

Property Information Package

Gulf Coast Florida Real Estate

**Online Only Auction
Bidding Ends June 20, 2019**



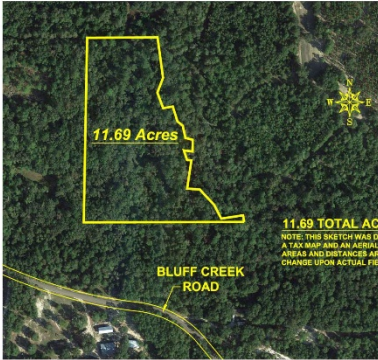
www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Selling by Order of the United States Bankruptcy Court, 4 Florida Panhandle Properties. Browse and bid on properties in Wakulla and Liberty County Florida. These court-ordered properties make great investments.

Auction Date and Time: Thursday, June 20, 2019 at 4:00 P.M.

Open House Dates and Times: Drive by Anytime!



FLORIDA PANHANDLE REAL ESTATE: COURT ORDERED



For More Information Contact:

Ben Cone
Weeks Auction Group, Inc.
(229)224-5608
Benjamin@BidWeeks.com

Property List

- **1550 Shell Point Road, Crawfordville, Florida**
 - Canal Front Lot in Shell Point Florida
 - Canal Easement for Dock and Boat Lift
 - A Block Away from the Beach
 - In Shell Cove, a developing area
 - Easy Access from Highway 98
 - 13 Miles from Crawfordville
 - 14 Miles from Panacea
 - 16 Miles from St. Marks
- **Ben Willis Road (Waterfront), Crawfordville, Florida (Tract 1)**
 - 0.073 Acre lot on Spring Creek
 - Located on Spring Creek
 - 10 Miles from Crawfordville
 - 11 Miles from Panacea
 - 14 Miles from St. Marks
- **Ben Willis Road, Crawfordville, Florida (Tract 2)**
 - (2) Adjoining Lots on Ben Willis Rd
 - Convenient to Spring Creek and the Gulf
 - 10 Miles from Crawfordville
 - 11 Miles from Panacea
 - 14 Miles from St. Marks
- **Off NE Bluff Creek Road, Liberty County, Florida**
 - 11.69 Acre tract in Liberty County, Florida
 - Timberland Tract
 - This property is land locked and the seller does not guarantee access

For More Information Contact:

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Weeks Auction Group, Inc.
(229)224-5608
Benjamin@BidWeeks.com

1550 Shell Point Road, Crawfordville – Tax Card



Parcel Summary

Parcel ID 00-00-121-080-12008-000
Location Address 1550 SHELL POINT RD
Brief Tax Description* SHELL POINT BEACH UNIT 1 BLOCK B LOT 2 OR 10 P 21 OR 358 P 108 OR 412 P 22 OR 442 P 836 OR 743 P 1 - EASEMENT OR 897 P 885
Property Use Code MISCELLANE (000700)
Sec/Twp/Rng --121
District Unincorporated County (District 3)
Millage Rate 14.6464
Acreage 0.156
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Mitchell Lela M
 PO. Box 5768
 Thomasville, GA 31758

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|----------|-----------------|-----------|----------|-------|
| 000700 | MISC RES | 1.00 | LT | 50 | 136 |

Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|---------------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0340 | BOATDOCK GOOD | 1 | 12 x 40 x 0 | 480 | UT | 1988 |
| 0620 | WOOD UTL BLDG | 1 | 10 x 12 x 0 | 120 | SF | 2003 |
| 0080 | CHAINLINK FENCE 4FT | 1 | 0 x 0 x 0 | 100 | LF | 2003 |
| 0872 | SEAWALL VINYL | 1 | 0 x 0 x 0 | 50 | LF | 2008 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---------------------------|---------------------|
| N | 01/03/2013 | \$100 | QC | 897 | 885 | Unqualified (U) | Vacant | MITCHELL EMMETT III | MITCHELL LELA M |
| N | 05/06/2002 | \$13,000 | WD | 442 | 836 | Unqualified (U) | Vacant | CUDIHY THOMAS | MITCHELL EMMETT III |
| N | 06/27/2001 | \$46,500 | WD | 412 | 22 | Qualified (Q) | Vacant | BUCHANNA GREGORY & LISA A | CUDIHY THOMAS |
| N | 07/20/1999 | \$165,000 | WD | 358 | 108 | Unqualified (U) | Vacant | BUCHANNA GREGORY & LISA A | |

Valuation

| | 2017 | 2016 | 2015 |
|------------------------------------|-----------------|-----------------|-----------------|
| Building Value | \$0 | \$0 | \$0 |
| Extra Features Value | \$4,125 | \$4,288 | \$3,006 |
| Land Value | \$55,000 | \$55,000 | \$55,000 |
| Land Agricultural Value | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 |
| Just (Market) Value | \$59,125 | \$59,288 | \$58,006 |
| Assessed Value | \$59,125 | \$57,920 | \$58,006 |
| Exempt Value | \$0 | \$0 | \$0 |
| Taxable Value | \$59,125 | \$57,920 | \$58,006 |
| Maximum Save Our Homes Portability | \$0 | \$1,368 | \$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: Residential Buildings, Commercial Buildings, Photos, Sketches.

Public information data is furnished by the Wakulla County Property Appraiser's Office, and must be accepted and used by recipient with the understanding that the data received was developed and collected for the purpose of developing an Assessment Roll per Florida Statute. As such, the Wakulla County Property Appraiser's Office makes every effort to produce the most accurate information possible.

Last Data Upload Date: 1/23/2018, 8:25:28 PM



1550 Shell Point Road, Crawfordville – Tax Map

 **qPublic.net**™ Wakulla County, FL



Date created: 6/25/2018
Last Data Uploaded: 6/22/2018 10:21:49 PM
Developed by



1550 Shell Point Road, Crawfordville – 2018 Property Tax Bill

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 2463300 2018

[Property Appraisers Site](#)

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

PROPERTY # R 00-00-121-080-12008-000

AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | TAX AMOUNT |
|--------------------------|--------------|-----------------|
| SCHOOL-LRE | .00413100 | \$243.57 |
| COUNTY | .00800000 | \$471.69 |
| NW FL WATER MGT | .00003380 | \$1.99 |
| SCHOOL-LOCAL BD | .00074800 | \$44.10 |
| SCH CAPITAL OUTLAY | .00150000 | \$88.44 |
| TOTAL AD-VALOREM: | | \$849.79 |

**MITCHELL LELA M
P.O. BOX 5768**

THOMASVILLE , GA 31758

NON-AD VALOREM ASSESSMENTS

| TAXING AUTHORITY | TAX AMOUNT |
|------------------------------|---------------|
| Asmt - FIRE TAX | \$0.03 |
| TOTAL NON-AD VALOREM: | \$0.03 |

0.156 ACRES
SHELL POINT BEACH UNIT 1
BLOCK B LOT 2
OR 10 P 21 OR 358 P 108
OR 412 P 22 OR 442 P 836

COMBINED TAXES & ASMTS: \$849.82

DISCOUNT: \$0.00

FAIR MKT VALUE \$58,961.00 DIST 3
ASSESS \$58,961.00 EXEMPT VALUE \$0.00

UNPAID BALANCE: \$898.71

TAXABLE VALUE \$58,961.00

Exemptions:

 **pay this bill**

Property Address:
1550 SHELL POINT RD

Delinquent Tax History

| Year | Roll | Bill # | Outstanding Tax | Accrued Penalties | Total Due | Reference |
|------|------|-------------------------|-------------------|-------------------|-----------------|-----------|
| 2018 | R | 2463300 | \$849.82 | \$48.89 | \$898.71 | 0 |
| | | | Total Due: | | \$898.71 | |

Tax Roll Property Summary

| Parcel | Roll Type | Year | Original Gross Tax | Original Assessments | Date Paid | Amount Paid | Total Unpaid |
|--------------------|-----------|------|--------------------|----------------------|------------|-------------|--------------|
| 000012108012008000 | R | 2018 | \$849.79 | \$0.03 | N/A | \$0.00 | \$898.71 |
| 000012108012008000 | R | 2017 | \$865.98 | \$0.03 | 5/30/2018 | \$915.39 | \$0.00 |
| 000012108012008000 | R | 2016 | \$916.67 | \$0.03 | 5/30/2018 | \$1,086.33 | \$0.00 |
| 000012108012008000 | R | 2015 | \$952.04 | \$0.03 | N/A | \$0.00 | \$0.00 |
| 000012108012008000 | R | 2014 | \$986.17 | \$0.03 | 2/12/2015 | \$976.34 | 0.00 |
| 000012108012008000 | R | 2013 | \$994.38 | \$0.03 | 3/31/2014 | \$994.41 | 0.00 |
| 000012108012008000 | R | 2012 | \$992.01 | \$0.03 | 11/28/2012 | \$952.36 | 0.00 |
| 000012108012008000 | R | 2011 | \$995.06 | \$196.03 | 4/2/2012 | \$1,191.09 | 0.00 |
| 000012108012008000 | R | 2010 | \$2,136.48 | \$0.02 | 3/30/2011 | \$2,136.50 | 0.00 |

1550 Shell Point Road, Crawfordville – Legal Description

Lot 2, Block "B", Shell Point Beach, Unit 1 and that portion of the existing Dock embraced by said lot as per map of plat thereof, recorded in Plat Book 1, Page 24, of the Public Records of Wakulla County, Florida.

1550 Shell Point Road, Crawfordville - Canal Easement Page 1

5/13/2019

Landmark Web Official Records Search

Inst: 261863 Date:01/31/2008 Time:12:00 PM Doc Stamp-Deed: \$0.70 DRICHARDSON
DC, Brent Thurmond, WAKULLA County B: 743 P: 1 - 6

THIS INSTRUMENT PREPARED BY:

Bruce I. Wiener, Attorney
Gardner, Wadsworth, Duggar, Bist & Wiener, P.A.
1300 Thomaswood Drive
Tallahassee, Florida 32308
(850) 385-0070
Matter No.: 05.2622

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Easement Agreement") is made, given, and entered into this 27th day of January, 2008, by and between **Shell Point Investments, LLC**, a Florida limited liability company, whose mailing address is 3540 Forest Hill Blvd., Suite 203, West Palm Beach, Florida 33406 ("Grantor") Emmett Mitchell III, whose mailing address is P.O. Box 976, Thomasville, GA 31799 ("Grantee").

Background Facts:

A. Grantee is the owner of that certain real property located in Wakulla County, Florida, as more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein (the "Property").

B. Grantee desires to obtain from Grantor, and Grantor desires to grant to Grantee, to the extent Grantor has the right to do so, a non-exclusive easement for certain docking uses as well as certain ancillary uses related thereto over and across the property described on **Exhibit "B"** attached hereto and by this reference incorporated herein (the "Easement Parcel") pursuant to the terms and conditions provided below.

Terms and Conditions:

IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor and Grantee agree as follows:

1. **Background Facts:** The Background Facts set forth above are agreed to be true and correct and are incorporated into the terms and conditions of this Easement Agreement.
2. **Easements:** Grantor hereby grants to Grantee perpetual, non-exclusive easements ("the Easements") over and across the Easement Parcel for the following purposes:
 - (a) Constructing, maintaining and operating a single-family dock and associated boat lift and pilings;
 - (b) Installing and maintaining utilities for a single-family dock; and
 - (c) Maintaining and repairing existing sea walls.
3. **Restrictions:** Notwithstanding anything to the contrary herein, Grantee shall not (i) be permitted to extend any existing sea wall or construct a sea wall waterward of the existing seawall located on or immediately adjacent to the Property; (ii) exercise any rights granted herein unless Grantee has obtained all necessary permits and governmental approvals; or (iii) install any improvements on, in, over, across or through the Easement Parcel that hinders or impedes the navigation of boats or any other vessel in the canal system that runs along the boundary of the Easement Parcel.

1550 Shell Point Road, Crawfordville - Canal Easement Page 2

5/13/2019

Landmark Web Official Records Search

B: 743 P: 2, Instrument Number: 261863

4. Conditions of the Easements: Grantee hereby expressly acknowledges and agrees as follows: (a) Grantor has made no warranty, guaranty, or representation, oral or written, express or implied, concerning whether Grantor has any rights in and to the Easement Parcel or whether the Easement Parcel may be used for the purposes granted herein; and (b) the Easements are being acquired subject to all applicable agreements, covenants, conditions, restrictions, easements, licenses, riparian rights, littoral rights, governmental laws, rules and regulations, rights of the State of Florida and United States and such other rights and matters applicable to the Easement Parcel and the waters located over and across the Easement Parcel. Grantee further acknowledges and agrees that Grantor makes absolutely NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, CONCERNING ANY PORTION OF THE EASEMENT PARCEL, THE CONDITION OF THE EASEMENT PARCEL OR THE USE OF THE EASEMENT PARCEL OR THE ADJOINING CANALS BY GRANTEE FOR ANY PURPOSE.
5. Compliance With Applicable Laws: The Easements shall only be used in full compliance with applicable laws, rules and regulations.
6. Additional Rights of Grantor: The Easements are non-exclusive, and the Grantor, or its authorized agents or employees, shall retain the right to enter the Easement Parcel and/or to engage in canal maintenance and management activities. In addition, Grantor shall have the right to the extent permitted under Florida law, but not the obligation, to remove derelict vessels as defined by Section 823.11(1), Florida Statutes (2006), as amended from time to time ("derelict vessel"), which are located on the Easement Parcel or any portion thereof. The removal of any derelict vessel shall be in accordance with Florida law. Grantee understands, agrees and acknowledges that derelict vessels are not permitted on the Easement Parcel or any portion thereof and the location thereof on any part of the Easement Parcel constitutes a direct violation of Florida law and the terms of this Easement Agreement.
7. Indemnification: Grantee agrees to indemnify and to defend and hold harmless Grantor from and against any claim, loss, cost, damage or expense, asserted against, or incurred by Grantor as the owner of the Easement Parcel, arising out of this Easement Agreement or in connection with the use of the Easement Parcel by Grantee or Grantee's agents, contractors, independent contractors, employees, tenants, invitees, licensees, guests or family members.
8. Taxes and Assessments: The Grantee shall assume all responsibility for liabilities that accrue to the Easement Parcel or to the improvements thereon, including any and all special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the Easement Parcel which result from the grant of the Easements or the activities of the Grantee under this Easement Agreement.
9. Severability: All provisions of this Easement Agreement are intended to be severable. If any provision of this Easement Agreement is deemed void or unenforceable by any court of competent jurisdiction, then the remaining provisions shall continue in full force and effect.
10. Successors, Assigns, Heirs and Personal Representatives: The terms and conditions of this Easement Agreement shall apply to, bind and inure to the benefit of the successors, assigns, heirs and personal representatives of the parties to this Easement Agreement.
11. Waiver: The failure to enforce any right, provision, term or condition of this Easement Agreement does not constitute a waiver of the right to enforce such right, provision, term or condition in the future.

1550 Shell Point Road, Crawfordville - Canal Easement Page 3

5/13/2019

Landmark Web Official Records Search

B: 743 P: 3, Instrument Number: 261863

- 12. **Governing Law and Venue:** This Agreement shall be governed by, and construed and enforced, in accordance with the laws of the State of Florida. Venue for any and all litigation involving this Easement Agreement shall be in Wakulla County, Florida.
- 13. **Amendment:** This Easement Agreement constitutes the entire agreement between the parties. Any amendment or modification to the Easement Agreement must be in writing and signed by Grantor and Grantee.
- 14. **Appurtenant rights:** The Easements granted herein shall run with the title to the Property as the Property constitutes the land intended to be served and benefited.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

SHELL POINT INVESTMENTS, LLC,
a Florida limited liability company

By: Shell Point Partners, Inc.,
a Florida corporation,
its Manager

Kristina Marshall
Print Name: Kristina Marshall

Bobby Spack
Print Name: Bobby Spack

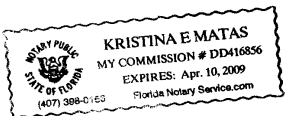
By: George W. Heaton
George W. Heaton, its President

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 27th day of Jan, 2008, by George W. Heaton, the President of Shell Point Partners, Inc., a Florida corporation, Manager of Shell Point Investments, LLC, a Florida limited liability company, on behalf of the corporation and limited liability company, (X) who is personally known to me OR () who produced _____ as identification.

Kristina E. Matas
Notary Signature

Kristina E. Matas
Print Notary Name



NOTARY PUBLIC
State of Florida at Large
My Commission Expires: Apr 10, 2009

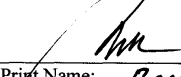
1550 Shell Point Road, Crawfordville - Canal Easement Page 4

5/13/2019

Landmark Web Official Records Search

B: 743 P: 4, Instrument Number: 261863

Signed, sealed and delivered
in the presence of:


Print Name: Bruce I. Wiener


Print Name: Heidi T. Campbell

GRANTEE:


Emmett Mitchell III

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Easement Agreement was acknowledged before me this 14th day of September,
2007, by Emmett Mitchell III and _____, who are personally known to me or have
produced _____ as identification.




Notary Public, State of Georgia

Print Name: Bruce I. Wiener

(NOTARY SEAL)

My Commission Expires: _____

1550 Shell Point Road, Crawfordville - Canal Easement Page 5

5/13/2019

Landmark Web Official Records Search

B: 743 P: 5, Instrument Number: 261863

EXHIBIT "A"

LOT 2, BLOCK B OF SHELL POINT BEACH UNIT NO. 1, AS RECORDED IN PLAT
BOOK 1, PAGE 24 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

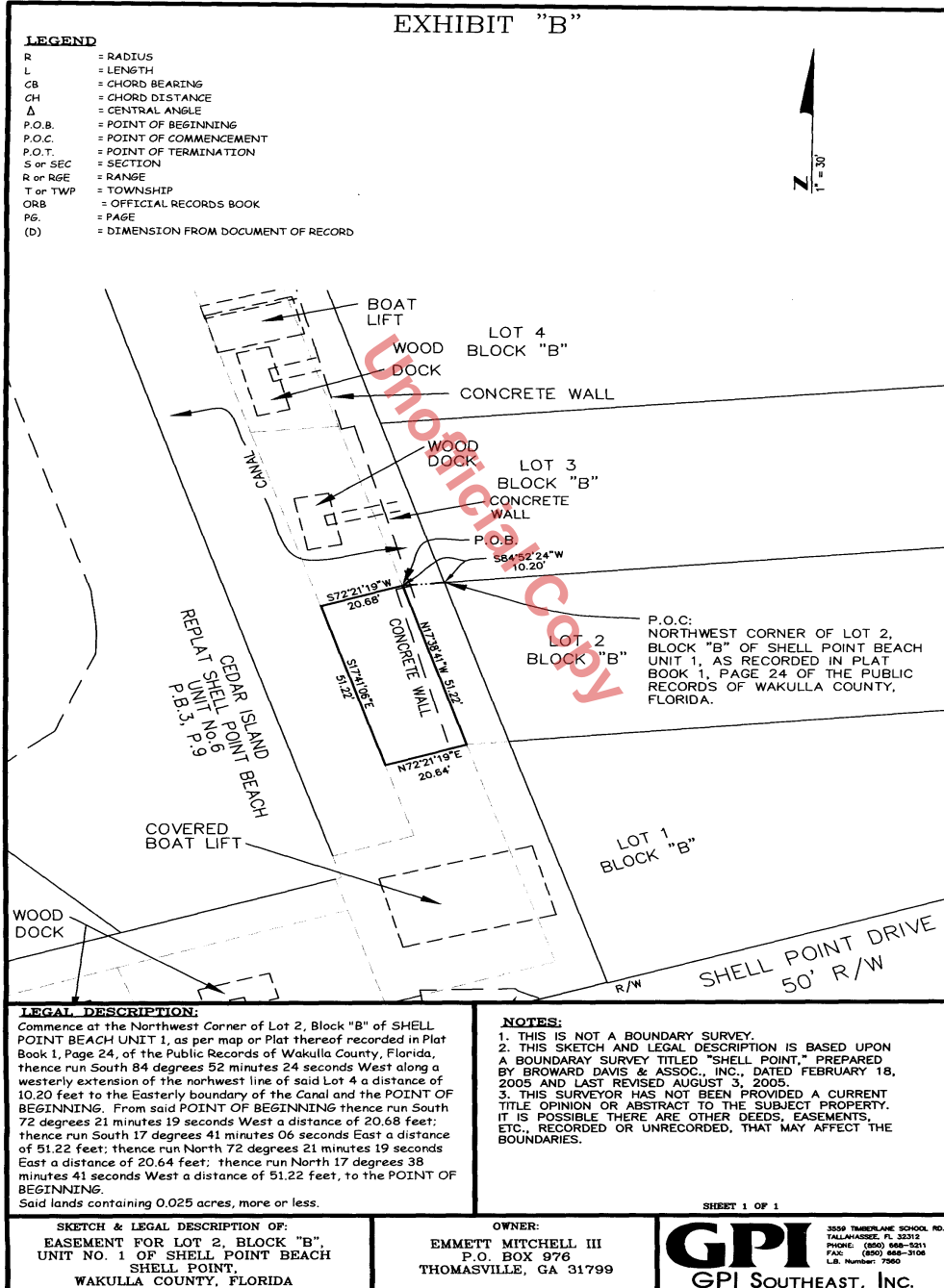
Unofficial Copy

1550 Shell Point Road, Crawfordville - Canal Easement Page 6

5/13/2019

Landmark Web Official Records Search

B: 743 P:6, Instrument Number: 261863



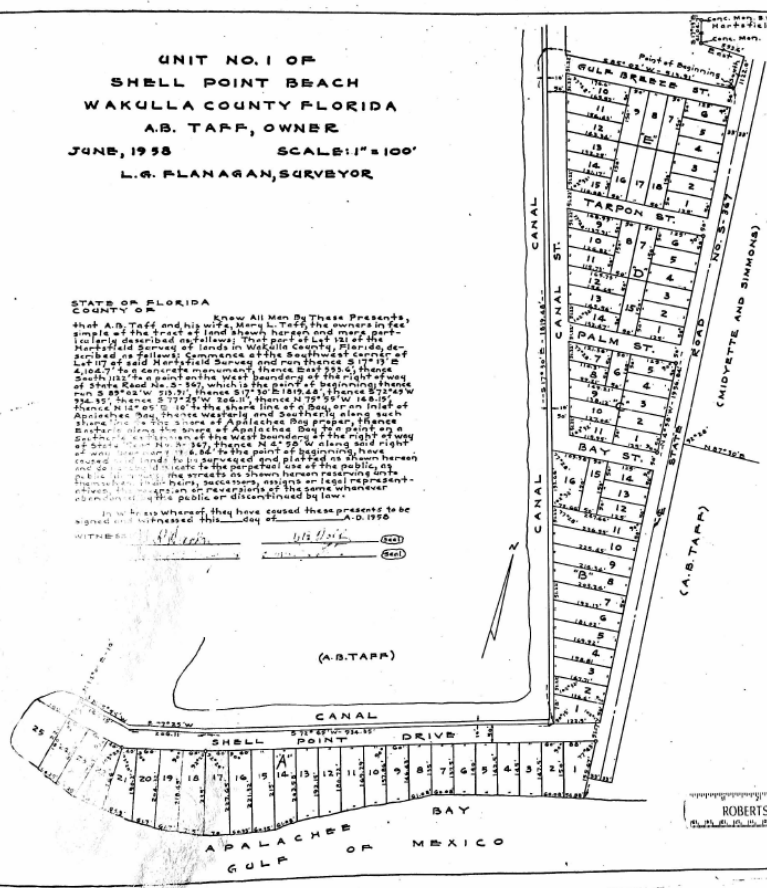
1550 Shell Point Road, Crawfordville - Plat

UNIT NO. 1 OF
SHELL POINT BEACH
WAKULLA COUNTY FLORIDA
A.B. TAFF, OWNER
JUNE, 1958 SCALE: 1" = 100'
L.G. FLANAGAN, SURVEYOR

STATE OF FLORIDA
COUNTY OF
Know All Men By These Presents,
that A.B. Taff and his wife, Mary L. Taff, the owners in fee
simple of the tract of land shown herein and more partic-
ularly described as follows: That part of Lot 151 of the
Herbfield Survey of lands in Wakulla County, Florida de-
scribed as follows, commencing at the Southwest corner of
Lot 151 of said survey and running S 17° 25' 30" W 148.57
feet to a concrete monument there East 333.0; thence
South 187.15 to a point on the West boundary of the right-of-way
of State Road No. 2-167, which is the point of beginning thence
S 87° 02' W 110.37; thence S 77° 25' W 148.57; thence S 77° 25' W
148.57; thence S 77° 25' W 148.57; thence N 79° 58' W 148.57;
thence N 79° 58' W 148.57; the sharp line of a Bay, or an inlet of
Apalachee Bay thence westerly and southerly along such
line, to the shore of Apalachee Bay proper, thence
Southerly along the shore of Apalachee Bay to a point on a
concrete monument on the West boundary of the right-of-way
of State Road No. 2-167 thence N 4° 58' W along said right-
of-way monument to a monument on the West boundary of the right-of-way
of State Road No. 2-167; thence N 4° 58' W along said right-
of-way monument to be surveyed and placed on return nearest
and as shown on the plat in the perfect lot of the public, as
the same may hereafter be surveyed and placed on return, to
the point of beginning, the surveys as shown herein relating to
said tract of land being a reservation of the same whenever
conveyed to the public or discontinued by law.

In testimony whereof they have caused these presents to be
signed and witnessed this 2nd day of June, A.D. 1958

Witness my hand and official seal this 2nd day of June, A.D. 1958



STATE OF FLORIDA
COUNTY OF
before me this day personally
appeared A.B. Taff and his wife Mary L. Taff and
acknowledged that they executed the foregoing between
themselves for the uses and purposes therein stated.

Witness my hand and official seal this 2nd day of June, A.D. 1958

My commission expires 12-12-1960

Approved this 2nd day of June, A.D. 1958
Board of County Commissioners, Wakulla Co., Fla.
By: Walter G. Carter
Chairman

Accepted for files and recorded this 2nd day of June, A.D. 1958 in Plat Book 1 on Page 11

By: Handy Carter
Clerk, Circuit Court, Wakulla Co., Fla.

STATE OF FLORIDA
COUNTY OF WAKULLA
I hereby certify that the
attached plat is a correct representation of a
survey made under my direction, that the angles
and distances shown thereon are true and accurate
to the best of my knowledge and belief, and that
permanent reference monuments have been
placed according to law.

L.G. Flanagan Land Surveyor
Fla. Reg. Cert. No. 597

ROBERTS & SON, INC.
SURVEYORS

1550 Shell Point Road, Crawfordville – Auction Map



Ben Willis Road (Waterfront), Crawfordville – Tract 1 – Tax Card



Parcel Summary

Parcel ID 00-00-114-000-11784-001
Location Address BEN WILLIS RD
Brief Tax Description* LOT 114 HS P-22-M-25C A PARCEL 40 X 80 ON WATER OR 73 P 120 OR 181 P 847 OR 490 P 765 OR 897 P 885
Property Use Code MISCELLANE (000700)
Sec/Twp/Rng --114
District Unincorporated County (District 3)
Millage Rate 14.6464
Acreage 0.073
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Mitchell Lela M
 P O Box 5768
 Thomasville, GA 31758

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|----------|-----------------|-----------|----------|-------|
| 000700 | MISC RES | 1.00 | LT | 40 | 80 |

Extra Features

| Code | Description | Number of Items | Length x Width x Height | Units | Unit Type | Effective Year Built |
|------|---------------|-----------------|-------------------------|-------|-----------|----------------------|
| 0001 | BLOCK UTILITY | 1 | 20 x 10 x 0 | 200 | SF | 1980 |
| 0830 | SEAWALL BLOCK | 1 | 69 x 0 x 0 | 69 | LF | 1980 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---------------------|---------------------|
| N | 01/03/2013 | \$100 | QC | 897 | 885 | Unqualified (U) | Vacant | MITCHELL EMMETT III | MITHCELL LELA M |
| N | 06/10/2003 | \$70,000 | WD | 490 | 765 | Unqualified (U) | Vacant | LARKIN WENDELL C | MITHCELL EMMETT III |
| N | 08/01/1991 | \$100 | WD | 181 | 847 | Unqualified (U) | Vacant | | |

Valuation

| | 2017 | 2016 | 2015 |
|------------------------------------|-----------------|-----------------|-----------------|
| Building Value | \$0 | \$0 | \$0 |
| Extra Features Value | \$1,164 | \$1,164 | \$1,164 |
| Land Value | \$10,000 | \$10,000 | \$10,000 |
| Land Agricultural Value | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 |
| Just (Market) Value | \$11,164 | \$11,164 | \$11,164 |
| Assessed Value | \$11,164 | \$11,164 | \$11,164 |
| Exempt Value | \$0 | \$0 | \$0 |
| Taxable Value | \$11,164 | \$11,164 | \$11,164 |
| Maximum Save Our Homes Portability | \$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: Residential Buildings, Commercial Buildings, Photos, Sketches.

Public information data is furnished by the Wakulla County Property Appraiser's Office, and must be accepted and used by recipient with the understanding that the data received was developed and collected for the purpose of developing an Assessment Roll per Florida Statute. As such, the Wakulla County Property Appraiser's Office makes every effort to produce the most accurate information possible.

Last Data Upload Date: 1/23/2018, 8:25:28 PM



Developed by
 The Schneider
 Corporation

Ben Willis Road (Waterfront), Crawfordville – Tract 1 – Tax Map



Overview

Legend

- Parcels
- Roads
- City Labels

| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|-----------------------|
| Parcel ID | 00-00-114-000-11784-001 | Alternate ID | 11784 0010000 114000 | Owner Address | MITCHELL LELAM |
| Sec/Twp/Rng | --114 | Class | MISCELLANE | | P O BOX 5768 |
| Property Address | BEN WILLIS RD | Acreege | 0.073 | | THOMASVILLE, GA 31758 |
| District | 3 | | | | |
| Brief Tax Description | LOT 114 HS P-22-M-25C <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 6/25/2018
Last Data Uploaded: 6/22/2018 10:21:49 PM

Developed by

Ben Willis Road (Waterfront), Crawfordville – Tract 1 – Legal Description

Commence at the Northwest corner of Lot 1, Block "2", Shady Sea, a subdivision as per map of plat thereof recorded in Deed Book 6, page 83 of the Public Records of Wakulla County, Florida, and thence run North 41 degrees 38 minutes 26 seconds West along the Northeasterly right-of-way boundary of Ben Willis Road 129.23 feet to a rod and cap for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 41 degrees 38 minutes 26 seconds West along said right-of-way boundary 132.75 feet to the intersection with Spring Creek, thence run North 36 degrees 33 minutes 01 seconds East up said Spring Creek 40.87 feet, thence run South 41 degrees 38 minutes 26 seconds East 101.11 feet, thence North 48 degrees 21 minutes 34 seconds East 40.00 feet, thence run South 41 degrees 38 minutes 26 seconds East 40.00 feet, thence run South 48 degrees 21 minutes 34 seconds West 80.00 feet to the POINT OF BEGINNING.

Ben Willis Road (Waterfront), Crawfordville – Tract 1 – Plat

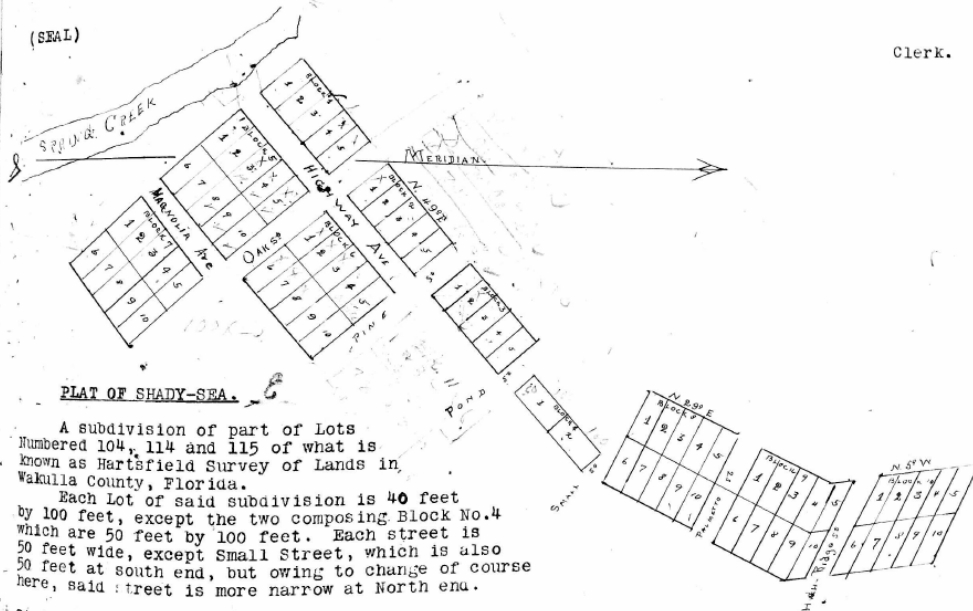
State of Florida
County of Wakulla

My commission expires May 11-1913

Be it remembered that on this 13th day of May A. D. 1910 the foregoing instrument of writing was presented for record to the subscriber the Clerk of the Circuit Court in and for the County and State aforesaid and the same being properly authenticated, I have duly recorded the same on page 83 of Deed Record No. 6 and have verified the record.
In testimony whereof I have hereunto set my hand and affixed the seal of said Court the day and year above mentioned.

(SEAL)

Clerk.



PLAT OF SHADY-SEA.
A subdivision of part of Lots Numbered 104, 114 and 115 of what is known as Hartsfield Survey of Lands in Wakulla County, Florida.

Each Lot of said subdivision is 40 feet by 100 feet, except the two composing Block No. 4 which are 50 feet by 100 feet. Each street is 50 feet wide, except Small Street, which is also 50 feet at south end, but owing to change of course here, said street is more narrow at North end.

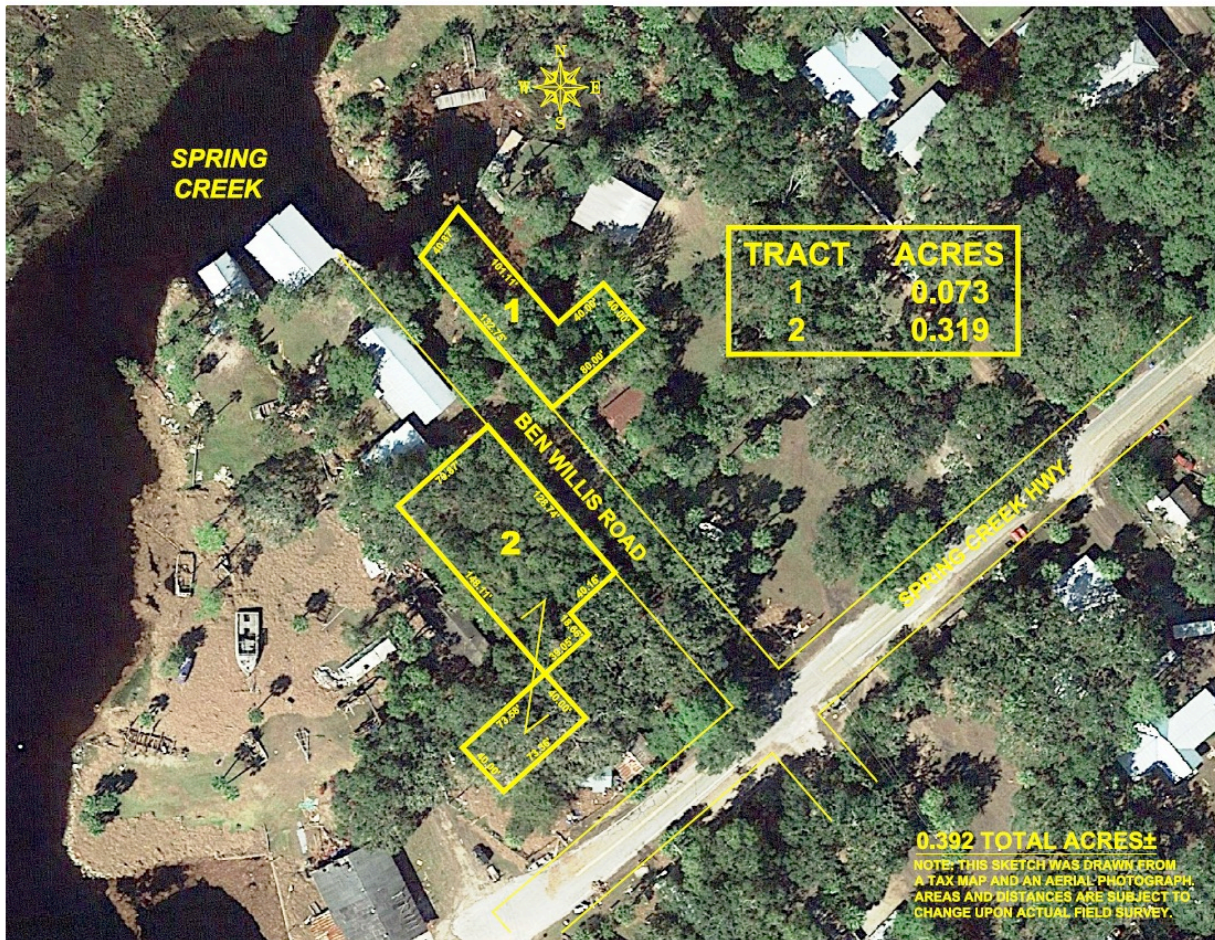
State of Florida,)
Wakulla County.)

Be it remembered that on this 20th day of May, A. D. 1910, the foregoing plat or Map was filed for record, and that I have duly recorded the same on page 83 of Deed Record No. 6. In witness whereof, I have hereunto set my hand and affixed the seal of said Court this the 20th day of May, A. D. 1910.

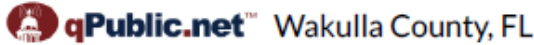
(SEAL)

H. H. [Signature]
Clerk,
By [Signature] Deputy Clerk

Ben Willis Road (Waterfront), Crawfordville – Tract 1 – Auction Map



Ben Willis Road, Crawfordville – Tract 2, Lot 1 – Tax Card



Parcel Summary

Parcel ID 00-00-114-000-11784-000
Location Address BEN WILLIS RD
Brief Tax Description* LOT 114 HS P-21-M-25C A LOT 40 X 80 ADJACENT TO SHADY SEA SUBD OR 31 P 964 & OR 73 P 120 OR 181 P 847 OR 490 P 765 OR 897 P 885
Property Use Code VACANT RES (000000)
Sec/Twp/Rng --114
District Unincorporated County (District 3)
Millage Rate 14.6464
Acreage 0.000
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Mitchell Lela M
 P O Box 5768
 Thomasville, GA 31758

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|----------|-----------------|-----------|----------|-------|
| 000000 | VAC RES | 1.00 | LT | 0 | 0 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---------------------|-------------------|
| N | 01/03/2013 | \$100 | QC | 897 | 885 | Unqualified (U) | Improved | MITCHELL EMMETT III | MITCHELL LELA M |
| N | 06/10/2003 | \$70,000 | WD | 490 | 765 | Unqualified (U) | Improved | LARKIN | MICHELL |
| N | 08/01/1991 | \$100 | QC | 181 | 847 | Unqualified (U) | Vacant | | MICHELL EMMETT II |

Valuation

| | 2017 | 2016 | 2015 |
|------------------------------------|---------|---------|---------|
| Building Value | \$0 | \$0 | \$0 |
| Extra Features Value | \$0 | \$0 | \$0 |
| Land Value | \$3,600 | \$3,600 | \$3,600 |
| Land Agricultural Value | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 |
| Just (Market) Value | \$3,600 | \$3,600 | \$3,600 |
| Assessed Value | \$3,600 | \$3,600 | \$3,600 |
| Exempt Value | \$0 | \$0 | \$0 |
| Taxable Value | \$3,600 | \$3,600 | \$3,600 |
| Maximum Save Our Homes Portability | \$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.

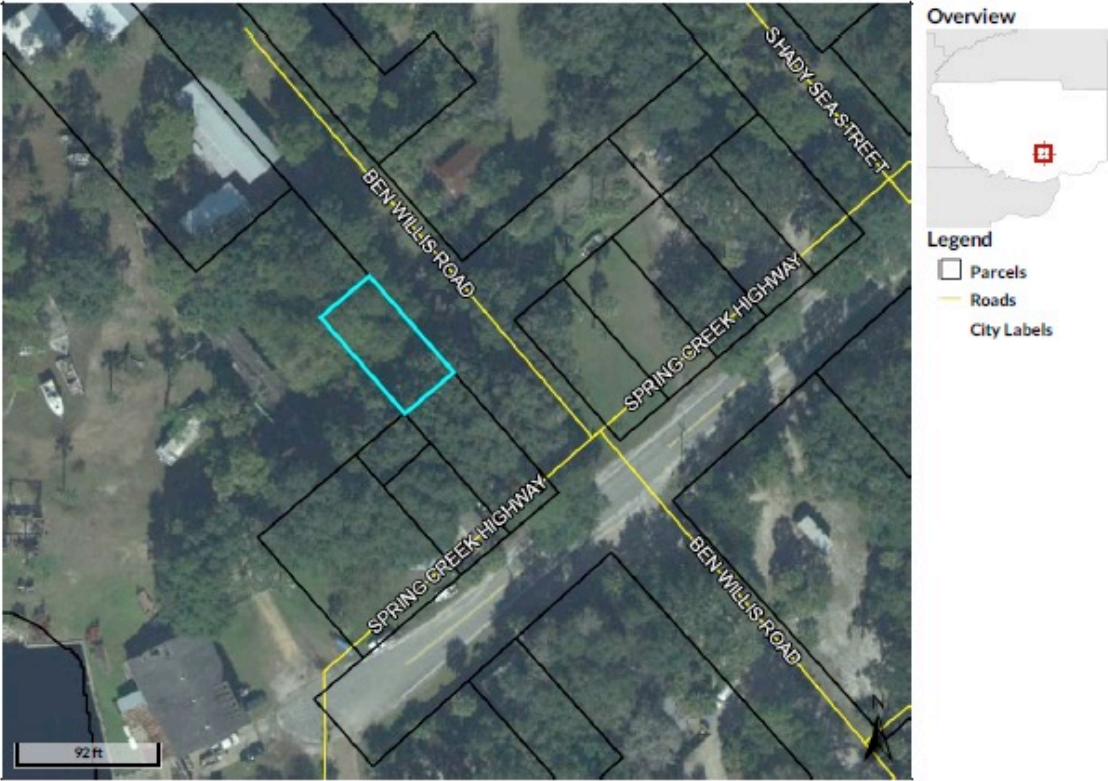
No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Photos, Sketches.

Public information data is furnished by the Wakulla County Property Appraiser's Office, and must be accepted and used by recipient with the understanding that the data received was developed and collected for the purpose of developing an Assessment Roll per Florida Statute. As such, the Wakulla County Property Appraiser's Office makes every effort to produce the most accurate information possible.

Last Data Upload Date: 1/23/2018, 8:25:28 PM



Ben Willis Road, Crawfordville – Tract 2, Lot 1 – Tax Map



| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|-----------------------|
| Parcel ID | 00-00-114-000-11784-000 | Alternate ID | 11784 0000000 114000 | Owner Address | MITCHELL LELAM |
| Sec/Twp/Rng | --114 | Class | VACANT RES | | P O BOX 5768 |
| Property Address | BEN WILLIS RD | Acreage | n/a | | THOMASVILLE, GA 31758 |
| District | 3 | | | | |
| Brief Tax Description | LOT 114 HS P-21-M-25C <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 10/3/2018
 Last Data Uploaded: 10/2/2018 9:31:49 PM



Ben Willis Road, Crawfordville – Tract 2, Lot 1 – 2018 Property Tax Bill

5/17/2019

Cheryll Olah - Wakulla County Tax Collector



Wakulla County

[Print Bill](#)

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 2392100 2018

[Property Appraisers Site](#)

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

PROPERTY # R.00-00-114-000-11784-000

AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | TAX AMOUNT |
|--------------------------|--------------|----------------|
| SCHOOL-LRE | .00413100 | \$14.87 |
| COUNTY | .00800000 | \$28.80 |
| NW FL WATER MGT | .00003380 | \$0.12 |
| SCHOOL-LOCAL BD | .00074800 | \$2.69 |
| SCH CAPITAL OUTLAY | .00150000 | \$5.40 |
| TOTAL AD-VALOREM: | | \$51.88 |

MITCHELL LELA M
P O BOX 5768
THOMASVILLE, GA 31758

NON-AD VALOREM ASSESSMENTS

| TAXING AUTHORITY | TAX AMOUNT |
|------------------------------|---------------|
| Asmt - FIRE TAX | \$0.02 |
| TOTAL NON-AD VALOREM: | \$0.02 |

0.000 ACRES
LOT 114 HS P-21-M-25C
A LOT 40 X 80 ADJACENT TO
SHADY SEA SUBD
OR 31 P 964 & OR 73 P 120

COMBINED TAXES & ASMTS:

\$51.90

DISCOUNT:

\$0.00

FAIR MKT VALUE \$3,600.00 DIST 3

UNPAID BALANCE:

\$74.91

ASSESS \$3,600.00 EXEMPT VALUE \$0.00

TAXABLE VALUE \$3,600.00

Exemptions:

pay this bill

Property Address:
BEN WILLIS RD

Delinquent Tax History

| Year | Roll | Bill # | Outstanding Tax | Accrued Penalties | Total Due | Reference |
|-------------------|------|---------------------------|-----------------|-------------------|-----------------|-----------|
| 2018 | R | 2392100 | \$51.90 | \$23.01 | \$74.91 | 0 |
| 2017 | R | 2392500-1 | \$94.50 | \$23.26 | \$117.76 | 1645 I |
| 2016 | R | 2377000-1 | \$96.41 | \$40.96 | \$137.37 | 1619 I |
| 2015 | R | 2374300-0 | \$97.38 | \$58.84 | \$156.22 | 1762 C |
| Total Due: | | | | | \$488.28 | |

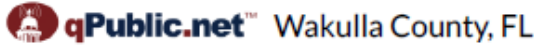
Tax Roll Property Summary

| Parcel | Roll Type | Year | Original Gross Tax | Original Assessments | Date Paid | Amount Paid | Total Unpaid |
|-------------------|-----------|------|--------------------|----------------------|-----------|-------------|--------------|
| 00001400011784000 | R | 2018 | \$51.88 | \$0.02 | N/A | \$0.00 | \$74.91 |
| 00001400011784000 | R | 2017 | \$52.73 | \$0.02 | N/A | \$0.00 | \$117.76 |
| 00001400011784000 | R | 2016 | \$56.34 | \$0.01 | N/A | \$0.00 | \$137.37 |
| 00001400011784000 | R | 2015 | \$59.09 | \$0.01 | N/A | \$0.00 | \$156.22 |
| 00001400011784000 | R | 2014 | \$61.11 | \$0.01 | 2/12/2015 | \$60.51 | 0.00 |
| 00001400011784000 | R | 2013 | \$61.52 | \$0.01 | 3/31/2014 | \$61.53 | 0.00 |
| 00001400011784000 | R | 2012 | \$61.29 | \$0.01 | 8/28/2013 | \$111.01 | \$0.00 |
| 00001400011784000 | R | 2011 | \$61.54 | \$0.01 | 4/2/2012 | \$61.55 | 0.00 |
| 00001400011784000 | R | 2010 | \$62.43 | \$0.01 | 3/30/2011 | \$62.44 | 0.00 |



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Ben Willis Road, Crawfordville – Tract 2, Lot 2 – Tax Card



Parcel Summary

Parcel ID 00-00-114-088-11833-001
Location Address SPRING CREEK HWY
Brief Tax Description* SHADY SEA THE WESTERLY PART OF BLOCK 1 LOT 4 OR 6 P 480 OR 181 P 847 OR 490 P 765 OR 897 P 885
Property Use Code MISCELLANE (000700)
Sec/Twp/Rng --114
District Unincorporated County (District 3)
Millage Rate 14.6464
Acreage 0.091
Homestead N

[View Map](#)

Owner Information

Primary Owner
 Mitchell Lela M
 P O Box 5768
 Thomasville, GA 31758

Land Information

| Code | Land Use | Number of Units | Unit Type | Frontage | Depth |
|--------|----------|-----------------|-----------|----------|-------|
| 000100 | SFR | 1.00 | UT | 75 | 53 |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book | Page | Qualification | Vacant/Improved | Grantor | Grantee |
|--------------|------------|------------|------------|------|------|-----------------|-----------------|---------------------|---------------------|
| N | 01/03/2013 | \$100 | C/C | 897 | 885 | Unqualified (U) | Improved | MITCHELL EMMETT III | MITCHELL LELA M |
| N | 06/10/2003 | \$70,000 | WD | 490 | 765 | Unqualified (U) | Improved | LARKIN WENDELL C | MITCHELL EMMETT III |

Valuation

| | 2017 | 2016 | 2015 |
|------------------------------------|---------|---------|---------|
| Building Value | \$0 | \$0 | \$0 |
| Extra Features Value | \$0 | \$0 | \$1,000 |
| Land Value | \$3,600 | \$3,600 | \$3,600 |
| Land Agricultural Value | \$0 | \$0 | \$0 |
| Agricultural (Market) Value | \$0 | \$0 | \$0 |
| Just (Market) Value | \$3,600 | \$3,600 | \$4,600 |
| Assessed Value | \$3,600 | \$3,600 | \$4,600 |
| Exempt Value | \$0 | \$0 | \$0 |
| Taxable Value | \$3,600 | \$3,600 | \$4,600 |
| Maximum Save Our Homes Portability | \$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.

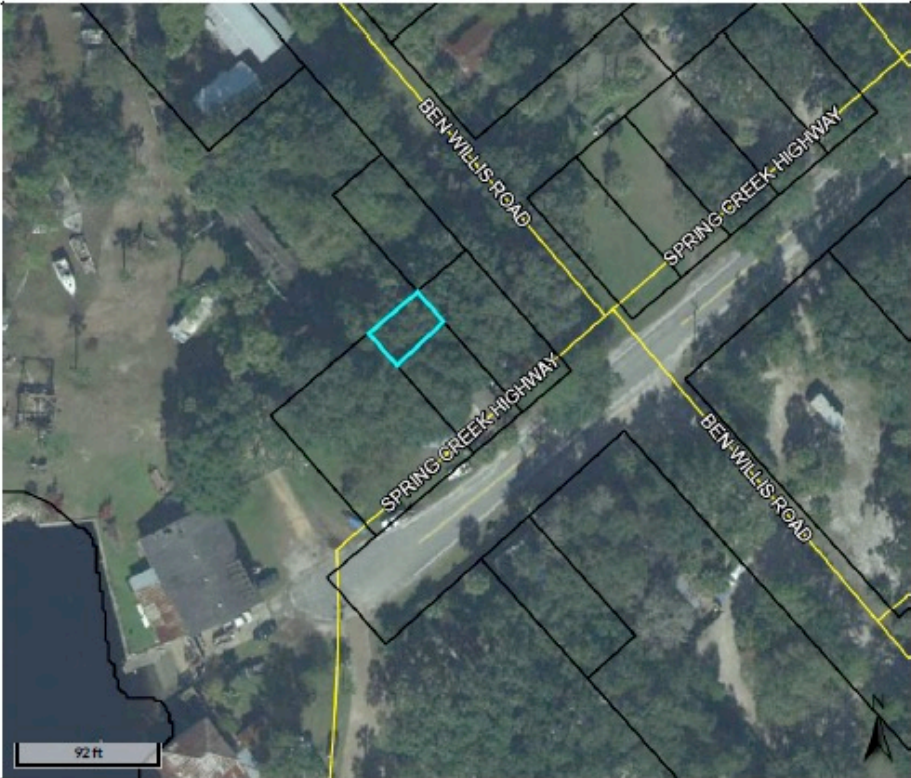
No data available for the following modules: Residential Buildings, Commercial Buildings, Extra Features, Photos, Sketches.

Public information data is furnished by the Wakulla County Property Appraiser's Office, and must be accepted and used by recipient with the understanding that the data received was developed and collected for the purpose of developing an Assessment Roll per Florida Statute. As such, the Wakulla County Property Appraiser's Office makes every effort to produce the most accurate information possible.

Last Data Upload Date: 1/23/2018, 8:25:28 PM



Ben Willis Road, Crawfordville – Tract 2, Lot 2 – Tax Map



Overview

Legend

- Parcels
- Roads
- City Labels

| | | | | | |
|-----------------------|---|--------------|----------------------|---------------|-----------------------|
| Parcel ID | 00-00-114-088-11833-001 | Alternate ID | 11833 0010000 114088 | Owner Address | MITCHELL LELAM |
| Sec/Twp/Rng | --114 | Class | MISCELLANE | | P O BOX 5768 |
| Property Address | SPRING CREEK HWY | Acreage | 0.091 | | THOMASVILLE, GA 31758 |
| District | 3 | | | | |
| Brief Tax Description | SHADY SEA <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 10/3/2018
 Last Data Uploaded: 10/2/2018 9:31:49 PM



Ben Willis Road, Crawfordville – Tract 2, Lot 2 – 2018 Property Tax Bill

5/17/2019

Cheryl Olah - Wakulla County Tax Collector



Wakulla County

[Print Bill](#)

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 2397000 2018 [Property Acquirers Site](#)
REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY **PROPERTY # R 00-00-114-088-11833-001**

| AD VALOREM TAXES | | | MITCHELL LELA M P O BOX 5768 THOMASVILLE, GA 31758 |
|--------------------------|--------------|----------------|--|
| TAXING AUTHORITY | MILLAGE RATE | TAX AMOUNT | |
| SCHOOL-LE | .00413100 | \$14.87 | |
| COUNTY | .00800000 | \$28.80 | |
| NW FL WATER MGT | .00003380 | \$0.12 | |
| SCHOOL-LOCAL BD | .00074800 | \$2.69 | |
| SCH CAPITAL OUTLAY | .00150000 | \$5.40 | |
| TOTAL AD-VALOREM: | | \$51.88 | |

| NON-AD VALOREM ASSESSMENTS | | | 0.091 ACRES SHADY SEA THE WESTERLY PART OF BLOCK 1 LOT 4 OR 6 P 480 OR 181 P 847 |
|------------------------------|--|---------------|--|
| TAXING AUTHORITY | | TAX AMOUNT | |
| Asmt - FIRE TAX | | \$0.02 | |
| TOTAL NON-AD VALOREM: | | \$0.02 | |

COMBINED TAXES & ASMTS: **\$51.90**

| | | | | | |
|------------------------|----------------|----------------|------------|--------------|--------|
| DISCOUNT: | \$0.00 | FAIR MKT VALUE | \$3,600.00 | DIST | 3 |
| UNPAID BALANCE: | \$76.86 | ASSESS | \$3,600.00 | EXEMPT VALUE | \$0.00 |
| | | TAXABLE VALUE | \$3,600.00 | | |

Exemptions:

pay this bill

Property Address:
SPRING CREEK HW

| Delinquent Tax History | | | | | | |
|------------------------|------|---------------------------|-----------------|-------------------|-----------|-----------|
| Year | Roll | Bill # | Outstanding Tax | Accrued Penalties | Total Due | Reference |
| 2018 | R | 2397000 | \$51.90 | \$24.96 | \$76.86 | 0 |
| 2017 | R | 2397000 | \$96.45 | \$23.61 | \$120.06 | 1651 I |
| 2016 | R | 2351900-C | \$96.19 | \$41.60 | \$139.79 | 1623 C |
| 2015 | R | 2327400-C | \$116.91 | \$69.38 | \$186.29 | 1788 C |
| Total Due: | | | | | \$323.09 | |

| Tax Roll Property Summary | | | | | | | |
|---------------------------|-----------|------|--------------------|----------------------|-----------|-------------|--------------|
| Parcel | Roll Type | Year | Original Gross Tax | Original Assessments | Date Paid | Amount Paid | Total Unpaid |
| 000011408811833001 | R | 2018 | \$51.88 | \$0.02 | N/A | \$0.00 | \$76.86 |
| 000011408811833001 | R | 2017 | \$52.73 | \$0.02 | N/A | \$0.00 | \$120.06 |
| 000011408811833001 | R | 2016 | \$58.34 | \$0.02 | N/A | \$0.00 | \$139.79 |
| 000011408811833001 | R | 2015 | \$75.49 | \$0.02 | N/A | \$0.00 | \$186.29 |
| 000011408811833001 | R | 2014 | \$76.09 | \$0.02 | 2/12/2015 | \$77.33 | 0.00 |
| 000011408811833001 | R | 2013 | \$76.62 | \$0.02 | 3/31/2014 | \$78.64 | 0.00 |
| 000011408811833001 | R | 2012 | \$76.31 | \$0.02 | 8/28/2013 | \$132.20 | \$0.00 |
| 000011408811833001 | R | 2011 | \$178.54 | \$0.15 | 4/2/2012 | \$449.54 | 0.00 |
| 000011408811833001 | R | 2010 | \$181.08 | \$61.00 | 4/13/2012 | (\$270.85) | 0.00 |
| 000011408811833001 | R | 2010 | \$181.08 | \$61.00 | 3/30/2011 | \$242.08 | 0.00 |



Ben Willis Road, Crawfordville – Tract 2 – Legal Description

Lot 1

A certain lot of land lying and being in Wakulla County Florida, and described as follows: A certain lot and store building on Lot No. 4 in Block No. 1 of Shady Sea as shown by plat recorded on page 83 of Deeds Record No. 6, Public Records of Wakulla County, Florida and being a part of the same land as described in the deed made by John K Godwin and his wife Gussie Godwin, to H.B. Spights on the 7th day of December 1923.

Being property conveyed to Lois Prevatt, now Lois P. Willis, by warranty deed recorded in Deed Book 22, page 274, Wakulla County Records.

Less and Except the following portion of the above described tract:

The Easterly part of Lot 4, Block "1" of Shady Sea, a subdivision as per map or plat thereof recorded in Deed Book 6, Page 83 of the Public Records of Wakulla County, Florida and being more particularly described as follows:

Commence at the intersection of the Southwesterly right-of-way boundary of Oak Street in Shady Sea, a subdivision as per map or plat thereof recorded in Deed Book 6, Page 83 of the Public Records of Wakulla County, Florida with the Northwesterly right-of-way boundary of State Road No. 365 and thence run South 48 degrees 04 minutes 30 seconds West along the Northwesterly right-of-way boundary of said State Road No. 365 a distance of 40.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 48 degrees 04 minutes 30 seconds West along said Northwesterly right-of-way boundary 34.32 feet to a point of curve to the right, thence run Southwesterly along said right-of-way boundary and along said curve with a radius of 543.71 feet thru a central angle of 00 degrees 35 minutes 54 seconds for an arc distance of 5.68 feet, thence run North 41 degrees 13 minutes 30 seconds West 73.36 feet, thence run North 47 degrees 48 minutes East 40.00 feet, thence run South 41 degrees 13 minutes 30 seconds East 73.58 feet to the POINT OF BEGINNING, containing 0.07 of an acre, more or less, Situate, lying and being in Lot 114 of the Hartsfield Survey of Lands in Wakulla County, Florida.

Ben Willis Road, Crawfordville – Tract 2 – Legal Description

Lot 2

Begin at a concrete monument marking the Northerly most corner of Lot 5, Block "I", Shady Sea, a subdivision as per map or plat thereof recorded in Deed Book 17, Page 155, of the Public Records of Wakulla County, Florida, and thence run South 46 degrees 58 minutes 08 seconds West 40.16 feet to a concrete monument, thence run South 41 degrees 52 minutes 49 seconds East 18.66 feet to a concrete monument, thence run South 47 degrees 24 minutes 59 seconds West 39.05 feet to a concrete monument, thence run North 41 degrees 55 minutes 47 seconds West 148.11 feet to an iron pipe, thence run North 47 degrees 42 minutes 36 seconds East 79.87 feet to an iron pipe on the Southwesterly right-of-way boundary of Ben Willis Road, thence run South 41 degrees 38 minutes 26 seconds East along said right-of-way boundary 128.74 feet to the POINT OF BEGINNING.

Ben Willis Road – Tract 2 – Plat

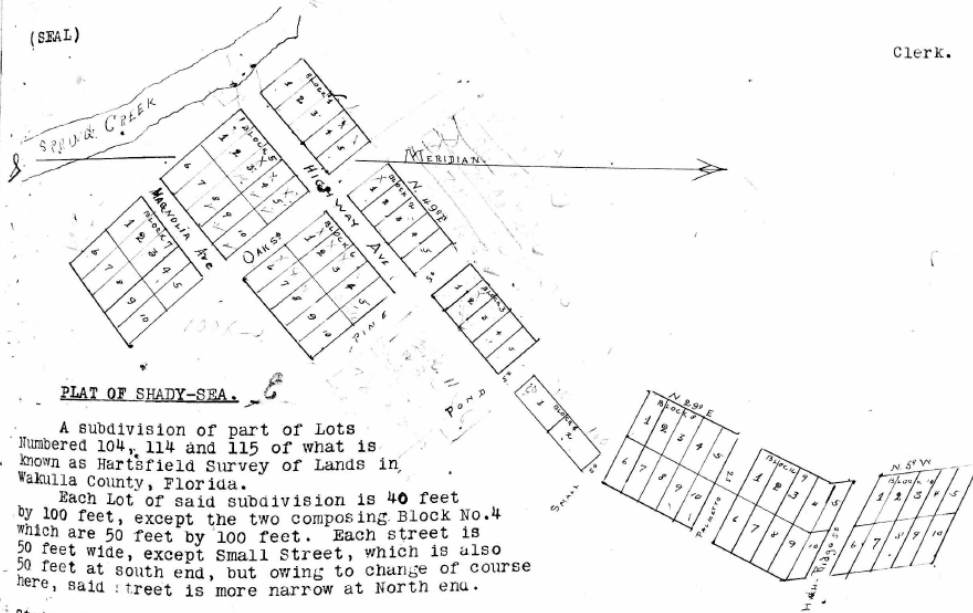
State of Florida
County of Wakulla

My commission expires May 11-1913

Be it remembered that on this 13th day of May A. D. 1910 the foregoing instrument of writing was presented for record to the subscriber the Clerk of the Circuit Court in and for the County and State aforesaid and the same being properly authenticated, I have duly recorded the same on page 83 of Deed Record No. 6 and have verified the record.
In testimony whereof I have hereunto set my hand and affixed the seal of said Court the day and year above mentioned.

(SEAL)

Clerk.



PLAT OF SHADY-SEA.

A subdivision of part of Lots Numbered 104, 114 and 115 of what is known as Hartsfield Survey of Lands in Wakulla County, Florida.

Each Lot of said subdivision is 40 feet by 100 feet, except the two composing Block No. 4 which are 50 feet by 100 feet. Each street is 50 feet wide, except Small Street, which is also 50 feet at south end, but owing to change of course here, said street is more narrow at North end.

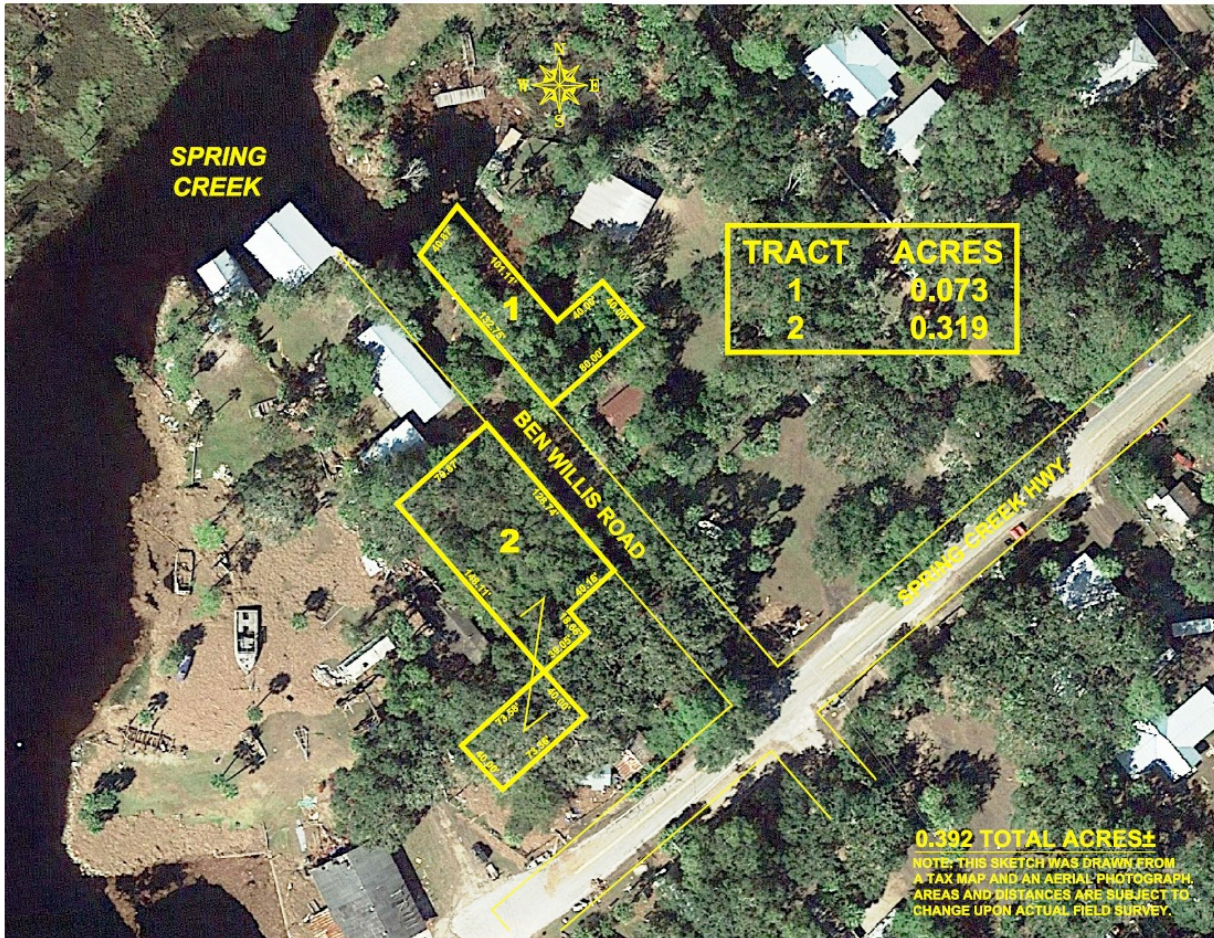
State of Florida,)
Wakulla County.)

Be it remembered that on this 20th day of May, A. D. 1910, the foregoing plat or Map was filed for record, and that I have duly recorded the same on page 83 of Deed Record No. 6. In witness whereof, I have hereunto set my hand and affixed the seal of said Court this the 20th day of May, A. D. 1910.

(SEAL)

H. H. ...
Clerk,
By J. ... Deputy Clerk

Ben Willis Road – Tract 2 – Auction Map



Off NE Bluff Creek, Liberty County – Tax Card – Page 1



| Sales In Area | Previous Parcel | Next Parcel | Field Definitions | Return to Main Search | Liberty Home |
|-------------------------------|---------------------------------|-----------------------------|-----------------------------------|---------------------------------------|------------------------------|
| Owner and Parcel Information | | | | | |
| Owner Name | MITCHELL, EMMETT, III | | Today's Date | January 23, 2018 | |
| Mailing Address | P.O. BOX 5768 | | Parcel Number | 024-15-SW-00116-002 | |
| | THOMASVILLE, GA 31758 | | Tax District | County (District 1) | |
| Location Address | | | 2016 Millage Rates | 16.7686 | |
| Property Usage | TIMBERLAND (005700) | | Acreeage | 11.69 | |
| Section Township Range | 24-15-SW | | Homestead | N | |

[Show Parcel Maps](#) | [Generate Owner List By Radius](#)

| Value Information | | | Legal Information |
|---|-----------------------|-----------------------|--|
| | 2015 Certified Values | 2016 Certified Values | |
| Building Value | \$0 | \$0 | SEC. 24-15-SW 7.69 AC COM AT SW COR OF SEC 24, TH E ALONG S. BDY OF SAID SEC 2043 FT TO CENTER OF BLUFF CREEK FOR POB. TH W ALONG S BDY 723 FT TH N 01 DEG 56 MIN 10 SEC E755.79 FT TH E 328.18 FT TO CENTER OF SAID BLUFF CREEK, TH ALONG THE CENTER OF SAID CREEK AS FOLLOWS: S 06 DEG 58 MIN 40 SEC E 110.86 FT TH S 22DEG 17 MIN 23 SEC W 69.81 FT S 19 DEG 51 MIN 13 SEC E 74.17FT TH N 81 DEG 09 MIN 25 SEC E 43.72 FT TH S 17 DEG 02 MIN 04 SEC E 69.98 FT TH S 50 DEG 42 MIN 48 SEC E 29.90 FT TH S 11 DEG 48 MIN 21 SEC E 55.77 FT TH S 75 DEG 05 MIN 20 SEC E33.27 FT TH S 00 DEG 57 MIN 37SEC W 52.37 FT TH N 81 DEG 41 MIN 01 SEC W 40.00 FT TH S 18 DEG 14 MIN 55 SEC E 44.72 FT TH S 81 DEG 41 MIN 01 SEC E 20FT TH S 09 DEG 44 MIN 37 SEC W126.75 FT. TH S 85 DEG 15 MIN 15 SEC E 57.65 FT TH S 42 DEG 29 MIN 05 SEC E 92.70 FT TH S 26 DEG 57 MIN 35 SEC E 70.25 FT TH N 81 DEG 49 MIN 26 SEC E99.23 FT TH S 08 DEG 50 MIN 43SEC E 30.55 FT TO POB. The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed. |
| Extra Feature Value | \$0 | \$0 | |
| Land Value | \$0 | \$0 | |
| Land Agricultural Value | \$1,636 | \$1,753 | |
| Agricultural (Market) Value | \$17,535 | \$17,535 | |
| Just (Market) Value* | \$17,535 | \$17,535 | |
| Assessed Value | \$1,636 | \$1,753 | |
| Exempt Value | \$0 | \$0 | |
| Taxable Value | \$1,636 | \$1,753 | |
| Maximum Save Our Homes Portability | \$0 | \$0 | |
| AGL Amount | | | |
| *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. | | | |

| Building Information |
|---|
| No buildings associated with this parcel. |

| Extra Features Data | | | | |
|---|-----------------|------------------------------|-------|----------------------|
| Description | Number of Items | Unit Length x Width x Height | Units | Effective Year Built |
| No records associated with this parcel. | | | | |

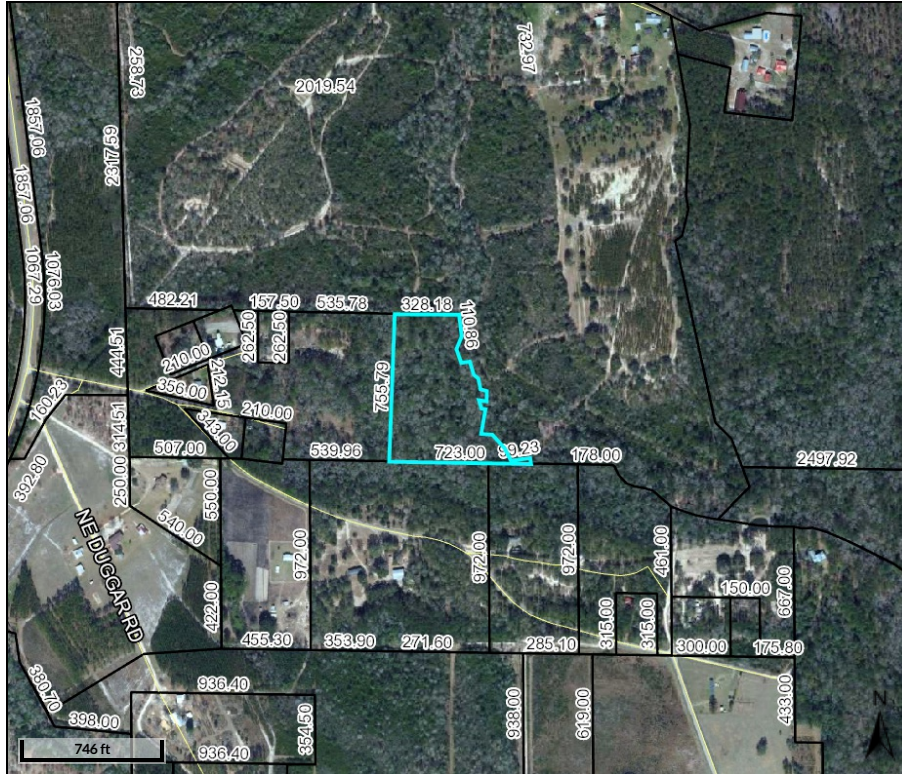
| Land Information | | | | |
|------------------|-----------------|-----------|----------|-------|
| LAND USE | NUMBER OF UNITS | UNIT TYPE | Frontage | Depth |
| TIMBER 4 | 11.69 | AC | 0 | 0 |

Off NE Bluff Creek, Liberty County – Tax Card – Page 2

| Sale Information | | | | | | | | | | |
|---|------------|---------------------------------|---------------|-----------------------------|-----------|-----------------------------------|--------------------|---------------------------------------|----------------------|------------------------------|
| Multi-Parcel Sale | Sale Date | Sale Price | Instrument | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee | |
| No | 07-02-1993 | \$ 1,000,000 | Warranty Deed | 76 | 100 | Unqualified | Vacant | TRUST FOR PUBLIC LAN | U.S.A. | |
| No | 12-17-1992 | \$ 900,000 | Warranty Deed | 73 | 302 | Unqualified | Vacant | EMMITT MITCHELL III | THE TRUST FOR PUBLIC | |
| Sales In Area | | Previous Parcel | | Next Parcel | | Field Definitions | | Return to Main Search | | Liberty Home |
| <p>The Liberty County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: November 6, 2017</p> | | | | | | | | | | |

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Off NE Bluff Creek, Liberty County – Tax Map



Overview



Legend

- Parcels
- Roads
- City Labels
- Dimensions

| | | | | | |
|-----------------------|---|--------------|-----------------|---------------|-----------------------|
| Parcel ID | 024-15-5W-00116-002 | Alternate ID | 5W1S02400116002 | Owner Address | MITCHELL, EMMETT, III |
| Sec/Twp/Rng | 24-15-5W | Class | TIMBERLAND | | P.O. BOX 5768 |
| Property Address | HOSFORD | Acreage | 11.69 | | THOMASVILLE, GA 31758 |
| District | 1 | | | | |
| Brief Tax Description | SEC. 24-15-5W 7.69 AC <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 6/9/2019
Last Data Uploaded: 6/7/2019 11:20:29 PM



Off NE Bluff Creek, Liberty County – 2018 Property Tax Bill

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 25400 2018

[Property Appraisers Site](#)

REAL ESTATE TAX/NOTICE RECEIPT FOR LIBERTY COUNTY

PROPERTY # R 024-1S-5W-00116-002

AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | TAX AMOUNT |
|--------------------------|--------------|----------------|
| LIBERTY COUNTY | | \$16.40 |
| SCHOOL LRE | | \$6.93 |
| NORTHWEST WATER MGMT | | \$0.06 |
| SCHOOL DISC. | | \$3.94 |
| TOTAL AD-VALOREM: | | \$27.33 |

MITCHELL, EMMETT, III
P.O. BOX 5768

THOMASVILLE, GA 31758

NON-AD VALOREM ASSESSMENTS

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

11.690 ACRES

SEC. 24-1S-5W 7.69 AC

COM AT SW COR OF SEC 24, TH E

ALONG S. BDY OF SAID SEC 2043

FT TO CENTER OF BLUFF CREEK

COMBINED TAXES & ASMTS: \$27.33

DISCOUNT: \$0.00

UNPAID BALANCE: \$55.15

Exemptions:

| | | | |
|----------------|-------------|--------------|--------|
| FAIR MKT VALUE | \$17,535.00 | DIST | 1 |
| ASSESS | \$1,753.00 | EXEMPT VALUE | \$0.00 |
| TAXABLE VALUE | \$1,753.00 | | |

[+ pay this bill](#)

Property Address:

HOSFORD 32334

Delinquent Tax History

| Year | Roll | Bill # | Outstanding Tax | Accrued Penalties | Total Due | Reference |
|------|------|-------------------|------------------|-------------------|----------------|-----------|
| 2018 | R | 25400- | \$27.33 | \$27.82 | \$55.15 | 0 |
| | | | Total Due | | \$55.15 | |

Off NE Bluff Creek, Liberty County – Legal Description

All that part of Section 19, Township 1 South, Range 4 West, lying north and west of the Ochlocknee River and south of State Road No. 20;

All of section 20, Township 1 South, Range 4 West, lying north and west of the Ochlocknee River and South of State Road No. 20;

All of fractional Section 30, Township 1 South, Range 4 West, lying north and west of the Ochlocknee River;

All of Section 24, Township 1 South, Range 5 West, lying south of State Road No. 20;

All of Section 25, Township 1 South, Range 5 West, lying north and east of Bluff Creek and west of the Ochlocknee River;

All of Section 13, Township 1 South, Range 5 West, lying south of State Road No. 20;

Containing 1,796.71 acres, more or less;

LESS AND EXCEPT THE FOUR PARCELS DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: A tract or parcel of land lying in Section 20 Township 1 South, Range 4 West, more particularly described as follows: COMMENCE at a concrete monument (witness monument marked

H. W. Marlowe 1303) situated on the north boundary of Section 21, Township 1 South, Range 4 West, Leon County, Florida, and lying eastward from the Ochlocknee River; thence run south 36 degrees 43 minutes 39 seconds east 853.39 feet to a point on the centerline of State Road No. 20; thence run south 44 degrees 35 minutes 00 seconds west along said centerline 1693.95 feet; thence run south 47 degrees 13 minutes 00 seconds west 640.81 feet; thence run south 68 degrees 31 minutes 44 seconds west 446.51 feet; thence run north 89 degrees 00 minutes 13 seconds west 443.21 feet; thence run north 67 degrees 25 minutes 00 seconds west 409.74 feet; thence run north 48 degrees 32 minutes 41 seconds west 355.93 feet; thence run north 34 degrees 31 minutes 00 seconds west 614.26 feet across the Ochlocknee River from Leon County into Liberty County; thence run south 55 degrees 29 minutes west 62.50 feet to the southwesterly right-of-way boundary of the aforementioned State Road No. 20; thence run south 34 degrees 31 minutes 00 seconds east along said southwesterly right-of-way boundary a distance of 52.00 feet, more or less, to a point at the high water mark of the Ochlocknee River for the point of beginning; from said point of beginning run thence north 34 degrees 31 minutes 00 seconds west along the aforementioned southwesterly right-of-way boundary of State Road No. 20 a distance of 52.00 feet, more or less, to a point of curve to the left; thence along said curve and said right-of-way boundary with a radius of 3248.25 feet through a central angle of 19 degrees 41 minutes 28 seconds for an arc distance of 1116.34 feet (the chord of said arc being north 44 degrees 29 minutes 56 seconds west 1110.85 feet); thence leaving said right-of-way boundary, run south 72 degrees 02 minutes 00 seconds west 18.09 feet; thence run south 45 degrees 32 minutes 18 seconds east 334.12 feet; thence run south 40 degrees 29 minutes 01 second east 96.45 feet; thence run south 36 degrees 06 minutes 12 seconds east 168.56 feet; thence run south 23 degrees 38 minutes 12 seconds east 98.95 feet; thence run south 21 degrees 07 minutes 12 seconds east 80.35 feet; thence run south 14 degrees 09 minutes 11 seconds east 127.10 feet; thence run south 09 degrees 34 minutes 40 seconds east 340.61 feet; thence run south 09 degrees 34 minutes 40 seconds east 31.00 feet, more or less, to the high water mark of the Ochlocknee River; thence run north and westerly along said high water mark 373.71 feet, more or less, to the point of beginning, containing 3.56 acres, more or less.

Tract 2: Commence at the northwest corner of Section 24, Township 1 South, Range 5 West and thence run south 01 degree 03 minutes 53 seconds east 1974.67 feet to a point, said point being the point of beginning; thence run north 00 degrees 24 minutes 07 seconds west 2074.20 feet to a point lying on the southerly right-of-way boundary of State Road No. 20; thence run north 79 degrees 08 minutes 47 seconds east along said right-of-way boundary 1161.34 feet to a point of curve; thence run in an easterly direction along said curve concave to the southeast with a central angle of 15 degrees 09 minutes 30 seconds a radius of 5619.43 feet for an arc distance of 1486.69 feet, chord bears north 86 degrees 43 minutes 32 seconds east 1482.36 feet to a point; thence leaving said road right-of-way, run south 00 degrees 15 minutes 41 seconds east 752.18 feet; thence run south 00 degrees 58 minutes 52 seconds west 968.67 feet; thence run south 01

Off NE Bluff Creek, Liberty County – Legal Description

degree 56 minutes 05 seconds west 735.67 feet; thence run south 03 degrees 50 minutes 58 seconds east 821.01 feet; thence run north 65 degrees 31 minutes 36 seconds west 193.02 feet; thence run north 72 degrees 32 minutes 48 seconds west 158.87 feet; thence run north 74 degrees 24 minutes 48 seconds west 279.95 feet; thence run north 74 degrees 45 minutes 06 seconds west 812.23 feet; thence run north 75 degrees 11 minutes 06 seconds west 96.74 feet; thence run north 69 degrees 27 minutes 36 seconds west 201.25 feet; thence run north 62 degrees 15 minutes 00 seconds west 113.97 feet; thence run north 56 degrees 10 minutes 00 seconds west 316.00 feet; thence run north 60 degrees 38 minutes 42 seconds west 75.29 feet; thence run north 62 degrees 54 minutes 54 seconds west 112.20 feet; thence run north 64 degrees 28 minutes 00 seconds west 119.57 feet; thence run north 68 degrees 32 minutes 54 seconds west 48.37 feet; thence run north 86 degrees 46 minutes 36 seconds west 209.45 feet; thence run south 79 degrees 59 minutes 12 seconds west 70.48 feet to the point of beginning, containing 163.17 acres, more or less.

Tract 3: Commence at the northwest corner of Section 24, Township 1 South, Range 5 West, and thence run south 01 degree 03 minutes 53 seconds east 1974.67 feet; thence run south 00 degrees 56 minutes 54 seconds west 207.13 feet; thence run south 03 degrees 10 minutes 43 seconds east 334.18 feet; thence run south 04 degrees 30 minutes 17 seconds east 357.06 feet; thence run south 05 degrees 25 minutes 10 seconds east 293.78 feet; thence run south 01 degree 53 minutes 54 seconds east 662.15 feet; thence run south 03 degrees 37 minutes 29 seconds east 315.58 feet; thence run south 03 degrees 22 minutes 14 seconds east 357.28 feet; thence run north 88 degrees 24 minutes 48 seconds east 181.76 feet; thence run north 89 degrees 16 minutes 58 seconds east 677.09 feet; thence run south 89 degrees 15 minutes 09 seconds east 515.94 feet; thence run south 87 degrees 21 minutes 29 seconds east 185.36 feet; thence run south 70 degrees 33 minutes 18 seconds east 77.00 feet to the point of beginning, said point of beginning being in Bluff Creek; from said point of beginning run thence north 70 degrees 33 minutes 18 seconds west 77.00 feet; thence run north 87 degrees 21 minutes 29 seconds west 185.36 feet; thence run north 89 degrees 15 minutes 09 seconds west 515.94 feet; thence run south 89 degrees 16 minutes 58 seconds west 677.09 feet; thence run south 88 degrees 24 minutes 48 seconds west 181.76 feet; thence run north 03 degrees 22 minutes 14 seconds west 357.28 feet; thence run north 03 degrees 37 minutes 29 seconds west 315.58 feet; thence run north 01 degree 53 minutes 54 seconds west 662.15 feet; thence run north 05 degrees 25 minutes 10 seconds west 293.78 feet; thence run north 04 degrees 30 minutes 17 seconds west 357.06 feet; thence run north 03 degrees 10 minutes 43 seconds west 334.18 feet; thence run north 00 degrees 56 minutes 54 seconds east 207.13 feet; thence run north 79 degrees 59 minutes 12 seconds east 70.48 feet; thence run south 86 degrees 46 minutes 36 seconds east 209.45 feet; thence run south 68 degrees 32 minutes 54 seconds east 48.37 feet; thence run south 64 degrees 28 minutes 00 seconds east 119.57 feet; thence run south 62 degrees 54 minutes 54 seconds east 112.20 feet; thence run south 60 degrees 38 minutes 42 seconds east 75.29 feet; thence run south 56 degrees 10 minutes 00 seconds east 316.00 feet; thence run south 62 degrees 15 minutes 00 seconds east 113.97 feet; thence run south 69 degrees 27 minutes 36 seconds east 201.25 feet; thence run south 75 degrees 11 minutes 06 seconds east 96.74 feet; thence run south 74 degrees 45 minutes 06 seconds east 812.23 feet; thence run south 74 degrees 24 minutes 48 seconds east 279.95 feet; thence run south 72 degrees 32 minutes 48 seconds east 158.87 feet; thence run south 65 degrees 31 minutes 36 seconds east 255.31 feet; thence run south 63 degrees 07 minutes 00 seconds east 213.24 feet; thence run south 11 degrees 01 minute 00 seconds east 381.55 feet; thence run south 04 degrees 12 minutes 54 seconds east

Off NE Bluff Creek, Liberty County – Legal Description

145.80 feet; thence run south 04 degrees 23 minutes 00 seconds west 56.81 feet; thence run south 07 degrees 25 minutes 30 seconds west 59.65 feet; thence run south 00 degrees 31 minutes 30 seconds west 388.90 feet; thence run south 14 degrees 25 minutes 18 seconds east 46.11 feet; thence run south 08 degrees 38 minutes 48 seconds west 35.72 feet; thence run south 15 degrees 54 minutes 36 seconds west 116.09 feet; thence run south 82 degrees 11 minutes 06 seconds west 26.55 feet; thence run south 11 degrees 30 minutes 48 seconds east 485.09 feet; thence run south 10 degrees 46 minutes 00 seconds east 235.10 feet; thence run south 27 degrees 54 minutes 00 seconds east 156.71 feet; thence run south 16 degrees 04 minutes 06 seconds east 82.79 feet; thence run south 07 degrees 22 minutes 54 seconds east 99.47 feet; thence run south 05 degrees 16 minutes 36 seconds east 53.17; thence run south 05 degrees 18 minutes 30 seconds west 41.83 feet; thence run south 60 degrees 37 minutes 24 seconds west 71.32 feet to a point on a meander of said Bluff Creek, said creek being 35.00 feet from said meander; thence run northwesterly along said meander of Bluff Creek as follows: North 73 degrees 58 minutes 36 seconds west 120.96 feet; thence run south 45 degrees 52 minutes 18 seconds west 106.07 feet; thence run south 86 degrees 48 minutes 18 seconds west 62.53 feet; thence run north 29 degrees 12 minutes 12 seconds west 210.45 feet; thence run north 87 degrees 21 minutes 06 seconds west 88.24 feet; thence run south 80 degrees 53 minutes 54 seconds west 60.58 feet; thence run north 32 degrees 26 minutes 00 seconds west 63.50 feet; thence run north 82 degrees 40 minutes 30 seconds west 52.71 feet; thence run north 50 degrees 47 minutes 12 seconds west 89.16 feet; thence run south 62 degrees 19 minutes 12 seconds west 108.43 feet; thence run south 45 degrees 43 minutes 42 seconds west 88.15 feet; thence run north 68 degrees 49 minutes 06 seconds west 46.73 feet; thence run north 31 degrees 04 minutes 54 seconds west 65.73 feet; thence run north 86 degrees 41 minutes 54 seconds west 130.77 feet; thence run north 13 degrees 04 minutes 12 seconds west 64.99 feet; thence run north 57 degrees 37 minutes 24 seconds west 94.41 feet; thence run north 13 degrees 40 minutes 30 seconds east 45.10 feet; thence run north 28 degrees 25 minutes 12 seconds west 60.76 feet; thence run north 26 degrees 56 minutes 36 seconds east 63.32 feet; thence run north 23 degrees 52 minutes 54 seconds west 98.73 feet; thence run north 56 degrees 34 minutes 54 seconds west 60.00 feet; thence run north 05 degrees 11 minutes 00 seconds west 65.30 feet; thence run north 57 degrees 56 minutes 12 seconds west 60.39 feet; thence run north 01 degree 34 minutes 12 seconds east 120.76 feet; thence run north 70 degrees 33 minutes 18 seconds west 52.57 feet to the point of beginning, containing 151.98 acres, More or less.

Tract 4: All that tract or parcel of land situate, lying and being in Liberty County, Florida and more particularly described according to a plat of survey prepared for Emmett Mitchell, III by Edwin G. Brown & Associates, Inc. dated April 30, 1987 as follows: COMMENCE at the northwest corner of Section 24, Township 1 South, Range 5 West, Liberty County, Florida, and thence run south 01 degree 03 minutes 53 seconds east 1974.67 feet; thence run north 79 degrees 59 minutes 12 seconds east 70.48 feet; thence run south 86 degrees 46 minutes 36 seconds east 203.45 feet; thence run south 68 degrees 32 minutes 54 seconds east 48.37 feet; thence run south 64 degrees 28 minutes 00 seconds east 119.57 feet; thence run south 62 degrees 54 minutes 54 seconds east 112.20 feet; thence run south 60 degrees 38 minutes 42 seconds east 75.29 feet; thence run south 56 degrees 10 minutes 00 seconds east 316.00 feet; thence run south 62 degrees 15 minutes 00 seconds east 113.97 feet; thence run south 69 degrees 27 minutes 36 seconds east 201.25 feet; thence run south 75 degrees 11 minutes 06 seconds east 96.74 feet; thence run south 74 degrees 45 minutes 06 seconds east 812.23 feet; thence run south 74 degrees 24 minutes 48 seconds east 279.95 feet; thence run south 72 degrees 32 minutes 48 seconds east 158.87 feet; thence run south 65 degrees 31 minutes 36

Off NE Bluff Creek, Liberty County – Legal Description

seconds east 255.31 feet; thence run south 63 degrees 07 minutes 00 seconds east 213.24 feet for the point of beginning. From said point of beginning run south 62 degrees 36 minutes 18 seconds east 167.43 feet; thence run north 75 degrees 13 minutes 48 seconds east 354.79 feet; thence run south 84 degrees 51 minutes 42 seconds east 175.49 feet; thence run south 05 degrees 08 minutes 18 seconds west 534.47 feet; thence run north 83 degrees 18 minutes 54 seconds west 348.90 feet; thence run north 08 degrees 13 minutes 48 seconds east 228.36 feet; thence run north 75 degrees 15 minutes 54 seconds west 275.31 feet; thence run north 11 degrees 01 minute 00 seconds west 201.69 feet to the point of beginning containing 4.94 acres, more or less.

Also excepting therefrom, land as described in the Deed recorded in Book 73, page 302 to the Trust for Public Land, described as follows:

Commence at the Northwest corner of Section 24, Township 1 South, Range 5 West, Liberty County, Florida and thence run South 01 degrees 03 minutes 53 seconds East 1974.67 feet, thence run North 79 degrees 59 minutes 12 seconds East 70.48 feet, thence run South 86 degrees 46 minutes 36 seconds East 203.45 feet, thence run South 60 degrees 32 minutes 54 seconds East 48.37 feet, thence run South 64 degrees 28 minutes 00 seconds East 119.57 feet, thence run South 62 degrees 54 minutes 54 seconds East 112.20 feet, thence run South 60 degrees 38 minutes 42 seconds East 75.29 feet, thence run South 56 degrees 10 minutes 00 seconds East 316.00 feet, thence run South 62 degrees 15 minutes 00 seconds East 113.97 feet, thence run South 69 degrees 27 minutes 36 seconds East 201.25 feet, thence run South 75 degrees 11 minutes 06 seconds East 96.74 feet, thence run South 74 degrees 45 minutes 06 seconds East 812.23 feet, thence run South 74 degrees 24 minutes 48 seconds East 279.95 feet, thence run South 72 degrees 32 minutes 48 seconds East 158.87 feet, thence run South 65 degrees 31 minutes 36 seconds East 193.02 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING thence run North 04 degrees 12 minutes 58 seconds West 820.86 feet, thence run North 01 degrees 56 minutes 05 seconds East 735.67 feet, thence run North 00 degrees 58 minutes 52 seconds East 968.67 feet, thence run North 00 degrees 15 minutes 41 seconds West 754.58 feet to the Southerly right-of-way boundary of State Road No. 20, said point lying on a curve concave to the Southerly, thence run along said Southerly right-of-way boundary as follows: Southeasterly along said curve with a radius of 5682.39 feet thru a central angle of 06 degrees 46 minutes 46 seconds for an arc distance of 672.36 feet, the chord of said arc being South 82 degrees 27 minutes 10 seconds East 671.96 feet, thence South 79 degrees 03 minutes 47 seconds East 774.49 feet to a point of curve to the left, thence Southeasterly along said curve with a radius of 11541.53 feet thru a central angle of 06 degrees 15 minutes 22 seconds for an arc distance of 1260.22 feet, thence leaving said right-of-way boundary run South 40 degrees 55 minutes 56 seconds East 8156.54 feet to the Westerly edge of the Ochlockonee River, thence run along said river's edge as follows: South 55 degrees 15 minutes 23 seconds West 37.74 feet, thence South 57 degrees 01 minutes 46 seconds West 140.69 feet, thence South 56 degrees 15 minutes 21 seconds West 132.51 feet, thence South 34 degrees 36 minutes 41 seconds West 201.63 feet, thence South 23 degrees 16 minutes 51 seconds West 225.24 feet, thence South 15 degrees 59 minutes 26 seconds West 172.49 feet, thence South 29 degrees 01 minutes 33 seconds West 40.31 feet, thence South 21 degrees 54 minutes 03 seconds West 141.61 feet, thence South 00 degrees 25 minutes 53 seconds West 32.76 feet, thence South 28 degrees 45 minutes 47 seconds West 78.45 feet, thence South 40 degrees 20 minutes 27 seconds West 121.99 feet,

Off NE Bluff Creek, Liberty County – Legal Description

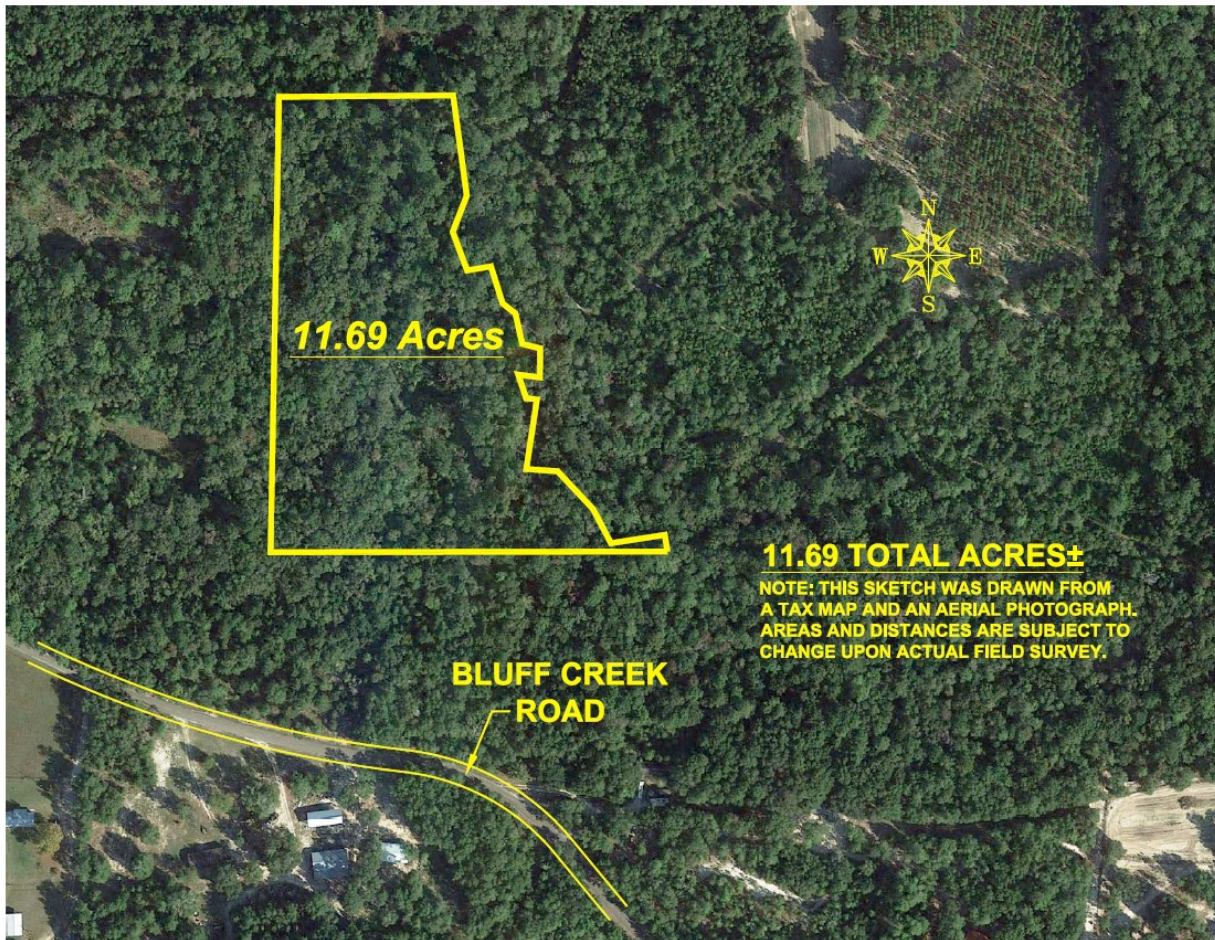
thence South 47 degrees 19 minutes 28 seconds West 74.03 feet, thence South 50 degrees 25 minutes 14 seconds West 74.03 feet, thence South 80 degrees 33 minutes 40 seconds West 215.54 feet, thence South 37 degrees 15 minutes 17 seconds West 314.94 feet, thence South 42 degrees 26 minutes West 181.92 feet, thence South 26 degrees 23 minutes 58 seconds West 140.46 feet, thence South 16 degrees 15 minutes 22 seconds West 136.38 feet, thence South 31 degrees 54 minutes 57 seconds West 252.34 feet, thence South 58 degrees 41 minutes 35 seconds West 58.66 feet, thence North 88 degrees 10 minutes 09 seconds West 111.70 feet, thence South 46 degrees 34 minutes 49 seconds West 100.59 feet, thence South 46 degrees 12 minutes 48 seconds West 76.69 feet, thence South 68 degrees 18 minutes 59 seconds West 114.49 feet, thence South 49 degrees 39 minutes :01 seconds West 78.41 feet, thence South 71 degrees 07 minutes 19 seconds West 164.07 feet, thence South 80 degrees 35 minutes 28 seconds West 133.37 feet, thence North 89 degrees 31 minutes 07 seconds West 116.16 feet, thence North 78 degrees 25 minutes 19 seconds West 107.75 feet, thence North 53 degrees 26 minutes 04 seconds West 152.57 feet, thence North 24 degrees 57 minutes 22 seconds West 249.26 feet, thence North 06 degrees 04 minutes 11 seconds East 263.94 feet, thence North 22 degrees 56 minutes 32 seconds West 146.01 feet, thence North 39 degrees 37 minutes 30 seconds West 87.33 feet, thence North 51 degrees 23 minutes 45 seconds West 99.20 feet, thence North 50 degrees 39 minutes 22 seconds West 120.94 feet, thence North 71 degrees 18 minutes 56 seconds West 273.97 feet, thence South 81 degrees 24 minutes 44 seconds West 126.18 feet, thence South 86 degrees 44 minutes 08 seconds West 296.04 feet, thence North 12 degrees 49 minutes 07 seconds West 374.87 feet, thence North 72 degrees 14 minutes 59 seconds West 241.60 feet, thence South 89 degrees 46 minutes 43 seconds West 101.96 feet, thence North 77 degrees 03 minutes 08 seconds West 423.52 feet, thence South 81 degrees 48 minutes 43 seconds West 159.14 feet, thence South 74 degrees 18 minutes 43 seconds West 192.00 feet, thence South 80 degrees 17 minutes 51 seconds West 134.06 feet, thence South 32 degrees 38 minutes 29 seconds West 138.34 feet, thence South 56 degrees 02 minutes 20 seconds West 121.96 feet, thence South 05 degrees 53 minutes 36 seconds West 114.81 feet, thence South 26 degrees 26 minutes 55 seconds West 76.21 feet, thence South 13 degrees 58 minutes 38 seconds West 103.14 feet, thence South 08 degrees 08 minutes 08 seconds East 245.13 feet, thence South 28 degrees 06 minutes 39 seconds East 80.28 feet, thence South 06 degrees 21 minutes 18 seconds East 257.52 feet, thence South 10 degrees 07 minutes 24 seconds West 168.84 feet to the intersection with the Northeasterly edge of Bluff Creek, thence leaving said river's edge run along the Northeasterly edge of said creek as follows: North 15 degrees 01 minutes 42 seconds West 52.20 feet, thence North 37 degrees 50 minutes 18 seconds West 47.03 feet, thence South 71 degrees 01 minutes 15 seconds West 269.18 feet, thence North 67 degrees 06 minutes 42 seconds West 67.14 feet, thence North 09 degrees 27 minutes 57 seconds West 203.16 feet, thence North 22 degrees 33 minutes 43 seconds East 172.62 feet, thence North 14 degrees 01 minutes 25 seconds East 197.00 feet, thence North 17 degrees 02 minutes 01 seconds West 214.29 feet, thence North 22 degrees 15 minutes 19 seconds West 115.84 feet, thence North 18 degrees 15 minutes 47 seconds East 205.56 feet, thence North 42 degrees 06 minutes 45 seconds East 125.08 feet, thence North 22 degrees 40 minutes 39 seconds West 85.57 feet, thence North 45 degrees 27 minutes 23 seconds East 137.26 feet, thence South 81 degrees 47 minutes 35 seconds East 50.57 feet, thence North 72 degrees 02 minutes East 111.16 feet, thence North 74 degrees 30 minutes 41 seconds West 107.56 feet, thence South 81 degrees 33 minutes 45 seconds West 112.55 feet, thence South 59 degrees 27 minutes 21 seconds West 77.47 feet, thence South 31 degrees 53 minutes 49 seconds West 98.00 feet, thence South 01 degrees 03 minutes 44 seconds West 73.25 feet, thence South 43 degrees 04 minutes 40 seconds West 61.47 feet, thence South 15 degrees 37 minutes 32 seconds West 50.68 feet, thence South 04 degrees 08 minutes 21 seconds West 131.85 feet,

Off NE Bluff Creek, Liberty County – Legal Description

thence South 01 degrees 39 minutes 37 seconds West 179.54 feet, thence South 17 degrees 50 minutes 39 seconds East 86.89 feet, thence South 68 degrees 56 minutes 15 seconds West 50.00 feet, thence North 18 degrees 39 minutes 37 seconds West 85.83 feet, thence North 46 degrees 56 minutes 29 seconds West 282.69 feet, thence North 42 degrees 21 minutes 02 seconds West 84.09 feet, thence North 26 degrees 32 minutes 42 seconds West 178.87 feet, thence North 39 degrees 59 minutes 28 seconds West 106.97 feet, thence North 08 degrees 21 minutes 39 seconds West 102.30 feet, thence North 40 degrees 20 minutes 42 seconds West 184.31 feet, thence North 08 degrees 14 minutes 15 seconds East 191.92 feet, thence North 65 degrees 00 minutes 07 seconds West 98.95 feet, thence North 08 degrees 27 minutes 57 seconds West 65.20 feet, thence North 24 degrees 44 minutes 50 seconds West 93.06 feet, thence South 79 degrees 23 minutes 20 seconds West 124.14 feet, thence North 25 degrees 52 minutes 04 seconds West 120.50 feet, thence North 44 degrees 16 minutes 19 seconds West 122.40 feet, thence North 51 degrees 38 minutes 13 seconds West 73.40 feet, thence North 54 degrees 07 minutes 52 seconds East 57.83 feet, thence North 00 degrees 54 minutes 57 seconds West 96.59 feet, thence North 22 degrees 13 minutes 19 seconds West 80.51 feet, thence North 32 degrees 19 minutes 50 seconds East 100.62 feet, thence North 27 degrees 30 minutes 09 seconds East 38.72 feet, thence North 33 degrees 50 minutes 22 seconds West 50.49 feet, thence North 17 degrees 33 minutes 43 seconds West 51.95 feet, thence North 36 degrees 24 minutes 35 seconds West 40.82 feet, thence South 78 degrees 23 minutes 40 seconds West 30.09 feet, thence North 53 degrees 59 minutes 01 seconds West 96.64 feet, thence North 88 degrees 25 minutes 59 seconds West 97.38 feet, thence North 71 degrees 32 minutes 29 seconds West 74.67 feet, thence North 36 degrees 13 minutes 51 seconds West 60.56 feet, thence North 61 degrees 52 minutes 39 seconds West 83.59 feet, thence North 53 degrees 31 minutes 06 seconds West 112.94 feet, thence North 59 degrees 04 minutes 46 seconds West 100.32 feet, thence North 56 degrees 54 minutes 31 seconds West 79.72 feet, thence South 61 degrees 26 minutes 16 seconds West 68.25 feet, thence South 45 degrees 27 minutes 29 seconds West 44.11 feet, thence North 87 degrees 46 minutes 58 seconds West 53.14 feet, thence North 52 degrees 27 minutes 33 seconds West 81.63 feet, thence North 33 degrees 50 minutes 34 seconds West 73.74 feet, thence leaving said creek's edge run North 01 degrees 35 minutes 54 seconds East 44.12 feet, thence run North 04 degrees 50 minutes 18 seconds East 41.83 feet, thence run North 05 degrees 27 minutes 52 seconds West 53.17 feet, thence run North 07 degrees 34 minutes 10 seconds West 99.47 feet, thence run North 16 degrees 03 minutes 10 seconds West 82.79 feet, thence run North 27 degrees 53 minutes 04 seconds West 156.71 feet, thence run North 10 degrees 45 minutes 04 seconds West 235.90 feet, thence run North 11 degrees 29 minutes 52 seconds West 484.25 feet, thence run North 81 degrees 58 minutes 56 seconds East 26.55 feet, thence run North 15 degrees 32 minutes 26 seconds East 116.09 feet, thence run North 06 degrees 05 minutes 14 seconds East 35.72 feet, thence run North 13 degrees 49 minutes 16 seconds West 46.11 feet, thence run North 00 degrees 36 minutes 33 seconds East 388.90 feet, thence run North 07 degrees 30 minutes 33 seconds East 59.65 feet, thence run North 04 degrees 28 minutes 03 seconds East 56.81 feet, thence run North 04 degrees 17 minutes 57 seconds West 145.80 feet, thence run North 10 degrees 53 minutes 49 seconds West 180.05 feet, thence run South 75 degrees 15 minutes 54 seconds East 275.31 feet, thence run South 08 degrees 13 minutes 48 seconds West 228.36 feet, thence run South 83 degrees 18 minutes 54 seconds East 348.90 feet, thence run North 05 degrees 08 minutes 18 seconds East 534.47 feet, thence run North 84 degrees 51 minutes 42 seconds West 175.49 feet, thence run South 75 degrees 13 minutes 48 seconds West 354.79 feet, thence run North 62 degrees 36 minutes 18 seconds West 167.43 feet, thence run North 63 degrees 07 minutes West 213.24 feet, thence run North 65 degrees 31 minutes 36 seconds West 62.29 feet to the POINT OF BEGINNING containing 915.00 acres,

more or less. Situate, lying and being in Sections 19 and 30, Township 1 South, Range 4 West, and in Sections 13, 24 and 25, Township 1 South, Range 5 West, Liberty County, Florida.

Off NE Bluff Creek – Auction Map



NOTE: THIS PROPERTY IS LAND LOCKED AND THE SELLER DOES NOT GUARANTEE ACCESS!

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