

RESOLUTION NO. 2003- 79

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY ON QUAIL DRIVE AS SURPLUS AND APPROVING A PRIVATE SALE TO AN ADJOINING PROPERTY OWNER. PURSUANT TO THE PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES.

WHEREAS, there has been a written request from an adjoining property owner to declare certain County owned property as surplus. This is excess property left over from the property purchased for the drainage area and control of stormwater on Quail Drive. The property is located in a residential neighborhood and is more particularly described in Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, pursuant to Section 125.35(2), Florida Statutes, the Board of County Commissioners may effect a private sale when the value of a parcel is \$15,000.00 or less, and when, due to the size, shape, location and value it is determined by the Board of County Commissioners that the parcel is of use only to one or more adjacent property owners after notifying adjacent property owners. Notices were sent by certified mail to owners of adjacent property informing such owners of the intended sale on the excess property. Within the time frame set by the Florida Statute (ten days), no adjacent property owner notified the Board, of such property owner's desire to purchase the excess property described in Exhibit "A".

WHEREAS, an appraisal prepared by Randy Pacetti, State Certified Residential Appraiser, dated February 13, 2003, values the property at \$11,000.00, attached hereto as Exhibit "B", incorporated by reference and made a part hereof. The adjoining property owners, Tim and Donna Pugh have offered to pay that amount; and

WHEREAS, it is in the best interest of the County to surplus this property to recover a portion of the funds used to purchase the adjoining property that is being used for control of stormwater.

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

1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. It is hereby found that the value of the property is \$11,000.00 based on the appraisal prepared by Randy Pacetti, State Certified Residential Appraiser.
3. It is found that all requirements of Section 125.35 (2) F.S. for a private sale of the property described above have been met.

4. The sale of the property to Tim and Donna Pugh in the amount of \$11,000.00 is hereby approved.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 22 day of April, 2003.

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

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande
Deputy Clerk

RENDITION DATE 4-24-03

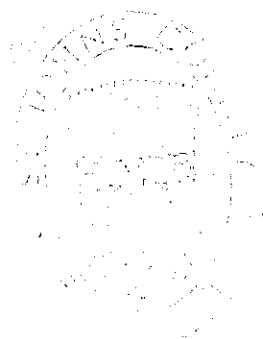


Exhibit "A" to Resolution

A parcel of land in Section 79, Township 6 South, Range 29 East, St. Johns County, Florida, more fully described as follows:

Commencing at the intersection of the South line of Section 79, Township 6 South, Range 29 East, with the East Right-of-Way line of State road No. S-16A, said road also being known as Lewis Speedway; thence Northerly, on said East Right-of-Way line, to a point 50 feet Northerly, as measured perpendicularly, from said south line of Section 79; thence South 89 degrees 23 minutes East, parallel with and 50 feet Northerly from said south line of Section 79, a distance of 85.91 feet; thence North 08 degrees 39 minutes West a distance of 100 feet; thence South 89 degrees 23 minutes East a distance of 150 feet; thence North 08 degrees 39 minutes West a distance of 150 feet; thence South 89 degrees 23 minutes East a distance 675 feet; thence North 57 degrees 05 minutes East a distance of 85.82 feet to a point on the East line of a 60 foot width road; thence North 30 degrees 02 minutes West, on said East line of Road, a distance of 512.46 feet; thence North 59 degrees 58 minutes East a distance of 25 feet to the center of a curve for the West line of said 60 foot width road; thence North 67 degrees 44 minutes 20 seconds West, on a radial line, a distance of 85 feet to the Northwest line of said 60 foot width road; thence continuing North 67 degrees 44 minutes 20 seconds West a distance of 127.95 feet; thence North 43 degrees 58 minutes East a distance of 153.96 feet to the POINT OF BEGINNING at the northwest corner of the herein described parcel of land; thence continuing North 43 degrees 58 minutes East a distance of 18.46 feet; thence North 51 degrees 12 minutes East a distance 78.17 feet; thence South 30 degrees 02 minutes East a distance of 142.91 feet; thence South 59 degrees 58 minutes West, on the North line of said 60 foot width road, a distance of 95.00 feet; thence North 30 degrees 02 minutes West a distance of 125.91 feet to the point of beginning. Containing 0.30 acres, more or less.

Exhibit "B" to Resolution

LAND APPRAISAL REPORT

File No. 753-1

Summary Appraisal Report

Borrower N/A, Property Address 4131 Quail Dr., City St. Augustine, County St. Johns, State FL, Zip Code 32084. Legal Description Lot 8 of unrecorded Plat of St. Augustine Mgt. South, Part of Parcel ID(082457-0070).

Neighborhood section with grid for Urban, Suburban, Rural, etc. and various property characteristics like Employment Stability, Convenience to Employment, etc.

Comments including those factors favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) Conventional financing at market rates is prevalent in the area.

Site section with details on Dimensions 113'x125'x115'x142'+, Zoning Classification Residential, Highest and Best Use Present Use, etc.

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) Septic tanks typical for area. Subject has ditches on three sides of it that drain directly to the San Sebastian River.

The undersigned has reviewed three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties.

Market Data Analysis table with columns: ITEM, Subject Property, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include Address, Proximity to Subject, Sales Price, Price \$/Sq.Ft., Data Source, Date of Sale and Description, Time Adjustment, Location, Site/View, Sales or Financing, Concessions, Net Adj. (Total), Indicated Value of Subject.

Comments on Market Data: All comps are sales of vacant residential sites located in competitive neighborhoods with comparable useable areas. All comps returned similar value estimates and are being given equal weight.

Comments and Conditions of Appraisal: Consideration has been given to easements & restriction lines of record. Violations or encroachments by easily removable improvements not considered detrimental. Subject to site being a buildable site (see above comments).

Final Reconciliation: Market approach is the only applicable approach in the appraisal of vacant residential land. No personal property included in indicated market value.

Reconciliation section with signature of Randy Pacetti, Date Report Signed February 26, 2003, State FL, State Certification # 0001938, or State License # State-cert. res. appf.