPERTY 29 TAX CARD

## Jackson County, FL

### Owner Information

Primary Owner  
[MILLER WILLIAM J JR](#)  
 2490 MILLSTONE PLANTATION RD  
 TALLAHASSEE, FL 32312

### Parcel Summary

ParcelID 02-5N-12-0000-0100-0000  
 Location JACKSON RDCottdonale  
 Address  
 Brief Tax OR 57 P 792 BEGIN AT NEC OF NE1/4 OF NW1/4, RUN S 660 FT, W 1122 FT, N 660 FT, E 1122 FT TO POB...OR 609 P 959 OR 633 P 903 CASE #96-295 OR  
 Description 637 P 928 OR 851 P 616 OR 897 P 89 OR 989 P 380,662 OR 1023 P 47  
 (Note: \*The Description above is not to be used on legal documents.)  
 Property CROPLAND CLASS 2 5200  
 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 02-5N-12  
 Tax District 15  
 MillageRate 12.378  
 Acreage 17  
 Homestead N

[View Map](#)

\*THIS MAP IS NOT A SURVEY.

### Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
005200 - CROP-2*	15	AC	0	0
005910 - HWOOD/SWP*	2	AC	0	0
009910 - MKT.VAL.AG	17	AC	0	0

### Sales

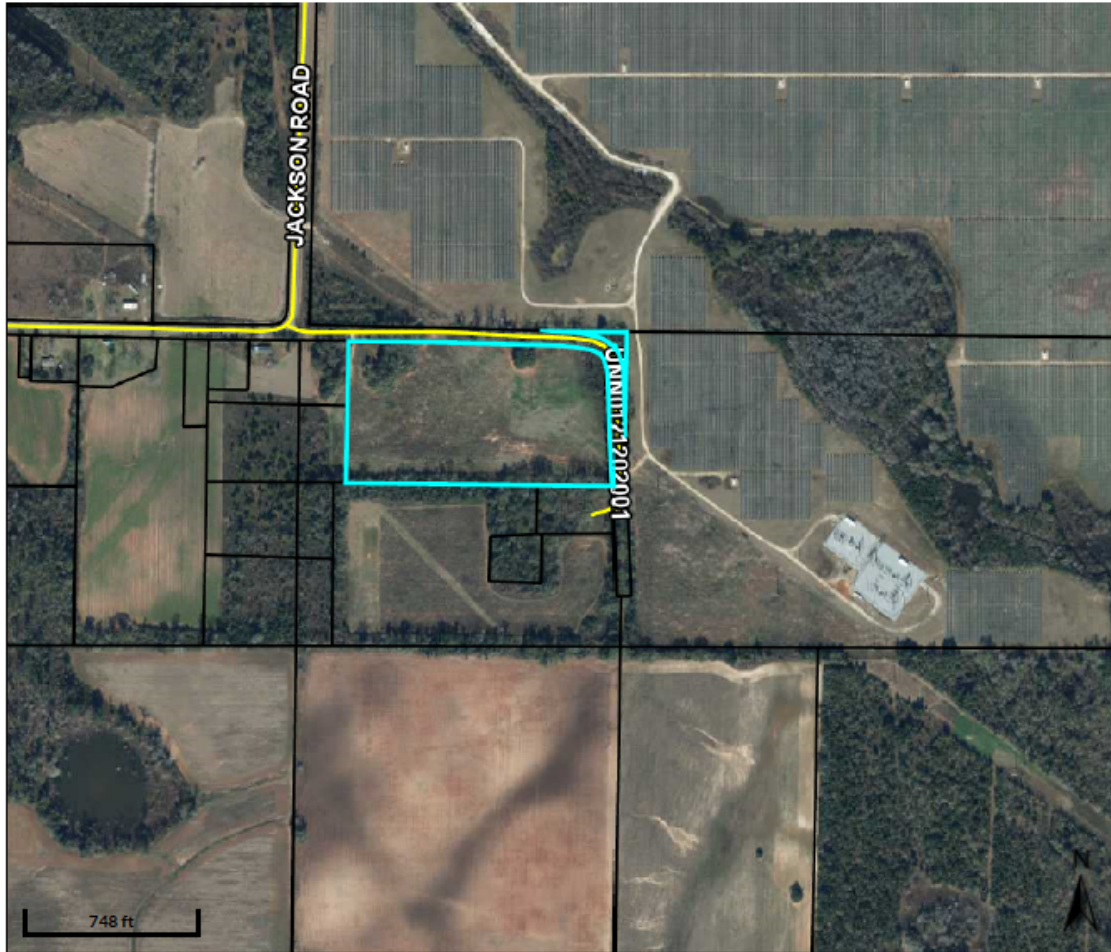
Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	6/7/2005	\$32,300	WD	<a href="#">1023/47</a>	Qualified	Vacant	NATHAN MATHIS	WILLIAM J MILLER JR
N	11/10/2004	\$22,000	WD	<a href="#">989/662</a>	Qualified	Vacant	JAMES P RHYNES	NATHAN MATHIS
N	11/8/2004	\$100	WD	<a href="#">989/380</a>	Unqualified	Vacant	JAMES P RHYNES	NATHAN MATHIS
N	2/12/2002	\$22,100	WD	<a href="#">851/616</a>	Qualified	Vacant	NATHAN MATHIS	JAMES P RHYNES
N	1/13/1997	\$44,100	CT	<a href="#">637/928</a>	Unqualified	Vacant	CLERK OF COURT	NATHAN MATHIS

### Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$7,050	\$6,900
Land Agricultural Value	\$7,050	\$6,900
Agricultural (Market) Value	\$27,200	\$27,200
Just (Market) Value	\$27,200	\$27,200
Assessed Value	\$7,050	\$6,900
Exempt Value	\$0	\$0
Taxable Value	\$7,050	\$6,900
Maximum Save Our Homes Portability	\$0	\$0

# PROPERTY 29 TAX MAP



 Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	02-5N-12-0000-0100-0000	Alternate ID	12 N 502000001000000	Owner Address	MILLER WILLIAM J JR
Sec/Twp/Rng	02-5N-12	Class	CROPLAND CLASS 2		2490 MILLSTONE PLANTATION RD
Property Address	JACKSON RD	Acreage	17.0		TALLAHASSEE, FL 32312
	Cottdale				
District	15				
Brief Tax Description	OR 57 P 792 BEGIN AT NEC 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: 7/30/2024

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

Developed by  Schneider  
GEOSPATIAL



# PROPERTY 29 TAX BILL

**NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS**

**BILL # R 3497800 2023 PROPERTY # R 02-5N-12-0000-0100-0000**

Real Estate TAX/NOTICE RECEIPT FOR JACKSON COUNTY

**\* CERTIFICATE SOLD \***

Sale Date 06/01/2024  
 Certificate# 3179  
 Certificate Holder 9991333  
 Interest Rate 11.50  
 Original Amount \$137.19

MILLER WILLIAM J JR  
 2490 MILLSTONE PLANTATION RD  
 TALLAHASSEE , FL 32312

Interest Amount \$6.86  
 Fees \$6.25

OR 57 P 792 BEGIN AT NEC OF  
 NE1/4 OF NW1/4, RUN S 660 FT,  
 W 1122 FT, N 660 FT, E 1122 FT  
 TO POB...OR 609 P 959 OR 633

**UnPaid Balance \$150.30**

**TAXABLE VALUE \$7,050.00**

Exemptions:

**Property Address:**

JACKSON RD Cottondale 32431

**Delinquent Tax History**

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2023	R	<a href="#">3497800-I</a>	\$137.19	\$13.11	\$150.30	3179 I	<a href="#">PAY</a>
2022	R	<a href="#">3486400-I</a>	\$127.37	\$16.28	\$143.65	2903 I	<a href="#">PAY</a>
			<b>Total Due</b>		\$293.95		



# PROPERTY 29 DEED

O.R. 1023 PG. 0047

This Document Prepared By and Return to: *fel*  
Charles M. Wynn, Esq.  
Charles M. Wynn Law Offices, P.A.  
4436 Clinton Street  
Marianna, Florida 32446

Inst No: 2005010288 Date: 06/07/2005 Time: 14:32  
Doc Stamp-Deed : 228.18  
DALE RABON GUTHRIE, JACKSON County  
By: *an* D.C. B: 1023 P: 47

Parcel ID Number: 02-5N-12-0000-0100-0000



## Warranty Deed

This Indenture, Made this 7th day of June, 2005 A.D., Between  
Nathan Mathis

of the County of Geneva, State of Alabama, grantor, and  
William J. Miller, Jr.

whose address is: 2490 Millstone Plantation Rd., Tallahassee, FL 32312

of the County of Leon, State of FL 32312, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Jackson State of Florida to wit:

Begin at the Northeast corner of the Northeast Quarter of the  
Northwest Quarter of Section 2, Township 5 North, Range 12 West;  
thence South 10 chains; thence West 17 chains; thence North 10 chains;  
thence East 17 chains to the Point of Beginning; being in and a part  
of the Northeast Quarter of the Northwest Quarter of Section 2,  
Township 5 North, Range 12 West in Jackson County, Florida.

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Katrina Parish*  
Printed Name: Katrina Parish  
Witness

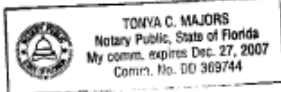
*Nathan Mathis* (Seal)  
Nathan Mathis  
P.O. Address: P.O. Box 1210, Slocomb, AL 36375

*Tonya C. Majors*  
Printed Name: Tonya C. Majors  
Witness

STATE OF Florida  
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 7th day of June, 2005 by  
Nathan Mathis

he is personally known to me or he has produced his Al driver's license as identification.



*Tonya C. Majors*  
Printed Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

# PROPERTY 30 INFORMATION

**Property Address:** KYNESVILLE Road, Cottondale, Florida, 32341

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

**Property Size:** 0.77 Acres

**Assessor's Parcel Numbers:** 20-4N-11-0000-0010-0051

**Property Taxes:** Jackson County 2023 - \$129.81

## **Important Selling Features:**

- ✦ .77-acre (+/-) property located on Kynesville Road in Cottondale, FL
- ✦ Ideal for building a dream home or creating a private retreat in a peaceful setting
- ✦ Convenient access to local amenities while enjoying the charm of rural living
- ✦ Perfect balance between seclusion and convenience
- ✦ Versatile piece of land in the welcoming community of Cottondale



# PROPERTY 30 TAX CARD

## Jackson County, FL

### Owner Information

Primary Owner  
[MILLER WILLIAM J JR](#)  
 P O BOX 37003  
 TALLAHASSEE, FL 32315

### Parcel Summary

ParcelID 20-4N-11-0000-0010-0051  
 Location KYNESVILLE RDCottondale  
 Address  
 Brief Tax Description OR 797 P 205 BEGIN AT NWC OF NE1/4 SE1/4 RUN E 50 FT, S 652 FT TO N RTWY OF ST RD 276, S 80° W 50.89 FT, N 660.33 FT TO POB... OR 1325 P 382  
 (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 20-4N-11  
 Tax District 15  
 MillageRate 12.378  
 Acreage 0.77  
 Homestead N

[View Map](#)

\*THIS MAP IS NOT A SURVEY.

### Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	0.77	AC	0	0

### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	9/13/2011	\$1,600	TX	<a href="#">1325/382</a>	Unqualified	Vacant	CLERK OF THE COURT	WILLIAM J MILLER JR
N	12/5/2000	\$100	WD	<a href="#">797/205</a>	Unqualified	Vacant	EDWARD SMITH & BETTY KNOLA	STAN YOUNG

### Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$6,545	\$6,160
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$6,545	\$6,160
Just (Market) Value	\$6,545	\$6,160
Assessed Value	\$6,522	\$5,929
Exempt Value	\$0	\$0
Taxable Value	\$6,522	\$5,929
Maximum Save Our Homes Portability	\$23	\$231

### Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

Owner  Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Show All Owners

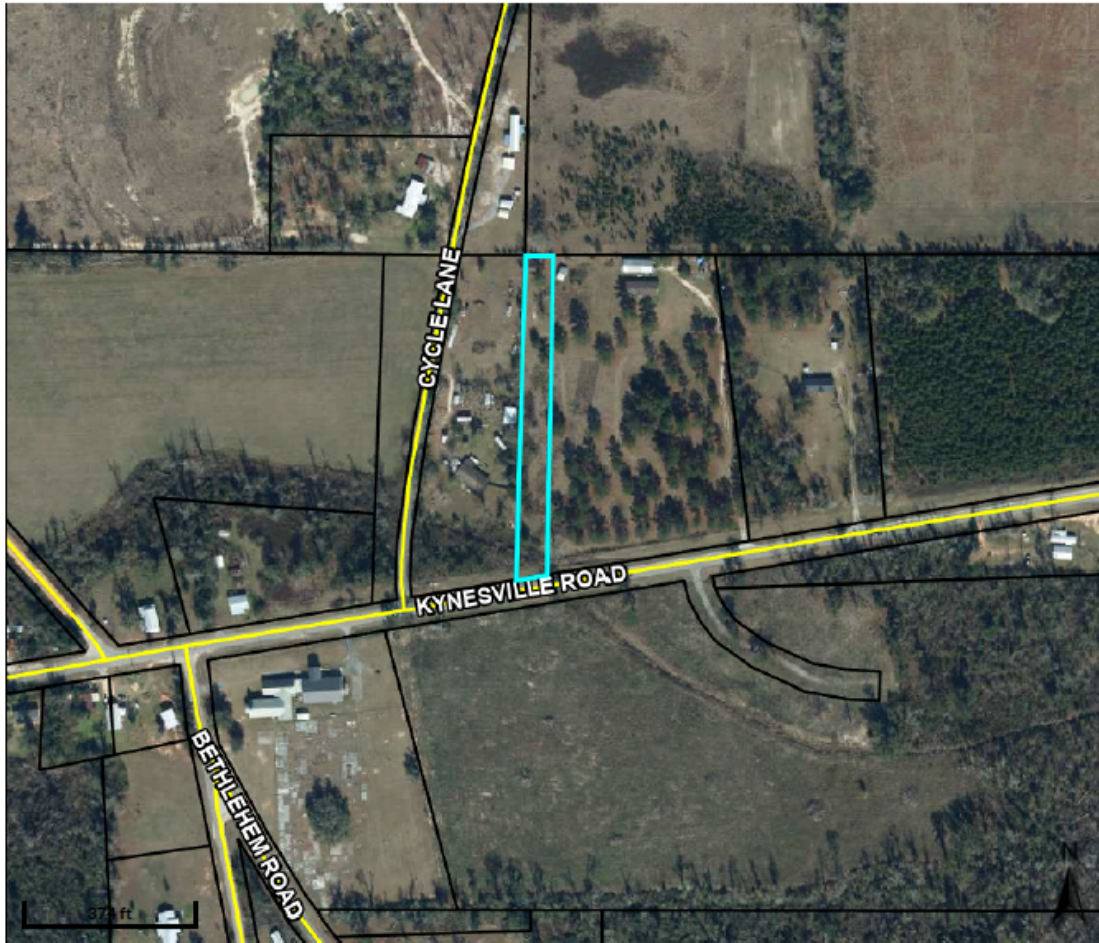
Show Parcel ID on Label

Skip Labels 0

Download

# PROPERTY 30 TAX MAP



 **qPublic.net**™ Jackson County, FL



## Overview



## Legend

-  Parcels
-  Roads

Parcel ID	20-4N-11-0000-0010-0051	Alternate ID	11 N 420000000100051	Owner Address	MILLER WILLIAM J JR
Sec/Twp/Rng	20-4N-11	Class	VACANT		P O BOX 37003
Property Address	KYNESVILLE RD Cottondale	Acreage	0.77		TALLAHASSEE, FL 32315
District	15				
Brief Tax Description	OR 797 P 205 BEGIN AT NWC OF <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  **Schneider**  
GEO SPATIAL



# PROPERTY 30 TAX BILL

**NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS**

**BILL # R 3031300 2023 PROPERTY # R 20-4N-11-0000-0010-0051**

Real Estate TAX/NOTICE RECEIPT FOR JACKSON COUNTY

**\* CERTIFICATE SOLD \***

**Sale Date** 06/01/2024  
**Certificate#** 2795  
**Certificate Holder** 9991545  
**Interest Rate** 0.00  
**Original Amount** \$129.81

MILLER WILLIAM J JR  
P O BOX 37003

TALLAHASSEE , FL 32315

**Interest Amount** \$0.00  
**Fees** \$6.25

OR 797 P 205 BEGIN AT NWC OF  
NE1/4 SE1/4 RUN E 50 FT, S  
652 FT TO N RTWY OF ST RD 276,  
S 80\* W 50.89 FT, N 660.33 FT

**UnPaid Balance** **\$136.06**

TAXABLE VALUE **\$6,522.00**

Exemptions:

**Property Address:**

KYNESVILLE RD Cottondale 32431

**Delinquent Tax History**

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2023	R	<a href="#">3031300-I</a>	\$129.81	\$6.25	\$136.06	2795 I	
2022	R	<a href="#">3021400-I</a>	\$115.59	\$30.52	\$146.11	2566 I	
			<b>Total Due</b>		<b>\$282.17</b>		



# PROPERTY 30 TAX DEED

Tax Deed File No. 1676 OF 2004  
Property Identification No. 20-4N-11-0000-0010-0051

O.R. 1325 PG. 0382

FILED  
CLERK OF THE CIRCUIT COURT  
JACKSON COUNTY FLORIDA  
2011 SEP 13 PM 12 11  
DALE RABON GUTHRIE

## Tax Deed

State of Florida

County of Jackson

Inst:201132010333 Date:9/13/2011 Time:3:18 PM  
Doc Stamp-Deed:11.20  
DC, Dale Rabon Guthrie, Jackson County Page 1 of 2 B:1325 P:382

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 1676 OF 2004 issued on 05/27/2004 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 13th day of September, 2011, offered for sale as required by law for cash to the highest bidder and was sold to WILLIAM J. MILLER JR.\*\*\*\*\*

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 13th day of September, 2011, in the County of Jackson, State of Florida, in consideration of the sum of \$ (\$1,508.57) ONE THOUSAND FIVE HUNDRED EIGHT and 57/100\*\*\*\*\* 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: 20-4N-11-0000-0010-0051  
SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Witness:  
Tammy Bailey  
Jeanie Hooppell  
State of Florida

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

County of Jackson

On this 13th day of September, 2011, 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  
CLAYTON O. ROOKS III  
MY COMMISSION # EE 098213  
EXPIRES: May 23, 2015  
Bonded Thru Notary Public Underwrites

CERTIFICATE 1676 OF 2004

LEGAL DESCRIPTION

Begin at the Northwest corner of the NE ¼ of the SE ¼ of Section 20, Township 4 North, Range 11 West of Jackson County, Florida, thence run N 89° 54' 28" E along the North line of said NE ¼ of SE ¼, 50.0 feet, thence departing said North line on a bearing of S 01° 13' 21" W, 652.00 feet to a point on the North right of way line of State Road No. 276, thence S 80° 29' 25" W along said North right of way line, 50.89 feet to a point on the West line of aforesaid NE ¼ of SE ¼, thence N 01° 13' 21" E along said West line, 660.33 feet to the Point of Beginning.



# PROPERTY 31 INFORMATION

**Property Address:** 4476 CHERRY CT, Cottondale, FL, 32341

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

**Property Size:** 0.25 Acres

**Assessor's Parcel Numbers:** 26-6N-12-0000-0580-0000

**Property Taxes:** Jackson County 2023 – N/A

## **Important Selling Features:**

- 🌿 .25-acre (+/-) property representing half of Lot 7 in Cottondale, FL
- 🌿 Ideal for building a quaint home or private getaway in a peaceful, friendly community
- 🌿 Manageable size, perfect for first-time buyers or those looking to downsize
- 🌿 Convenient location offering easy access to local amenities
- 🌿 Opportunity to own a piece of Cottondale's welcoming small-town atmosphere



# PROPERTY 31 TAX CARD

## Jackson County, FL

### Owner Information

Primary Owner  
[MILLER WILLIAM J JR](#)  
 P O BOX 37003  
 TALLAHASSEE, FL 32315

### Parcel Summary

ParcelID 26-6N-12-0000-0580-0000  
 Location 4476 CHERRY CTCottondale  
 Address  
 Brief Tax Description 51/2 OF LOT 7 IN NW1/4 OF NE1/4 OF SE1/4...UNRECORDED DEED, PORTION CONTAINING LEGAL DESTROYED IN FIRE... DB 313 P 5 DB 460 P 241 OR 1334 P 590  
 (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 26-6N-12  
 Tax District 9  
 MillageRate 16.3659  
 Acreage 0.25  
 Homestead N

[View Map](#)

\*THIS MAP IS NOT A SURVEY.

### Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000000 - VAC	0.25	AC	0	0

### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	12/20/2011	\$800	TD	<a href="#">1334/590</a>	Unqualified	Vacant	CLERK OF COURT	WILLIAM J MILLER JR

### Valuation

	2023 Certified Values	2022 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$250	\$250
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$250	\$250
Just (Market) Value	\$250	\$250
Assessed Value	\$250	\$250
Exempt Value	\$0	\$0
Taxable Value	\$250	\$250
Maximum Save Our Homes Portability	\$0	\$0

### Generate Owner List by Radius

Distance:

100 Feet

Use Address From:

Owner  Property

Select export file format:

Address labels (5160)

Show All Owners

Show Parcel ID on Label

Skip Labels 0

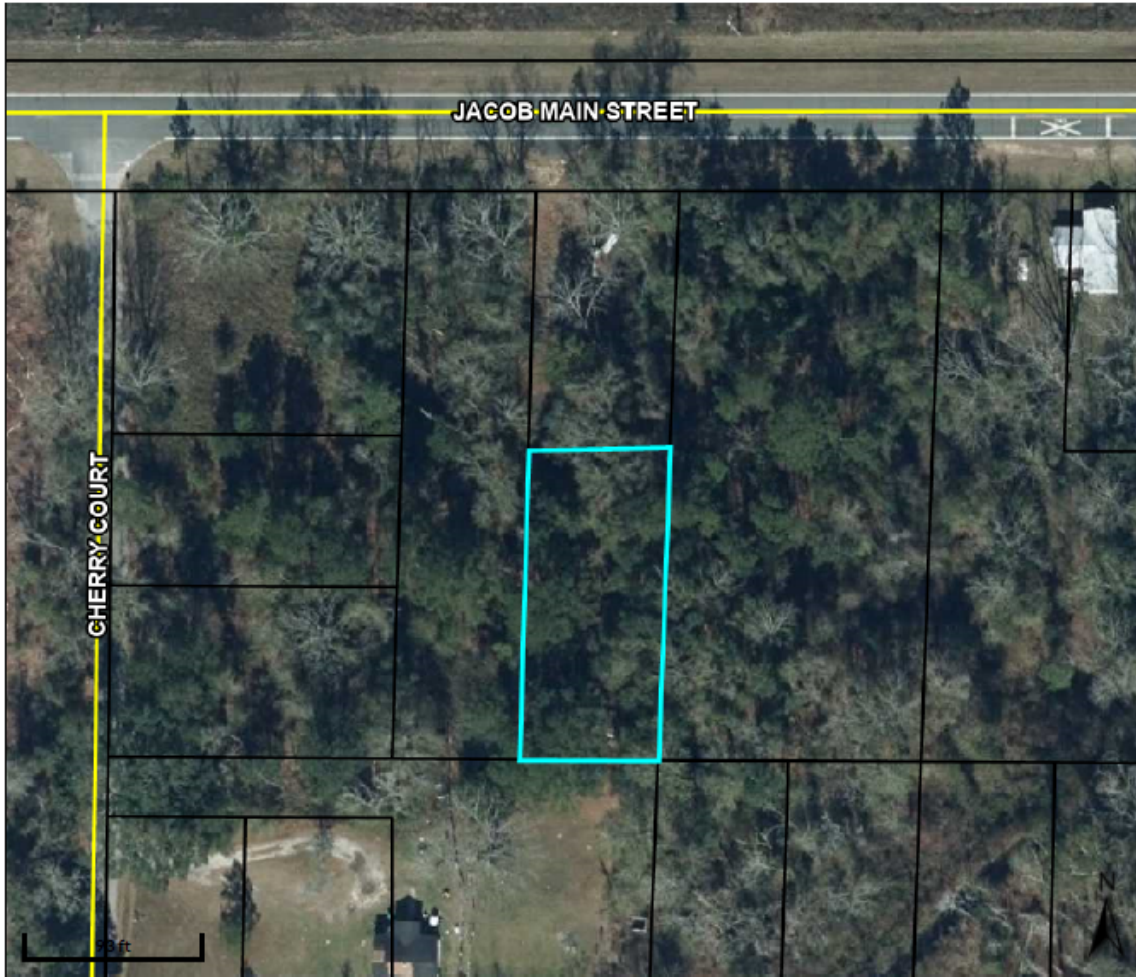
International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xls, csv or tab download formats.

Download



# PROPERTY 31 TAX MAP



 **qPublic.net**™ Jackson County, FL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	26-6N-12-0000-0580-0000	Alternate ID	12 N 626000005800000	Owner Address	MILLER WILLIAM J JR
Sec/Twp/Rng	26-6N-12	Class	VACANT		P O BOX 37003
Property Address	4476 CHERRY CT	Acreage	0.25		TALLAHASSEE, FL 32315
	Cottdale				
District	9				
Brief Tax Description	S1/2 OF LOT 7 IN NW1/4 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: 7/30/2024  
 Last Data Uploaded: 7/30/2024 11:39:43 AM

Developed by  Schneider  
 GEOSPATIAL

# PROPERTY 31 TAX BILL

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

**Bill # R 3670900 2023**

**R 26-6N-12-0000-0580-0000**

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

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
<b>TOTAL AD-VALOREM:</b>		<b>\$0.00</b>

**NON-AD VALOREM ASSESSMENTS**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
<b>TOTAL NON-AD VALOREM:</b>		<b>\$0.00</b>

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

**MILLER WILLIAM J JR**  
**P O BOX 37003**  
**TALLAHASSEE , FL 32315**

0.250 ACRES  
 S1/2 OF LOT 7 IN NW1/4 OF  
 NE1/4 OF SE1/4...UNRECORDED  
 DEED, PORTION CONTAINING LEGAL  
 DESTROYED IN FIRE... DB 313

**Exemptions:**

**Property Address:**  
**4476 CHERRY CT Cottondale 32431**

FAIR MKT VALUE	\$250.00	DIST	9
ASSESS	\$250.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$250.00		

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

<b>Last Payment:</b>	11/01/2023	<b>Receipt Number:</b>	
<b>Amount Collected:</b>	\$0.00	<b>Discount Amount:</b>	\$0.00

**Tax Roll Property Summary**

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
266N12000005800000	R	2023	\$0.00	\$0.00	N/A	\$0.00	\$0.00
266N12000005800000	R	2022	\$0.00	\$0.00	N/A	\$0.00	\$0.00
266N12000005800000	R	2021	\$0.00	\$0.00	N/A	\$0.00	\$0.00
266N12000005800000	R	2020	\$0.00	\$0.00	N/A	\$0.00	\$0.00
266N12000005800000	R	2019	\$0.00	\$0.00	N/A	\$0.00	\$0.00
266N12000005800000	R	2018	\$0.00	\$0.00	N/A	\$0.00	\$0.00
266N12000005800000	R	2017	\$0.00	\$0.00	N/A	\$0.00	\$0.00
266N12000005800000	R	2016	\$4.56	\$0.00	11/30/2016	\$4.38	\$0.00
266N12000005800000	R	2015	\$4.65	\$0.00	11/29/2015	\$4.46	0.00



# PROPERTY 31 TAX DEED

Tax Deed File No. 2001 OF 2004  
Property Identification No. 26-6N-12-0000-0580-0000

O.R. 1334 PG. 0590

FILED  
CLERK OF THE CIRCUIT COURT  
JACKSON COUNTY, FLORIDA  
2011 DEC 20 AM 10 04  
DALE RABON GUTHRIE

## Tax Deed

State of Florida

County of Jackson

Inst:201132014125 Date:12/22/2011 Time:8:40 AM  
Doc Stamp-Deed 5.60  
*[Signature]* DC, Dale Rabon Guthrie, Jackson County Page 1 of 1 B:1334 P:560

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 2001 OF 2004 issued on 05/27/2004 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 20th day of December, 20 11, offered for sale as required by law for cash to the highest bidder and was sold to WILLIAM J. MILLER JR.

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 20th day of December, 20 11, in the County of Jackson State of Florida, in consideration of the sum of \$ SEVEN HUNDRED SIXTY-ONE and 99/100 (761.99) \*\*\*\*\* 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:

26-6N-12-0000-0580-0000  
SOUTH 1/2 OF LOT 7 IN NORTH WEST QUARTER OF NORTH EAST QUARTER OF SOUTH EAST QUARTER, SECTION 26, TOWNSHIP 6 NORTH, RANGE 12 WEST.

Witness:

*[Signature]*  
Tammy Bailey  
*[Signature]*  
Janie Hoopell  
State of Florida

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

County of Jackson

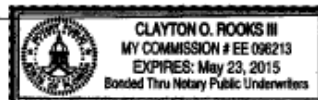
On this 20th day of December, 20 11, before me CLAYTON O. ROOKS III personally appeared DALE RABON GUTHRIE

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

*[Signature]*  
Clayton O. Rooks III



Clerk Form DR-506 Rev. 8/2005