

Property Information Package

Straightaway Farms

**114 Acre Equestrian Farm and Executive Home
4741 Ashville Highway, Monticello, Florida**

**Online Only Auction
Bidding Ends July 30, 2020**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

Fall in love with this stunning 114 +/- Acre Equestrian Farm and Executive Home. The executive home features high-quality construction, a deep wrap-around veranda & panoramic views of the lake, large live oaks & rolling pastures. Additionally, this farm features a 12 stall training barn with full living quarters, equipment barn with living quarters, 5 miles of PVC equine fencing, 3 miles of riding trails, 6 turn out paddocks, 9 pastures, 20 uncovered stalls, a racetrack with clay base & sandy loam cushion. Located in lovely Monticello, Florida, and just a short drive to Thomasville, Georgia, or Tallahassee, Florida.

Auction Date and Time: Thursday, July 30, 2020, 4 PM

Open House Dates and Times: Saturday, July 25, 2020, 9 AM – 12 PM
Wednesday, July 29, 2020, 4 PM – 7 PM

For a private showing please contact Tucker Sowell at (229) 890-2437.



For More Information Contact:

Tucker Sowell
Weeks Auction Group, Inc.
(229) 890 - 2437
Tucker@BidWeeks.com

Property Information

Property Address: 4741 Ashville Highway, Monticello, Florida

Property Size (Acres): 114 +/- Acres

Driving Directions:

From Monticello: From the round-a-bout at the Jefferson County Courthouse travel west on US Hwy 90 for 1.1 miles to St. Margaret's Church Road. Turn left on St. Margaret's Church Road and then take the first right onto Ashville Highway. Continue on Ashville Highway for 4.8 miles to the property on the left. **WATCH FOR AUCTION SIGNS!**

From Ashville: At the intersection of US Hwy 221 and Ashville Highway, travel west on Ashville Hwy for 9.3 miles to the property on the right. **WHAT FOR AUCTION SIGNS!**

Important Selling Features:

- 6,801 Heated and Cooled Sq.ft.
- Within 30 minutes to downtown Tallahassee and within 30 minutes to downtown Thomasville
- 3 miles of uninterrupted riding trails
- Equipment barn with living efficiency
- 12 stall barn with tung and groove walls, welded windows with rolling doors, French drain, hayloft, one-bedroom apartment with full kitchen, 3 washing bays with floor drains
- 6 paddocks
- A race track with a clay base
- 5 miles of vinyl fencing
- Custom Built home with extra deep wrap-around covered lanai
- 8+ bedrooms, 8+ baths in the main home
- 3 fireplaces
- 4 Wells,
- 4 HVACs,
- Generator
- Mother in Law Suite with 2 Bedrooms
- 4 Car Garage

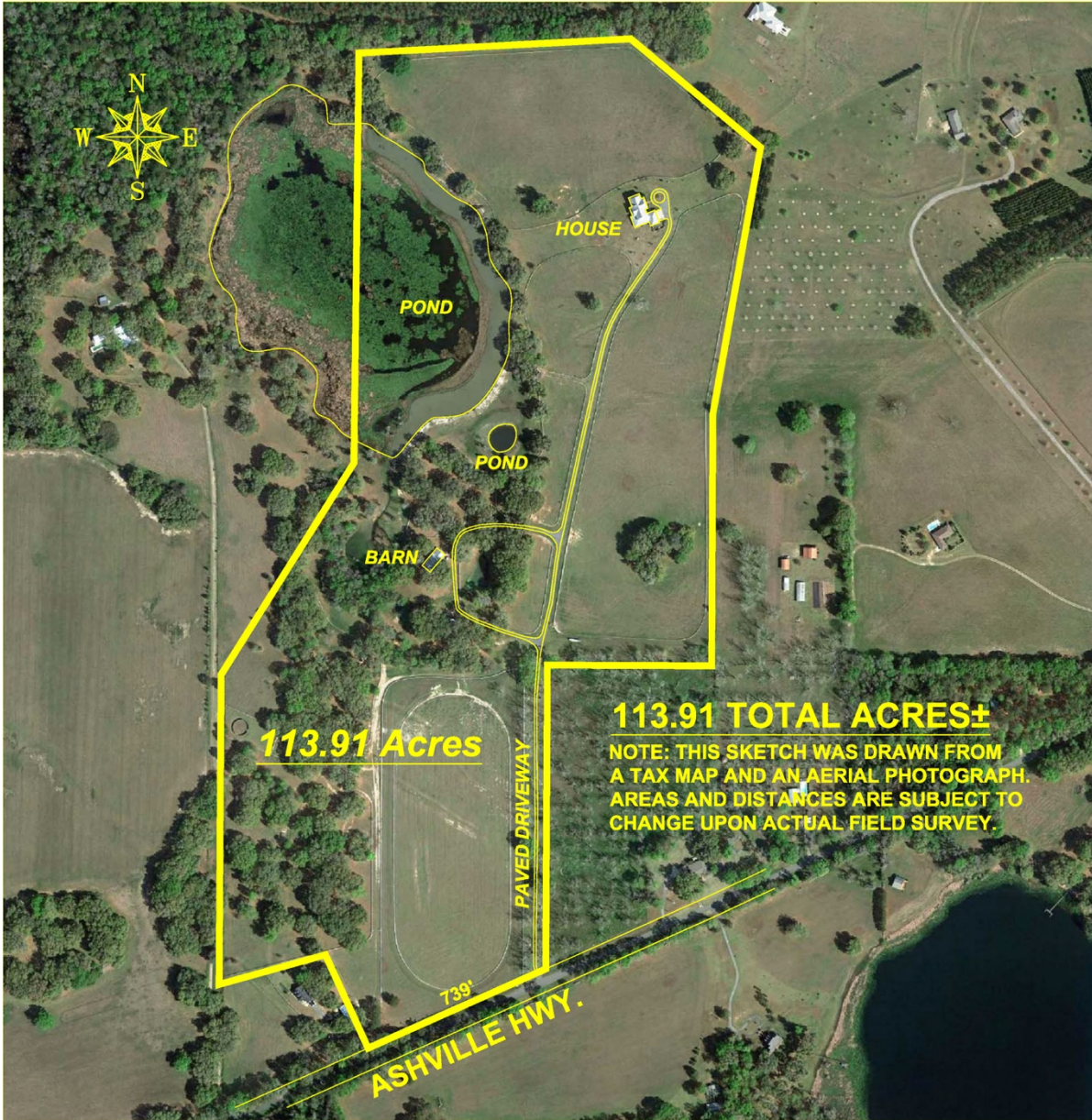
Assessor's Parcel Number: Tract 1 – 40.05 Acres – Parcel ID: 12-2N-5E-0000-0043-0000
Tract 2 – 39.74 Acres – Parcel ID: 13-2N-5E-0000-0046-0000
Tract 3 – 19.07 Acres – Parcel ID: 13-2N-5E-0000-0051-0000
Tract 4 – 15.05 Acres – Parcel ID: 13-2N-5E-0000-0045-0000

Taxes (2019): Tract 1 – 40.05 Acres – \$ 8822.18
Tract 2 – 39.74 Acres – \$ 1477.38
Tract 3 – 19.07 Acres – \$ 66.77
Tract 4 – 15.05 Acres – \$ 74.17

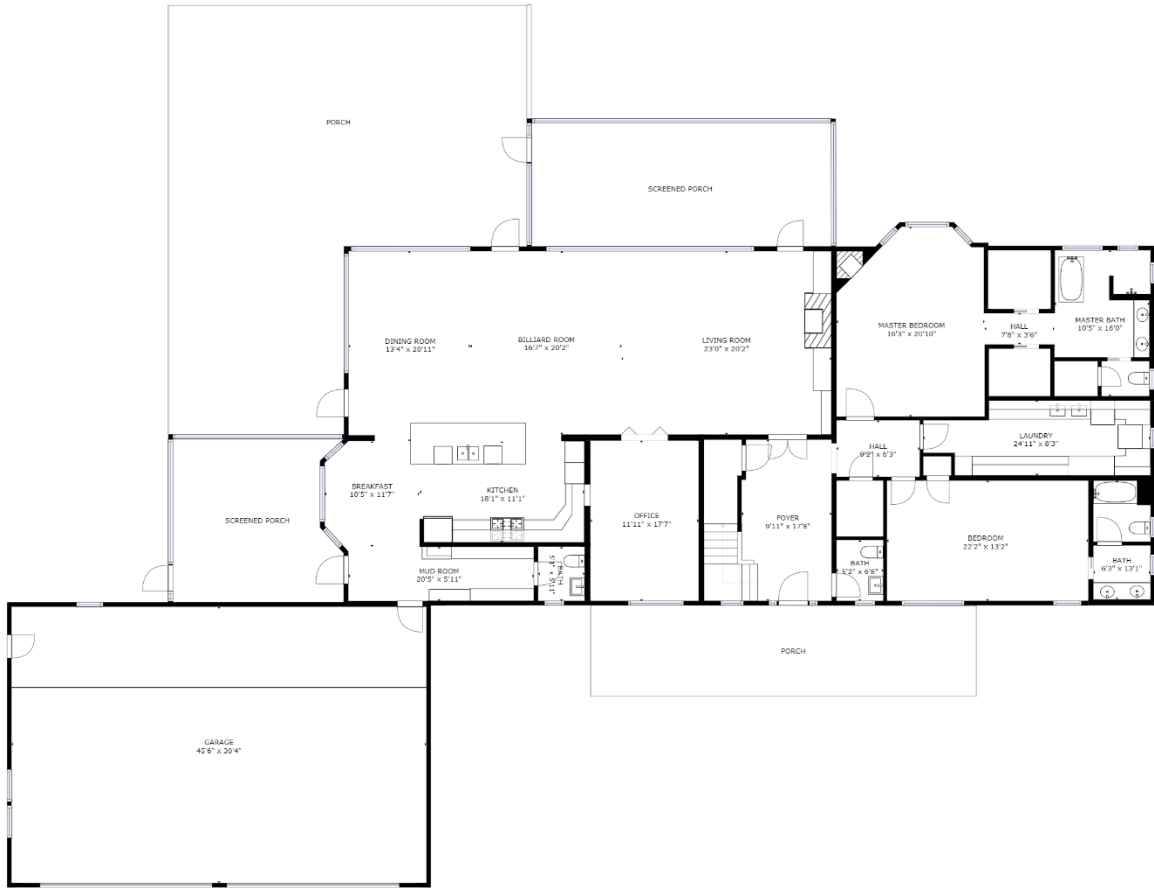
For More Information Contact:

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Aerial Map



Executive Home Floor Plans – First Floor



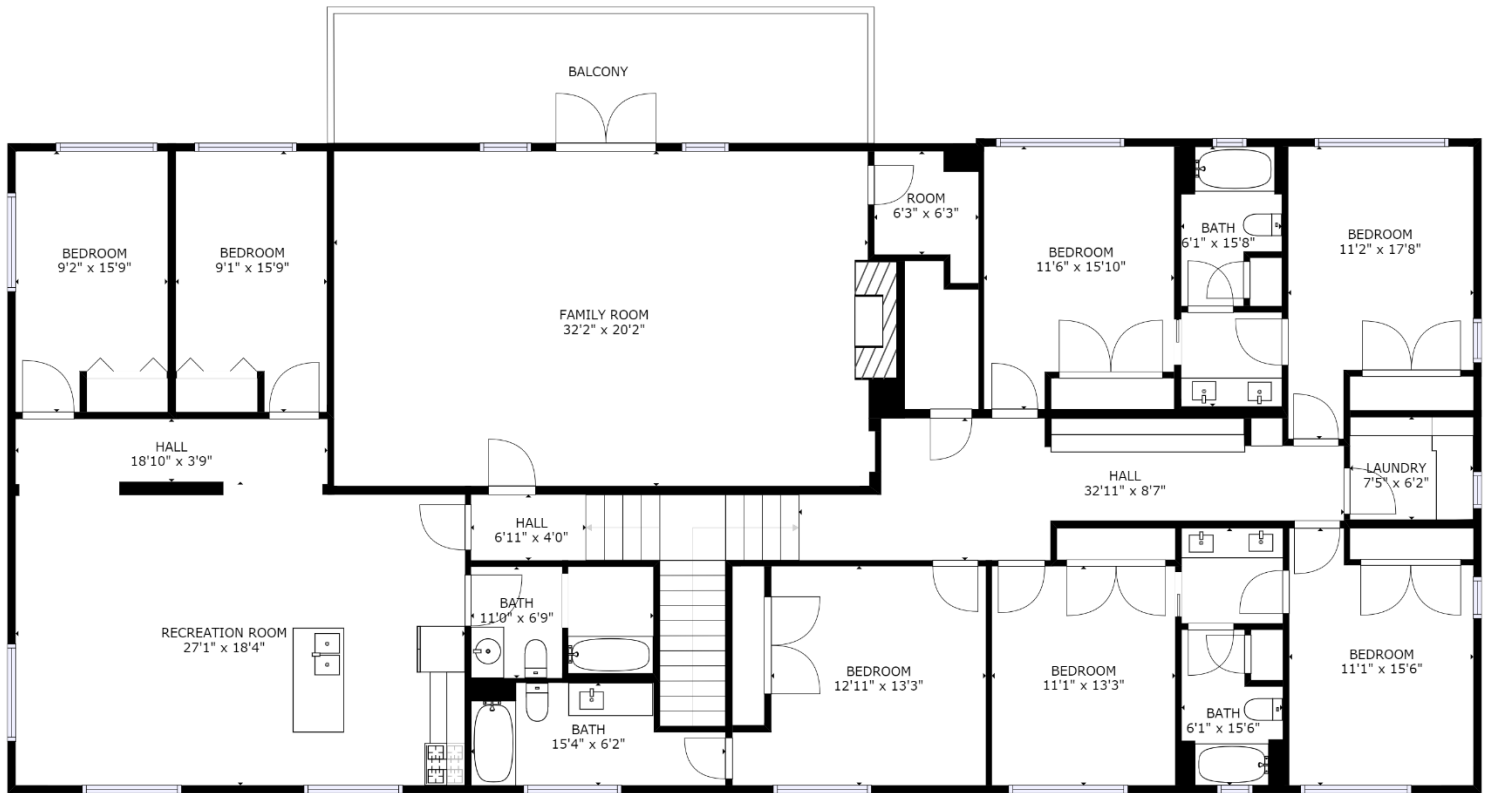
GROSS INTERNAL AREA
 FLOOR 1: 3428 sq ft, FLOOR 2: 3373 sq ft
 EXCLUDED AREAS: , GARAGE: 1381 sq ft
 TOTAL: 6801 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Executive Home Floor Plans – Second Floor



GROSS INTERNAL AREA
 FLOOR 1: 3428 sq ft, FLOOR 2: 3373 sq ft
 EXCLUDED AREAS: GARAGE: 1381 sq ft
 TOTAL: 6801 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



Tax Card – Tract 1 - Page 1



Parcel Summary

Parcel ID 12-2N-5E-0000-0043-0000
Prop ID 10624
Location Address 4741 ASHVILLE HWY
 MONTICELLO FL 32344
Neighborhood N/A (0)
Market Area 01
Brief Tax Description* 40.05 ACRES IN S1/2 ORB 326/183 & 327/147 & 532/182 & 644/803 & 174/338 & 725/717 & 725/728 & 725/738 & 736/576
(Note: *The Description above is not to be used on legal documents.)
Property Use Code SINGLE FAMILY (000100)
Sec/Twp/Rng 12-2N-5E
Tax District County - NWFWMID (District 2)
Millage Rate 14.2097
Acres 40.050
Homestead N

[View Map](#)

Owner Information

Primary Owner
[Bowling Carl & Joan](#)
 2211 Bannerman Rd
 Tallahassee, FL 32312

Valuation

	2020 Preliminary Values	2019 Certified Values
Improvement Value	\$483,362	\$480,410
Land Value	\$140,175	\$120,150
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$0	\$0
Just (Market) Value	\$623,537	\$600,560
Assessed Value	\$623,537	\$600,560
Exempt Value	\$0	\$0
Taxable Value	\$623,537	\$600,560
Maximum Save Our Homes Portability	\$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.

Land Information

Code	Land Use	Acres	Square Feet	Frontage	Depth
00100	SFR	1.00	43560	0	0
09900	AC NON-AG	39.05	1701018	0	0

Building Information

Type	SINGLEFAM	Heat	AIR DUCTED
Total Area	10,631	Air Conditioning	CENTRAL
Heated Area	6,488	Bathrooms	5.5
Exterior Walls	BD/BATTEN	Bedrooms	7
Roof Cover	COMP SHINGL	Stories	2.0
Interior Walls	DRYWALL	Actual Year Built	2005
Frame Type		Effective Year Built	2005
Floor Cover	CARPET, HARDWOOD		

Extra Features

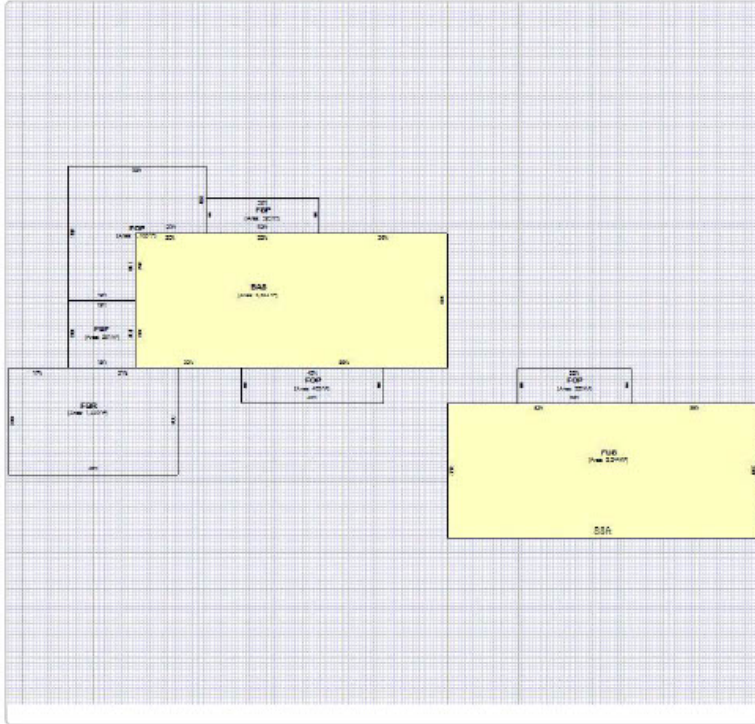
Code	Description	Number of Items	Length x Width x Height	Area	Effective Year Built
1025	CEMENT DR GOOD	1	1720x 12 x 0	20,640	2005
0176	VINYL FENCE RAIL	1	99 x 1 x 0	99	2005
1023	CEMENT W/LK	1	91 x 7 x 0	637	2005
1024	CONCRETE PATIO	1	40 x 20 x 0	800	2005
1002	WELL/DEEP	1	0 x 0 x 0	1	2005
1011	SEPT TK BELOW	1	0 x 0 x 0	1	2005

Sales

Sales Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/21/2016	\$100	FC	736	576	Unqualified (U)	Improved	FINN PATRICK JAMES	* CARL & JOAN BOWLING
3/22/2016	\$1,400,000	WD	725	717	Unqualified (U)	Improved	* CARL & JOAN BOWLING	FINN PATRICK JAMES
5/14/2015	\$100	QC	716	338	Unqualified (U)	Improved	***Multiple Sellers**	***Multiple Buyers**
1/15/2010	\$655,000	WD	644	803	Qualified (Q)	Improved	LEE ALYSON D	BOWLING CARL & JOAN
1/23/2004	\$100	WD	532	182	Unqualified (U)	Vacant	+LEE PAUL WINSTON JR	* PAUL WINSTON LEE JR AND ALYSON D LEE
7/3/1995	\$121,025	WD	326	183	Unqualified (U)	Vacant	* Unknown Seller	* Unknown Buyer

Sketches

Tax Card – Tract 1 - Page 2



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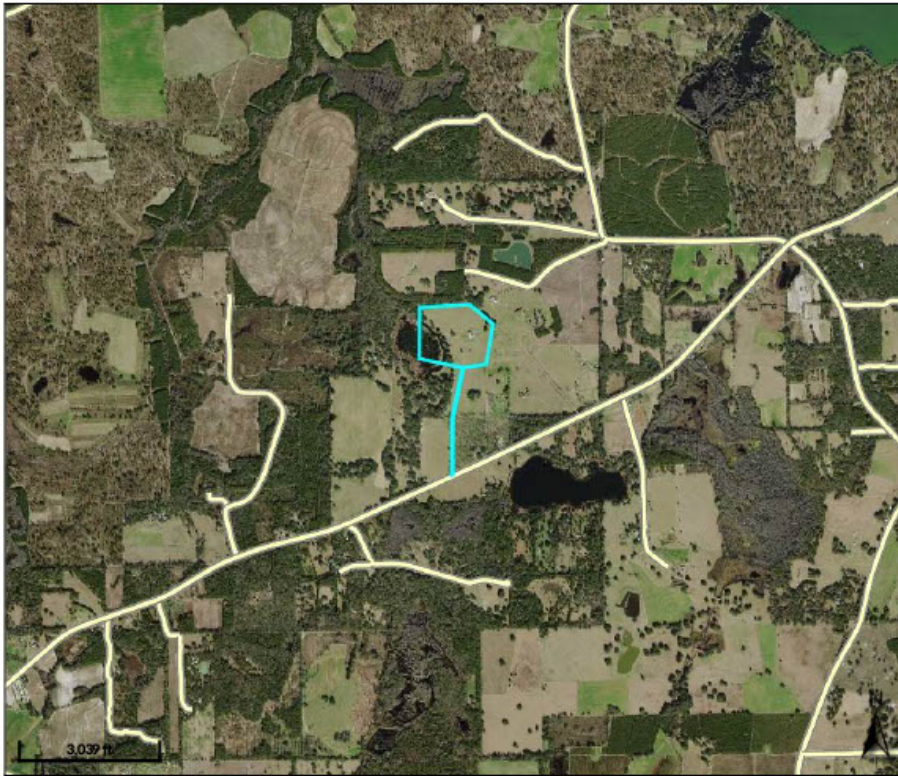
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Version 2.3.59

Tax Map – Tract 1



Overview



Legend

- County Outlines**
- <all other values>
- Jefferson
- State Outlines**
- <all other values>
- Florida
- Names**
- Parcels
- Street Centerlines

Parcel ID	12-2N-5E-0000-0043-0000	Mailing Address	BOWLING CARL & JOAN 2211 BANNERMAN RD TALLAHASSEE, FL 32312	Improvement Value	\$480,410	Just Value	\$600,560	Last 2 Sales							
PropID	10624	Physical Address	4741 ASHVILLE HWY	Land Value	\$120,150	Assessed Value	\$600,560	Date	12/21/2016	Price	\$100	V/I	I	Qual	U
Property Usage	SINGLEFAMILY			Ag Land Value	\$0	Exempt Value	\$0	Date	3/22/2016	Price	\$1400000	V/I	I	Qual	U
Acreage	40.05			Ag Market Value	\$0	Taxable Value	\$600,560								

Desc 40.05 ACRES IN S1/2 ORB 326/183 & 327/147 & 532/182 & 644/803 & 174/338 & 725/717 & 725/728 & 725/738 & 736/576

(Note: Not to be used on legal documents)

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2019 Property Tax Bill

5/8/2020

Lois Howell-Hunter - Jefferson County Tax Collector

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 591700 2019

R 12-2N-5E-0000-0043-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR JEFFERSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
JEFFERSON CO.	.00795000	\$4,774.45
SCHOOL-LRE	.00397900	\$2,389.63
SCHOOL-DISC	.00224800	\$1,350.06
NW FL WATER	.00003270	\$19.64
TOTAL AD-VALOREM:		\$8,533.78

BOWLING CARL & JOAN
2211 BANNERMAN RD
TALLAHASSEE, FL 32312

40.050 ACRES
 40.05 ACRES IN S1/2 ORB 326/18
 3 & 327/147 & 532/182 & 644/80
 3 & 174/338 & 725/717 & 725/72
 8 & 725/738 & 736/576

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE-SF	\$113.40
Asmt - LANDFILL-SF	\$175.00
TOTAL NON-AD VALOREM:	\$288.40
COMBINED TAXES & ASMTS:	\$8,822.18
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$600,560.00	DIST	2
ASSESS	\$600,560.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$600,560.00		

**** PAID ****

Exemptions:

Last Payment: 11/27/2019 **Receipt Number:** 43790

Property Address:
4741 ASHVILLE HWY MONTICELLO

Amount Collected: \$8,469.29 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
122N5E000000430000	R	2019	\$8,533.78	\$288.40	11/27/2019	\$8,469.29	\$0.00
122N5E000000430000	R	2018	\$8,776.88	\$288.40	12/7/2018	\$8,702.67	\$0.00
122N5E000000430000	R	2017	\$7,529.13	\$288.40	11/30/2017	\$7,504.83	\$0.00
122N5E000000430000	R	2016	\$6,029.57	\$276.16	6/13/2017	\$7,227.78	\$0.00
122N5E000000430000	R	2015	\$6,480.65	\$276.16	1/4/2016	\$6,554.11	\$0.00
122N5E000000430000	R	2014	\$6,681.89	\$276.16	2/2/2015	\$6,818.89	\$0.00
122N5E000000430000	R	2013	\$6,187.21	\$276.16	12/31/2013	\$6,269.47	\$0.00
122N5E000000430000	R	2012	\$6,268.85	\$276.16	11/30/2012	\$6,283.21	\$0.00

Tax Card – Tract 2 - Page 1



Parcel Summary

Parcel ID 13-2N-5E-0000-0046-0000
 PropID 10676
 Location Address ASHVILLE HWY
 MONTICELLO, FL 32344
 Neighborhood N/A (0)
 Marietta Area 01
 Brief Tax Description* 39.74 ACRES IN N1/2 N OF ST RD 146 ORB 326 P 183 & 532P 182 & 644P 801 & 714 P345
(Note: *The Description above is not to be used on legal documents.)
 Property Use Code IMPROVED AG (005000)
 Sec/Twp/Rng 13-2N-5E
 Tax District County - NWFWM (District 2)
 Millage Rate 14.2097
 Acreage 39.740
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[Bowling, Carl & Joan](#)
 4741 Ashville Hwy
 Monticello, FL 32344

Valuation

	2020 Preliminary Values	2019 Certified Values
Improvement Value	\$73,416	\$74,348
Land Value	\$0	\$0
Land Agricultural Value	\$9,504	\$9,504
Agricultural (Market) Value	\$139,090	\$119,220
Just (Market) Value	\$212,506	\$193,568
Assessed Value	\$63,514	\$62,099
Exempt Value	\$0	\$0
Taxable Value	\$63,514	\$62,099
Maximum Save Our Homes Portability	\$19,406	\$21,753

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.

Land Information

Code	Land Use	Acres	Square Feet	Frontage	Depth
05500	PINE/HDW	12.50	544500	0	0
06100	PASTURE 2	27.24	1186574.4	0	0

Building Information

Type	BARNS ABOVE	Heat	NONE
Total Area	4,516	Air Conditioning	NONE
Heated Area	3,996	Bathrooms	
Exterior Walls	MOD METAL	Bedrooms	
Roof Cover	MODULAR MT	Stories	2.0
Interior Walls	NONE	Actual Year Built	2010
Frame Type	WOOD FRAME	Effective Year Built	2010
Floor Cover	CONC FINSH; NONE		

Extra Features

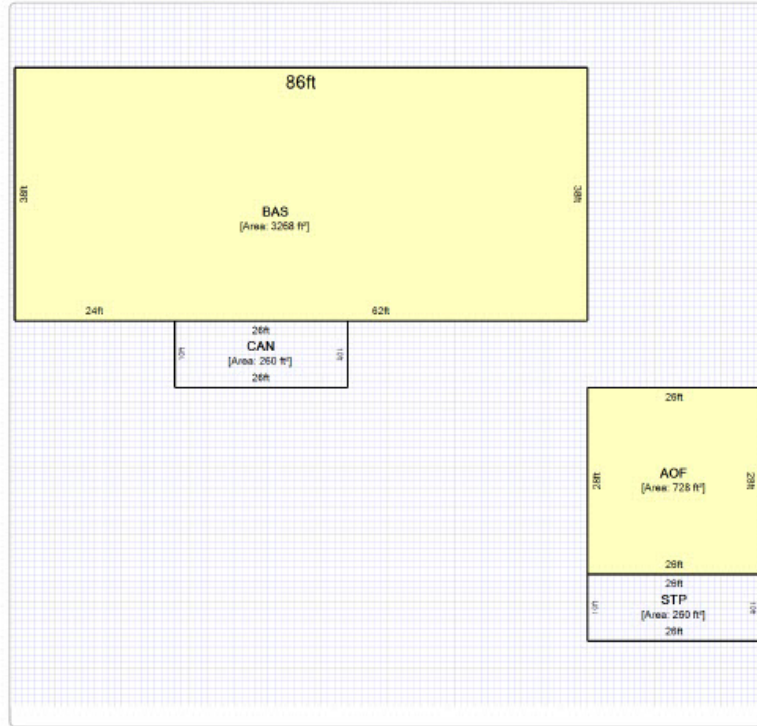
Code	Description	Number of Items	Length x Width x Height	Area	Effective Year Built
1002	WELL/DEEP	1	0 x 0 x 0	1	2010
1011	SEPT TK BELOW	1	0 x 0 x 0	1	2010
0042	SHED, POLE	1	60 x 54 x 0	3,240	2010
1025	CEMENT DR GOOD	1	980 x 13 x 0	12,740	2010

Sales

Sales Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/14/2015	\$1.00	QC	714	365	Unqualified (U)	Improved	**Multiple Sellers**	**Multiple Buyers**
1/15/2010	\$293,370	WD	664	801	Qualified (Q)	Vacant	*PAUL WINSTON LEE JR AND ALYSON D LEE	**Multiple Buyers**
1/23/2004	\$1.00	WD	532	182	Unqualified (U)	Vacant	+LEE PAUL WINSTON	*PAUL WINSTON LEE JR AND ALYSON D LEE
4/29/1996	\$36,296	WD	352	60	Unqualified (U)	Vacant	* Unknown Seller	* Unknown Buyer
7/3/1995	\$83,750	WD	326	183	Unqualified (U)	Vacant	* Unknown Seller	* Unknown Buyer

Sketches

Tax Card – Tract 2 - Page 2



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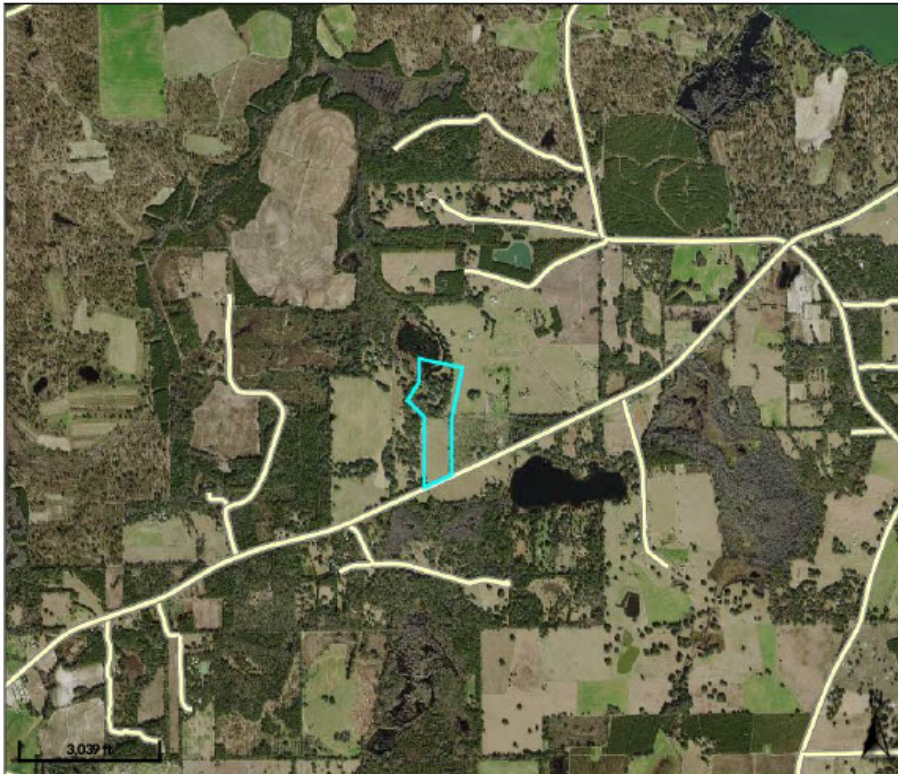
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Tax Map – Tract 2



Overview



Legend

- County Outlines**
- <all other values>
- Jefferson
- State Outlines**
- <all other values>
- Florida
- Names**
- Parcels
- Street Centerlines

Parcel ID	13-2N-5E-0000-0046-0000	Mailing Address	BOWLING CARL & JOAN 4741 ASHVILLE HWY MONTICELLO, FL 32344	Improvement Value	\$74,348	Just Value	\$193,568	Last 2 Sales Date		Price		V/I	Qual
PropID	10676			Land Value	\$0	Assessed Value	\$62,099	5/14/2015	\$100			I	U
Property Usage	IMPROVED AG	Physical Address	ASHVILLE HWY	Ag Land Value	\$9,504	Exempt Value	\$0	1/15/2010	\$293,370			V	Q
Acreage	39.74			Ag Market Value	\$119,220	Taxable Value	\$62,099						

Desc 39.74 ACRES IN N1/2 N OF ST RD 146 ORB 326 P 183 & 532 P 182 & 644 P 801 & 714 P345

(Note: Not to be used on legal documents)

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2019 Tax Bill – Tract 2

5/8/2020

Lois Howell-Hunter - Jefferson County Tax Collector

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 627200 2019

R 13-2N-5E-0000-0046-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR JEFFERSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
JEFFERSON CO.	.00795000	\$493.69
SCHOOL-LRE	.00397900	\$333.65
SCHOOL-DISC	.00224800	\$188.50
NW FL WATER	.00003270	\$2.03
TOTAL AD-VALOREM:		\$1,017.87

BOWLING CARL & JOAN
4741 ASHVILLE HWY
MONTICELLO, FL 32344

39.740 ACRES
 39.74 ACRES IN N1/2 N OF ST RD
 146 ORB 326 P 183 & 532 P 182
 & 644 P 801 & 714 P345

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE-COMM	\$284.51
Asmt - LANDFILL-COM12	\$175.00
TOTAL NON-AD VALOREM:	\$459.51

FAIR MKT VALUE	\$193,568.00	DIST	2
ASSESS	\$62,099.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$62,099.00		

COMBINED TAXES & ASMTS: **\$1,477.38**
DISCOUNT: **\$0.00**
UNPAID BALANCE: **\$0.00**

**** PAID ****

Exemptions:

Last Payment: 11/27/2019 **Receipt Number:** 43795

Property Address:
ASHVILLE HWY MONTICELLO

Amount Collected: \$1,418.28 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
132N5E000000460000	R	2019	\$1,017.87	\$459.51		11/27/2019	\$1,418.28	\$0.00
132N5E000000460000	R	2018	\$867.84	\$459.51		12/7/2018	\$1,274.26	\$0.00
132N5E000000460000	R	2017	\$619.32	\$459.51		11/30/2017	\$1,035.68	\$0.00
132N5E000000460000	R	2016	\$606.65	\$427.90		11/30/2016	\$993.17	\$0.00
132N5E000000460000	R	2015	\$644.05	\$427.90		1/4/2016	\$1,039.79	\$0.00
132N5E000000460000	R	2014	\$646.38	\$427.90		2/2/2015	\$1,052.79	\$0.00
132N5E000000460000	R	2013	\$653.58	\$427.90		12/31/2013	\$1,049.04	\$0.00
132N5E000000460000	R	2012	\$653.70	\$427.90		11/30/2012	\$1,038.34	\$0.00

Tax Card – Tract 3



Parcel Summary

Parcel ID 13-2N-5E-0000-0051-0000
 Prop ID 10681
 Location Address ASHVILLE HWY
 MONTICELLO 32344
 Neighborhood N/A (0)
 Marietta Area 01
 Brief Tax Description* 19.07 ACRES IN S1/2 OF NW1/4N OF ST RD 149--ORB 675 P 830 & 714 P 941
 (Note: *The Description above is not to be used on legal documents.)
 Property Use Code PASTURE LAND 2 (006100)
 Sec/Twp/Rng 13-2N-5E
 Tax District County - NWF WMD (District 2)
 Millage Rate 14.2097
 Acreage 19.070
 Homestead N

[View Map](#)

Owner Information

Primary Owner
[Bowling Joan & Carl](#)
 4741 Ashville Hwy
 Monticello, FL 32344

Valuation

	2020 Preliminary Values	2019 Certified Values
Improvement Value	\$0	\$0
Land Value	\$0	\$0
Land Agricultural Value	\$4,699	\$4,699
Agricultural (Market) Value	\$6,745	\$57,210
Just (Market) Value	\$6,745	\$57,210
Assessed Value	\$4,699	\$4,699
Exempt Value	\$0	\$0
Taxable Value	\$4,699	\$4,699
Maximum Save Our Homes Portability	\$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.

Land Information

Code	Land Use	Acre	Square Feet	Frontage	Depth
0530	PINE/HDWD	9.07	395089.2	0	0
06100	PASTURE 2	10.00	435600	0	0

Sales

Sales Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/14/2015	\$100	QC	714	341	Unqualified (U)	Vacant	**Multiple Sellers**	**Multiple Buyers**
5/31/2012	\$100	QC	675	830	Unqualified (U)	Vacant	**Multiple Sellers**	**Multiple Buyers**

No data available for the following modules: Building Information, Extra Features, Sketches.

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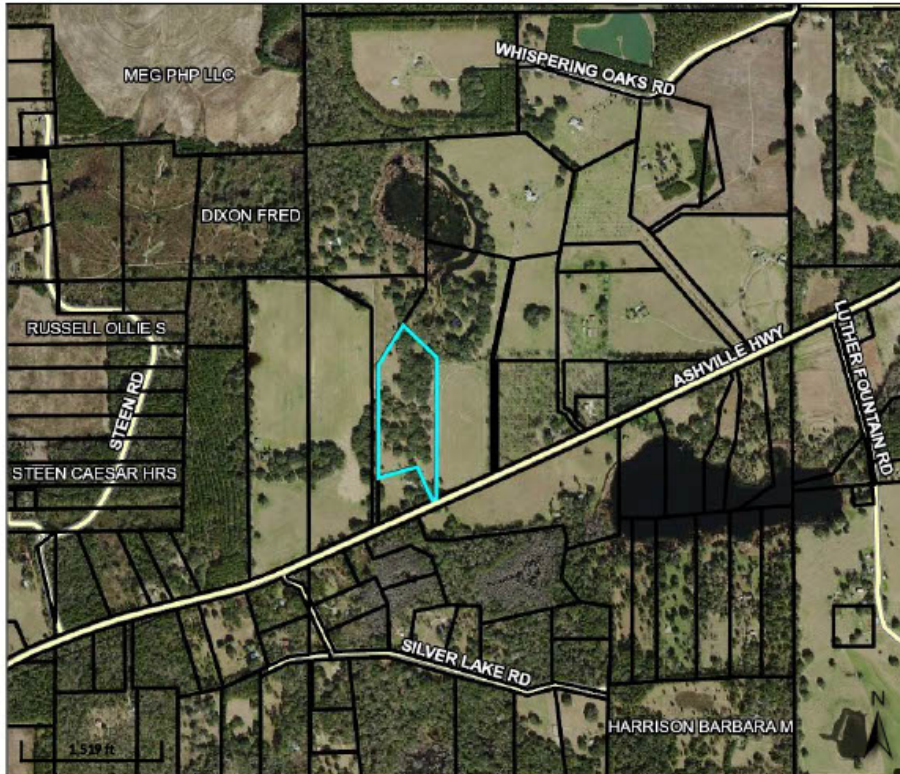
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Tax Map – Tract 3



Overview



Legend

- State Outlines
 - <all other values>
 - Florida
- Names
- Parcels
- Street Centerlines

Parcel ID	13-2N-5E-0000-0051-0000	Mailing Address	BOWLING JOAN & CARL	Improvement Value	\$0	Just Value	\$57,210	Last 2 Sales					
PropID	10681	Address	4741 ASHVILLE HWY	Land Value	\$0	Assessed Value	\$4,699	Date	5/14/2015	Price	\$100	V	U
Property Usage	PASTURELAND 2	Physical Address	MONTICELLO, FL 32344	Ag Land Value	\$4,699	Exempt Value	\$0	Date	5/31/2012	Price	\$100	V	U
Acreage	19.07		ASHVILLE HWY	Ag Market Value	\$57,210	Taxable Value	\$4,699						

Desc 19.07 ACRES IN S1/2 OF NW1/4N OF ST RD 149--ORB 675 P 830 & 714 P 341

(Note: Not to be used on legal documents)

Date created: 5/13/2020

Last Data Uploaded: 5/13/2020 3:47:17 AM

Developed by Schneider GEOSPATIAL

2019 Tax Bill – Tract 3

5/8/2020

Lois Howell-Hunter - Jefferson County Tax Collector

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 627700 2019

R 13-2N-5E-0000-0051-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR JEFFERSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
JEFFERSON CO.	.00795000	\$37.36
SCHOOL-LRE	.00397900	\$18.70
SCHOOL-DISC	.00224800	\$10.56
NW FL WATER	.00003270	\$0.15
TOTAL AD-VALOREM:		\$66.77

BOWLING JOAN & CARL
4741 ASHVILLE HWY
MONTICELLO, FL 32344

19.070 ACRES
 19.07 ACRES IN S1/2 OF NW1/4 N
 OF ST RD 149--ORB 675 P 830 &
 714 P341

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$66.77
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$57,210.00	DIST	2
ASSESS	\$4,699.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$4,699.00		

**** PAID ****

Exemptions:

Property Address:
ASHVILLE HWY MONTICELLO

Last Payment: 11/27/2019 **Receipt Number:** 43793
Amount Collected: \$64.10 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
132N5E000000510000	R	2019	\$66.77	\$0.00		11/27/2019	\$64.10	\$0.00
132N5E000000510000	R	2018	\$67.07	\$0.00		12/7/2018	\$64.39	\$0.00
132N5E000000510000	R	2017	\$66.67	\$0.00		11/30/2017	\$64.00	\$0.00
132N5E000000510000	R	2016	\$65.76	\$0.00		11/30/2016	\$63.13	\$0.00
132N5E000000510000	R	2015	\$15.54	\$0.00		1/4/2016	\$15.07	\$0.00
132N5E000000510000	R	2014	\$13.48	\$0.00		2/2/2015	\$13.21	\$0.00
132N5E000000510000	R	2013	\$13.56	\$0.00		12/31/2013	\$13.15	\$0.00
132N5E000000510000	R	2012	\$14.05	\$0.00		11/30/2012	\$13.49	\$0.00

Tax Card – Tract 4



Parcel Summary

Parcel ID 13-2N-5E-0000-0045-0000
Prop ID 10675
Location Address ASHVILLE HWY
 MONTICELLO FL 32344
Neighborhood N/A (0)
Market Area 01
Brief Tax Description* 15.05 ACRES IN NW1/4 N OF ST RD 146 ORB 5 33 P 492 & 6 49 P 10 & 7 14 P 343
(Note: *The Description above is not to be used on legal documents.)
Property Use Code PASTURELAND 2 (006100)
Sec/Twp/Rng 13-2N-5E
Tax District County - NWFWMID (District 2)
Millage Rate 14.2097
Acres 15.050
Homestead N

[View Map](#)

Owner Information

Primary Owner
[Bowling Carl & Joan](#)
 4741 Ashville Hwy
 Monticello, FL 32344

Valuation

	2020 Preliminary Values	2019 Certified Values
Improvement Value	\$1,834	\$1,834
Land Value	\$0	\$0
Land Agricultural Value	\$3,386	\$3,386
Agricultural (Market) Value	\$82,775	\$82,775
Just (Market) Value	\$84,609	\$84,609
Assessed Value	\$5,220	\$5,220
Exempt Value	\$0	\$0
Taxable Value	\$5,220	\$5,220
Maximum Save Our Homes Portability	\$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.

Land Information

Code	Land Use	Acres	Square Feet	Frontage	Depth
06100	PASTURE 2	15.05	655578	0	0

Extra Features

Code	Description	Number of Items	Length x Width x Height	Area	Effective Year Built
1002	WELL DEEP	1	0 x 0 x 0	1	1994
1011	SEPT TK BELOW	1	0 x 0 x 0	1	1994

Sales

Sales Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/14/2015	\$100	QC	714	363	Unqualified (U)	Improved	***Multiple Sellers**	**Multiple Buyers**
5/4/2010	\$155,000	WD	649	10	Qualified (Q)	Vacant	*THOMAS Q SR & CHERRY SETTLE	**Multiple Buyers**
1/30/2004	\$182,300	WD	533	492	Unqualified (U)	Improved	+WARD KEITH M & TERESA C	*THOMAS Q SETTLE SR AND CHERRY SETTLE
8/11/2000	\$148,000	WD	453	243	Unqualified (U)	Improved	* Unknown Seller	* Unknown Buyer
6/24/1996	\$100	QC	410	329	Unqualified (U)	Improved	* Unknown Seller	* Unknown Buyer
7/12/1994	\$92,500	WD	295	249	Unqualified (U)	Vacant	* Unknown Seller	* Unknown Buyer

No data available for the following modules: Building Information, Sketches.

This information was derived from data which was compiled by the Jefferson County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation.

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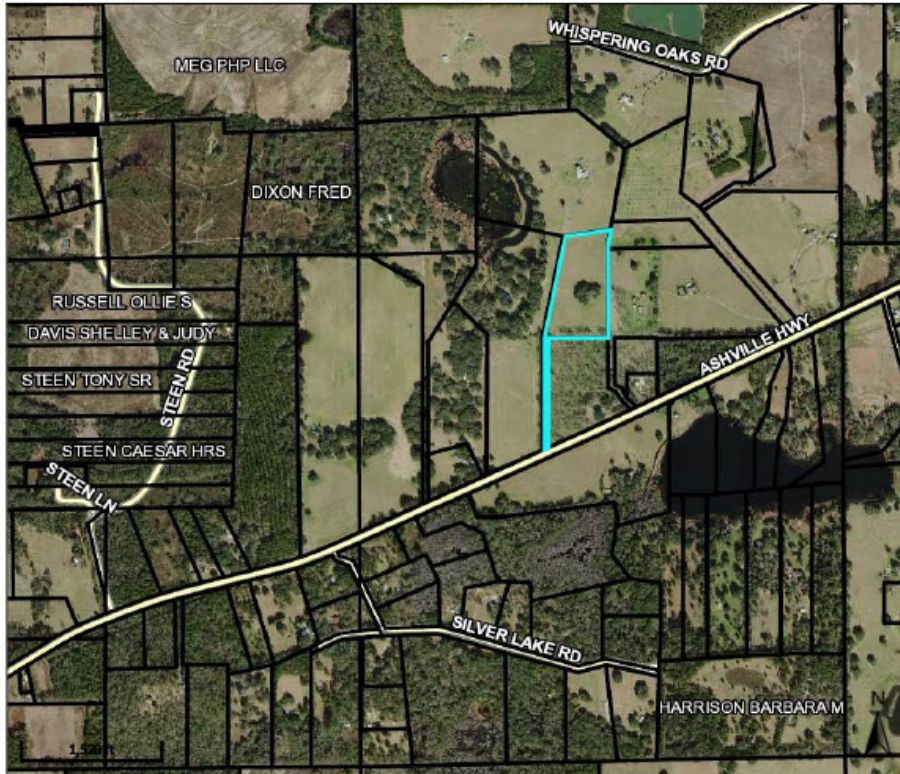
Last Data Upload: 5/13/2020, 3:47:17 AM

Developed by



Version 2.3.59

Tax Map – Tract 4



Overview



Legend

- State Outlines
 - <all other values>
 - Florida
- Names
- Parcels
- Street Centerlines

Parcel ID	13-2N-5E-0000-0045-0000	Mailing Address	BOWLING CARL & JOAN	Improvement Value	\$1,834	Just Value	\$84,609	Last 2 Sales							
PropID	10675	Address	4741ASHVILLE HWY	Land Value	\$0	Assessed Value	\$5,220	Date	5/14/2015	Price	\$100	V/I	I	Qual	U
Property Usage	PASTURELAND 2	Physical Address	MONTICELLO, FL 32344	Ag Land Value	\$3,386	Exempt Value	\$0	Date	5/4/2010	Price	\$155,000	V	Q		
Acreage	15.05		ASHVILLE HWY	Ag Market Value	\$82,775	Taxable Value	\$5,220								

Desc 15.05ACRES IN NW1/4 N OF ST RD 146ORB 533 P 492 & 649P 10 & 714 P343

(Note: Not to be used on legal documents)

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2019 Tax Bill – Tract 4

5/8/2020

Lois Howell-Hunter - Jefferson County Tax Collector

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 627100 2019

R 13-2N-5E-0000-0045-0000

REAL ESTATE TAX/NOTICE RECEIPT FOR JEFFERSON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
JEFFERSON CO.	.00795000	\$41.50
SCHOOL-LRE	.00397900	\$20.77
SCHOOL-DISC	.00224800	\$11.73
NW FL WATER	.00003270	\$0.17
TOTAL AD-VALOREM:		\$74.17

BOWLING CARL & JOAN
4741 ASHVILLE HWY
MONTICELLO, FL 32344

15.050 ACRES
 15.05 ACRES IN NW1/4 N OF ST R
 D 146 ORB 533 P 492 & 649 P 10
 & 714 P343

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00
COMBINED TAXES & ASMTS:	\$74.17
DISCOUNT:	\$0.00
UNPAID BALANCE:	\$0.00

FAIR MKT VALUE	\$84,609.00	DIST	2
ASSESS	\$5,220.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$5,220.00		

**** PAID ****

Exemptions:

Property Address:
ASHVILLE HWY MONTICELLO

Last Payment: 11/27/2019 **Receipt Number:** 43796
Amount Collected: \$71.20 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
132N5E000000450000	R	2019	\$74.17	\$0.00		11/27/2019	\$71.20	\$0.00
132N5E000000450000	R	2018	\$91.04	\$0.00		12/7/2018	\$87.40	\$0.00
132N5E000000450000	R	2017	\$91.30	\$0.00		11/30/2017	\$87.65	\$0.00
132N5E000000450000	R	2016	\$89.98	\$0.00		11/30/2016	\$86.38	\$0.00
132N5E000000450000	R	2015	\$128.38	\$0.00		1/4/2016	\$124.53	\$0.00
132N5E000000450000	R	2014	\$118.26	\$0.00		2/2/2015	\$115.89	\$0.00
132N5E000000450000	R	2013	\$119.05	\$0.00		12/31/2013	\$115.48	\$0.00
132N5E000000450000	R	2012	\$117.51	\$0.00		11/30/2012	\$112.81	\$0.00

Legal Description

Property Address: 4741 Ashville Highway, Monticello, Florida

Tax Parcel: Tract 1 – 40.05 Acres – Parcel ID: 12-2N-5E-0000-0043-0000
Tract 2 – 39.74 Acres – Parcel ID: 13-2N-5E-0000-0046-0000
Tract 3 – 19.07 Acres – Parcel ID: 13-2N-5E-0000-0051-0000
Tract 4 – 15.05 Acres – Parcel ID: 13-2N-5E-0000-0045-0000

A tract of land lying and being situated in the Northeast corner of Section 13, Township 2 North, Range 5 East, Jefferson County, Florida and containing 113.91 +/- acres according to an engineer's sketch attached to this contract as Exhibit "A2", and being all or a portion of that tract of land being more particularly described as follows:

Tract 1

DESCRIPTION: NEW PARCEL 3

COMMENCE AT an iron pipe marking the Northeast corner of Section 13, Township 2 North, Range 5 East, Jefferson County, Florida and run South 686.79 feet to a point on the North Right-of-Way line of County Road 146, thence run along said Right-of-Way line as follows: South 64 degrees 53 minutes 00 seconds West, 2589.78 feet to a point, said point being a curve concave to the North, thence run in a Southwesterly direction along said curve, having a radius of 17,129.48 feet, through a central angle of 01 degrees 12 minutes 03 seconds, for an arc length of 358.98 feet (Chord of said arc being South 65 degrees 29 minutes 01 seconds West 358.97 feet), thence South 66 degrees 05 minutes 03 seconds West, 426.54 feet, thence continue along said Right-of-Way line South 66 degrees 09 minutes 30 seconds West, 43.85 feet to a POINT OF BEGINNING; thence from said POINT OF BEGINNING continue along said Right-of-Way line South 66 degrees 09 minutes 30 seconds West, 21.92 feet, thence leaving said Right-of-Way line, run North 00 degrees 21 minutes 16 seconds East, 1172.81 feet, thence North 11 degrees 41 minutes 17 seconds East, 1075.43 feet, thence North 77 degrees 44 minutes 43 seconds West, 904.53 feet, thence North 00 degrees 45 minutes 04 seconds East, 1061.31 feet, thence North 86 degrees 52 minutes 44 seconds East, 1031.91 feet, thence South 50 degrees 18 minutes 51 seconds East, 640.91 feet, thence South 10 degrees 13 minutes 16 seconds West, 838.35 feet, thence South 81 degrees 07 minutes 40 seconds West, 490.39 feet, thence South 11 degrees 41 minutes 17 seconds West, 1077.02 feet, thence South 00 degrees 21 minutes 16 seconds West, 1161.83 feet to the POINT OF BEGINNING; Containing 40.05 acres, more or less.

INGRESS EGRESS EASEMENT. TOGETHER WITH a 40-foot wide Ingress/Egress & Underground Utility Easement (Ingress Egress Easement), said 40-foot easement being more particularly described as follows:

A 40-foot wide strip of land lying 20 feet either side of, as measured perpendicularly to, the following described centerline, to-wit:

COMMENCE AT an iron pipe marking the Northeast corner of Section 13, Township 2 North, Range 5 East, Jefferson County, Florida, and run South 686.79 feet to a point on the North right-of-way line of County Road 146; thence run along said right-of-way line as follows: South 64 degrees 53 minutes 00 seconds West, 2589.78 feet to a point, said point being on a curve concave to the North; thence run in a Southwesterly direction along said curve, having a radius of 17,129.48 feet, through a central angle of 01 degrees 12 minutes 03 seconds, for an arc length of 358.98 feet (chord of said arc being South 65 degrees 29 minutes 01 seconds West 358.97 feet); thence South 66 degrees 05 minutes 03 seconds West, along said right-of-way line, 426.54 feet, thence South 66 degrees 09 minutes 30 seconds West along said right-of-way line 54.81 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING and leaving said right-of-way line, run North 00 degrees 21 minutes 16 seconds East, 1167.32 feet, thence North 11 degrees 41 minutes 17 seconds East, 1074.44 feet to the TERMINAL POINT of this easement; with said easement boundary lines projected northerly and southerly to intersect the Northerly right-of-way line of County Road 146 and to intersect the Southerly boundary lines of the above described New Parcel 3; LESS AND EXCEPT any portion of the afore described 40-foot easement lying within the said New Parcel 3 described above.

50-Foot UTILITY EASEMENT. TOGETHER WITH A 50-foot wide Utility Easement for underground utilities (Utility Easement) being a strip of land lying 50 feet East, as measured perpendicularly to, the following described line, to-wit:

COMMENCE AT an iron pipe marking the Northeast corner of Section 13, Township 2 North, Range 5 East, Jefferson County, Florida, and run South 686.79 feet to a point on the North right-of-way line of County Road 146, thence run along said right-of-way line as follows: South 64 degrees 53 minutes 00 seconds West, 2589.78 feet to a point, said point being a curve concave to the North, thence run in a Southwesterly direction along said curve, having a radius of 17,129.48 feet, through a central angle of 01 degrees 12 minutes 03 seconds, for an arc length of 358.98 feet (chord of said arc being South 65 degrees 29 minutes 01 seconds West, 358.97 feet); thence South 66 degrees 05 minutes 03 seconds West, along said right-of-way line, 426.54 feet, thence continue along said right-of-way line South 66 degrees 09 minutes 30 seconds West 54.81 feet for the POINT OF BEGINNING; thence from said POINT OF BEGINNING and leaving said right-of-way line, run North 00 degrees 21 minutes 16 seconds East, 1167.32 feet; thence North 11 degrees 41 minutes 17 seconds East, 1074.44 feet to the TERMINAL POINT of this easement; with said easement boundary lines projected northerly and southerly to intersect the Northerly right-of-way line of County Road 146 and to intersect the Southerly boundary lines of the above described New Parcel 3.

Tract 2

DESCRIPTION: (NEW PARCEL)

Commence at an iron pipe marking the Northeast corner of Section 13, Township 2 North, Range 5 East, Jefferson County, Florida and run South 686.79 feet to a point on the North Right-of-Way line of County Road 146, thence run along said Right-of-Way line as follows: South 64 degrees 53 minutes 00 seconds West, 2589.78 feet to a point, said point being on a curve concave to the North, thence run in a Southwesterly direction along said curve, having a radius of 17,129.48 feet, through a central angle of 01 degrees 12 minutes 03 seconds, for an arc length of 358.98 feet (Chord of said arc being South 65 degrees 29 minutes 01 seconds West, 358.97 feet), thence South 66 degrees 05 minutes 03 seconds West, 426.54 feet, thence South 66 degrees 09 minutes 30 seconds West, 65.77 feet for a POINT OF BEGINNING thence from said POINT OF BEGINNING continue along said Right-of-Way line South 66 degrees 09 minutes 30 seconds West, 632.14 feet, thence leaving said Right-of-Way line, run North 00 degrees 11 minutes 57 seconds East, 1467.06 feet, thence North 46 degrees 00 minutes 31 seconds West, 472.86 feet, thence North 32 degrees 17 minutes 12 seconds East, 464.53 feet, thence North 00 degrees 45 minutes 04 seconds East, 485.60 feet, thence South 77 degrees 44 minutes 34 seconds East, 904.53 feet, thence South 11 degrees 41 minutes 17 seconds West, 1075.43 feet, thence South 00 degrees 21 minutes 16 seconds West, 1172.81 feet, to the Point of Beginning: Containing 39.74 acres more or less.

SUBJECT TO AND TOGETHER WITH: A 40-foot wide Ingress/Egress & Utility Easement, said easement being more particularly on separate survey.

Tract 3

DESCRIPTION: (NEW PARCEL)

Commence at an iron pipe marking the Northeast corner of Section 13, Township 2 North, Range 5 East, Jefferson County, Florida and run South 686.79 feet to a point on the North Right-of-Way line of County Road 146, thence run along said Right-of-Way line as follows: South 64 degrees 53 minutes 00 seconds West, 2589.78 feet to a point, said point being on a curve concave to the North, thence run in a Southwesterly direction along said curve, having a radius of 17,129.48 feet, through a central angle of 01 degrees 12 minutes 03 seconds, for an arc length of 358.98 feet (Chord of said arc being South 65 degrees 29 minutes 01 seconds West, 358.97 feet), thence South 66 degrees 05 minutes 03 seconds West, 426.54 feet, thence South 66 degrees 09 minutes 30 seconds West, 697.91 feet for a POINT OF BEGINNING thence from said POINT OF BEGINNING continue along said Right-of-Way line South 66 degrees 09 minutes 30 seconds West, 42.79 feet thence leaving said Right-of-Way line, run North 24 degrees 27 minutes 20 seconds West, 388.51 feet, thence South 74 degrees 03 minutes 56 seconds West 416.58 feet, thence North 00 degrees 22 minutes 12 seconds East 1165.29 feet, thence North

32 degrees 17 minutes 12 seconds East 482.87 feet, thence South 46 degrees 00 minutes 31 seconds East 472.86 feet, thence South 00 degrees 11 minutes 57 seconds West 1467.06 feet to the Point of Beginning: Containing 19.07 acres more or less.

Tract 4

DESCRIPTION: (NEW PARCEL)

Commence at an iron pipe marking the Northeast corner of Section 13, Township 2 North, Range 5 East, Jefferson County, Florida and run South 686.79 feet to a point on the North Right-of-Way line of County Road 146, thence run along said Right-of-Way line as follows: South 64 degrees 53 minutes 00 seconds West, 2589.78 feet to a point, said point being on a curve concave to the North, thence run in a Southwesterly direction along said curve, having a radius of 17,129.48 feet, through a central angle of 01 degrees 12 minutes 03 seconds, for an arc length of 358.98 feet (Chord of said arc being South 65 degrees 29 minutes 01 seconds West, 358.97 feet), thence South 66 degrees 05 minutes 03 seconds West, 426.54 feet, for a POINT OF BEGINNING thence from said POINT OF BEGINNING continue along said Right-of-Way line South 66 degrees 09 minutes 30 seconds West, 43.85 feet thence leaving said Right-of-Way line, run North 00 degrees 21 minutes 16 seconds East, 1161.83 feet, thence North 11 degrees 41 minutes 17 seconds East, 1077.02 feet, thence North 81 degrees 07 minutes 40 seconds East, 490.39 feet, thence South 10 degrees 13 minutes 16 seconds West, 180.79 feet, thence South 00 degrees 20 minutes 02 seconds West, 956.18 feet, thence South 89 degrees 40 minutes 40 seconds West, 625.06 feet, thence South 00 degrees 21 minutes 16 seconds West, 1143.86 feet to the Point of Beginning: Containing 15.05 acres more or less.

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