

DIXIE COUNTY

Tax Deed Sale List

March 12, 2024 – 11:00 AM

Barbie Higginbotham – CLERK OF THE CIRCUIT COURT

Please call ahead to verify availability and redemptions

| <u>APPLICANT #</u> | <u>PARCEL ID #</u> | <u>ASSESSED TO</u> |
|--------------------|-------------------------|--------------------|
| Jonathon C. Allen | 30-08-14-6888-0004-0110 | Abel H. Rigau |

Description of Property:

A LOT 150 FEET IN WIDTH LYING IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 14 EAST, DIXIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH ¼ CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 14 EAST, DIXIE COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 59'34" EAST ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 230.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF A ROAD; THENCE RUN SOUTHERLY ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF SAID ROAD THE FOLLOWING COURSES AND DISTANCES; SOUTH 61 DEGREES 09'59" EAST, EAST 71.34 FEET; SOUTH 20 DEGREES 56'17" EAST, 95.30 FEET; SOUTH 33 DEGREES 58'22" EAST, 199.34 FEET; SOUTH 03 DEGREES 19'10" EAST, 325.33 FEET; SOUTH 35 DEGREES 47'55" WEST, 292.37 FEET; SOUTH 21 DEGREES 15'11" WEST, 457.40 FEET; SOUTH 09 DEGREES 10'38" WEST, 495.27 FEET; SOUTH 16 DEGREES 49'41" WEST, 379.00 FEET; SOUTH 25 DEGREES 10'03" WEST, 184.86 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, NORTH 88 DEGREES 59'14" EAST, PARALLELING SAID NORTH LINE OF SECTION 30, A DISTANCE OF 243.29 FEET TO THE WATER'S EDGE 172 FEET, MORE OR LESS TO A POINT THAT BEARS NORTH 88 DEGREES 59'14" EAST, 233.29 FEET FROM THE SAID EASTERLY RIGHT OF WAY LINE OF ROAD; THENCE SOUTH 68 DEGREES 59'34" WEST, 233.29 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 25 DEGREES 10'03" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 167.14 FEET TO THE POINT OF BEGINNING.

Case # 2023-TX-71

Certificate # 1272/2018

Opening Bid: \$4,928.34

Taxes Due: \$340.55

New Opening Bid: \$5,268.89