

RESOLUTION NO. 97-161

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA DECLARING A CERTAIN COUNTY OWNED PROPERTY SURPLUS, AND AUTHORIZING THE ADVERTISEMENT FOR SALE BIDS PURSUANT TO FLORIDA STATUTE 125.35.

WHEREAS, Lot 124, Block 60-G in the Ravenswood Subdivision was acquired by the County in 1945 for non-payment of taxes and is not required for County use; and

WHEREAS, Steve Medlin, an adjoining lot owner, has requested to purchase this lot as more fully shown and described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof; and

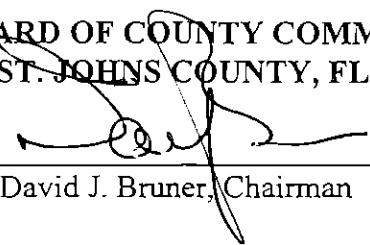
WHEREAS, pursuant to Florida Statute 125.35, the Board of County Commissioners is authorized to determine if such sale of described property is in the best interest of the County and deem said parcel as surplus and authorize low bid amount and determine bidding procedure.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida as follows:

1. The County property, as described in Exhibit "A" is hereby declared surplus property.
2. The low bid amount of \$7,090.00 as valued by the St. Johns County Property Appraiser is hereby accepted and evidenced in the form of the letter attached hereto as Exhibit "B", incorporated by reference and made a part hereof.
3. The Clerk is instructed to publish a Notice of Sale of County land once a week for at least (2) weeks calling for bids on the property.
4. The procedures as outlined in Exhibit "C", attached hereto incorporated by reference and made a part hereof, shall be carried out in substantially the form provided, for disposition of the subject County owned property that has been declared surplus by the Board of County Commissioners, unless the office of the County Attorney and the County Administrator authorize deviation for good cause.

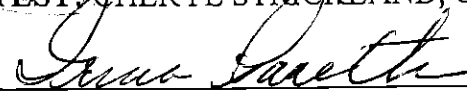
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County,
State of Florida, this 14 day of October, 1997.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 

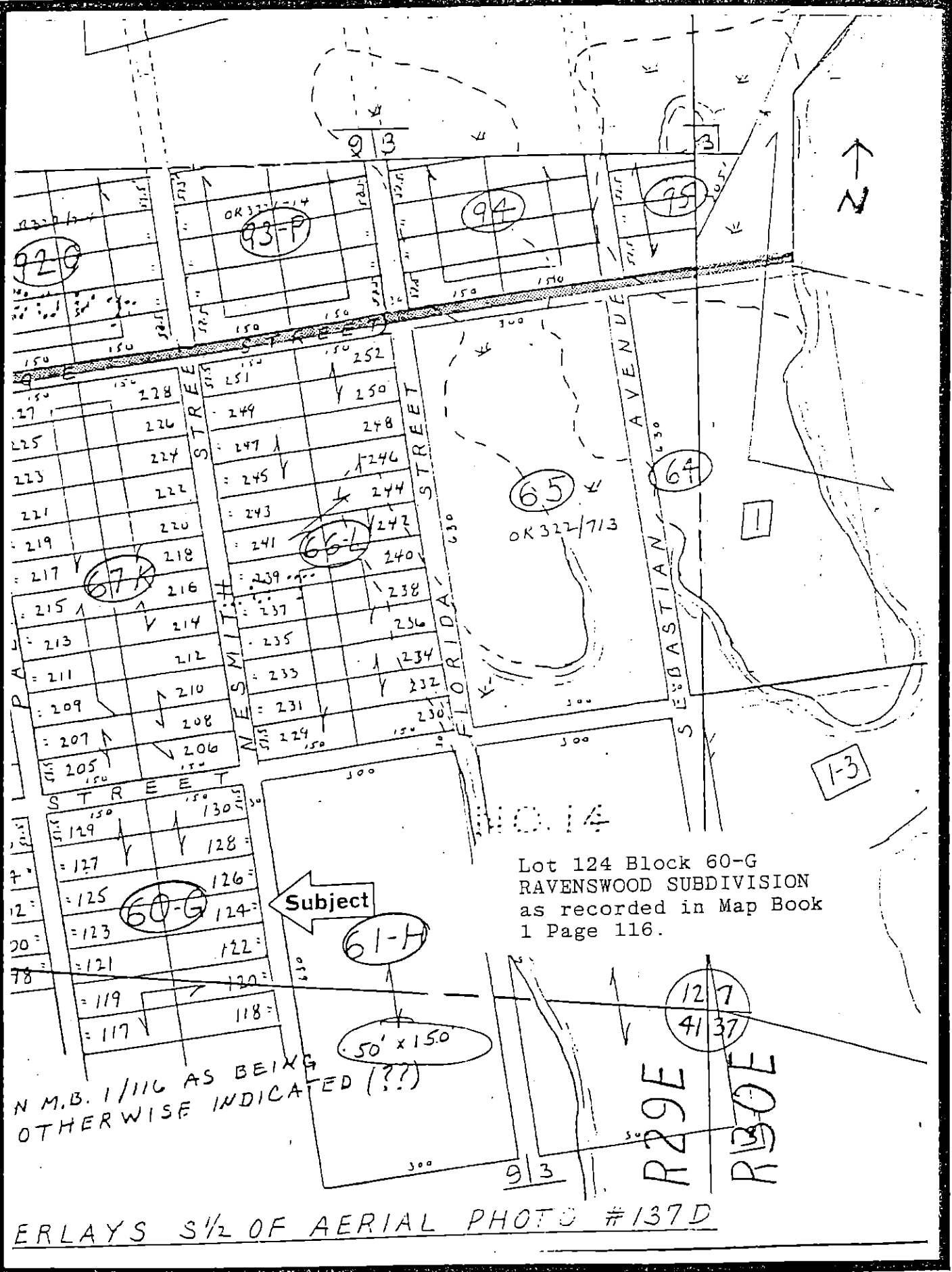
David J. Bruner, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: 

Deputy Clerk

EXHIBIT "A"

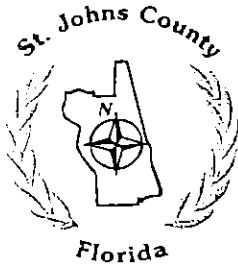


Lot 124 Block 60-G
 RAVENSWOOD SUBDIVISION
 as recorded in Map Book
 1 Page 116.

N.M.B. 1/116 AS BEING
 OTHERWISE INDICATED (??)

ERLAYS 1/2 OF AERIAL PHOTO #137D

EXHIBIT "B"



SHARON OUTLAND, C.F.A.

PROPERTY APPRAISER, ST. JOHNS COUNTY

P.O. Box 125
(904) 823-2200

St. Augustine, Florida

32085-0125

(904) 823-2468 (Fax)

May 14, 1997

Mrs. Mary Ann Blount, Real Estate Officer
St. Johns County
P. O. Drawer 349
St. Augustine, FL 32085

RE: Parcel # 110320-0001

Dear Mrs. Blount:

The 1997 assessed value for the above-referenced property is \$7090.00. This area was recently reassessed to comply with Florida Statutes and Department of Revenue regulations. Recent sales in the area indicated that the market value of the property was higher than the previous assessment so a reassessment was necessary.

There was a 1995 vacant sale on parcel #110540-0208 for \$8500.00. This property is the same size and very comparable to the property in question. Other recent improved sales support the new land values. I have enclosed the updated property cards for your convenience.

Please call if you need any further information. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda A. Ramp".

Linda A. Ramp, C.F.E.
Administrative Assistant

Enclosures

EXHIBIT "C"

PURCHASING SURPLUS REAL ESTATE ST. JOHNS COUNTY, FLORIDA DEVELOPMENT SERVICES / REAL ESTATE PROGRAM

If you are interested in purchasing County-owned surplus real estate, call the Real Estate Program at (904) 823-2449 for details.

The procedures outlined below are intended to be a brief explanation of the process to purchase County-owned real estate that has been declared surplus.

PROCEDURES

1. ORDERING THE APPRAISAL

- * The Real Estate Program obtains appraisal fee estimate and orders an appraisal or Letter of Value from the Property Appraiser. The appraised value determines the minimum bid amount.

2. BIDDING ON THE PROPERTY

- * When the appraisal is received and approved, a bid number and bid date are assigned to the property.
- * If the appraised value of the property is \$5,000.00 or more, a notice of sale will be published once a week for at least two (2) weeks in a newspaper of general circulation, published in the County, calling for bids on the property.
- * The highest bid complying with the terms and conditions in the notice can be accepted by the Board or all bids may be rejected. Terms and conditions may differ from sale to sale at the discretion of the Board.
- * Sealed bids are submitted by all interested purchasers with a required deposit of 10% of the bid amount. Checks for deposits are made payable to St. Johns County.
- * The Purchasing Department opens all bids and the property is awarded to the highest bidder.

3. COMPLETING THE PURCHASE

- * The successful bidder has 90 days from the date of notification to complete the purchase.
- * Closing costs (appraisal fee, documentary stamps, recording fee, survey, and advertising costs) are paid by the purchaser at the closing.

For additional information, or closing cost estimate you may contact: Mary Ann Blount, Department of Development Services, Real Estate Program, P. O. Drawer 349, St. Augustine, FL 32085 (904) 823-2449.