

An aerial photograph of a coastal property. A paved road runs diagonally from the bottom left towards the center. The property is mostly covered in dense green forest, with some cleared areas and a small body of water visible in the background. The text "61 ± ACRES ON COASTAL HWY — PANACEA, FL — GATEWAY TO THE GULF COAST" is overlaid in white, bold, sans-serif font.

61 ± ACRES ON COASTAL HWY — PANACEA, FL — GATEWAY TO THE GULF COAST

Prime Development Tract

This 60.97± acre property in Panacea, Florida, sits along U.S. Hwy 98 and offers a rare opportunity for both development and recreation. It will be offered in four parcels and as a whole, giving flexibility to buyers. Zoned L1 Light Industrial and RSU-1 Semi-Rural Residential, it supports a variety of commercial, industrial, and residential uses. The site features natural and man-made ponds, adding character and potential for integrated development. With high visibility and direct access from Hwy 98, it also borders the St. Marks National Wildlife Refuge, appealing to eco-tourism and conservation buyers. Its location provides quick access to the Forgotten Coast beaches and nearby towns like Carrabelle and St. George Island. Conveniently close to Tallahassee, this property is ideal for a mixed-use project combining visibility, access, and natural beauty.

Online Only Auction

**October 14, 2025,
at 2 pm**

Final Contract to
Include a 10%
Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this 61± Acres on Coastal Hwy – Panacea, FL – Gateway to the Gulf Coast.

This 60.97± acre property in Panacea, Florida, sits along U.S. Hwy 98 and offers a rare opportunity for both development and recreation. It will be offered in four parcels and as a whole, giving flexibility to buyers. Zoned L1 Light Industrial and RSU-1 Semi-Rural Residential, it supports a variety of commercial, industrial, and residential uses. The site features natural and man-made ponds, adding character and potential for integrated development. With high visibility and direct access from Hwy 98, it also borders the St. Marks National Wildlife Refuge, appealing to eco-tourism and conservation buyers. Its location provides quick access to the Forgotten Coast beaches and nearby towns like Carrabelle and St. George Island. Conveniently close to Tallahassee, this property is ideal for a mixed-use project combining visibility, access, and natural beauty.

Bidding for this property will open on September 30, 2025, at 10:00 am and continue to October 14, 2025. 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 14, 2024 at 2 pm

 Open House Dates and Times:

Thursday, October 9th from 10:00 am –
12:00 noon

 For More Information Contact:

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

PROPERTY INFORMATION









Property Address: 886 Coastal Highway, Panacea, Florida 32346

Auction Date: Tuesday, October 14, 2025, at 2 pm

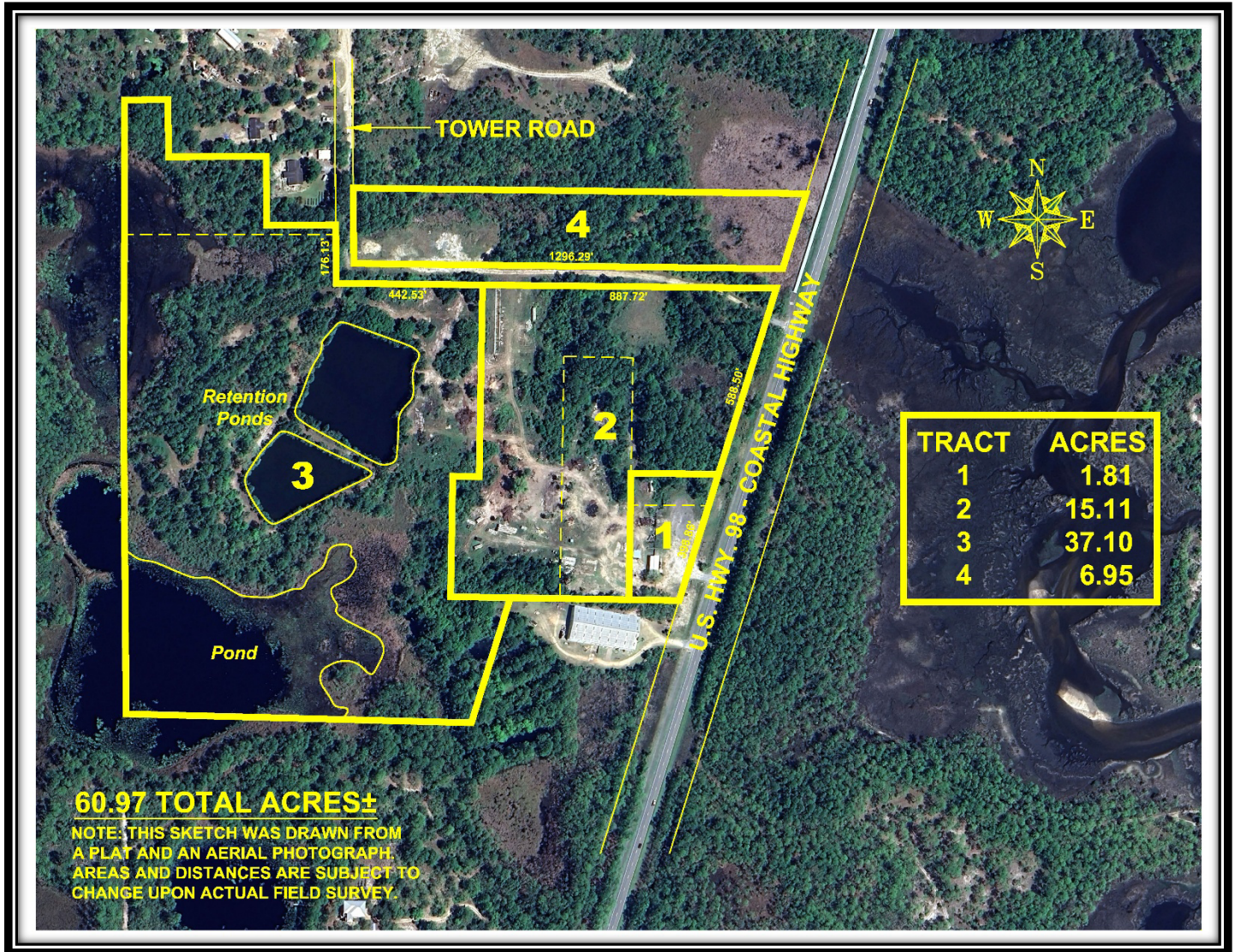
Property Size: 61 +/- Acres

Wakulla County Assessor's Parcel Number:	2024 Wakulla County Property Taxes:
36-5S-02W-000-03565-000	\$579.03
36-5S-02W-000-03564-003	\$2,514.89
36-5S-02W-000-03565-001	\$122.41
25-5S-02W-000-03248-009	\$155.09
35-5S-02W-000-03564-005	\$1,815.67
26-5S-02W-000-03550-020	\$365.16
35-5S-02W-000-03564-000	\$1,447.52

Important Selling Features:

-  Flexible zoning: Light Industrial & Semi-Rural Residential
-  Borders St. Marks National Wildlife Refuge
-  Multiple lakes and ponds
-  Highway frontage with excellent visibility
-  Minutes to beaches, dining & fishing
-  Gateway to Carrabelle, St. George Island & Apalachicola
-  Convenient to Tallahassee
-  Perfect for mixed-use development opportunity

AERIAL MAP



PARCEL: 36-5S-02W-000-03565-000 TAX CARD

Wakulla County, FL

Parcel Disclaimer

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

Parcel Summary

Parcel ID 36-5S-02W-000-03565-000
Location 900 COASTAL HWY
Address PANACEA 32346
Tax 36-5S-2W P-1-M-54 LYING IN SW 1/4 OF SEC 36 OR 9 P 594 & OR 22 P 282
Description OR 119 P 744-745 OR 307 P 543 OR 301 P 14 OR 777 P 254 OR 1330 P 436
Property Use VACANT INDUSTRIAL
Sec/Twp/Rng 36-5S-2W
Tax District 3-UNINCORPORATED COUNTY
Millage Rate 13.3424
Acreage 3.5
Homestead False

[View Map](#)

Owner Information

Primary Owner
[TRIFECTA CO LLC](#)
886 COASTAL HWY
PANACEA, FL 32346

Change of Address

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001	004700 - MINERAL PR	3.5	AC	0	0

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	9/19/2023	\$241,600	WD	1330/0436	Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	WITHERS BEN, INC.	TRIFECTA CO LLC
N	10/21/2008	\$100	WD	0277/0254	Qualified	QUAL/DEED EXAMINATION	Vacant	WITHERS COASTAL MARINE CONST	WITHERS BEN, INC.
N	8/28/1997	\$5,500	WD	0807/0543	Qualified	N/A	Vacant	WITHERS COASTAL MARINE CONST	
N	3/1/1986	\$1,000	WD	0119/0744	Unqualified	N/A	Vacant		

Area Sales Report

Sale date range:

From:

07/11/2021

To:

07/11/2021

Distance:

1500

Units:

Feet



Valuation

Assessed Year	2024	2023	2022	2021	2020
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$35,000	\$35,000	\$5,250	\$3,500	\$3,500
Agricultural (Market) Value	\$35,000	\$35,000	\$5,250	\$3,500	\$3,500
Just (Market) Value	\$35,000	\$35,000	\$5,250	\$3,500	\$3,500
Assessed Value	\$35,000	\$4,235	\$3,850	\$3,500	\$3,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$35,000	\$4,235	\$3,850	\$3,500	\$3,500
Save Our Homes or AGL Amount	\$0	\$30,765	\$1,400	\$0	\$0

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

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.



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PARCEL: 36-5S-02W-000-03564-003 TAX CARD

Wakulla County, FL

Parcel Disclaimer

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Parcel Summary

Parcel ID 36-5S-02W-000-03564-003
 Location 886 COASTAL HWY
 Address PANACEA 32346
 Tax P-2-3-M-54 .66 AC M/L IN NW 1/4 OF NW 1/4 OF SEC 36 OR 286 P 884 & OR
 Description 18 P 41 OR 307 P 547 & 549 OR 307 P 545 OR 777 P 254 OR 1330 P 436
 Property Use MINERAL PROCESSING
 Sec/Twp/Rng
 Tax District 3-UNINCORPORATED COUNTY
 Millage Rate 13.3424
 Acreage 1.27
 Homestead False

[View Map](#)

Owner Information

Primary Owner
 TRIFFECTA CO LLC
 886 COASTAL HWY
 PANACEA, FL 32346

Change of Address

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001	004700 - MINERAL PR	1.27	AC	0	0

Buildings

Building 1
 Type OFFICE
 Total Area 1,298
 Heated Area 1,194
 Exterior Walls HARDIE BRD; VINYL
 Roof Cover GALVALUM
 Interior Walls DRYWALL
 Frame Type WOOD FRAME
 Floor Cover VYL PLANK
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bathrooms 0
 Bedrooms 0
 Stories 1
 Actual Year Built 1997
 Effective Year Built 2005

Extra Features

Code	Description	Length x Width x Height	Units	Effective Year Built
0055	PORTABLE CARPORT	20 x 12 x	240	2010
0210	CONCRETE DRIVE	40 x 13 x	520	1998
0211	CONCRETE WALK	32 x 4 x	128	1997
0211	CONCRETE WALK	32 x 4 x	128	2011
0213	CONCRETE PATIO	10 x 5 x	50	2009
0375	WOOD WALK WAY	0 x 0 x	218	2004
0620	WOOD UTL BLDG	10 x 8 x	80	2013
0625	PORT WD UTL BLDG	12 x 8 x	96	1997
0630	METAL UTL BLDG	10 x 18 x	180	1997
0700	PORT BLDG NO UTL	20 x 10 x	200	1998
0700	PORT BLDG NO UTL	10 x 6 x	60	2001
0700	PORT BLDG NO UTL	10 x 8 x	80	2013
0935	OPEN SHED FINISHED	11 x 5 x	55	2009
0945	METAL SHED FINISHED	20 x 20 x	400	1997

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	9/19/2023	\$241,600	WD	1330/0436	Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	BEN WITHERS INC	TRIFECTA CO LLC
N	10/21/2008	\$100	WD	0777/0254	Qualified	QUAL/DEED EXAMINATION	Vacant	WITHERS COASTAL MARINE CONST	WITHERS BEN, INC.
N	8/28/1997	\$12,000	WD	0307/0547	Qualified	N/A	Vacant	WITHERS COASTAL MARINE CONST	
N	11/1/1996	\$100	QC	0286/0884	Unqualified	N/A	Vacant	NICHOLS BOB	

Area Sales Report

Sale date range:

From:

07/11/2023

To:

07/11/2023

Distance:

1500

Units:

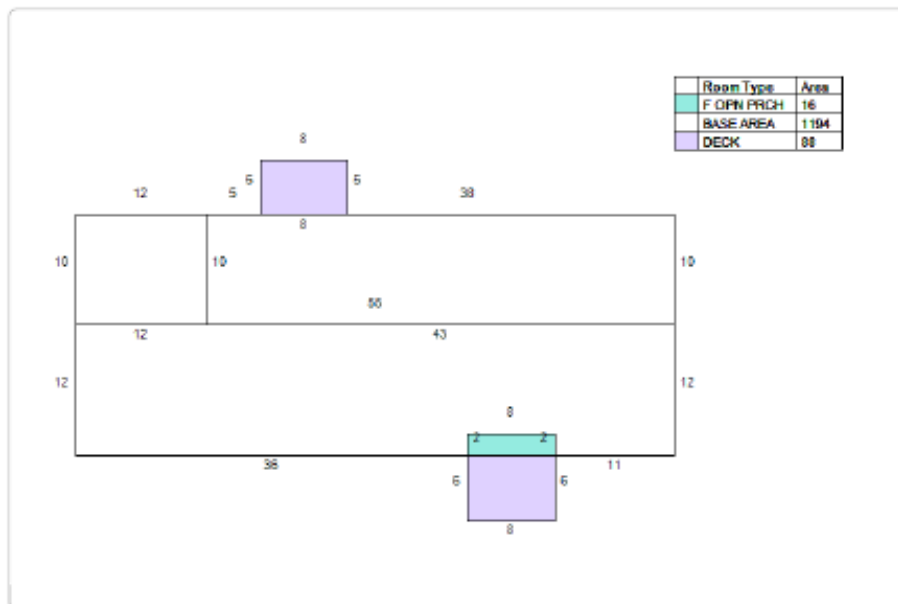
Feet

Valuation

Assessed Year	2024	2023	2022	2021	2020
Building Value	\$125,292	\$128,680	\$47,408	\$47,002	\$47,555
Extra Features Value	\$6,177	\$4,847	\$4,747	\$2,958	\$3,108
Land Value	\$12,700	\$12,700	\$9,525	\$6,350	\$6,350
Agricultural (Market) Value	\$12,700	\$12,700	\$9,525	\$6,350	\$6,350
Just (Market) Value	\$144,169	\$146,227	\$61,680	\$56,310	\$57,013
Assessed Value	\$144,169	\$67,848	\$61,680	\$56,310	\$57,013
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$144,169	\$67,848	\$61,680	\$56,310	\$57,013
Save Our Homes or AGL Amount	\$0	\$78,379	\$0	\$0	\$0

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

Sketches



No data available for the following modules: Photos.

PARCEL: 36-5S-02W-000-03565-001 TAX CARD

Wakulla County, FL

Parcel Disclaimer

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Parcel Summary

Parcel ID 36-5S-02W-000-03565-001
 Location 0 COASTAL HWY
 Address PANACEA 32346
 Tax 36-5S-2W P-5-M-54 TRACT C COMM AT NW COR OF SEC 36 .50 AC M/L IN
 Description NW 1/4 OF NW 1/4 OR 101 P 697 OR 374 P 853 DC OR 1198 P 755 OR 1330 P 440
 Property Use VACANT INDUSTRIAL
 Sec/Twp/Rng 36-5S-2W
 Tax District 3-UNINCORPORATED COUNTY
 Millage Rate 13.3424
 Acreage 0.5
 Homestead False

[View Map](#)

Owner Information

Primary Owner
[TRIFECTA CO LLC](#)
 886 COASTAL HWY
 PANACEA, FL 32346

Change of Address

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001	004700 - MINERAL PR	0.5	AC	0	0

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	9/19/2023	\$3,900	PR	1330/0440	Unqualified	UNQUAL/TRANSACTION OF AFFILIATION	Vacant	WITHERS LISA PR ESTATE OF ROBERT B WITHERS JR	TRIFECTA CO LLC
N	2/29/2000	\$550	WD	0374/0853	Unqualified	N/A	Vacant	DEMERE WAYLON	WITHERS BEN
N	3/1/1984	\$2,000	WD	0101/0697	Unqualified	N/A	Vacant		

Area Sales Report

Sale date range:

From:

07/11/2021

To:

07/11/2021

Distance:

1500

Units:

Feet



Valuation

Assessed Year	2024	2023	2022	2021	2020
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$5,000	\$2,500	\$2,500	\$2,500	\$2,500
Agricultural (Market) Value	\$5,000	\$2,500	\$2,500	\$2,500	\$2,500
Just (Market) Value	\$5,000	\$2,500	\$2,500	\$2,500	\$2,500
Assessed Value	\$5,000	\$2,500	\$2,500	\$2,500	\$2,500
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$5,000	\$2,500	\$2,500	\$2,500	\$2,500
Save Our Homes or AGL Amount	\$0	\$0	\$0	\$0	\$0

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

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.



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PARCEL: 25-5S-02W-000-03248-009 TAX CARD

Wakulla County, FL

Parcel Disclaimer

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Parcel Summary

Parcel ID 25-5S-02W-000-03248-009
 Location 0 TOWER RD
 Address PANACEA 32346
 Tax 25-5S-2W P-17-M-54 A PARCEL OF LAND CONTAINING 6.95 AC OR 777 P
 Description 317 OR 868 P 592 OR 868 P 596 OR 1330 P 434
 Property Use VACANT RESIDENTIAL
 Sec/Twp/Rng 25-5S-2W
 Tax District 3-UNINCORPORATED COUNTY
 Millage Rate 13.3424
 Acreage 6.95
 Homestead False

[View Map](#)

Owner Information

Primary Owner
[TRIFECTA CO LLC](#)
 886 COASTAL HWY
 PANACEA, FL 32346

Change of Address

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001	009900 - ACREAGE	1	AC	0	0
002	009630 - WETLAND	5.95	AC	0	0

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	9/19/2023	\$204,600	WD	1330/0434	Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	WITHERS BARBARA S AS TRUSTEE OF TRUST	TRIFECTA CO LLC
N	12/21/2011	\$100	QC	0868/0596	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	ROBERT B WITHERS	WITHERS BARBARA S AS TRUSTEE OF TRUST
N	12/21/2011	\$100	QC	0868/0592	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	BEN WITHERS INC	ROBERT B WITHERS
N	10/22/2008	\$225,000	WD	0777/0317	Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant	PANACEA COSTAL PROPERTIES, INC	BEN WITHERS INC

Area Sales Report

Sale date range:

From:

07/11/2021

To:

07/11/2021

Distance:

1500

Units:

Feet



Valuation

Assessed Year	2024	2023	2022	2021	2020
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$8,095	\$8,095	\$8,095	\$5,595	\$5,595
Agricultural (Market) Value	\$8,095	\$8,095	\$8,095	\$5,595	\$5,595
Just (Market) Value	\$8,095	\$8,095	\$8,095	\$5,595	\$5,595
Assessed Value	\$8,095	\$6,771	\$6,155	\$5,595	\$5,595
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$8,095	\$6,771	\$6,155	\$5,595	\$5,595
Save Our Homes or AGL Amount	\$0	\$1,324	\$1,940	\$0	\$0

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

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.



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PARCEL: 35-5S-02W-000-03564-005 TAX CARD

Wakulla County, FL

Parcel Disclaimer

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Parcel Summary

Parcel ID 35-5S-02W-000-03564-005
Location 0 COASTAL HWY
Address PANACEA 32346
Tax 35-5S-02W P-2-5-M-54 A PARCEL IN THE NE CORNER OF SEC 35 THE SE
Description CORNER OF SEC 26 & THE SW CORNER OF SEC 25 OR 493 P 363 OR 1330 P 436
Property Use VACANT INDUSTRIAL
Sec/Twp/Rng
Tax District 3-UNINCORPORATED COUNTY
Millage Rate 13.3424
Acreage 11.61
Homestead False

[View Map](#)

Owner Information

Primary Owner
[TRIPECTA CO LLC](#)
886 COASTAL HWY
PANACEA, FL 32346

Change of Address

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001	004700 - MINERAL PR	11.61	AC	0	0

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	9/19/2023	\$241,600	WD	1330/0436	Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	BEN WITHERS INC	TRIPECTA CO LLC
N	7/2/2003	\$110,000	WD	0493/0363	Qualified	N/A	Vacant	PANACEA COASTAL	WITHERS

Area Sales Report

Sale date range:

From:

07/11/2021

To:

07/11/2021

Distance:

1500

Units:

Feet



Valuation

Assessed Year	2024	2023	2022	2021	2020
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$116,100	\$116,100	\$87,075	\$58,050	\$58,050
Agricultural (Market) Value	\$116,100	\$116,100	\$87,075	\$58,050	\$58,050
Just (Market) Value	\$116,100	\$116,100	\$87,075	\$58,050	\$58,050
Assessed Value	\$116,100	\$70,241	\$63,855	\$58,050	\$58,050
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$116,100	\$70,241	\$63,855	\$58,050	\$58,050
Save Our Homes or AGL Amount	\$0	\$45,859	\$23,220	\$0	\$0

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

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.



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PARCEL: 26-5S-02W-000-03550-020 TAX CARD

Wakulla County, FL

Parcel Disclaimer

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Parcel Summary

Parcel ID 26-5S-02W-000-03550-020
Location 0 TOWER RD
Address PANACEA 32346
Tax 26-5S-2W P-2-20-M-54 A PARCEL IN THE W 1/2 OF THE SE 1/4 OF THE SE
Description 1/4 OF SEC 26 OR 486 P 487 LESS A PRCL IN THE W2 OF SE4 OF SE4 BEING 2
ACRES DESC IN OR 621 P888 OR 1330 P 436
Property Use VACANT RESIDENTIAL
Sec/Twp/Rng
Tax District 3-UNINCORPORATED COUNTY
Millage Rate 13.3424
Acreage 3
Homestead False

[View Map](#)

Owner Information

Primary Owner
[TRIFECTA CO LLC](#)
886 COASTAL HWY
PANACEA, FL 32346

Change of Address

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001	000000 - VAC RES	3	AC	0	0

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	9/19/2023	\$241,600	WD	1330/0436	Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	BEN WITHERS INC	TRIFECTA CO LLC
N	5/7/2003	\$38,000	WD	0486/0487	Qualified	N/A	Vacant	P C P	WITHERS

Area Sales Report

Sale date range:

From:

07/11/2021

To:

07/11/2021

Distance:

1500

Units:

Feet



Valuation

Assessed Year	2024	2023	2022	2021	2020
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$22,500	\$22,500	\$7,500	\$5,000	\$5,000
Agricultural (Market) Value	\$22,500	\$22,500	\$7,500	\$5,000	\$5,000
Just (Market) Value	\$22,500	\$22,500	\$7,500	\$5,000	\$5,000
Assessed Value	\$22,500	\$6,050	\$5,500	\$5,000	\$5,000
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$22,500	\$6,050	\$5,500	\$5,000	\$5,000
Save Our Homes or AGL Amount	\$0	\$16,450	\$2,000	\$0	\$0

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

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.



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PARCEL: 35-5S-02W-000-03564-000 TAX CARD

Wakulla County, FL

Parcel Disclaimer

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

Parcel Summary

Parcel ID 35-5S-02W-000-03564-000
 Location 0 TOWER RD
 Address PANACEA 32346
 Tax 35-5S-2W P-2-M-54 LYING IN NE 1/4 OF SEC 35 OR 56 P 756 & OR 59 P 50
 Description OR 67 P 480-492 & OR 95 P 121 OR 421 P 227 OR 777 P 317 OR 868 P 592
 OR 868 P 596 OR 1330 P 434
 Property Use BORROW PIT
 Sec/Twp/Rng 35-5S-2W
 Tax District 3-UNINCORPORATED COUNTY
 Millage Rate 13.3424
 Acreage 34.05
 Homestead False

[View Map](#)

Owner Information

Primary Owner
 TRIFECTA CO LLC
 886 COASTAL HWY
 PANACEA, FL 32346

Change of Address

Land Information

Code	Land Use	Number of Units	Unit Type	Frontage	Depth
001	009640 - BORROW PIT	4.52	AC	0	0
002	009630 - WETLAND	17.5	AC	0	0
003	009900 - ACREAGE	12.03	AC	0	0

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
Y	9/19/2023	\$204,600	WD	1330/0434	Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	WITHERS BARBARA S AS TRUSTEE OF TRUST	TRIFECTA CO LLC
N	12/21/2011	\$100	QC	0868/0596	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	ROBERT B WITHERS	WITHERS BARBARA S AS TRUSTEE OF TRUST
N	12/21/2011	\$100	QC	0868/0592	Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Vacant	BEN WITHERS INC	ROBERT B WITHERS
N	10/22/2008	\$225,000	WD	0777/0317	Qualified	QUAL/CREDIBLE/VERIF/DOC/EVIDEN	Vacant	PANACEA COASTAL PROPERTIES, INC	BEN WITHERS INC
N	1/1/1983	\$100	QC	0095/0121	Unqualified	N/A	Vacant		

Area Sales Report

Sale date range:

From:

07/11/2021

To:

07/11/2021

Distance:

1500

Units:

Feet



Valuation

Assessed Year	2024	2023	2022	2021	2020
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$98,165	\$98,165	\$41,665	\$30,365	\$30,365
Agricultural (Market) Value	\$98,165	\$98,165	\$41,665	\$30,365	\$30,365
Just (Market) Value	\$98,165	\$98,165	\$41,665	\$30,365	\$30,365
Assessed Value	\$98,165	\$36,742	\$33,402	\$30,365	\$30,365
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$98,165	\$36,742	\$33,402	\$30,365	\$30,365
Save Our Homes or AGL Amount	\$0	\$61,423	\$8,263	\$0	\$0

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

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.

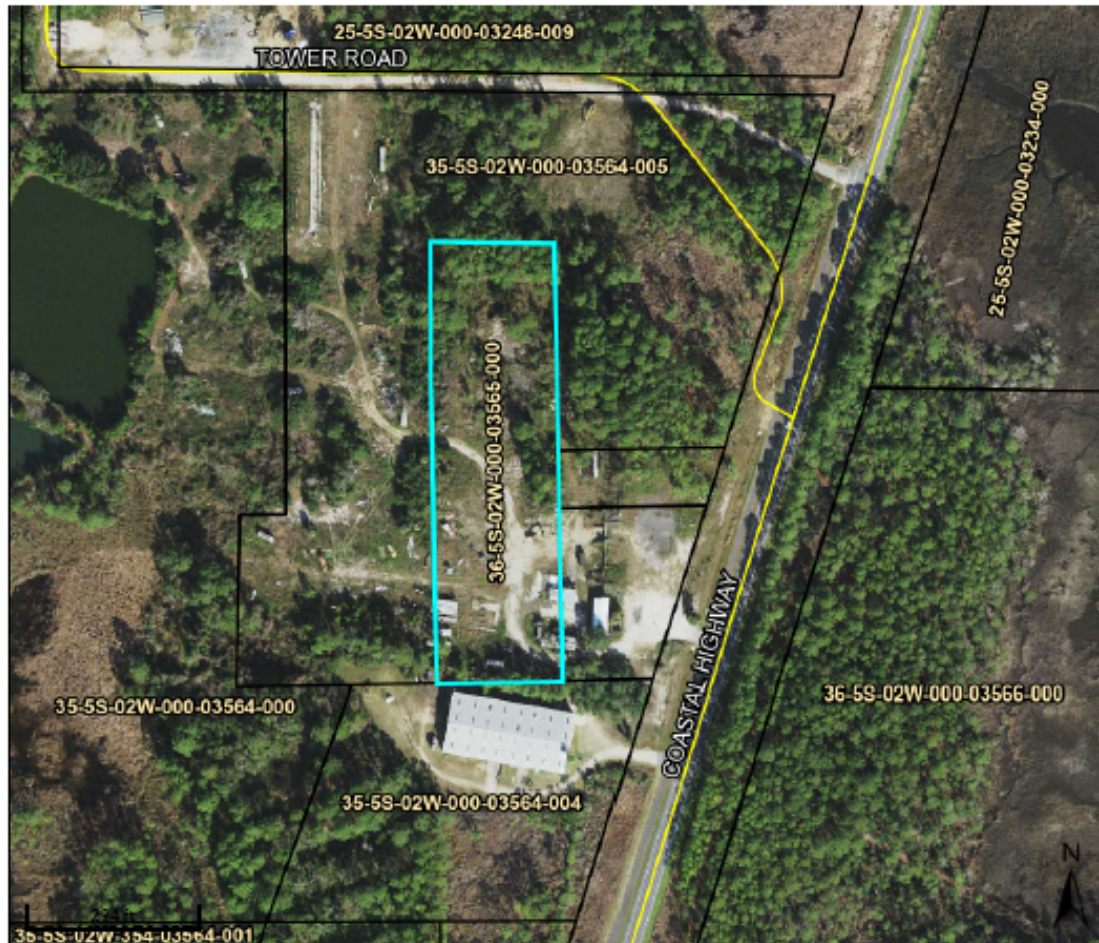


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PARCEL: 36-5S-02W-000-03565-000 TAX MAP



Wakulla County, FL



Overview



Legend

- Parcels
- Parcel Numbers
- Roads
- City Labels

Parcel ID	36-5S-02W-000-03565-000	Alternate ID	03565 000365S 02W000	Owner Address	TRIFECTA CO LLC
Sec/Twp/Rng	36-5S-2W	Class	VACANT INDUSTRIAL		886 COASTAL HWY
Property Address	900 COASTAL HWY	Acreage	3.5		PANACEA, FL 32346
	PANACEA				
District	3				
Brief Tax Description	36-5S-2W P-1-M-54				
	(Note: Not to be used on legal documents)				

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

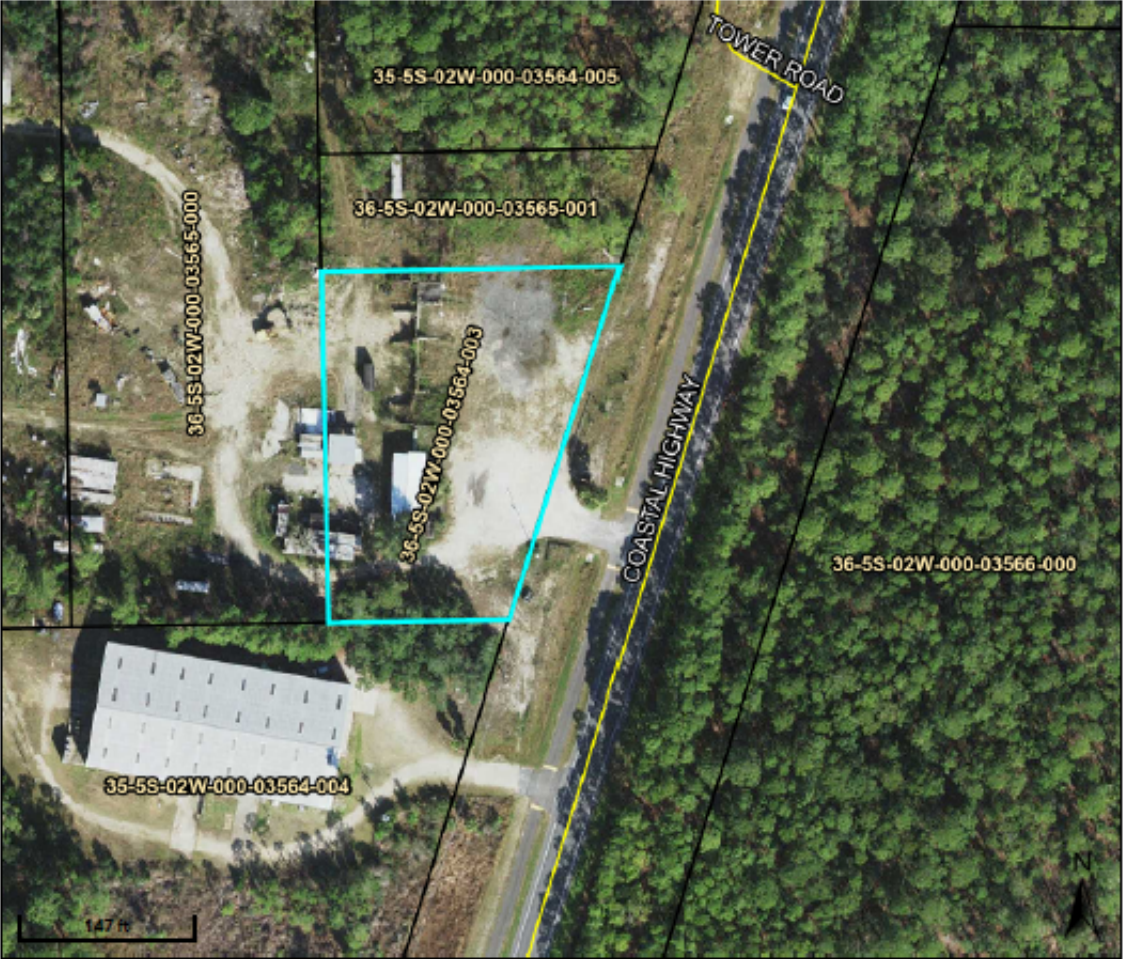
Date created: 7/11/2025
Last Data Uploaded: 7/11/2025 8:10:32 AM

Developed by SCHNEIDER
GEOSPATIAL

PARCEL: 36-5S-02W-000-03564-003 TAX MAP



Wakulla County, FL



Parcel ID	36-5S-02W-000-03564-003	Alternate ID	03564 003365S 02W000	Owner Address	TRIFECTA CO LLC
Sec/Twp/Rng	n/a	Class	MINERAL PROCESSING		886 COASTAL HWY
Property Address	886 COASTAL HWY PANACEA	Acreage	1.27		PANACEA, FL 32346
District	3				
Brief Tax Description	P-2-3-M-54 .66 AC M/L IN				
	(Note: Not to be used on legal documents)				

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

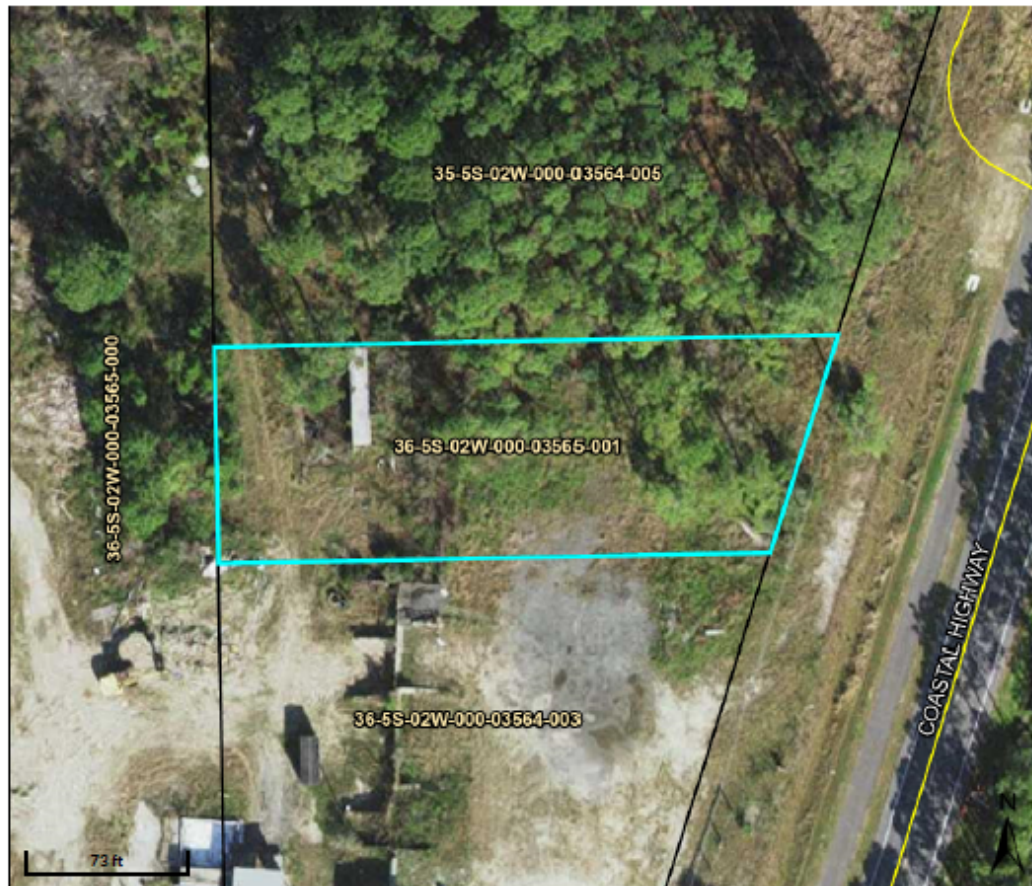
Date created: 7/11/2025
Last Data Uploaded: 7/11/2025 8:10:32 AM

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PARCEL: 36-5S-02W-000-03565-001 TAX MAP



Wakulla County, FL



Overview



Legend

- Parcels
- Parcel Numbers
- Roads
- City Labels

Parcel ID	36-5S-02W-000-03565-001	Alternate ID	03565 001365S 02W000	Owner Address	TRIFECTA CO LLC
Sec/Twp/Rng	36-5S-2W	Class	VACANT INDUSTRIAL		886 COASTAL HWY
Property Address	0 COASTAL HWY	Acreage	0.5		PANACEA, FL 32346
	PANACEA				
District	3				
Brief Tax Description	36-5S-2W P-5-M-54				
	(Note: Not to be used on legal documents)				

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

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PARCEL: 25-5S-02W-000-03248-009 TAX MAP



Wakulla County, FL



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID 25-5S-02W-000-03248-009
Sec/Twp/Rng 25-5S-2W
Property Address 0 TOWER RD
PANACEA

Alternate ID 03248 009255S 02W000
Class VACANT RESIDENTIAL
Acreage 1.0

Owner Address TRIFECTA CO LLC
886 COASTAL HWY
PANACEA, FL 32346

District 3
Brief Tax Description 25-5S-2W P-17-M-54
(Note: Not to be used on legal documents)

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

Date created: 7/11/2025

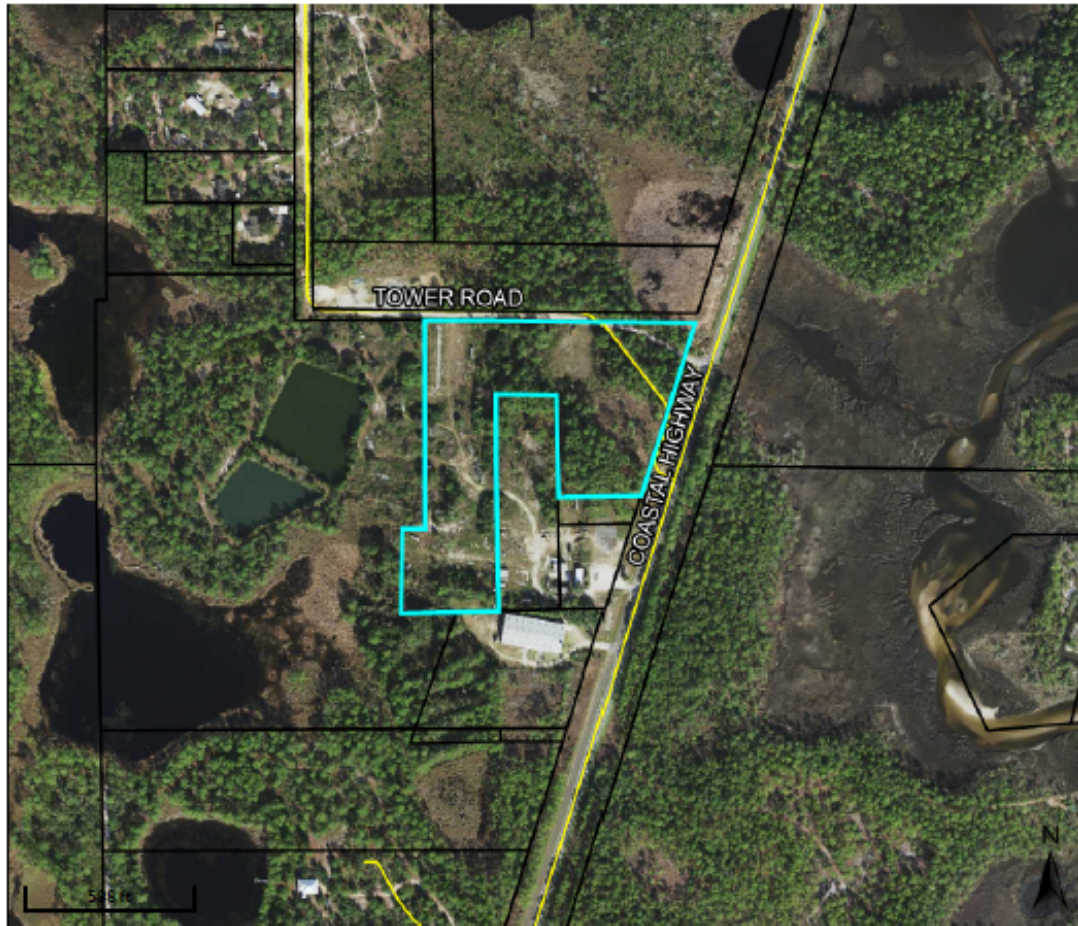
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PARCEL: 35-5S-02W-000-03564-005 TAX MAP



Wakulla County, FL



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID 35-5S-02W-000-03564-005

Sec/Twp/Rng n/a

Property Address 0 COASTAL HWY
PANACEA

District 3

Brief Tax Description 35-5S-02W P-2-5-M-54

(Note: Not to be used on legal documents)

Alternate ID 03564 005355S 02W000

Class VACANT INDUSTRIAL

Acreage 11.61

Owner Address TRIFECTA CO LLC

886 COASTAL HWY

PANACEA, FL 32346

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Date created: 7/11/2025

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PARCEL: 26-5S-02W-000-03550-020 TAX MAP



Wakulla County, FL



Overview



Legend

- Parcels
- Roads
- City Labels

Parcel ID	26-5S-02W-000-03550-020	Alternate ID	03550 020265S 02W000	Owner Address	TRIFECTA CO LLC
Sec/Twp/Rng	n/a	Class	VACANT RESIDENTIAL		886 COASTAL HWY
Property Address	0 TOWER RD	Acreage	3.0		PANACEA, FL 32346
	PANACEA				
District	3				
Brief Tax Description	26-5S-2W P-2-20-M-54				
	(Note: Not to be used on legal documents)				

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

Date created: 7/11/2025

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PARCEL: 35-5S-02W-000-03564-000 TAX MAP



Wakulla County, FL



Overview



Legend

- Parcels
- Parcel Numbers
- Roads
- City Labels

Parcel ID	35-5S-02W-000-03564-000	Alternate ID	03564 000355S 02W000	Owner Address	TRIFECTA CO LLC
Sec/Twp/Rng	35-5S-2W	Class	BORROW PIT		886 COASTAL HWY
Property Address	0 TOWER RD	Acreage	4.52		PANACEA, FL 32346
	PANACEA				
District	3				
Brief Tax Description	35-5S-2W P-2-M-54				
	(Note: Not to be used on legal documents)				

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Date created: 7/11/2025
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PARCEL: 36-5S-02W-000-03565-000 TAX BILL

8/25/25, 10:39 PM

Lisa Craze - Wakulla County Tax Collector

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 678700 2024 PROPERTY # R 36-5S-02W-000-03565-000

[Property Appraisers Site](#)

Real Estate TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

* CERTIFICATE SOLD *

Sale Date	05/31/2025	TRIFECTA CO LLC
Certificate#	378	886 COASTAL HWY
Certificate Holder	9990326	
Interest Rate	7.00	PANACEA , FL 32346
Original Amount	\$545.50	

Interest Amount	\$27.28	36-5S-2W P-1-M-54
Fees	\$6.25	LYING IN SW 1/4 OF SEC 36
UnPaid Balance	\$579.03	OR 9 P 594 & OR 22 P 282
		OR 119 P 744-745

TAXABLE VALUE \$35,000.00

Exemptions:

Property Address:

900 COASTAL HWY PANACEA 32346

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2024	R	678700-1	\$545.50	\$33.53	\$579.03	378 I	PAY
			Total Due		\$579.03		

Tax Roll Property Summary

365S02W00003565000 R	2024	\$0.00	\$0.00	N/A	\$0.00	\$579.03
365S02W00003565000 R	2023	\$223.23	\$5.04	4/1/2024	\$228.27	0.00
365S02W00003565000 R	2022	\$60.82	\$2.84	3/14/2023	\$63.66	0.00
365S02W00003565000 R	2021	\$49.35	\$2.77	11/29/2021	\$50.04	0.00
365S02W00003565000 R	2020	\$49.05	\$0.78	12/15/2020	\$48.34	0.00
365S02W00003565000 R	2019	\$50.01	\$0.78	1/10/2020	\$49.77	0.00
365S02W00003565000 R	2018	\$50.45	\$0.76	11/27/2018	\$49.16	0.00
365S02W00003565000 R	2017	\$51.26	\$0.76	11/30/2017	\$49.94	0.00
365S02W00003565000 R	2016	\$54.79	\$0.63	10/3/2017	\$108.28	\$0.00
365S02W00003565000 R	2015	\$57.44	\$0.63	6/10/2016	\$109.19	\$0.00
365S02W00003565000 R	2014	\$59.42	\$0.60	8/14/2015	\$111.41	\$0.00

PARCEL: 36-5S-02W-000-03564-003 TAX BILL

8/25/25, 10:38 PM

Lisa Craze - Wakulla County Tax Collector

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 678100 2024 PROPERTY # R 36-5S-02W-000-03564-003

[Property Appraisers Site](#)

Real Estate TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

*** CERTIFICATE SOLD ***

Sale Date 05/31/2025
Certificate# 375
Certificate Holder 9991132
Interest Rate 7.00
Original Amount \$2,389.18

TRIFECTA CO LLC
 886 COASTAL HWY
 PANACEA , FL 32346

Interest Amount \$119.46
Fees \$6.25

UnPaid Balance **\$2,514.89**

P-2-3-M-54 .66 AC M/L IN
 NW 1/4 OF NW 1/4 OF SEC 36
 OR 286 P 884 & OR 18 P 41
 OR 307 P 547 & 549


TAXABLE VALUE **\$144,169.00**

Exemptions:

Property Address:

886 COASTAL HWY PANACEA 32346

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2024	R	678100-I	\$2,389.18	\$125.71	\$2,514.89	375 I	
			Total Due		\$2,514.89		

Tax Roll Property Summary

365502W00003564003 R	2024	\$0.00	\$0.00	N/A	\$0.00	\$2,514.89
365502W00003564003 R	2023	\$1,330.00	\$259.60	4/1/2024	\$1,589.60	0.00
365502W00003564003 R	2022	\$849.78	\$155.76	3/14/2023	\$1,005.54	0.00
365502W00003564003 R	2021	\$794.06	\$155.76	11/29/2021	\$911.83	0.00
365502W00003564003 R	2020	\$798.87	\$154.85	12/15/2020	\$925.11	0.00
365502W00003564003 R	2019	\$1,521.46	\$196.61	1/10/2020	\$1,683.71	0.00
365502W00003564003 R	2018	\$1,465.88	\$191.83	4/2/2019	\$1,707.44	0.00
365502W00003564003 R	2017	\$1,277.43	\$191.83	5/25/2018	\$1,536.74	0.00
365502W00003564003 R	2016	\$1,286.77	\$105.47	10/3/2017	\$1,626.35	\$0.00
365502W00003564003 R	2015	\$1,370.55	\$105.47	6/10/2016	\$1,719.39	\$0.00
365502W00003564003 R	2014	\$800.52	\$48.12	8/14/2015	\$1,006.95	\$0.00

PARCEL: 36-5S-02W-000-03565-001 TAX BILL

8/25/25, 10:40 PM

Lisa Craze - Wakulla County Tax Collector

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 678800 2024 PROPERTY # R 36-5S-02W-000-03565-001

[Property Appraisers Site](#)

Real Estate TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

* CERTIFICATE SOLD *

Sale Date 05/31/2025
Certificate# 379
Certificate Holder 9990326
Interest Rate 18.00
Original Amount \$110.63

TRIFECTA CO LLC
886 COASTAL HWY
PANACEA , FL 32346

Interest Amount \$5.53
Fees \$6.25

UnPaid Balance \$122.41

36-5S-2W P-5-M-54
TRACT C COMM AT NW COR OF
SEC 36 .50 AC M/L IN NW 1/4
OF NW 1/4 OR 101 P 697

TAXABLE VALUE \$5,000.00

Exemptions:

Property Address:

COASTAL HWY PANACEA 32346

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2024	R	678800-1	\$110.63	\$11.78	\$122.41	379 I	+ P A Y
			Total Due		\$122.41		

Tax Roll Property Summary

365S02W00003565001 R	2024	\$0.00	\$0.00	N/A	\$0.00	\$122.41
365S02W00003565001 R	2023	\$33.36	\$1.44	4/1/2024	\$34.80	0.00
365S02W00003565001 R	2022	\$34.45	\$0.81	3/14/2023	\$35.26	0.00
365S02W00003565001 R	2021	\$35.25	\$0.79	11/29/2021	\$34.60	0.00
365S02W00003565001 R	2020	\$35.03	\$0.11	12/15/2020	\$34.09	0.00
365S02W00003565001 R	2019	\$35.72	\$0.11	1/10/2020	\$35.11	0.00
365S02W00003565001 R	2018	\$36.03	\$0.11	11/27/2018	\$34.69	0.00
365S02W00003565001 R	2017	\$36.62	\$0.11	4/17/2018	\$37.83	0.00
365S02W00003565001 R	2016	\$39.14	\$0.09	4/17/2018	\$98.88	\$0.00
365S02W00003565001 R	2015	\$41.03	\$0.09	6/10/2016	\$89.95	\$0.00
365S02W00003565001 R	2014	\$42.44	\$0.09	8/14/2015	\$91.55	\$0.00

PARCEL: 25-5S-02W-000-03248-009 TAX BILL

8/25/25, 10:31 PM

Lisa Craze - Wakulla County Tax Collector

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 634700 2024 PROPERTY # R 25-5S-02W-000-03248-009

[Property Appraisers Site](#)

Real Estate TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

* CERTIFICATE SOLD *

Sale Date 05/31/2025
Certificate# 341
Certificate Holder 9990237
Interest Rate 6.75
Original Amount \$155.09

TRIFECTA CO LLC
886 COASTAL HWY

PANACEA , FL 32346

Interest Amount \$7.75
Fees \$6.25

UnPaid Balance \$169.09

25-5S-2W P-17-M-54
A PARCEL OF LAND CONTAINING
6.95 AC OR 777 P 317
OR 868 P 592 OR 868 P 596


TAXABLE VALUE \$8,095.00

Exemptions:

Property Address:

TOWER RD PANACEA 32346

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2024	R	634700-1	\$155.09	\$14.00	\$169.09	341 I	 P A Y
			Total Due		\$169.09		

Tax Roll Property Summary

255S02W00003248009 R	2024	\$0.00	\$0.00	N/A	\$0.00	\$169.09
255S02W00003248009 R	2023	\$97.52	\$1.44	4/1/2024	\$98.96	0.00
255S02W00003248009 R	2022	\$95.57	\$0.81	11/30/2022	\$92.52	0.00
255S02W00003248009 R	2021	\$78.90	\$0.79	11/22/2021	\$76.50	0.00
255S02W00003248009 R	2020	\$78.40	\$0.22	12/2/2020	\$75.48	0.00
255S02W00003248009 R	2019	\$79.94	\$0.22	11/22/2019	\$76.95	0.00
255S02W00003248009 R	2018	\$80.64	\$0.22	12/26/2018	\$78.43	0.00
255S02W00003248009 R	2017	\$81.96	\$0.22	3/26/2018	\$82.18	0.00
255S02W00003248009 R	2016	\$87.58	\$0.18	3/26/2018	\$153.28	\$0.00
255S02W00003248009 R	2015	\$91.84	\$0.18	3/26/2018	\$157.17	\$0.00
255S02W00003248009 R	2014	\$94.99	\$0.17	6/12/2017	\$197.91	\$0.00

PARCEL: 35-5S-02W-000-03564-005 TAX BILL

8/25/25, 10:37 PM

Lisa Craze - Wakulla County Tax Collector

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 678300 2024 PROPERTY # R 35-5S-02W-000-03564-005

[Property Appraisers Site](#)

Real Estate TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

* CERTIFICATE SOLD *

Sale Date 05/31/2025
Certificate# 376
Certificate Holder 9990237
Interest Rate 6.75
Original Amount \$1,723.26

TRIFECTA CO LLC
886 COASTAL HWY

PANACEA , FL 32346

Interest Amount \$86.16
Fees \$6.25

UnPaid Balance \$1,815.67

35-5S-02W P-2-5-M-54

A PARCEL IN THE NE CORNER OF
SEC 35 THE SE CORNER OF SEC 26
& THE SW CORNER OF SEC 25

TAXABLE VALUE \$116,100.00

Exemptions:

Property Address:

COASTAL HWY PANACEA 32346

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2024	R	678300-1	\$1,723.26	\$92.41	\$1,815.67	376 I	+ P A Y
			Total Due		\$1,815.67		

Tax Roll Property Summary

355S02W00003564005 R	2024	\$0.00	\$0.00	N/A	\$0.00	\$1,815.67
355S02W00003564005 R	2023	\$1,185.68	\$16.72	4/1/2024	\$1,202.40	0.00
355S02W00003564005 R	2022	\$1,008.63	\$9.40	3/14/2023	\$1,018.03	0.00
355S02W00003564005 R	2021	\$818.59	\$9.17	11/29/2021	\$794.65	0.00
355S02W00003564005 R	2020	\$813.41	\$2.60	12/15/2020	\$791.53	0.00
355S02W00003564005 R	2019	\$829.46	\$2.60	1/10/2020	\$815.42	0.00
355S02W00003564005 R	2018	\$836.66	\$2.54	2/5/2019	\$830.81	0.00
355S02W00003564005 R	2017	\$850.23	\$2.54	11/30/2017	\$818.66	0.00
355S02W00003564005 R	2016	\$908.63	\$2.10	10/3/2017	\$1,079.55	\$0.00
355S02W00003564005 R	2015	\$952.77	\$2.10	6/10/2016	\$1,127.59	\$0.00
355S02W00003564005 R	2014	\$985.47	\$1.97	8/14/2015	\$1,164.56	\$0.00

PARCEL: 26-5S-02W-000-03550-020 TAX BILL

8/25/25, 10:35 PM

Lisa Craze - Wakulla County Tax Collector

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 672500 2024 PROPERTY # R 26-5S-02W-000-03550-020

[Property Appraisers Site](#)

Real Estate TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

* CERTIFICATE SOLD *

Sale Date 05/31/2025
Certificate# 370
Certificate Holder 9990326
Interest Rate 7.00
Original Amount \$365.16

TRIFECTA CO LLC
886 COASTAL HWY

PANACEA , FL 32346

Interest Amount \$18.26
Fees \$6.25

UnPaid Balance \$389.67

26-5S-2W P-2-20-M-54

A PARCEL IN THE W 1/2 OF THE
SE 1/4 OF THE SE 1/4 OF SEC 26
OR 486 P 487 LESS A PRCL IN


TAXABLE VALUE \$22,500.00

Exemptions:

Property Address:

TOWER RD PANACEA 32346

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2024	R	672500-I	\$365.16	\$24.51	\$389.67	370 I	 PAY
			Total Due		\$389.67		

Tax Roll Property Summary

265502W00003550020 R	2024	\$0.00	\$0.00	N/A	\$0.00	\$389.67
265502W00003550020 R	2023	\$169.87	\$4.32	4/1/2024	\$174.19	0.00
265502W00003550020 R	2022	\$86.87	\$0.81	3/14/2023	\$87.68	0.00
265502W00003550020 R	2021	\$70.51	\$0.79	11/29/2021	\$68.45	0.00
265502W00003550020 R	2020	\$70.07	\$0.22	12/15/2020	\$68.18	0.00
265502W00003550020 R	2019	\$71.44	\$0.22	1/10/2020	\$70.23	0.00
265502W00003550020 R	2018	\$72.07	\$0.22	11/27/2018	\$69.40	0.00
265502W00003550020 R	2017	\$73.24	\$0.22	4/3/2018	\$75.66	0.00
265502W00003550020 R	2016	\$78.26	\$0.18	4/3/2018	\$158.03	\$0.00
265502W00003550020 R	2015	\$82.07	\$0.18	6/10/2016	\$136.66	\$0.00
265502W00003550020 R	2014	\$84.89	\$0.17	4/3/2018	\$200.28	\$0.00

PARCEL: 35-5S-02W-000-03564-000 TAX BILL

8/25/25, 10:36 PM

Lisa Craze - Wakulla County Tax Collector

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 677500 2024 PROPERTY # R 35-5S-02W-000-03564-000

[Property Appraisers Site](#)

Real Estate TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

* CERTIFICATE SOLD *

Sale Date	05/31/2025	TRIFECTA CO LLC
Certificate#	374	886 COASTAL HWY
Certificate Holder	9990237	
Interest Rate	6.75	PANACEA , FL 32346
Original Amount	\$1,447.52	

Interest Amount	\$72.38
Fees	\$6.25

UnPaid Balance \$1,526.15

35-5S-2W P-2-M-54
LYING IN NE 1/4 OF SEC 35
OR 56 P 756 & OR 59 P 50
OR 67 P 480-492 & OR 95 P 121

TAXABLE VALUE \$98,165.00

Exemptions:

Property Address:

TOWER RD PANACEA 32346

Delinquent Tax History

Year	Roll	Bill #	Outstanding Tax	Accrued Penalties	Total Due	Reference	Add To Cart
2024	R	677500-I	\$1,447.52	\$78.63	\$1,526.15	374 I	+ PAY
			Total Due		\$1,526.15		

Tax Roll Property Summary

355502W00003564000 R	2024	\$0.00	\$0.00	N/A	\$0.00	\$1,526.15
355502W00003564000 R	2023	\$823.08	\$0.00	4/1/2024	\$823.08	0.00
355502W00003564000 R	2022	\$506.06	\$13.41	11/30/2022	\$498.69	0.00
355502W00003564000 R	2021	\$428.18	\$13.07	11/22/2021	\$423.60	0.00
355502W00003564000 R	2020	\$425.47	\$3.71	12/2/2020	\$412.01	0.00
355502W00003564000 R	2019	\$433.87	\$3.71	11/22/2019	\$420.08	0.00
355502W00003564000 R	2018	\$437.65	\$3.61	12/26/2018	\$428.02	0.00
355502W00003564000 R	2017	\$444.74	\$3.61	3/26/2018	\$448.35	0.00
355502W00003564000 R	2016	\$475.29	\$3.00	3/26/2018	\$600.75	\$0.00
355502W00003564000 R	2015	\$498.37	\$3.00	3/26/2018	\$641.21	\$0.00
355502W00003564000 R	2014	\$515.47	\$2.81	6/12/2017	\$666.02	\$0.00

DEED

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **35-5S-02W-000-03248-009 AND 35-5S-02W-000-03564-000**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 19th day of September, 2023 by **BARBARA SHEEHAN WITHERS**, as Initial Trustee of the Withers' Children Irrevocable Trust U/A Dated October 21, 2011, herein called the grantors, to **TRIFECTA CO, LLC**, A Florida Limited Liability Company, whose post office address is **886 COASTAL HIGHWAY, PANACEA, FL 32346**, hereinafter called the Grantee
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz.:

See Exhibit "A" attached hereto and by reference made a part hereof

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022

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

Signed, sealed and delivered in the presence of:

Jane H. Colvin
Witness #1 Signature

Jan H Colvin
Witness #1 Printed Name
Witness Address:

Crawfordville FL

[Signature]
Witness #2 Signature

Dash Brown
Witness #2 Printed Name
Witness Address:

Crawfordville FL

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 19 day of September, 2023 by **BARBARA SHEEHAN WITHERS**, as Initial Trustee of the Withers' Children Irrevocable Trust U/A Dated October 21, 2011 who is personally known to me or has produced _____ as identified.

SEAL



Jan H. Colvin
Notary Public

File No 28374

Exhibit "A"

Legal Description for File No.: 28374

Tax ID #25-5S-02W-000-03248-009

Commence at the Northeast corner of Section 35, (also being the Southeast corner of Section 26), Township 5 South, Range 2 West, Wakulla County, Florida and run South 01 degrees 02 minutes 40 seconds West 500.00 feet, thence run South 88 degrees 57 minutes 20 seconds East 360.33 feet to the Westerly right-of-way boundary of U. S. Highway No. 98, thence run North 17 degrees 22 minutes 59 seconds East along said right-of-way boundary 1050.09 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 17 degrees 22 minutes 59 seconds East along said Westerly right-of-way boundary 237.27 feet, thence leaving said right-of-way boundary run North 89 degrees 16 minutes 56 seconds West 1368.74 feet to the Easterly right-of-way of Tower Road, thence run South 00 degrees 23 minutes 29 seconds East along said Easterly right-of-way 227.34 feet, thence run South 89 degrees 16 minutes 56 seconds East along the Northerly right-of-way of said Tower Road and an extension thereof a distance of 1296.29 feet to the POINT OF BEGINNING containing 6.95 acres, more or less.

Tax ID #35-5S-02W-000-03564-000

Commence at the Northeast corner of Section 35, (also being the Southeast corner of Section 26), Township 5 South, Range 2 West, Wakulla County, Florida and run South 01 degrees 02 minutes 40 seconds West 500.00 feet, thence run North 88 degrees 57 minutes 20 seconds West 149.92 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 17 degrees 22 minutes 59 seconds West 395.30 feet, thence run North 88 degrees 24 minutes 49 seconds West along the Northerly boundary of Mossy Oak Preserve, as per map or plat recorded in Plat Book 4, Page 99 of the Public Records of Wakulla County, Florida a distance of 1043.82 feet, thence run North 00 degrees 21 minutes 27 seconds West 888.05 feet, thence run North 00 degrees 05 minutes 30 seconds West 551.92 feet, thence run North 89 degrees 36 minutes 31 seconds East 635.06 feet to the Westerly right-of-way of Tower Road, thence run South 00 degrees 23 minutes 29 seconds East along said right-of-way 146.13 feet, thence run South 89 degrees 16 minutes 56 seconds East along the Southerly right-of-way of Tower Road a distance of 449.05 feet, thence leaving said right-of-way run South 01 degrees 02 minutes 40 seconds West 579.27 feet, thence run North 88 degrees 57 minutes 20 seconds West 80.00 feet, thence run South 01 degrees 02 minutes 40 seconds West 363.25 feet, thence run South 88 degrees 57 minutes 20 seconds East 180.08 feet to the POINT OF BEGINNING containing 34.05 acres, more or less.

DEED

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: 36-5S-02W-000-03565-000, 35-5S-02W-000-03564-005, 36-5S-02W-000-03564-003, 26-5S-02W-000-03550-020

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 19th day of September, 2023 by BEN WITHERS, INC., A Florida Corporation, herein called the grantors, to TRIFECTA CO., LLC, A Florida Limited Liability Company whose post office address is 886 Coastal Hwy, Panacea FL 32346, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz

See Exhibit "A" attached hereto and by reference made a part hereof

Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.

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

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

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple, that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022

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

Signed, sealed and delivered in the presence of

BEN WITHERS, INC., A Florida Corporation

Lisa Clark Withers
LISA CLARK WITHERS, PRESIDENT
P O BOX 908, PANACEA, FL 32346

Jan H Colvin
Witness #1 Signature

Jan H Colvin
Witness #1 Printed Name

Josh Brown
Witness #2 Signature

Josh Brown
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization by 19th day of September, 2023 by LISA CLARK WITHERS, PRESIDENT of BEN WITHERS, INC , A Florida Corporation, on behalf of the corporation. He is personally known to me or has produced DL as identification.

SEAL



My Commission Expires.

Jan H Colvin
Notary Signature

Printed Notary Signature

Tax ID #36-5S-02W-000-03565-000

Begin at an iron rod and cap (marked #7160) marking the Northwest corner of Section 36, (also being the Southwest corner of Section 25), Township 5 South, Range 2 West, Wakulla County, Florida. From said POINT OF BEGINNING run South 01 degrees 02 minutes 40 seconds West along the West boundary of said Section 36 (as monumented) a distance of 500.00 feet to a re-rod (marked #4261), thence run South 88 degrees 57 minutes 19 seconds East 208.71 feet to an iron rod and cap (marked #7160), thence run North 01 degrees 01 minutes 31 seconds East 730.84 feet to a concrete monument (marked #4261), thence run North 88 degrees 58 minutes 48 seconds West 208.47 feet to a concrete monument (marked #4261) lying on the Westerly boundary of Section 25, Township 5 South, Range 2 West, Wakulla County, Florida, thence run South 01 degrees 02 minutes 40 seconds West along said West boundary (as monumented) a distance of 230.75 feet to the POINT OF BEGINNING containing 3.50 acres, more or less.

Tax ID #35-5S-02W-000-03564-005

Begin at a concrete monument (marked #4261) marking the Northwest corner of Section 36, (also being the Southwest corner of Section 25), Township 5 South, Range 2 West, Wakulla County, Florida. From said POINT OF BEGINNING run South 01 degrees 02 minutes 40 seconds West along the West boundary of said Section 36 (as monumented) a distance of 500.00 feet to a re-rod (marked #4261), thence run North 88 degrees 57 minutes 20 seconds West 50.00 feet to a re-rod (marked #7160), thence run North 01 degrees 02 minutes 40 seconds East 943.66 feet to a re-rod (marked #4261) lying on the Southerly maintained right-of-way boundary of Tower Road, thence run South 89 degrees 16 minutes 56 seconds East along said maintained right-of-way and an extension thereof 688.13 feet to a re-rod (marked #4261) lying on the Westerly right-of-way boundary of U.S. Highway No. 98, thence run South 17 degrees 22 minutes 59 seconds West along said right-of-way boundary 590.57 feet to a re-rod (marked #7160), thence leaving said right-of-way boundary run North 89 degrees 11 minutes 43 seconds West 263.40 feet to a re-rod (marked #7160), thence run North 01 degrees 01 minutes 31 seconds East 351.08 feet to a concrete monument (marked #4261), thence run North 88 degrees 58 minutes 48 seconds West 208.47 feet to a concrete monument (marked #4261) lying on the Westerly boundary of aforementioned Section 25, thence run South 01 degrees 02 minutes 40 seconds West along said Westerly boundary (as monumented) a distance of 230.75 feet to the POINT OF BEGINNING containing 6.61 acres, more or less.

ALSO THE FOLLOWING:

Commence at a concrete monument (marked #4261) marking the Northwest corner of Section 36 (also being the Southwest corner of Section 25), Township 5 South, Range 2 West, Wakulla County, Florida and run South 01 degrees 02 minutes 40 seconds West along the West boundary of said Section 36 (as monumented) a distance of 500.00 feet to a re-rod (marked #4261), thence run North 88 degrees 57 minutes 20 seconds West 50.00 feet to a re-rod (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 88 degrees 57 minutes 20 seconds West 280.00 feet to a re-rod (marked #7160), thence run North 01 degrees 02 minutes 40 seconds East 363.25 feet to a re-rod (marked #7160), thence run South 88 degrees 57 minutes 20 seconds East 80.00 feet to a re-rod (marked #7160), thence run North 01 degrees 02 minutes 40 seconds East 579.27 feet to a re-rod (marked #7160) lying on the Southerly maintained right-of-way of Tower Road, thence run South 89 degrees 16 minutes 56 seconds East along said maintained right-of-way 200.00 feet to a re-rod (marked #4261), thence leaving said maintained right-of-way run South 01 degrees 02 minutes 40 seconds West 943.66 feet to the POINT OF BEGINNING containing 5.00 acres, more or less.

Commence at a iron rod and cap (marked #7160) marking the Northwest corner of Section 36, (also being the Southwest corner of Section 25), Township 5 South, Range 2 West, Wakulla County, Florida and run South 01 degrees 02 minutes 40 seconds West along the West boundary of said Section 36 (as monumented) a distance of 500.00 feet to a re-rod (marked #4261), thence run South 88 degrees 57 minutes 19 seconds East 208.71 feet to a iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 01 degrees 01 minutes 31 seconds East 189.88 feet to an iron rod and cap (marked #7160), thence run South 89 degrees 31 minutes 07 seconds East 207.95 feet to iron rod and cap (marked #7160) lying on the Westerly right-of-way boundary of U. S. Highway No. 98, thence run South 17 degrees 22 minutes 59 seconds West along said right-of-way boundary 200.00 feet to a re-rod (marked #4261), thence leaving said right-of-way boundary run North 88 degrees 57 minutes 20 seconds West 151.61 feet to the POINT OF BEGINNING containing 0.79 acres, more or less.

TRACT C

Commence at an iron rod and cap (marked #7160) marking the Northwest corner of Section 36, (also being the Southwest corner of Section 25), Township 5 South, Range 2 West, Wakulla County, Florida and run South 01 degrees 02 minutes 40 seconds West along the West boundary of said Section 36 (as monumented) a distance of 500.00 feet to a re-rod (marked #4261), thence run South 88 degrees 57 minutes 19 seconds East 208.71 feet to an iron rod and cap (marked #7160), thence run North 01 degrees 01 minutes 31 seconds East 189.88 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 01 minutes 31 seconds East 94.94 feet to a re-rod (marked #7160), thence run South 88 degrees 58 minutes 31 seconds East 235.23 feet to a re-rod (marked #4261) lying on the Westerly right-of-way boundary of U. S. Highway No. 98, thence run South 17 degrees 22 minutes 59 seconds West along said right-of-way boundary 96.89 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run North 89 degrees 31 minutes 07 seconds West 207.95 feet to the POINT OF BEGINNING containing 0.48 acres, more or less.

Commence at a 2 inch iron pipe marking the Northeast corner of Section 26, Township 5 South, Range 2 West, Wakulla County, Florida and thence run North 89 degrees 00 minutes 23 seconds West along the Northerly boundary of said Section 26 (as monumented) a distance of 994.40 feet to the centerline of Fishing Pool Way (a graded dirt road), thence run South 00 degrees 56 minutes 11 seconds West along said centerline 30.00 feet to the centerline of Tower Road (a county graded dirt road), thence run South 89 degrees 00 minutes 23 seconds East 329.83 feet, thence run South 00 degrees 01 minutes 07 seconds West (bearing base) along said centerline of Tower Road 4174.32 feet, thence leaving said right-of-way boundary run North 89 degrees 58 minutes 53 seconds West 30.00 feet to the Westerly right-of-way boundary of said Tower Road said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run South 00 degrees 01 minutes 07 seconds West along said right-of-way boundary 172.84 feet, thence leaving said right-of-way boundary run North 89 degrees 58 minutes 53 seconds West 208.71 feet, thence run South 00 degrees 01 minutes 07 seconds West 208.71 feet, thence run South 89 degrees 58 minutes 53 seconds East 208.71 feet to the said Westerly right-of-way boundary of Tower Road, thence run South 00 degrees 01 minutes 07 seconds West along said right-of-way boundary 30.00 feet, thence leaving said right-of-way boundary run North 89 degrees 58 minutes 53 seconds West 635.06 feet, thence run North 00 degrees 01 minutes 07 seconds East 411.55 feet, thence run South 89 degrees 58 minutes 53 seconds East 635.06 feet to the POINT OF BEGINNING containing 5.00 acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

Commence at a 2 inch iron pipe marking the Northeast corner of Section 26, Township 5 South, Range 2 West, Wakulla County, Florida and thence run North 89 degrees 00 minutes 23 seconds West along the Northerly boundary of said Section 26 (as monumented) a distance of 994.40 feet to the centerline of Fishing Pool Way (a graded dirt road), thence run South 00 degrees 56 minutes 11 seconds West along said centerline 30.00 feet to the centerline of Tower Road (a county graded dirt road), thence run South 89 degrees 00 minutes 23 seconds East 329.83 feet, thence run South 00 degrees 01 minutes 07 seconds West (bearing base) along said centerline of Tower Road 4174.32 feet, thence leaving said centerline run North 89 degrees 58 minutes 53 seconds West 30.00 feet to the Westerly right-of-way boundary of said Tower Road, thence run South 00 degrees 01 minutes 07 seconds West along said right-of-way boundary 172.84 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary run North 89 degrees 58 minutes 53 seconds West 208.71 feet, thence run South 00 degrees 01 minutes 07 seconds West 208.71 feet, thence run South 89 degrees 58 minutes 53 seconds East 208.71 feet, thence run North 00 degrees 01 minutes 07 seconds East 208.71 feet to the POINT OF BEGINNING containing 1.00 acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Northwest Corner of Section 26, Township 5 South, Range 2 West, Wakulla County, Florida; thence North 89 degrees 00 minutes 23 seconds West 994.40 feet to the centerline of Fishing Pool Way; thence run along said centerline South 00 degrees 56 minutes 11 seconds West 30.00 feet to the intersection of said centerline with the centerline of Tower Road; thence run along said centerline of Tower Road South 89 degrees 00 minutes 23 seconds East 329.83 feet; thence continue along said centerline South 00 degrees 01 minutes 07 seconds West 4174.32 feet; thence leaving said centerline run North 89 degrees 58 minutes 53 seconds West 30.00 feet to a concrete monument lying on the Westerly right of way of said Tower Road, said point being the POINT OF BEGINNING; thence from said POINT OF BEGINNING run along said right of way South 00 degrees 02 minutes 14 seconds West 172.88 feet to a rod and cap; thence leaving said right of way run North 89 degrees 58 minutes 34 seconds West 208.65 feet to a rod and cap; thence North 89 degrees 58 minutes 53 seconds West 295.31 feet to a rod and cap; thence North 00 degrees 02 minutes 14 seconds West 172.86 feet to a rod and cap; thence South 89 degrees 58 minutes 53 seconds East 503.96 feet to the POINT OF BEGINNING, containing 2.00 acres more or less.

DEED

THIS INSTRUMENT PREPARED BY AND RETURN TO.

WAKULLA TITLE COMPANY, INC
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **36-5S-02W-000-03565-001**
Grantee SS #

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS PERSONAL REPRESENTATIVE DEED made the 19th day of September, 2023 by **LISA WITHERS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT BENJAMIN WITHERS, JR., DECEASED**, herein called the grantors, to **TRIFECTA CO, LLC, A Florida Limited Liability Company** whose post office address is: 886 Coastal Hwy Panama FL 32346, hereinafter called the Grantee
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, as Personal Representative of the Estate of _____, Deceased, hereby grants, remise, aliens, remises, releases, transfer, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz:

See Exhibit "A" attached hereto and by reference made a part hereof

Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.

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

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

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of

Jan H Colvin
Witness #1 Signature
Jan H Colvin
Witness #1 Printed Name

Josh Brown
Witness #2 Signature
Josh Brown
Witness #2 Printed Name

Lisa Withers
LISA WITHERS, as Personal Representative
P O BOX 908, PANACEA, FL 32346

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me, physically present, this 19th day of September, 2023 by LISA WITHERS, as Personal Representative of the Estate of Robert Benjamin Withers, Jr., Deceased. She is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires

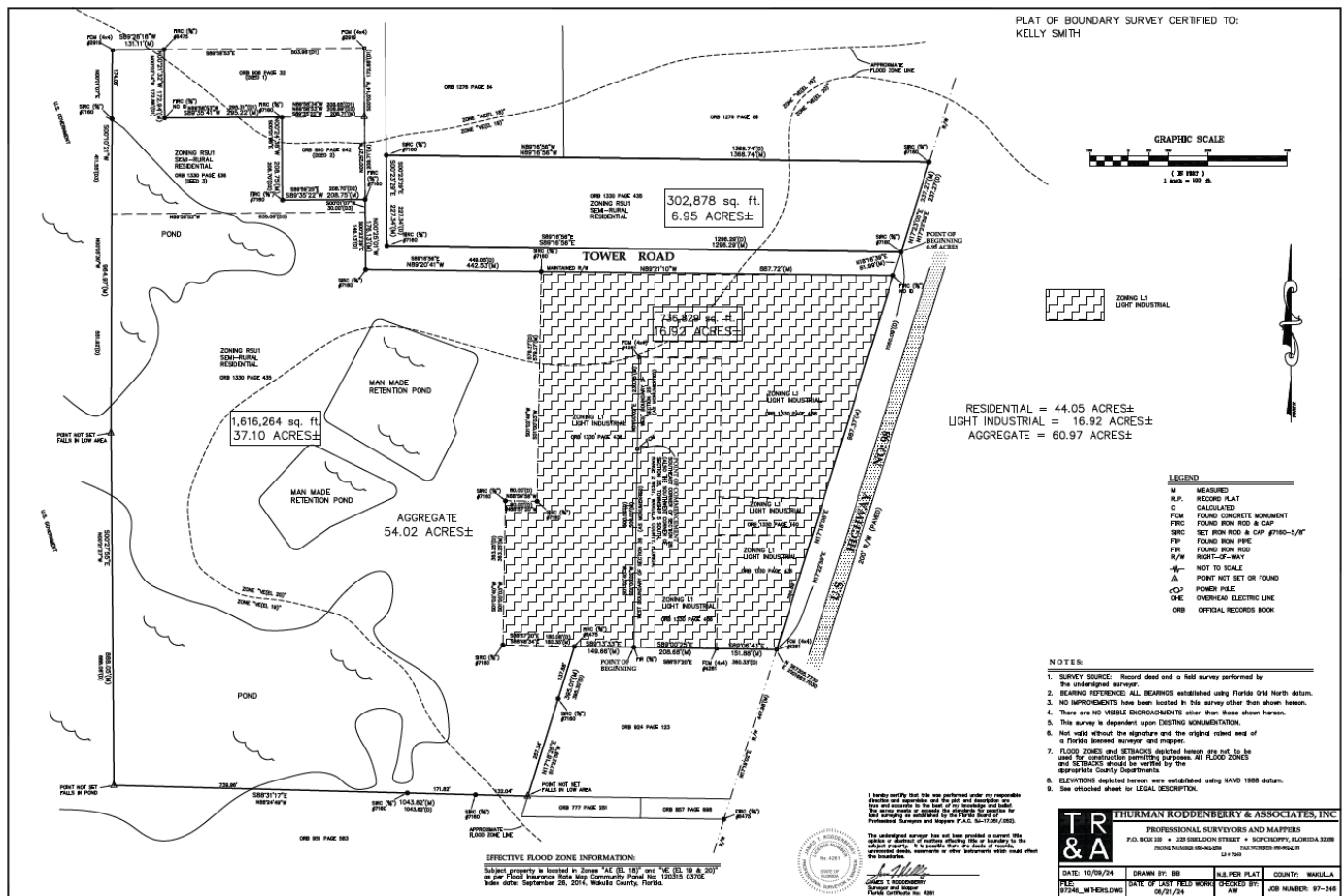
Jan H Colvin
Notary Signature

Printed Notary Signature

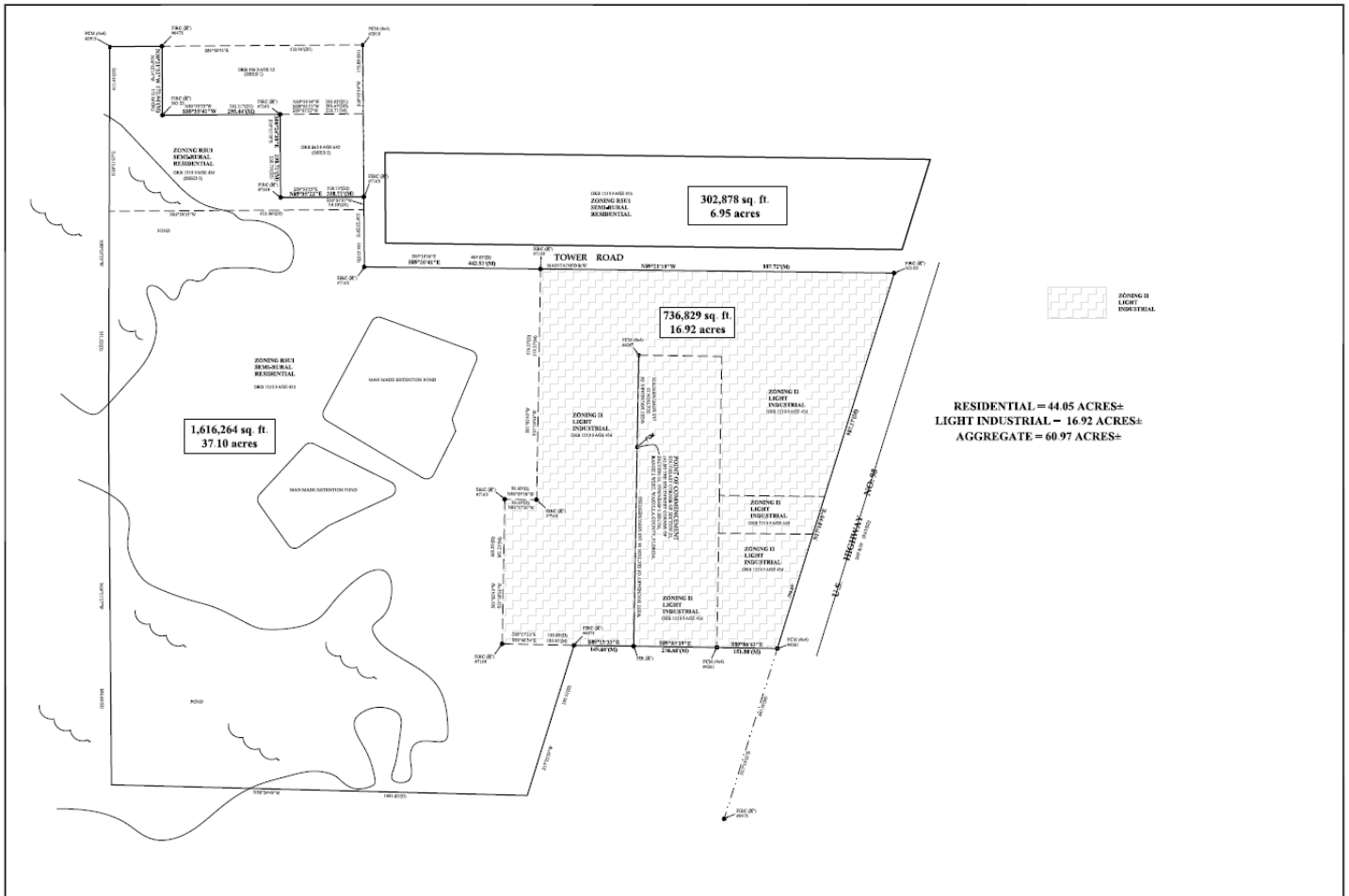
EXHIBIT "A"

Commencing at the N.W. corner of Section 36, Township 5 South, Range 2 West and run thence South $00^{\circ} 25' 50''$ West along the West Line of said Section 499.0 feet to a $\frac{3}{4}$ inch iron pipe; Then run South $89^{\circ} 57' 19''$ East 208.7 feet, then run North $00^{\circ} 25' 50''$ East 284.82 feet to the P.O.B. From said P.O.B. run North $00^{\circ} 25' 50''$ East 94.94 feet, then run S. $89^{\circ} 57' 19''$ E. 245.0 feet more or less to the Westerly R/W limits of U.S. 98 then run S. $18^{\circ} 21' W.$ along said Westerly R/W 100.0 feet, then run N. $89^{\circ} 57' 19'' W.$ 214.3 feet more or less to the P.O.B. containing .5 acres more or less in the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 36, Township 5 South, Range 2 West in Wakulla County, Florida.

BOUNDARY SURVEY



ZONING MAP



RSU — 1 DISTRICT REGULATIONS

Sec. 5-28. RSU-1 Semi-Urban Residential District regulations.

- (1) *District intent.* The provisions of this district are intended to apply to an area predominantly developed with low-density single-family dwellings or other uses which by location, trend of development or planned development designated in the comprehensive plan are appropriate for such areas. The lot areas are large in order to provide a relatively open, low-density living environment. This zoning district is permissible in the Urban Fringe, Urban Core, and Public Facilities land use categories as designated in the comprehensive plan.
- (2) *Special requirements.* None.
- (3) *Principal uses.*
 1. Community residential home (small).
 2. Government offices and services.
 3. Light infrastructure.
 4. Mobile homes.
 5. Single-family dwellings.
- (4) *Conditional uses.*
 1. Cemeteries.
 2. Churches and other houses of worship including convents and rectories.
 3. Public and private recreation facilities.
 4. Schools.
- (5) *Development standards.*
 1. *Minimum lot size.*
 - (a) Area: 20,000 square feet.
 - (b) Width: 100 feet. Forty feet for cul-de-sac lots.
 - (c) Depth: 200 feet.
 2. *Minimum building setbacks.*
 - (a) Front: 25 feet.
 - (b) Rear: 15 feet.
 - (c) Side: eight feet.
 3. *Maximum building restrictions.**
 - (a) Coverage: N/A.
 - (b) Height: 35 feet.
 - (c) Density: two dwelling units per acre.

*Note—Density and building coverage may be further restricted by the comprehensive plan.

(Ord. No. 85-4, 7-23-1985; Ord. No. 13-20, § 2, 9-3-2013; Ord. No. 2015-16, § 4, 10-19-2015; Ord. No. 2018-32, § 9, 9-17-2018; Ord. No. 2021-23, § 7, 8-16-2021)

LIGHT INDUSTRIAL DISTRICT REGULATIONS

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Wakulla County, FL Code of Ordinances

Sec. 5-41. - I-1 Light Industrial District regulations.

(1) *District intent.* The provisions of this district are intended to apply to an area developed for a variety of storage, warehousing and light, clean industrial operations or other uses which by their location, trend of development or planned development designated in the comprehensive plan are appropriate for such areas. This district is designed for businesses that want an industrial park atmosphere which will create an attractive setting. The provisions are intended to permit the normal operation of such light industrial uses under such conditions as will not be harmful to surrounding uses. This zoning district is permissible in the Urban Fringe, Urban Core, Industrial, and Public Facilities land use categories as designated in the comprehensive plan.

(2) *Special requirements.*

1. This district shall not permit:
 - (a) Outside storage of vehicles or equipment except for permitted equipment at solar power generation facilities;
 - (b) Operations performed outside of completely enclosed structures except for solar power generation facilities, or as otherwise specifically authorized through an approved conditional use;
 - (c) Truck loading or unloading docks on the side of a building fronting on a public street;
 - (d) Operations that use large amounts of water, chemicals or noxious materials;
 - (e) Operations that create unusual noise, dust or odor; or operations that create hazardous or noxious wastes.
2. Non-residential access to principal arterial roads shall be from frontage or service roads or from side streets rather than directly from the abutting arterial roadway, unless no such alternate access is available.

(3) *Principal uses.*

1. Government offices and services.
2. Indoor storage of durable and nondurable goods.
3. Light infrastructure.
4. Production, processing and storage of apparel and piece goods, electronic and related products and miscellaneous durable and nondurable goods that occur within enclosed structures and are unlikely to cause objectionable impacts such as odor, noise, fumes, or dispersion of waste or radiation to be detected off-site.

(4) *Conditional uses.*

1. Automotive repair services.
2. Automotive wrecking and salvage yards.
3. Boat yards.
4. Carwashes.
5. Cemeteries.
6. Churches and other houses of worship including convents and rectories.
7. Convenience stores, with or without fuel sales.
8. Food and kindred products manufacturing, processing, and packaging.

9. Hospitals.
 10. Junkyards.
 11. Public and private recreation facilities.
 12. Schools.
 13. Service stations, automotive.
 14. Truck stops.
 15. Solar power generation facilities.
- (5) *Development standards.*
1. *Minimum lot or site size.*
 - (a) Area: none.
 - (b) Width: none.
 - (c) Depth: none.
 2. *Minimum building setbacks.*
 - (a) Front: 80 feet.
 - (b) Rear: 50 feet.
 - (c) Side: ten feet.
 3. *Maximum building restrictions.**
 - (a) Coverage: 60 percent.
 - (b) Height: 35 feet.
 - (c) Density: N/A.

***Note**—Density and building coverage may be further restricted by the comprehensive plan.

(Ord. No. 85-4, 7-23-1985; Ord. No. 87-8, § 3, 8-5-1987; Ord. No. 13-20, § 2, 9-3-2013; Ord. No. 2016-13, § 3, 6-20-2016; Ord. No. 2018-32, § 23, 9-17-2018; Ord. No. 2021-23, § 12, 8-16-2021; Ord. No. 2022-15, § 2, 3-21-2022)

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