

RESOLUTION NO. 98- 169

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

WHEREAS, Lots 21 and 22, Block 74, Vermont Heights Subdivision, as more fully shown and described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, were acquired by the County in 1945 for non-payment of taxes and has not been required for County use; and

WHEREAS, Ramona L. Carlson has requested in writing to purchase these Lots, as set forth in letter attached hereto as Exhibit "D", incorporated by reference and made a part hereof, for the Property Appraiser's value of \$8,000.00; 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 \$8,000.00 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 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 County Administrator authorize deviation for good cause.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 8 day of September, 1998.

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

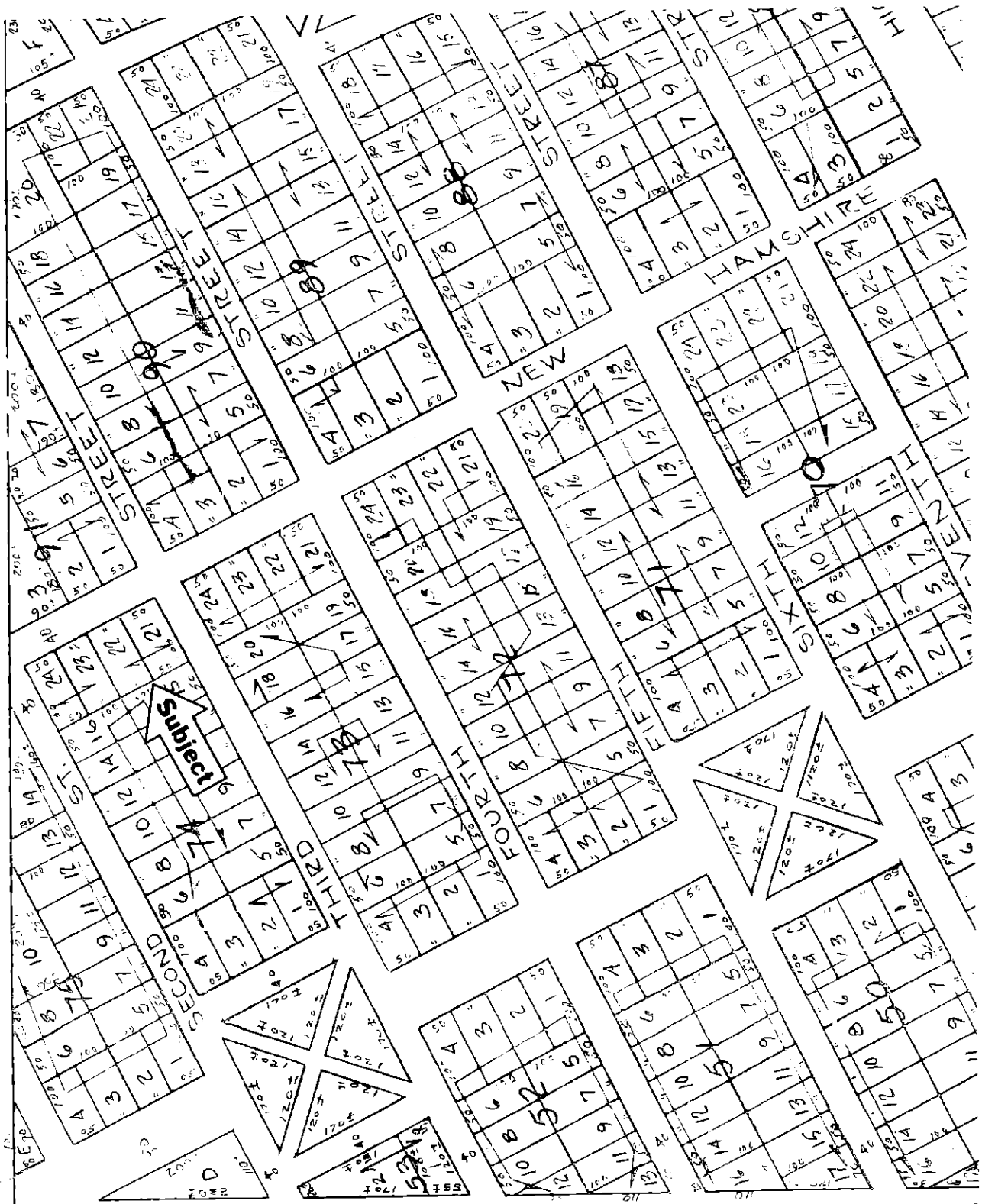
By: Moses A. Floyd
Moses A. Floyd, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia Alex Grande
Deputy Clerk

Exhibit "A"

Lots 21 and 22, Block 74, Vermont Heights, as recorded in Map Book 5, page 29, of the public records of St. Johns County, Florida.



19707

Exhibit "B"



SHARON OUTLAND, C.F.A.

PROPERTY APPRAISER, ST. JOHNS COUNTY

(904) 823-2200

(904) 823-2468 (Fax)

MEMO

TO: Mary Ann Blount, Real Estate Officer

From: Dottie Acosta, Administrative Assistant

Date: August 14, 1998

RE: Parcel Number 138530-0349

In accordance with F.S. 193.011, the 1998 Assessed value for the real estate parcel known as **Vermont Heights Lots 21 & 22 Blk 74** is \$8,000. One lot in Blk 48 (5) parcel number 137630-0000 sold for \$4500 in 1997.

I have enclosed the current property record card for your convenience. Please let me know if I can be of further assistance. Thank you.

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.

Exhibit "D"

August 10, 1998

Board of County Commissioners
4020 Lewis Speedway
St. Augustine, Fl 32095

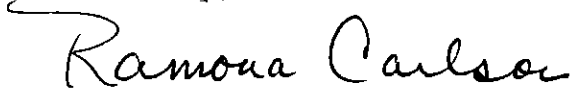
To: The Board of County Commissioners:

I am writing you regarding Lots 21 & 22 in the 74th block of Vermont Heights.

I have been informed that the current assessed property value for the two lots is \$8,000.00.

I am interested in bidding on the property at its current value. Thank You.

Sincerely,

A handwritten signature in cursive script that reads "Ramona Carlson". The signature is written in black ink and is positioned below the word "Sincerely,".

Ramona L. Carlson