



Lisc. RE Broker - AB3381 - AU1340

12472 Lake Underhill Rd  
Orlando, FL 32828  
Office: 407-275-6853  
www.ewaldauctions.com

# REAL ESTATE ONLINE AUCTION **BIDDER INFORMATION PACKAGE**

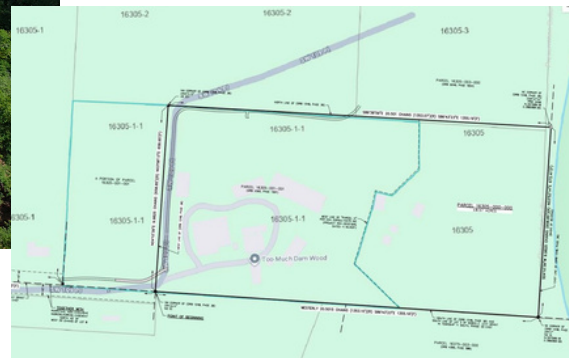
## 20± ACRES

### Formerly GOODWIN LUMBER COMPANY

### **BIDDING OPENS: MAY 4 @ NOON**

### **BIDDING CLOSES: MAY 11 @ NOON**

### 106 SW 109 Place, Micanopy, FL 32667

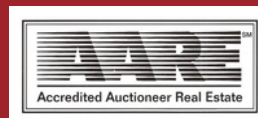


#### **Auctioneer's Note:**

Pursuant to a foreclosure regarding the following real estate and personal property, Ewald Auctions has been authorized to sell these assets at Public Auction to the

**Highest Bidder, Regardless of Price!**

This information was obtained from sources deemed to be reliable. However, no warranties or representations, express or implied are made as to the accuracy of information contained herein.



# EWALD

## A U C T I O N S

### Goodwin Lumber Foreclosure Auction Closing, May 11, 2026 @ 11:00am EST

**Real Estate**

On-Line Auction opens  
On-Line Auction closes

**Monday, May 4 @ Noon.**  
**Monday, May 11 @ Noon.**

Inspection on Friday, May 8 @ 10am – 2pm and by Appointment ONLY.

**106 SW 109 Place, Micanopy, FL 32667**  
Former Goodwin Lumber location

**REAL PROPERTY:**

- Approx. 20 acres (MOL)
- Multiple buildings/warehouse/open storage buildings
  - Storage warehouse (@3,200sq ft)
  - Retail store (1,320sq ft)
  - (5) Sheds/pole barns (@ 13,600 sq ft; 5,120sq ft;3,200sq ft; 2,500sq ft; 1,800sq ft; 1,260sq ft)
  - Cabin and out buildings for storage
- Current Zoning: **Agricultural**
- PIN 16305-000-000 and eastern Portion of 16305-001-001 (See Survey)
- Well and septic
- Just South of Paynes Prairie off 441
- Convenient to I-75

**Auction Timeline and Foreclosure Process**

<b>April 26 – May 7</b>	Inspections done and preparation to bid
<b>Monday, May 4 @ 12:00pm</b>	Auction Bidding Opens-Need pre-approval to bid with deposit.
<b>May 8 @ 5pm</b>	\$50,000 deposit into escrow required to be approved to bid.
<b>May 11@12:00p EST</b>	Auction Begins to close (Soft close).
<b>May 11</b>	Purchase and Sale Contract prepared and sent to winning bidder
<b>May 12 @ 4:00pm</b>	Executed Contract and total non-refundable deposit of 10% of the Contract Price due.
<b>May 13-14</b>	Auctioneer Affidavit: Notice of Sale filed with the Court
<b>June 30 (on or before)</b>	Total Amounts paid and closing to take place Closing to be handled by Zimmerman, Kiser & Sutcliff
<b>Within 2 days of Closing</b>	Certificate of Sale filed with Clerk of Court
<b>Approx. 10days from Closing</b>	Alachua Clerk of Court issues Certificate or Title – Provided to Buyer
<b>Within 2 days of Certificate of Sale</b>	Filing of Notice of Disbursement

# EWALD

## A U C T I O N S

### TERMS & CONDITIONS

#### REAL ESTATE

- Real estate selling to the Highest Bidder, **REGARDLESS of PRICE! NO Minimums! NO Reserves!**
- Secured Creditor has the right to Credit Bid.
- Secured Creditor will bid up to a maximum of \$775,000.
- Real Estate sells '**AS IS, WHERE IS**' basis with NO warranties of any kind, express, implied, or otherwise.
- 10% On-Line Buyer's Premium
- \$50,000 wire deposit into escrow **REQUIRED** to participate in the auction due by May 8 @ 5pm. Deposit returned by May 24, 2026, if you are not the high bidder.
- 10% TOTAL Non-Refundable Deposit due May 12, 2026 @ 4pm with executed Contract from the high bidder.
- Balance due at Closing within 45 days of the auction.
- **No Contingencies** for Financing, Inspection, or otherwise.
- Buyer pays ALL Closing Costs.
- Buyer to pay ALL Taxes, both current & delinquent.
- BROKER PARTICIPATION AVAILABLE- Call to Qualify!
- Inspection of the Real Estate on Friday, May 8, 2026, from 10 a.m. – 2 p.m. or by Appointment ONLY.

**AUCTION REGISTRATION FORM**

12472 Lake Underhill Rd., Ste 312  
 Orlando, Florida 32828  
 Office (407) 275-6853  
 www.ewaldauctions.com



Bidder # \_\_\_\_\_ Date: \_\_\_\_\_  
 DL Lic. # \_\_\_\_\_

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 BEST PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
 How did you hear about the auction? Website Newspaper Internet Signs Other: \_\_\_\_\_

### TERMS AND CONDITIONS OF AUCTION

1. EVERYTHING IS SOLD "AS IS, WHERE IS". "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Sell only and are contained in the Purchase and Sale Contract.
2. ALL SALES ARE SUBJECT TO A 10% BUYER'S PREMIUM, ADDED TO THE BID PRICE.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objections which they may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Auction Registration and all transactions contemplated by this Auction Registration shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of law.
4. The undersigned, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any injuries or damages arising from any activities associated with the auction, including but not limited to, the removal of auction items from the premises. Further, undersigned agrees to indemnify Auctioneer, Trustee and/or Seller from any claims brought by third parties against Auctioneer arising from or out of the Auction which are in any way attributable to any acts or omissions on the part of the undersigned.
5. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
6. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
7. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS AUCTION REGISTRATION OR THE AUCTION ITSELF.
8. All parties signing this Auction registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
9. It is further acknowledged by Buyer that this Auction Registration has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Individually and as \_\_\_\_\_ (Title)  
 Of \_\_\_\_\_  
 (Business Name)

**Bid Acknowledgement  
And Receipt for Deposit**

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Bidder # \_\_\_\_\_

NAME: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
BEST PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

The undersigned (Hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following:  
AUCTION PROPERTY#: \_\_\_\_\_ of the Goodwin Lumber Foreclosure Auction, conducted by  
EWALD AUCTIONS, INC. closing on May 11, 2026 @ 11:00am EST.

Parcel Number: _____	Bid Price: -	-	-	-	-	-	-	-	-	\$ _____
10% Buyer's Premium:-	-	-	-	-	-	-	-	-	-	\$ _____
Total Contract Price: -	-	-	-	-	-	-	-	-	-	\$ _____
Cash or Cashier's Check Tendered:	-	-	-	-	-	-	-	-	-	\$ _____

1. This purchase is subject to the terms and conditions contained in the Purchase and Sale Contract which has been posted and available for Buyer's review and to the Auctioneer's Opening remarks.
2. Statements made by personnel of EWALD AUCTIONS, INC., and statements made from the auction block are based upon information given by Seller and other sources and this information is believed to be correct and accurate, however, Ewald Auctions, Inc. has not made any independent determination to confirm the accuracy of such information.
3. Buyer acknowledges that he or she has been given opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and Ewald Auctions, Inc.. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the property.
4. The term "SOLD", as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
5. Whether such bid is accepted is subject to whether or not the sale is "ABSOLUTE".
6. The term "AS IS, WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by Seller only and are contained in the Purchase and Sale Contract.
7. The agreement is binding upon the parties hereto and their heirs, successors and assigns.
8. Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida, consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which it may have to the laying of venue of any suit, action or proceeding in such court. Further, the parties acknowledge and agree that this Bid Acknowledgement and all transactions contemplated by this Bid Acknowledgement shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida, without regard of principles of conflicts of law.
9. Buyer, its agents, employees or any other parties acting on its behalf, specifically agree to HOLD HARMLESS Auctioneer, its officers, directors and employees, for any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to, the removal of auction items from the premises. Further, Buyer expressly releases Auctioneer, its officers, directors, agents and employees from any and all acts of their own negligence or fault, whether said negligence or fault be in their individual or representative capacity, or in connection with the negligence or fault of others. Further, Buyer agrees to indemnify Auctioneer and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of the Auctioneer, its officers, directors, employees or agents.
10. Buyer, in his or her individual capacity, personally guarantees payment of the Total Contract Price stated above.
11. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Bid Acknowledgement, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorney's fees and costs. Reasonable attorney's fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collections without litigation, and in litigation in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
12. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS BID ACKNOWLEDGEMENT OR THE AUCTION ITSELF.
13. All parties signing this BID ACKNOWLEDGEMENT in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
14. It is further acknowledged by Buyer that this Bid Acknowledgement has been read and understood by Buyer before signing it and that Buyer understands and consents to its contents.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Individually and as \_\_\_\_\_ (Title)  
Of \_\_\_\_\_  
(Business Name)

**Real Estate Purchase  
And Sale Contract**

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**THIS PURCHASE AND SALE CONTRACT**, made and entered into this 12<sup>th</sup> day of May, 2026,  
By and between  
The Clerk of Court for Alachua County, Florida, pursuant to the Amended Final Default Judgment of Foreclosure entered April 6, 2026

\_\_\_\_\_  
NAME ADDRESS PHONE  
hereinafter referred to as "SELLER" and

\_\_\_\_\_  
NAME ADDRESS PHONE

\_\_\_\_\_  
NAME ADDRESS PHONE  
hereinafter referred to as "BUYER".

WITNESSETH:  
That SELLER agrees to sell and convey and Buyer agrees to purchase and pay for the following described real estate situated in  
Alachua County, State of Florida together with all improvements thereon, more particularly described as follows:  
Approx. 20 acres of land located at or near 106 SW 109<sup>th</sup> Place, Micanopy, Florida as described on Attached Exhibit A.

The BUYER agrees to pay therefore the sum of: \$ \_\_\_\_\_ bid price, plus the 10% Buyer's Premium of \$ \_\_\_\_\_,  
which equals the contract price of \$ \_\_\_\_\_, therefore:

\$ \_\_\_\_\_, contract price to be paid as follows:  
\$ \_\_\_\_\_, cash, the receipt of which is hereby acknowledged, and which is deposited into the Zimmerman, Kiser & Sutcliffe, PA  
escrow  
account, and  
\$ \_\_\_\_\_,  
\$ \_\_\_\_\_, balance within 45 days of Auction, the balance of Bid Price by wire transfer which is payable to  
Zimmerman, Kiser & Sutcliffe, PA escrow account.

Due with Deed. **CLOSING DATE:** This transaction shall be closed and the deed and other closing papers delivered  
On June 30, 2026, unless extended by other provisions of this contract;  
and possession of the subject real estate shall occur upon delivery of Certificate of Title by Clerk of Court for Alachua  
County, Florida.

SELLER agrees to pay NO taxes.  
BUYER agrees to pay ALL taxes, both current and delinquent (2024 and 2025 and thereafter).

**Proceeds of Sale; CLOSING PROCEDURE/TIMELINE; FAILURE OF PERFORMANCE:** Within 1 day of the Auction, a completed unaltered  
Sales Contract shall be signed by the Buyer and submitted to Ewald Auctions. Within 45 days of the Auction, the balance of the Contract Price and the Clerk's  
Registry Fees (calculated at 3% of the first \$500 and 1.5% thereafter on the Bid Price) and the Florida Documentary Stamp Taxes (calculated at \$10 + \$0.70 per  
\$100 of the Contract Price) shall be paid by wire or certified check to Zimmerman, Kiser & Sutcliffe, PA escrow account and subsequently to Alachua County  
Clerk, and Alachua County Clerk shall issue a Certificate of Title, unless extended by the Court or Alachua County Clerk. Buyer's failure to pay these balances within  
the said 45 days, shall result in the forfeiture of any Deposits and the sale shall be deemed void. Seller reserves the right to solicit backup contracts.

**Escrow:** Escrow Agent is authorized and agrees by acceptance of any funds to deposit them promptly, hold same in escrow and, subject to  
clearance, disburse them in accordance with the terms and conditions of this Contract. Failure of clearance of funds shall not excuse Buyer's performance.  
If in doubt as to Escrow Agent's duties or liabilities under the provisions of this Contract, Escrow Agent may, at Escrow Agent's option, continue to hold  
the subject matter of the escrow until the parties mutually agree to its disbursement or until a judgment of a court of competent jurisdiction shall determine  
the rights of the parties or Escrow Agent may deposit same with clerk of the circuit court having jurisdiction of the dispute. Upon notifying all parties  
concerned of such action, all liability on the part of Escrow Agent shall fully terminate, except to the extent of accounting for any items previously delivered  
out of escrow. Any suit between Buyer and Seller wherein Escrow Agent is made a party because of acting as Escrow Agent hereunder, or in any suit  
wherein Escrow Agent interplead the subject matter of the escrow, Escrow Agent shall recover reasonable attorney's fees and costs incurred with the fees  
and costs to be paid from and out of the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party. Parties  
agree the Escrow Agent shall not be liable to any party or person for misdelivery to Buyer or Seller of items subject to this escrow, unless such misdelivery  
is due to willful breach of this Contract or gross negligence of Escrow Agent. Both Seller and Buyer further agree that Ewald Auctions, Inc., its agents,  
officers, directors and employees will not be held liable to either or both Buyer and Seller for the performance of any terms of this Purchase and Sale  
Contract or for damages for the non-performance thereof.

**FAILURE OF PERFORMANCE:** If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s)  
paid by the Buyer and deposit(s) agreed to be paid, may be retained by and for the account of the Seller as agreed upon liquidated damages, consideration  
for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this contract;  
or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If Seller elects to retain the deposits paid by the Buyer,  
such sums shall be disbursed to Seller and Ewald Auctions, Inc. in accordance with their Auction Agreement and the Amended Final Default Judgment of  
Foreclosure entered April 6, 2026. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects  
or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of the Buyer's deposits(s) without thereby  
waiving any action for damages resulting from Seller's breach. The Buyer and the Seller, by mutual written agreement and/or addendum to this Contract,  
may extend the time for closing the sale referenced above. However, if the Buyer requires and extension of time in order to close the sale, the Seller  
reserves the right to require an additional non-refundable deposit in the amount of 10% of the proposed purchase price be tendered by the Buyer as  
consideration for the extension of time.

**CONVEYANCE:** Seller shall convey title to the Real Property by Certificate of Title pursuant to an order of the Court having jurisdiction over the  
transfer of the subject real estate. Possession upon delivery of Certificate of Title. The real estate described herein is being sold on an "**AS IS, WHERE**  
**IS**" basis. The term "**AS IS, WHERE IS**" means that the property is purchased as it exists without any representations or warranties whatsoever regarding  
its physical condition, title, or quality.

**EASEMENTS AND RESTRICTIONS:** The property is sold subject to any easement, restrictions, applicable limitations, rights of way, liens,  
encumbrances, and planning and zoning regulations.

**JURISDICTION:** Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely  
and exclusively in the courts of the State of Florida in and for Alachua County, Florida, consents to the jurisdiction of such court in any suit, action or  
proceeding and waives any objection which they may have to the laying of venue of any such suit, action or proceeding in such court. Further, the parties  
acknowledge and agree that this Purchase and Sale Contract shall be governed by, construed and enforced in accordance with the internal laws of the  
State of Florida without regard of principles of conflicts of law.

The Buyer and Seller, their respective agents, employees or any other parties acting on their behalves, specifically agree to HOLD HARMLESS  
Ewald Auctions, Inc., its officers, directors and employees, for any loss, injuries or damages arising from this Purchase and Sale Contract.

**ADDITIONAL PROVISIONS:** This contract may not be assigned by any Buyer, other than Centennial Bank, unless by written mutual consent of both the  
Buyer(s) and Centennial Bank.

**REPRESENTATIVES:** All parties signing this Sales Contract in any representative capacity represent that they have the authority to sign on behalf of such party  
or entity.

If the sale of the subject real estate is by auction, it is subject to all restrictions and announcements made at the auction. Buyer further certifies  
that they have examined the property described hereinabove; that they are thoroughly acquainted with its conditions and accept it as such.  
BUYER SHALL PAY ALL CLOSING COSTS ASSOCIATED WITH THE TRANSFER OF TITLE.

**BUYER AND SELLER ACKNOWLEDGE THAT THIS CONTRACT HAS BEEN READ AND UNDERSTOOD BY THEM PRIOR TO SIGNING IT.**

\_\_\_\_\_  
Robert H. Ewald, President  
Ewald Auctions, Inc., as the designee of the Clerk of Court of Alachua County, Florida, by the Amended Final Default Judgment of  
Foreclosure entered April 6, 2026  
(Seller) (Date) (Seller) (Date)

Social Security or Tax I.D. # \_\_\_\_\_

\_\_\_\_\_  
(Buyer) (Date)

Social Security or Tax I.D. # \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Social Security or Tax I.D. # \_\_\_\_\_

\_\_\_\_\_  
(Buyer) (Date)

Social Security or Tax I.D. # \_\_\_\_\_

Ewald Auctions, Inc.

Witness

### Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

### Parcel Summary

**Parcel ID** 16305-000-000  
**Prop ID** 94233  
**Location Address** 98 SW 109TH PL  
 MICANOPY, FL 32667  
**Neighborhood/Area** 216400.00  
**Subdivision**  
**Legal Description** LEVY GRT COM SW COR LOT 2 S 85 DEG E 1319.03 FT N 04 DEG E  
 658.85 FT S 86 DEG E 887.59 FT POB S 171.34 FT S 46 DEG W 133.43 FT  
 N 75 DEG W 59.11 FT S 12 DEG W 61.45 FT S 17 DEG W 207.63 FT S 45  
 DEG E 224.09 FT S 85 DEG E 491.17 FT N 04 DEG E 672.68 FT N 86  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** MISC. RESIDENCE (00700)  
**Sec/Twp/Rng** 00-11-20  
**Tax Area** ST. JOHN'S (0200)  
**Acres** 8.58  
**Homesteaded** No

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

No Image Available

[View Map](#)

### Millage Rate Value

Millage Rate: 18.9855

### Owner Information

[GOODWIN & GOODWIN](#)  
 106 SW 109TH PL  
 MICANOPY, FL 32667

### Valuation

Certified Year	2025	2024	2023	2022	2021
Just Market Value	\$70,089	\$69,858	\$41,614	\$244,409	\$245,869
Land Value	\$34,320	\$34,320	\$34,320	\$80,000	\$80,000
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Agricultural Classified Value	\$0	\$0	\$0	\$0	\$0
Improvement Value	\$35,769	\$35,538	\$7,294	\$164,409	\$165,869
Non School Assessed Value	\$48,026	\$43,660	\$39,691	\$244,409	\$245,869
School Assessed Value	\$70,089	\$69,858	\$41,614	\$244,409	\$245,869
Exempt Value	\$0	\$0	\$0	\$0	\$0
Non School Taxable Value	\$48,026	\$43,660	\$39,691	\$244,409	\$245,869
School Taxable Value	\$70,089	\$69,858	\$41,614	\$244,409	\$245,869
Save Our Homes Deferred Value	\$0	\$0	\$0	\$0	\$0
Non-Save Our Homes Deferred Value	\$22,063	\$26,198	\$1,923	\$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.

**TRIM Notice**

- [2025 TRIM Notice \(PDF\)](#)
- [2024 TRIM Notice \(PDF\)](#)
- [2023 TRIM Notice \(PDF\)](#)

**Land Information**

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0700		8.58	373744.8	0	0	A

**Building Information**

Type	SOH MISC	Heat	
Total Area	5476	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	1980
Floor Cover		Effective Year Built	1980

**Sub Area**

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
3722	DECK 2	330	2004	2004		C2	COMM
5020	SHED	1,860	1988	1988		C2	COMM
5042	SHOP 2	2,560	2015	2015		C2	COMM
5121	SP 1	294	1982	1982		C2	COMM
5222	STG 2	432	1989	1989		C2	COMM

**Sales**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
6/26/2023	\$0	FJ	5101	0800	Unqualified (U)	Improved	GOODWIN CAROL, GOODWIN GEORGE		<a href="#">Link (Clerk)</a>
10/19/2022	\$100	WD	5046	1649	Unqualified (U)	Improved	GOODWIN CAROL, GOODWIN GEORGE		<a href="#">Link (Clerk)</a>
10/19/2022	\$100	WD	5046	1636	Unqualified (U)	Improved	GOODWIN GEORGE	GOODWIN CAROL	<a href="#">Link (Clerk)</a>
11/1/1979	\$45,000	WD	1248	36	Qualified (Q)	Improved		GOODWIN GEORGE	<a href="#">Link (Clerk)</a>
9/1/1978	\$100	WD	1232	908	Unqualified (U)	Vacant		* UNASSIGNED	<a href="#">Link (Clerk)</a>

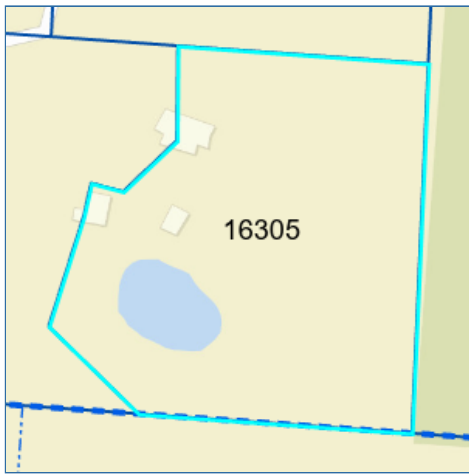
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

**Permits**

Permit Number	Type	Primary	Active	Issue Date	Value
2016070168	DEMO DUPLEX	Yes	No	7/11/2016	\$15,000
2015060603	OTHER NONRESIDENTIAL BLD.	Yes	No	12/9/2015	\$176,000
2015060604	OTHER NONRESIDENTIAL BLD.	Yes	No	12/9/2015	\$618,000
2014110022	NON-RES ADDN/ALT CONVERT	Yes	No	11/4/2014	\$1,000
2003060167	NON-RES ADDN/ALT CONVERT	Yes	No	7/25/2003	\$65,000
000077833	STORAGE BUILDING	Yes	No	10/26/1993	\$9,482
000072296	PARK MOBILE HOME	Yes	No	1/21/1992	\$0
000072298	OFFICE BUILDING	Yes	No	1/21/1992	\$5,760

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 3/24/2026, 10:20:33 PM

Contact Us



### Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

### Parcel Summary

**Parcel ID** 16305-001-001  
**Prop ID** 94235  
**Location Address** 106 SW 109TH PL  
 MICANOPY, FL 32667  
**Neighborhood/Area** 216400.00  
**Subdivision**  
**Legal Description** COM SW COR LOT 2 LEVY GR T S 85 DEG E 1319.03 FT POB N 04 DEG E 658.85 FT S 86 DEG E 887.59 FT S 171.34 FT S 46 DEG W 133.43 FT N 75 DEG W 59.11 FT S 12 DEG W 61.45 FT S 17 DEG W 207.63 FT N 45 DEG E 224.09 FT N 85 DEG W 865.10 FT POB ALSO THE S 658.85 FT  
*(Note: \*The Description above is not to be used on legal documents.)*  
**Property Use Code** STORES (01100)  
**Sec/Twp/Rng** 00-11-20  
**Tax Area** ST. JOHN'S (0200)  
**Acres** 17.13  
**Homesteaded** No

No Image Available

[View Map](#)

### Millage Rate Value

Millage Rate: 18.9855

### Owner Information

GOODWIN GEORGE E & CAROL  
 106 SW 109TH PL  
 MICANOPY, FL 32667

### Valuation

Certified Year	2025	2024	2023	2022	2021
Just Market Value	\$374,135	\$375,784	\$304,258	\$50,100	\$50,100
Land Value	\$102,780	\$102,780	\$102,780	\$50,100	\$50,100
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Agricultural Classified Value	\$0	\$0	\$0	\$0	\$0
Improvement Value	\$271,355	\$273,004	\$201,478	\$0	\$0
Non School Assessed Value	\$350,529	\$319,242	\$304,258	\$50,100	\$50,100
School Assessed Value	\$374,135	\$375,784	\$304,258	\$50,100	\$50,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Non School Taxable Value	\$350,529	\$319,242	\$304,258	\$50,100	\$50,100
School Taxable Value	\$374,135	\$375,784	\$304,258	\$50,100	\$50,100
Save Our Homes Deferred Value	\$0	\$0	\$0	\$0	\$0
Non-Save Our Homes Deferred Value	\$23,606	\$56,542	\$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.

### TRIM Notice

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

### Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1100	STORE 1 FLOOR	17.13	746182.8	0	0	A

### Building Information

Type	STORE RETAIL	Heat	ELECTRIC
Total Area	1500	HC&V	FORCED AIR
Heated Area	1320	HVAC	CENTRAL
Exterior Walls	HARDIBOARD	Bathrooms	
Interior Walls	DRYWALL	Bedrooms	
Roofing	MINIMUM	Total Rooms	3-Rooms
Roof Type	WOOD TRUSS	Stories	1.0
Frame	WOOD FRAME	Actual Year Built	2004
Floor Cover	HARDWOOD	Effective Year Built	2004

Type	WAREHOUSE STORAGE	Heat	N/A
Total Area	3200	HC&V	N/A
Heated Area	3200	HVAC	NONE
Exterior Walls	PRE-FINSH METL	Bathrooms	
Interior Walls	MINIMUM/MASON	Bedrooms	
Roofing	MINIMUM	Total Rooms	
Roof Type	STEEL FR/TRUSS	Stories	1.0
Frame	STEEL	Actual Year Built	2016
Floor Cover	FIN CONCRETE	Effective Year Built	2016

Type	SOH MISC	Heat	
Total Area	13611	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1990

**Sub Area**

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,320	2004	2004	3	3500	STORE RETAIL
FOP	FINISHED OPEN PORCH	180	2004	2004	3	3500	STORE RETAIL

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	3,200	2016	2016	3	8400	WAREHOUSE STORAGE

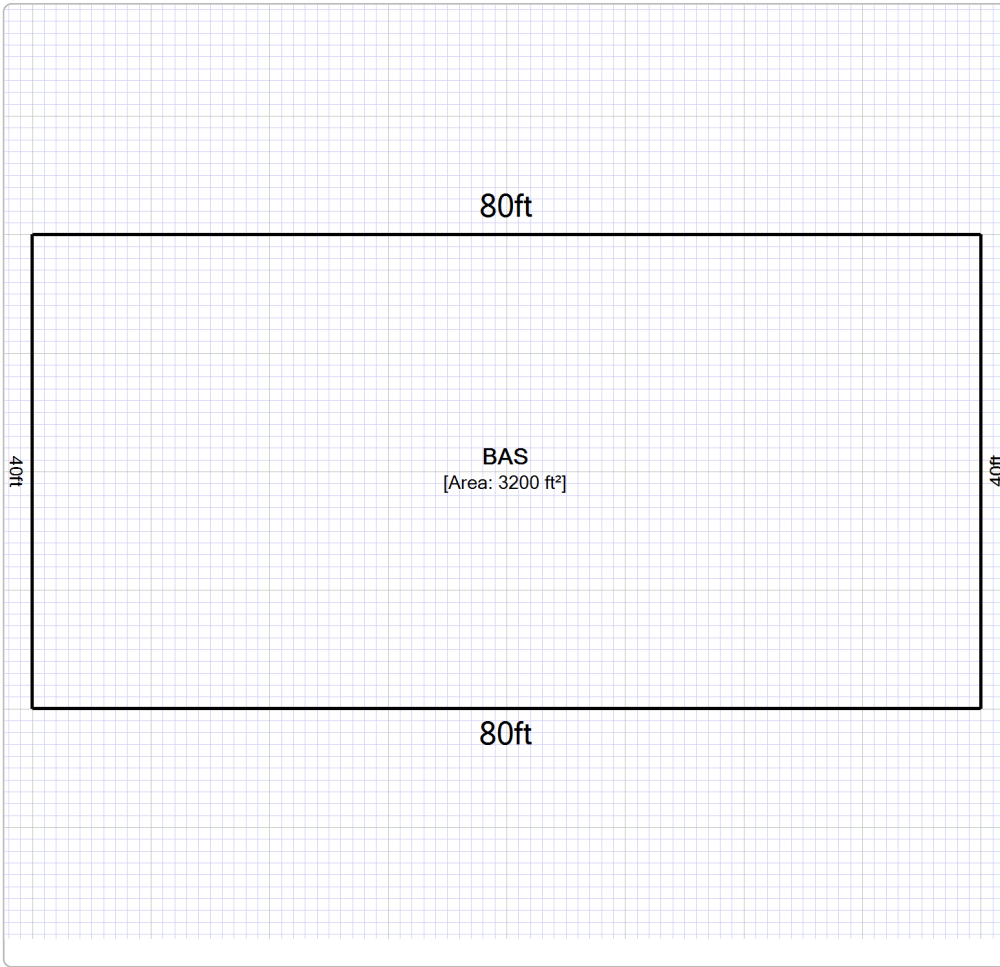
Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
5020	SHED	3,024	1988	1988		C2	COMM
5020	SHED	1,924	1988	1988		C2	COMM
5020	SHED	1,860	1988	1988		C2	COMM
5021	SHED 1	5,120	1987	1990		C2	COMM
5022	SHED 2	1,260	1988	1988		C2	COMM
5121	SP 1	294	1982	1982		C2	COMM
5220	STG	128	1986	1986		C2	COMM
5420	WELL/SEPT	1	1981	1981		C1	COMM

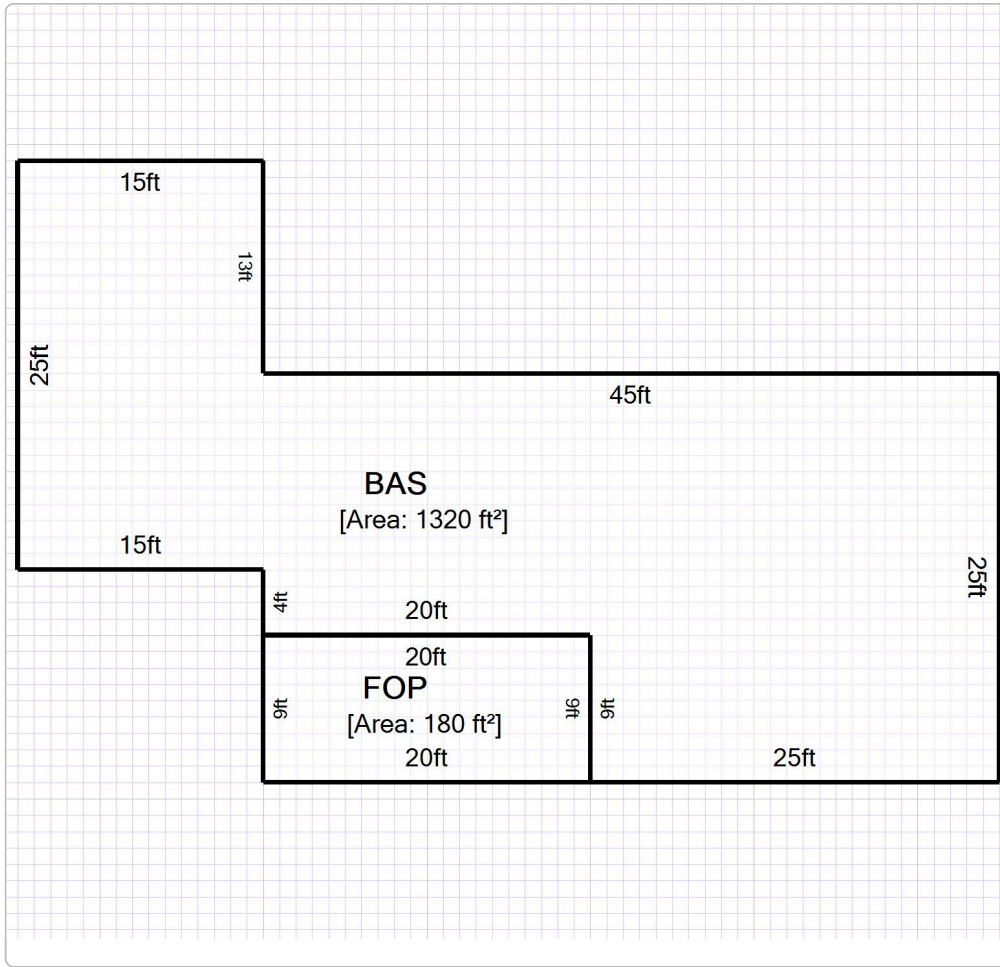
**Sales**

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
7/29/2014	\$14,000	TD	4292	1501	Unqualified (U)	Improved	* WATSON PERCY JOHNNIE MAE	GOODWIN CAROL, GOODWIN GEORGE	<a href="#">Link (Clerk)</a>
9/29/1993	\$100	WD	1928	1067	Unqualified (U)	Vacant	* WATSON & WATSON	* WATSON PERCY JOHNNIE MAE	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

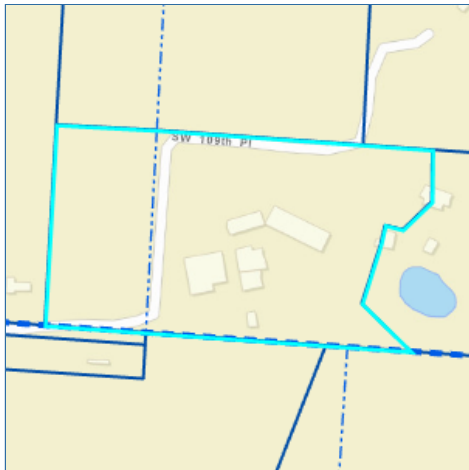
**Sketches**





[Print Sketches](#)

Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Permits, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 3/24/2026, 10:20:33 PM

[Contact Us](#)



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3452621 5 PG(S)  
10/21/2022 2:40 PM  
BOOK 5046 PAGE 1649  
J.K. JESS IRBY, ESQ.  
Clerk of the Court, Alachua County, Florida  
ERECORDED Receipt # 1112424  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$0.70  
Intang. Tax: \$0.00

PREPARED BY AND RETURN TO:  
Stephanie L. Emrick, Esquire  
Scruggs, Carmichael, & Wershow, PA  
One S.E. First Avenue  
Gainesville, FL 32601  
Tel. 352-376-5242

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## Warranty Deed

(Parcel Reconfiguration)

**This Deed** made this 19th day of October, 2022 between **George E. Goodwin and Carol Goodwin, as husband and wife**, as Grantor, and **George E. Goodwin and Carol Goodwin, as husband and wife**, whose post office address is 106 SW 109<sup>th</sup> Place, Gainesville, Florida 32667, as Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs, successors, and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

*See legal description attached hereto as Exhibit "A".*

**Parcel Identification No.: Portion of 16305-000-000**

**It is Grantor's intent** in signing this Warranty Deed to describe the newly configured parcel together with the easements which benefit and burden such parcel.

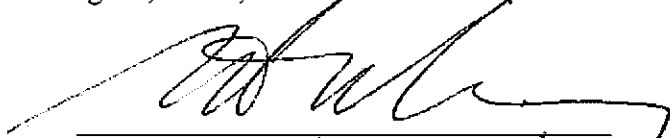
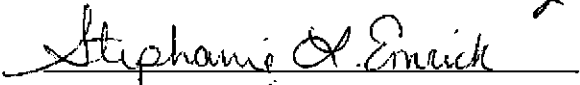
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

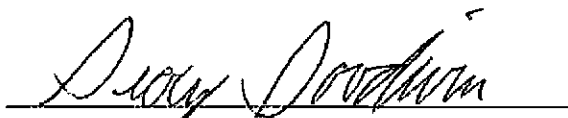
**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

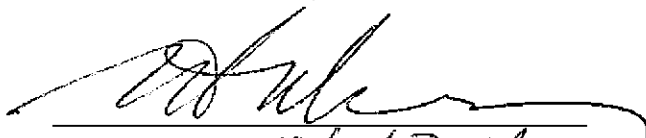

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

  
 Witness Name: Michael R. Meng  
  
 Witness Name: Stephanie L. Emrick

GRANTOR:

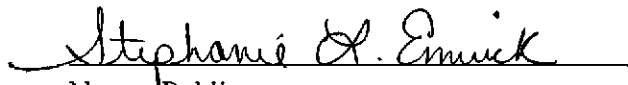
  
 George E. Goodwin

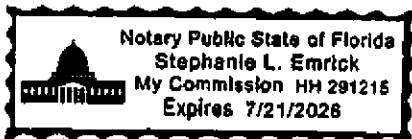
  
 Witness Name: Michael R. Meng  
  
 Witness Name: Stephanie L. Emrick

  
 Carol Goodwin

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19th day of October, 2022 by George E. Goodwin and Carol Goodwin, who  are personally known to me or  have produced a valid Florida's driver's license as identification.

  
 Notary Public



**Exhibit "A"****RECONFIGURED PARCEL III**  
PORTION OF TAX PARCEL NO. 16305-000-000

**A PORTION OF A PARCEL OF LAND BEING SITUATED IN LOT NO. 2 OF THE MOSES E. LEVY GRANT IN TOWNSHIP 11 SOUTH, RANGE 20 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT NO. 2 FOR A POINT OF REFERENCE, THENCE RUN SOUTH 85 DEGREES, 55 MINUTES, 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT NO. 2, A DISTANCE OF 1319.03 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1248, PAGE 36 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 04 DEGREES, 10 MINUTES, 39 SECONDS EAST, ALONG THE WEST LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36, A DISTANCE OF 658.85 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36; THENCE RUN SOUTH 86 DEGREES, 32 MINUTES, 30 SECONDS EAST, ALONG THE NORTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36, A DISTANCE OF 887.59 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID NORTH LINE SOUTH 00 DEGREES, 38 MINUTES, 19 SECONDS WEST, A DISTANCE OF 171.34 FEET; THENCE SOUTH 46 DEGREES, 02 MINUTES, 00 SECONDS WEST, A DISTANCE OF 133.43 FEET; THENCE NORTH 75 DEGREES, 51 MINUTES, 06 SECONDS WEST, A DISTANCE OF 59.11 FEET; THENCE SOUTH 12 DEGREES, 43 MINUTES, 01 SECONDS WEST, A DISTANCE OF 61.45 FEET; THENCE SOUTH 17 DEGREES, 24 MINUTES, 45 SECONDS WEST, A DISTANCE OF 207.63 FEET; THENCE RUN SOUTH 45 DEGREES, 31 MINUTES, 32 SECONDS EAST, A DISTANCE OF 224.09 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36, SAID LINE ALSO BEING THE SOUTH LINE OF LOT NO. 2 OF THE MOSES E. LEVY GRANT; THENCE RUN SOUTH 85 DEGREES, 57 MINUTES, 23 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID LOT NO. 2 AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1248, PAGE 36, A DISTANCE OF 491.17 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 04 DEGREES, 04 MINUTES, 37 SECONDS EAST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 672.68 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 86 DEGREES, 32 MINUTES, 30 SECONDS WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 467.60 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON THE FOLLOWING:**

THE SOUTH 20 FEET OF LOT 1, OF THE LEVY GRANT, ALACHUA COUNTY, FLORIDA, LYING EAST OF STATE ROAD 25 (U.S. HIGHWAY 441), AS RECORDED ON DECEMBER 29, 1980 IN OFFICIAL RECORDS BOOK 1320 AT PAGE 956, AND BEING THE SAME LAND DESCRIBED IN THE EASEMENT RECORDED ON JUNE 6, 2022 AS INSTRUMENT NO. 3424123 IN OFFICIAL RECORDS BOOK 5010 AT PAGE 2156 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON THE FOLLOWING:**

THE SOUTH 40 FEET OF THE WEST 20 CHAINS OF LOT 2 OF THE LEVY GRANT, AND THE NORTH 40 FEET OF THE WEST 20 CHAINS OF LOT 8 OF THE LEVY GRANT, ALACHUA COUNTY, FLORIDA.

**TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT OF VARIABLE WIDTH FOR INGRESS, EGRESS, AND PUBLIC UTILITIES SITUATED IN LOT 2 OF THE MOSES E LEVY GRANT IN TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2 FOR A POINT OF REFERENCE; THENCE RUN S.85°55'17"E., ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 990.08 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1928, PAGE 1067 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE RUN N.05°05'57"E., ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 36.14 FEET; THENCE DEPARTING SAID WEST LINE, RUN S.85°55'16"E., A DISTANCE OF 688.50 FEET; THENCE RUN N.59°44'05"E., A DISTANCE OF 144.55 FEET; THENCE RUN N.66°27'48"E., A DISTANCE OF 82.83 FEET; THENCE RUN N.87°52'09"E., A DISTANCE OF 42.60 FEET; THENCE RUN N.76°02'06"E., A DISTANCE OF 79.78 FEET; THENCE RUN N.53°54'43"E., A DISTANCE OF 56.53 FEET MORE OR LESS TO THE WEST LINE OF THAT CERTAIN PARCEL "PARCEL III" AS SHOWN AND DESCRIBED ON THAT CERTAIN SKETCH AND DESCRIPTION PREPARED BY EDA CONSULTANTS INC (PROJECT 2014-0232.S05, DATED 11/16/2021); THENCE RUN S.17°24'45"W., ALONG SAID WEST LINE, A DISTANCE OF 50.44 FEET; THENCE RUN S.53°54'43"W., A DISTANCE OF 21.85 FEET; THENCE RUN S.76°02'06"W., A DISTANCE OF 88.76 FEET; THENCE RUN S.87°52'09"W., A DISTANCE OF 40.04 FEET; THENCE RUN S.66°27'48"W., A DISTANCE OF 75.39 FEET; THENCE RUN S.59°44'05"W., A DISTANCE OF 169.40 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1248, PAGE 36 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE SOUTH LINE OF THE AFOREMENTIONED LOT 2 OF THE MOSES E LEVY GRANT; THENCE RUN N.85°57'23"W., ALONG SAID SOUTH LINE(S) A DISTANCE OF 865.10 FEET MORE OR LESS TO THE SW CORNER OF SAID LANDS DESCRIBED; THENCE RUN N.85°15'00"W., A DISTANCE OF 329.92 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1928, PAGE 1067, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE TRUE POINT OF BEGINNING.

**SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT OF VARIABLE WIDTH FOR INGRESS, EGRESS, AND PUBLIC UTILITIES SITUATED IN LOT 2 OF THE MOSES E LEVY GRANT IN TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2 FOR A POINT OF REFERENCE; THENCE RUN S.85°55'17"E., ALONG THE SOUTH LINE OF SAID LOT 2, A

DISTANCE OF 990.08 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1928, PAGE 1067 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.05°05'57"E., ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 36.14 FEET; THENCE DEPARTING SAID WEST LINE, RUN S.85°55'16"E., A DISTANCE OF 688.50 FEET; THENCE RUN N.59°44'05"E., A DISTANCE OF 144.55 FEET; THENCE RUN N.66°27'48"E., A DISTANCE OF 82.83 FEET; THENCE RUN N.87°52'09"E., A DISTANCE OF 42.60 FEET; THENCE RUN N.76°02'06"E., A DISTANCE OF 79.78 FEET; THENCE RUN N.53°54'43"E., A DISTANCE OF 56.53 FEET MORE OR LESS TO THE WEST LINE OF THAT CERTAIN PARCEL "PARCEL III" AS SHOWN AND DESCRIBED ON THAT CERTAIN SKETCH AND DESCRIPTION PREPARED BY EDA CONSULTANTS INC (PROJECT 2014-0232.S05, DATED 11/16/2021); SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE RUN S.17°24'45"W., ALONG SAID WEST LINE, A DISTANCE OF 50.44 FEET; THENCE DEPARTING SAID WEST LINE, RUN N.53°54'43"E., A DISTANCE OF 46.20 FEET; THENCE RUN N.32°32'26"E., A DISTANCE OF 95.99 FEET; THENCE RUN N.67°33'05"W., A DISTANCE OF 30.47 FEET; THENCE RUN S.32°32'26"W., A DISTANCE OF 84.99 FEET TO THE TRUE POINT OF BEGINNING.

**SUBJECT TO** A PERPETUAL, NON-EXCLUSIVE EASEMENT UPON THE SURFACE AND SUBSURFACE FOR USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER SERVICE SYSTEMS, INCLUDING THE WELL, PUMP, WELL BUILDING, WATER PURIFYING EQUIPMENT, AND WATER LINES UPON LANDS SITUATED IN LOT 2 OF THE MOSES E LEVY GRANT IN TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2 FOR A POINT OF REFERENCE; THENCE RUN S.85°55'17"E., ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 990.08 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1928, PAGE 1067 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.05°05'57"E., ALONG THE WEST LINE OF SAID LANDS DESCRIBED, A DISTANCE OF 36.14 FEET; THENCE DEPARTING SAID WEST LINE, RUN S.85°55'16"E., A DISTANCE OF 688.50 FEET; THENCE RUN N.59°44'05"E., A DISTANCE OF 144.55 FEET; THENCE RUN N.66°27'48"E., A DISTANCE OF 82.83 FEET; THENCE RUN N.87°52'09"E., A DISTANCE OF 42.60 FEET; THENCE RUN N.76°02'06"E., A DISTANCE OF 79.78 FEET; THENCE RUN N.53°54'43"E., A DISTANCE OF 56.53 FEET MORE OR LESS TO THE WEST LINE OF THAT CERTAIN PARCEL "PARCEL III" AS SHOWN AND DESCRIBED ON THAT CERTAIN SKETCH AND DESCRIPTION PREPARED BY EDA CONSULTANTS INC (PROJECT 2014-0232.S05, DATED 11/16/2021); THENCE RUN S.17°24'45"W., ALONG SAID WEST LINE, A DISTANCE OF 50.44 FEET; THENCE DEPARTING SAID WEST LINE, RUN N.53°54'43"E., A DISTANCE OF 46.20 FEET; THENCE RUN N.32°32'26"E., A DISTANCE OF 95.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN N.67°33'05"W., A DISTANCE OF 52.74 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THAT CERTAIN PARCEL "PARCEL III"; THENCE RUN N.17°24'45"E., ALONG SAID WEST LINE, A DISTANCE OF 40.33 FEET; THENCE DEPARTING SAID WEST LINE, RUN S.86°45'34"E., A DISTANCE OF 126.12 FEET; THENCE RUN S.23°11'23"W., A DISTANCE OF 81.68 FEET; THENCE RUN N.67°33'05"W., 61.76 FEET TO THE TRUE POINT OF BEGINNING.

10.50  
70

RECORDED  
OFFICIAL RECORDS

93 SEP 30 PM 4: 12

WARRANTY DEED

COUNTY COURT  
ALACHUA COUNTY, FL.

PREPARED BY AND RETURN TO:  
MICHAEL TILLMAN, OF  
SCRUGGS & CARMICHAEL, P.A.  
P.O. BOX 23109  
GAINESVILLE, FLORIDA 32602

RETURN TO

Property Appraiser's Tax Parcel No. 16305-001-000

GRANTOR(s) PERCY WATSON and JOHNNIE MAE WATSON, husband and wife  
S.S. No.(s): [REDACTED] [REDACTED] respectively,  
TOMMY WATSON and ATLEE O. WATSON, husband and wife  
S.S. No.(s): [REDACTED] [REDACTED] respectively

GRANTEE(s) PERCY WATSON and JOHNNIE MAE WATSON, husband and wife  
S.S. No.(s): [REDACTED] [REDACTED] respectively,

THIS INDENTURE is made this 29<sup>th</sup> day of September, 1993,  
between PERCY WATSON and JOHNNIE MAE WATSON, husband and wife, and  
TOMMY WATSON and ATLEE O. WATSON, husband and wife, grantor  
(whether singular or plural), and PERCY WATSON and JOHNNIE MAE  
WATSON, husband & wife, grantee (whether singular or plural), of  
740 West 7th Street, Riviera Beach, Florida 33404,

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00,  
and other good and valuable consideration, the receipt of which is  
hereby acknowledged, does hereby grant and convey to the grantee,  
their heirs and assigns forever, the following described land in  
Alachua County, Florida:

Doc. St. Amt. \$ 0.70  
J.K. "Buddy" Irby, Clerk of Circuit Court  
Alachua County - By *Jean S. Irby*

A parcel of land being situated in Lot No. 2 of the Moses  
E. Levy Grant in Township 11 South, Range 20 East and  
being more particularly described as follows:

For a point of reference commence at the Southwest corner  
of said Lot No. 2, thence run South 85°15'00" East along  
the South line of said Lot 2, a distance of 990.08 feet,  
more or less, to a rebar and cap (P.L.S. 4788) and the  
point of beginning; thence run North 05°05'57" East, a  
distance of 1317.81 feet to a rebar and cap; (P.L.S.  
4788); thence run South 85°21'49" East, a distance of  
330.06 feet to a concrete monument (No I.D. - Broken  
top); thence run South 05°06'18" West, a distance of  
1318.47 feet to a rebar and cap (P.L.S. 4788), said point  
lying on the aforementioned South line of Lot No. 2;  
thence run North 85°15'00" West along said South line, a  
distance of 329.92 feet to a rebar and cap (P.L.S. 4788)  
and the point of beginning. Containing 9.85 acres, more  
or less.

Subject to all restrictions, reservations, and easements of  
record, if any, and ad valorem taxes for the current year and all  
subsequent years.

TOGETHER with the tenements, hereditaments, and appurtenances in  
any way appertaining to the said land;

AND the grantor does hereby fully warrant the title to said land,  
tenements, hereditaments, and appurtenances, and will defend the  
same against the lawful claims of all persons or entities  
whatsoever.

1224643

O.R. 1928 PG 1067  
BK

IN WITNESS WHEREOF, the grantor has executed this deed on the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE AS WITNESSES:

Michael Tillman  
WITNESS

MICHAEL TILLMAN  
Printed name of witness

Norma J. Petroczy  
WITNESS

NORMA J. PETROCZY  
Printed name of witness

Michael Tillman  
WITNESS

MICHAEL TILLMAN  
Printed name of witness

Norma J. Petroczy  
WITNESS

NORMA J. PETROCZY  
Printed name of witness

Percy Watson  
PERCY WATSON

Johnnie Mae Watson  
JOHNNIE MAE WATSON

Tommy Watson  
TOMMY WATSON

Atlee O. Watson  
ATLEE O. WATSON

STATE OF FLORIDA  
COUNTY OF ALACHUA

I HEREBY CERTIFY that on the 29th day of September, 1993, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PERCY WATSON, JOHNNIE MAE WATSON, TOMMY WATSON and ATLEE O. WATSON who are (check one) ( ) personally known to me or (  ) produced FLA. DRIVERS LICENSES for identification, and who are the persons described in and who executed the foregoing instrument and they acknowledged before me under oath that they executed the same.

MICHAEL TILLMAN  
Notary Public, State of Florida  
My comm. expires Mar. 17, 1994  
Comm. No. AA750907

Michael Tillman  
Signature of Notary

\_\_\_\_\_  
Name of Notary Stamped with  
Commission Number and Expiration Date

o:\word\watson\wd

TAX DEED FILE NO. 2014-047  
PARCEL I. D. # 16305-001-001

Doc Stamp-Deed: \$98.00  

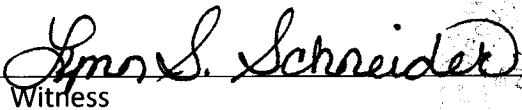

# TAX DEED

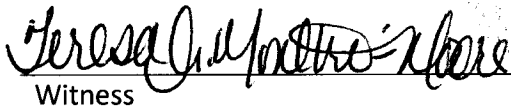
Tax Sale Certificate number 2008-4788, was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was offered for sale on July 29, 2014, as required by law for cash to the highest bidder and was sold to George E. Goodwin and Carol Goodwin, Husband and Wife, whose address is 106 SW 109th Pl, Micanopy, FL 32667 being the highest bidder and having paid the sum of the bid as required by the laws of Florida.

NOW, on this 29th day of July, 2014, in Alachua County, Florida, in consideration of the sum of \$ 13,998.35, being the amount paid pursuant to the laws of Florida, the Clerk of the Circuit Court pursuant to chapter 197, Florida Statutes, does hereby sell the following lands situated in the County and State aforesaid and described as follows:

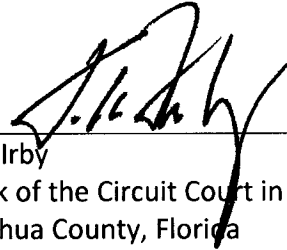
**COM AT SW COR OF LOT 2 LEVY GRANT S 85 DEG E 990 FT TO POB N 5 DEG E 1317.81 FT S  
85 DEG E 330.06 FT S 5 DEG W 1318.47 FT N 85 DEG W 329.92 FT TO POB OR 1928/1067**

(SEAL)

  
Witness

  
Witness



  
J. K. Irby  
Clerk of the Circuit Court in and for  
Alachua County, Florida

STATE OF FLORIDA  
COUNTY OF ALACHUA

On this 29th day of July, 2014, before me personally appeared J. K. Irby, Clerk of the Circuit Court in and for Alachua County, Florida, known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Notary Seal:

  
Cheryl Ann Jordan





16305-2

16305-2

16305-3

16305-1

SW 109 PI

PARCEL 16305-003-000  
(ORB 5046, PAGE 1854)

NE CORNER OF  
(ORB 1248, PAGE 36)  
C&L 14" x 14"  
P&W 3456  
N: 207599 18  
E: 2662691 65

16305-1-1

16305-1-1

16305

A PORTION OF PARCEL  
16305-001-001

PARCEL 16305-001-001  
(ORB 4392, PAGE 1501)

PARCEL 16305-000-000  
± 8.57 ACRES

16305-1-1

16305-1-1

16305

BEST LINE OF "PARCEL 1" PER EDA CONSULTANTS INC (PROJECT 204-0239-505, DATED 11.16.2021)

Too Much Dam Wood

N04°10'39"E 9.9825 CHAINS (658.85')(R) N03°58'13"E 658.95'(F)

WEST LINE OF (ORB 1248, PAGE 36)

S04°10'39"W 9.9825 CHAINS (658.85')(R) N03°52'14"E 672.41'(F)  
EAST LINE OF (ORB 1248, PAGE 36)

SW CORNER OF (ORB 1248, PAGE 36)  
(ORB 13" x 4" NO G)

POINT OF BEGINNING

WESTERLY 20.5015 CHAINS (1353.10')(R) S86°43'23"E 1355.19'(F)

SOUTH LINE OF (ORB 1248, PAGE 36) AND SOUTH LINE OF LOT 3 OF MOSES E. LEVY GRANT IN TOWNSHIP 11 SOUTH, RANGE 20 EAST

SE CORNER OF (ORB 1248, PAGE 36)  
(ORB 11" x 11" NO G)  
N: 207599 18  
E: 2662691 65

PARCEL 16375-003-000  
(ORB 4395, PAGE 586)

TOGETHER WITH PERPETUAL NON-EXCLUSIVE INGRESS/EGRESS EASEMENT NORTH 45° OF WEST 20 CHAINS OF LOT B

0'(F)  
10'  
20'  
30'  
40'  
50'  
60'  
70'  
80'  
90'  
100'  
110'  
120'  
130'  
140'  
150'  
160'  
170'  
180'  
190'  
200'  
210'  
220'  
230'  
240'  
250'  
260'  
270'  
280'  
290'  
300'  
310'  
320'  
330'  
340'  
350'  
360'  
370'  
380'  
390'  
400'  
410'  
420'  
430'  
440'  
450'  
460'  
470'  
480'  
490'  
500'

16305-1

16305-1

16305-1

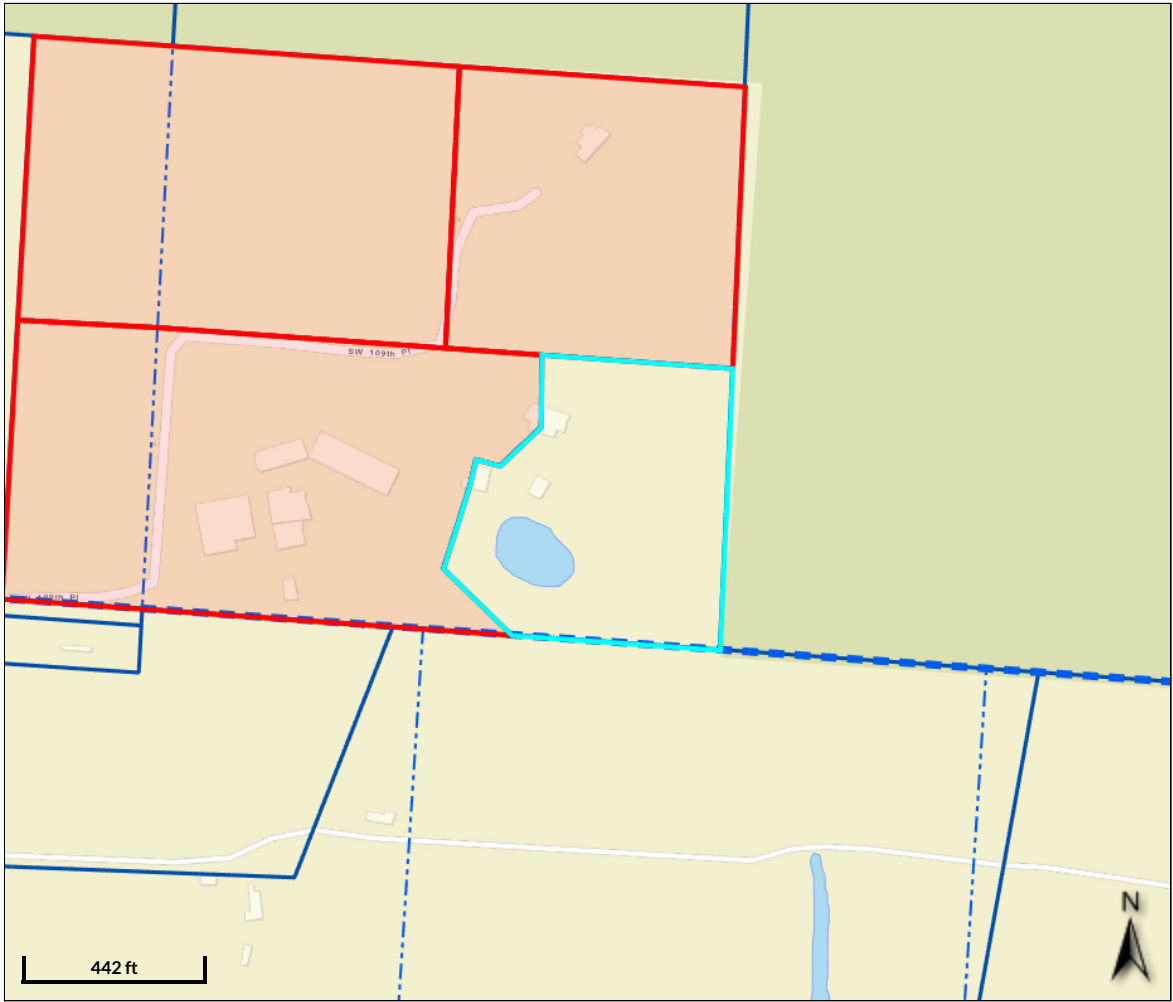
16305-1

16305-1

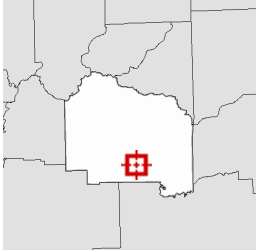
16305-1

16305-1

Pre-Verification-Confirmed



**Overview**

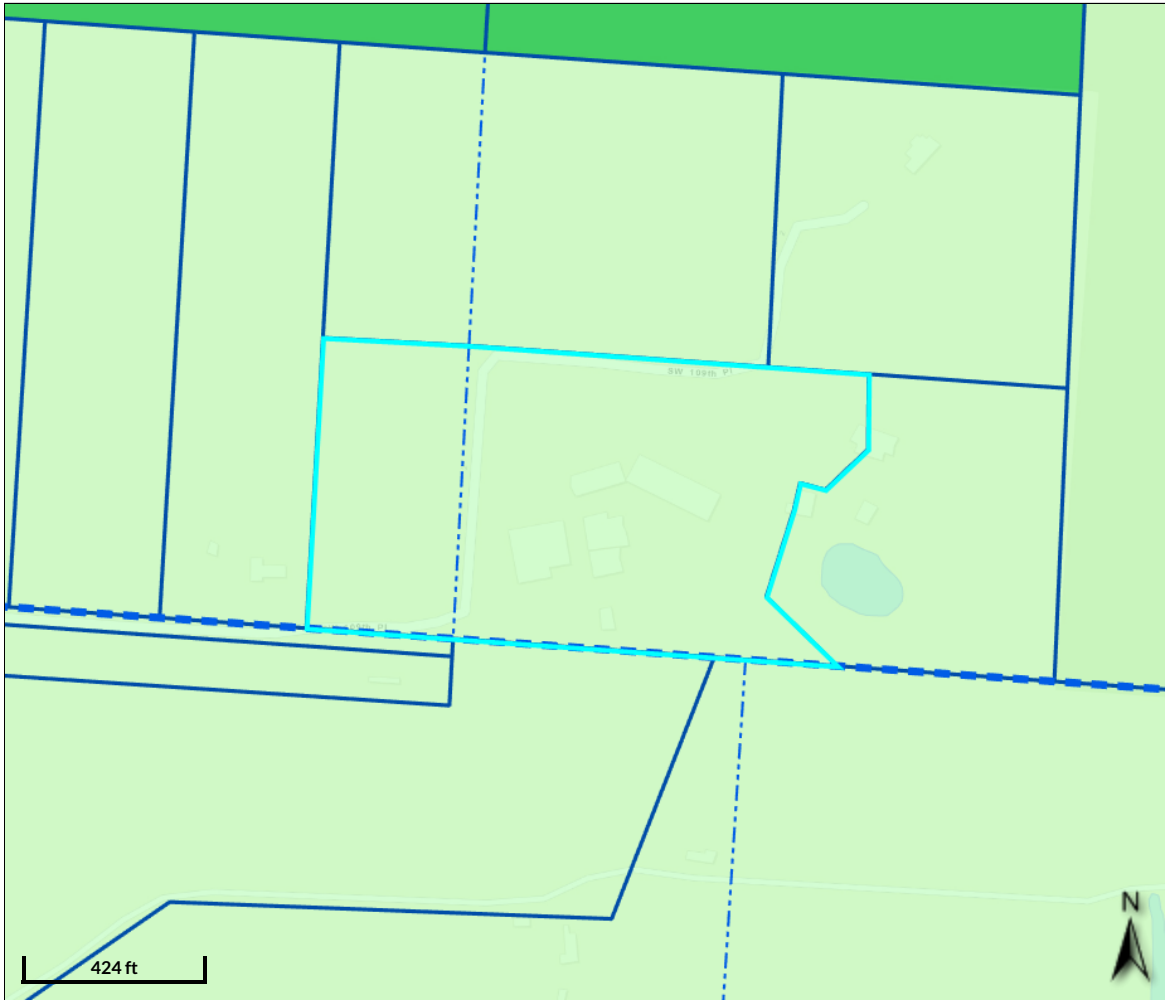


**Legend**

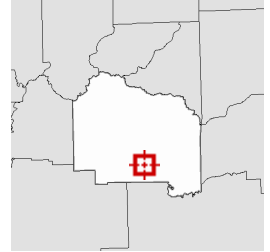
- Parcels
- Lakes

<b>Parcel ID</b> 16305-000-000	<b>Prop ID</b> 94233	<b>Owner Address</b> GOODWIN & GOODWIN
<b>Sec/Twp/Rng</b> 00-11-20	<b>Class</b> VACANT	106 SW 109TH PL
<b>Property Address</b> 98 SW 109TH PL MICANOPY	<b>Acreage</b> 8.58	MICANOPY, FL 32667
<b>District</b> 0200 - ST. JOHN'S		
<b>Brief Tax Description</b>	LEVY GRT COM SW COR LOT 2 S 85 DEG E 1319.03 FT N 04 DEG E 658.85 FT S 86 DEG E 887.59 FT POB S 171.34 FT S 46 DEG W 133.43 FT N 75 DEG W 59.11 FT S 12 DEG W 61.45 FT S 17 DEG W 207.63 FT S 45 DEG E 224.09 FT S 85 DEG E 491.17 FT N 04 DEG E 672.68 FT N 86	
	<i>(Note: Not to be used on legal documents)</i>	





















Date created: 4/20/2026  
 Last Data Uploaded: 4/18/2026 9:03:41 PM
















### Overview



### Legend

-  Parcels
-  Lakes
- Alachua County Zoning**
-  (A) Agricultural
-  (P) Preservation
-  (A-RB) Agricultural-Rural Business
-  (AP) Administrative and Professional
-  (BA) Automotive Oriented Business
-  (BA-1) Automotive Oriented Business
-  (BH) Highway Oriented Business
-  (BP) Business and Professional
-  (BR) Business, Retail Sales, and Services
-  (BR-1) Business, Tourist, and Entertainment
-  (BW) Wholesale and Warehousing
-  (C-1) Conservation
-  (HM) Hospital and Medical
-  (MB) Marine Business
-  (ML) Light Industrial
-  (MP) Manufacturing and Processing Industrial
-  (MS) Manufacturing and Services Industrial
-  (PD) Planned Development

-  (R-1A) Residential Single Family
  -  (R-1AA) Residential Single Family
  -  (R-1B) Residential Single Family
  -  (R-1C) Residential Single Family
  -  (R-2) Residential Multi-Family
  -  (R-2A) Residential Multi-Family
  -  (R-3) Residential Multi-Family
  -  (RE) Residential Single Family Estate
  -  (RE-1) Residential Single Family Estate
  -  (RM) Manufactured/Mobil Home Park
  -  (RM-1) Travel Trailer Park and Campground
  -  (RP) Residential and Professional
  -  Institutional (EAC)
  -  Mixed Use (EAC)
  -  Mixed Use Employment (EAC)
  -  Mixed Use Low Density Residential (EAC)
  -  Mixed Use Medium Density Residential (Eastside Activity Center)
  -  Mixed Use Medium High Density Residential (Eastside Activity Center)
  -  Mixed Use Neighborhood Convenience Center (Eastside Activity Center)
- City Of Micanopy Zoning**
-  (C1) Commercial
  -  (C2) Commercial
  -  (CON) Conservation
  -  (I) Industrial
  -  (R2) Residential

**Parcel ID** 16305-001-001  
**Sec/Twp/Rng** 00-11-20  
**Property Address** 106 SW 109TH PL  
MICANOPY

**Prop ID** 94235  
**Class** STORES  
**Acreage** 17.13

**Owner Address** GOODWIN GEORGE E & CAROL  
106 SW 109TH PL  
MICANOPY, FL 32667

**District** 0200 - ST. JOHN'S

**Brief Tax Description** COM SW COR LOT 2 LEVY GRT S 85 DEG E 1319.03 FT POB N 04 DEG E 658.85 FT S 86 DEG E 887.59 FT S 171.34 FT  
S 46 DEG W 133.43 FT N 75 DEG W 59.11 FT S 12 DEG W 61.45 FT S 17 DEG W 207.63 FT N 45 DEG E 224.09 FT N 85  
DEG W 865.10 FT POB ALSO THE S 658.85 FT

(Note: Not to be used on legal documents)

Date created: 4/26/2026

Last Data Uploaded: 4/26/2026 12:10:04 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL

**2024 DELINQUENT INDIVIDUAL TAX CERTIFICATE**  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
<b>16305 000 000</b>	106 SW 109TH PL	<b>0200</b>

GOODWIN & GOODWIN  
106 SW 109TH PL  
MICANOPY, FL 32667

**EXEMPTIONS:**



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6180	43,660	0	43,660	332.60	
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	43,660	0	43,660	155.77	
LIBRARY GENERAL	1.0000	43,660	0	43,660	43.66	
SCHOOL CAP PROJECT	1.5000	69,858	0	69,858	104.79	
SCHOOL DISCRNRY & CN	0.7480	69,858	0	69,858	52.25	
SCHOOL GENERAL	3.0130	69,858	0	69,858	210.48	
SCHOOL VOTED	1.0000	69,858	0	69,858	69.86	
CHILDREN'S TRUST	0.4500	43,660	0	43,660	19.65	
ST JOHNS RIVER WATER MGT DISTR	0.1793	43,660	0	43,660	7.83	
<b>TOTAL MILLAGE</b>		<b>19.0761</b>		<b>AD VALOREM TAXES</b>	<b>\$996.89</b>	

LEGAL DESCRIPTION
LEVY GRT COM SW COR LOT 2 S 85 DEG E 1319.03 FT N 04 DEG E 658.85 FT S 86 DEG E See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
501 BOCC REFUSE RURAL COLL	1.000	@ 132.0100	132.01
730 BOCC SOLID WASTE MGMT	1.000	@ 15.8100	15.81
550 COUNTY FIRE SERVICES	1.000	Varies	148.86
555 COUNTY STORMWATER	1.000	Varies	56.40
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$353.08</b>

<b>PAY ONLY ONE AMOUNT.</b>	<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$1,349.97</b>
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IF PAID BY PLEASE PAY	Cert #3601 <b>Bidder #3827367</b>	If Received By Please Pay	Mar 31, 2026 <b>\$1602.94</b>	Apr 30, 2026 <b>\$1611.44</b>	May 29, 2026 <b>\$1619.95</b>
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**JOHN POWER, CFC** ALACHUA COUNTY TAX COLLECTOR  
**2024 DELINQUENT INDIVIDUAL TAX CERTIFICATE**  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**  
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
<b>16305 000 000</b>	106 SW 109TH PL

GOODWIN & GOODWIN  
106 SW 109TH PL  
MICANOPY, FL 32667

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Cert #3601	Bidder #3827367
<input type="checkbox"/> If Received By	Please Pay
<input type="checkbox"/> Mar 31, 2026	\$1602.94
<input type="checkbox"/> Apr 30, 2026	\$1611.44
<input type="checkbox"/> May 29, 2026	\$1619.95

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
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**2025 REMINDER REAL ESTATE  
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
<b>16305 000 000</b>	98 SW 109TH PL	<b>0200</b>

\*\*\*DELINQUENT TAXES DUE\*\*\*

GOODWIN & GOODWIN  
 106 SW 109TH PL  
 MICANOPY, FL 32667

**EXEMPTIONS:**



AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
COUNTY GENERAL	7.6000	48,026	0	48,026	365.00	
SHERIFF LAW ENFORCEMENT	3.5678	48,026	0	48,026	171.35	
LIBRARY GENERAL	0.9374	48,026	0	48,026	45.02	
SCHOOL CAP PROJECT	1.5000	70,089	0	70,089	105.13	
SCHOOL DISCRNRY & CN	0.7480	70,089	0	70,089	52.43	
SCHOOL GENERAL	3.0030	70,089	0	70,089	210.48	
SCHOOL VOTED	1.0000	70,089	0	70,089	70.09	
CHILDREN'S TRUST	0.4500	48,026	0	48,026	21.61	
ST JOHNS RIVER WATER MGT DISTR	0.1793	48,026	0	48,026	8.61	
<b>TOTAL MILLAGE</b>		<b>18.9855</b>		<b>AD VALOREM TAXES</b>	<b>\$1,049.72</b>	

LEGAL DESCRIPTION
LEVY GRT COM SW COR LOT 2 S 85 DEG E 1319.03 FT N 04 DEG E 658.85 FT S 86 DEG E See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
501 BOCC REFUSE RURAL COLL	1.000	@ 132.0100	132.01
730 BOCC SOLID WASTE MGMT	1.000	@ 15.8100	15.81
550 COUNTY FIRE SERVICES	1.000	Varies	183.43
555 COUNTY STORMWATER	1.000	Varies	56.40
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$387.65</b>

<b>PAY ONLY ONE AMOUNT.</b>	<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$1,437.37</b>
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IF PAID BY PLEASE PAY	Mar 31, 2026 <b>\$1437.37</b>	Apr 30, 2026 <b>\$1480.49</b>	May 29, 2026 <b>\$1510.89</b>		
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**JOHN POWER, CFC** 2025 REMINDER REAL ESTATE  
 ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
<b>16305 000 000</b>	98 SW 109TH PL

GOODWIN & GOODWIN  
 106 SW 109TH PL  
 MICANOPY, FL 32667

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Mar 31, 2026	\$1437.37
<input type="checkbox"/> Apr 30, 2026	\$1480.49
<input type="checkbox"/> May 29, 2026	\$1510.89
<input type="checkbox"/>	
<input type="checkbox"/>	

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Please Retain this Portion for your Records. Receipt Available Online.

**2024 DELINQUENT INDIVIDUAL TAX CERTIFICATE**  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
<b>16305 001 001</b>	106 SW 109TH PL	<b>0200</b>

GOODWIN GEORGE E & CAROL  
 106 SW 109TH PL  
 MICANOPY, FL 32667

**EXEMPTIONS:**



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	319,242	0	319,242	2,431.99
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	319,242	0	319,242	1,138.99
LIBRARY GENERAL	1.0000	319,242	0	319,242	319.24
SCHOOL CAP PROJECT	1.5000	375,784	0	375,784	563.68
SCHOOL DISCRNRY & CN	0.7480	375,784	0	375,784	281.09
SCHOOL GENERAL	3.0130	375,784	0	375,784	1,132.24
SCHOOL VOTED	1.0000	375,784	0	375,784	375.78
CHILDREN'S TRUST	0.4500	319,242	0	319,242	143.66
ST JOHNS RIVER WATER MGT DISTR	0.1793	319,242	0	319,242	57.24
<b>TOTAL MILLAGE</b>					<b>19.0761</b>
<b>AD VALOREM TAXES</b>					<b>\$6,443.91</b>

LEGAL DESCRIPTION
COM SW COR LOT 2 LEVY GRT S 85 DEG E 1319.03 FT POB N 04 DEG E 658.85 FT S 86 DE See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
801 BOCC SOLID WASTE MGMT	1.000	@ 23.6100	23.61
550 COUNTY FIRE SERVICES	1.000	Varies	539.43
555 COUNTY STORMWATER	1.000	Varies	928.80
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$1,491.84</b>

**PAY ONLY ONE AMOUNT.** ↓

**COMBINED TAXES AND ASSESSMENTS**

**\$7,935.75**

IF PAID BY PLEASE PAY	Cert #3602 <b>Bidder #803799</b>	If Received By Please Pay	Mar 31, 2026 <b>\$9181.05</b>	Apr 30, 2026 <b>\$9181.05</b>	May 29, 2026 <b>\$9181.05</b>
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

**2024 DELINQUENT INDIVIDUAL TAX CERTIFICATE**

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

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
<b>16305 001 001</b>	106 SW 109TH PL

GOODWIN GEORGE E & CAROL  
 106 SW 109TH PL  
 MICANOPY, FL 32667

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Cert #3602	Bidder #803799
<input type="checkbox"/> If Received By	Please Pay
<input type="checkbox"/> Mar 31, 2026	\$9181.05
<input type="checkbox"/> Apr 30, 2026	\$9181.05
<input type="checkbox"/> May 29, 2026	\$9181.05

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**2025 REMINDER REAL ESTATE  
 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
<b>16305 001 001</b>	106 SW 109TH PL	<b>0200</b>

\*\*\*DELINQUENT TAXES DUE\*\*\*

GOODWIN GEORGE E & CAROL  
 106 SW 109TH PL  
 MICANOPY, FL 32667

**EXEMPTIONS:**



AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6000	350,529	0	350,529	2,664.02
SHERIFF LAW ENFORCEMENT	3.5678	350,529	0	350,529	1,250.62
LIBRARY GENERAL	0.9374	350,529	0	350,529	328.59
SCHOOL CAP PROJECT	1.5000	374,135	0	374,135	561.20
SCHOOL DISCRNRY & CN	0.7480	374,135	0	374,135	279.85
SCHOOL GENERAL	3.0030	374,135	0	374,135	1,123.53
SCHOOL VOTED	1.0000	374,135	0	374,135	374.14
CHILDREN'S TRUST	0.4500	350,529	0	350,529	157.74
ST JOHNS RIVER WATER MGT DISTR	0.1793	350,529	0	350,529	62.85
<b>TOTAL MILLAGE</b>					<b>18.9855</b>
<b>AD VALOREM TAXES</b>					<b>\$6,802.54</b>

LEGAL DESCRIPTION
COM SW COR LOT 2 LEVY GRT S 85 DEG E 1319.03 FT POB N 04 DEG E 658.85 FT S 86 DE See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
801 BOCC SOLID WASTE MGMT	1.000	@ 23.6100	23.61
550 COUNTY FIRE SERVICES	1.000	Varies	525.59
555 COUNTY STORMWATER	1.000	Varies	928.80
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$1,478.00</b>

<b>PAY ONLY ONE AMOUNT.</b>	<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$8,280.54</b>
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IF PAID BY PLEASE PAY	Mar 31, 2026 <b>\$8280.54</b>	Apr 30, 2026 <b>\$8528.96</b>	May 29, 2026 <b>\$8559.36</b>
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**JOHN POWER, CFC** 2025 REMINDER REAL ESTATE  
 ALACHUA COUNTY TAX COLLECTOR NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
 PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
<b>16305 001 001</b>	106 SW 109TH PL

GOODWIN GEORGE E & CAROL  
 106 SW 109TH PL  
 MICANOPY, FL 32667

PAY ONLY ONE AMOUNT	
IF PAID BY	PLEASE PAY
<input type="checkbox"/> Mar 31, 2026	\$8280.54
<input type="checkbox"/> Apr 30, 2026	\$8528.96
<input type="checkbox"/> May 29, 2026	\$8559.36
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

Please Retain this Portion for your Records. Receipt Available Online.

<b>Broker Participation Program</b>	12472 Lake Underhill Rd., Ste 312 Orlando, Florida 32828 Office (407) 275-6853 www.ewaldauctions.com	 <b>EWALD</b> AUCTIONS Lisc. RE Broker – AU3381 – AB1340
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**BROKER PARTICIPATION PROGRAM**  
**Up to 2% Broker Participation**

The licensed Broker can receive 2% of the successful bid price for registering their prospect on the attached Ewald Auctions *Broker Participation Program Form*, countersigned by their prospect and a completed Agency Disclosure form. This document must be received by Ewald Auctions, Inc. by the deadline below.

In the case of Goodwin Lumber Foreclosure Property Auction, this completed form **MUST** be received in our offices, via mail or hand delivery, by

**Friday, May 8, 2026 (EST) 5:00p.m.: NO EXCEPTIONS !**

A Broker cannot

- Register himself or herself as a prospect to buy.
- Register a member of his/her immediate family.
- Be registered by another Broker/Agent.
- Be, in any way, a party to the purchase.

An Affidavit is required as proof that the Broker/Agent is serving only as Broker/Agent and not as a principal. The Broker must accompany the prospective bidder at the auction and may only represent one (1) party in order to avoid conflict of interest. Nothing, however, shall preclude several agents from one office in participating with several bidders. Extreme caution should be exercised not to share confidential bidder information.

If the prospect was generated through the efforts and marketing campaign of Ewald Auctions, and has had conversation(s) with any employee of Ewald Auctions regarding the subject property prior to signed registration, then NO FEE will be paid to the referring Broker. Subsequent to registration, the prospect can call directly to Ewald Auctions as frequently as desired without affecting the status of said registration.

All Broker Participation Fees shall be due and owed, and subsequently paid, upon a successful closing on the property.

**Goodwin Lumber Foreclosure Auction  
May 11, 2026**

Please be advised that:

FL Licensed Real Estate Broker/Agent \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Agent Phone # \_\_\_\_\_

Agent Email \_\_\_\_\_

does hereby submit his/her client, Mr./Mrs. \_\_\_\_\_ for registration in the **Goodwin Lumber Foreclosure Property** Auction of property located at the 106 SW 109<sup>th</sup> Place, Micanopy, Florida ending on Monday, May 11, 2026.

**BIDDER ACKNOWLEDGEMENT**

I, \_\_\_\_\_ (buyer), hereby acknowledge that \_\_\_\_\_ (agent), has registered my name for Broker Participation in the above referenced auction. I understand that in the event that I am the successful bidder and close on said property, the above named real estate agent will receive a commission paid by the sellers and/or the auction company pursuant to the requirements of the Broker Participation Program as buyer/bidder. I represent that I am not a principal in, nor do I have any interest in, the brokerage named in this “Broker Participation Program” and am not a member of the immediate family of said Broker. Attached hereto is an Agency Disclosure which has been executed (supplied by your Broker/Agent).

\_\_\_\_\_

Client/Bidder Signature (*Required*) \_\_\_\_\_ Date \_\_\_\_\_

**OPENING BID STATEMENT (*Optional*)**

I hereby submit an opening bid in the amount of \$ \_\_\_\_\_

\_\_\_\_\_

Client/Bidder Signature (*Optional*) \_\_\_\_\_ Date \_\_\_\_\_

**Broker/Agent Acknowledgement**

I hereby represent and warrant that I am a duly licensed real estate broker/agent under the laws of the State of Florida; I am serving only as a broker in the transaction, not as a principal; and that my client has no principal or ownership interest in my brokerage and is not a member of my immediate family. I have reviewed the attached Broker Participation Program Form and acknowledge and accept the provisions thereof.

\_\_\_\_\_

Real Estate Agent/Broker Signature (*Required*) \_\_\_\_\_ Date \_\_\_\_\_



Lic RE Broker●AB3381●AU1340

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Orlando, Florida 32828  
Office (407) 275-6853  
[www.ewaldauctions.com](http://www.ewaldauctions.com)

# AUCTION BACKUP BUYER REQUEST FORM

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In the event that any of the properties do not close, please contact me immediately.

**Bidder No.** \_\_\_\_\_ **Amount of Bid:** \_\_\_\_\_

**Property:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Telephone:** (\_\_\_\_) \_\_\_\_\_ **Other :** (\_\_\_\_) \_\_\_\_\_

**Signature:** \_\_\_\_\_



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## **RADON GAS DISCLOSURE**

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**RADON:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida.

Additional information regarding radon and radon testing may be obtained from the county public health unit.

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Date**

# **Bid Rigging is a Felony**

**Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.**

Section 1 of the Sherman Act (15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to \$250,000 and/or three years of imprisonment.

Corporations are subject to a fine of up to \$10 million.



Information provided as a service to members of the  
National Auctioneers Association  
8880 Ballentine  
Overland Park, Kansas 66214  
In cooperation with the  
United States Department of Justice.