

2004-  
**RESOLUTION NO. ~~2003-~~ 70**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY ON ST. JOHNS AVENUE 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, attached hereto as Exhibit "A", incorporated by reference and made a part hereof. The property is a 50' x 250' lot on St. Johns Avenue in Hastings. This property was acquired by Chancery No. 6115, dated May 28, 1945, for unpaid real estate taxes. Since that date the property has remained vacant and is located in a residential neighborhood. Memos were sent to all County Department Directors and no County use could be established; 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. The only adjacent property is owned by the State of Florida and the State recently offered to sell the property to the County as surplus thereby indicating the State has no need for the property; and

**WHEREAS**, a letter of assessed value was submitted by the St. Johns County Property Appraiser, dated August 5, 2003, indicating the assessed value of the property is \$2,310.00, attached hereto as Exhibit "B", incorporated by reference and made a part hereof. The adjoining property owner, Andrew P. Olson has offered to pay \$2,310.00 for the property plus closing costs; and

**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 \$2,310.00 based on the letter of assessed value prepared by the St. Johns County Property Appraisers Office.

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 and the sale of the property to Andrew P. Olson in the amount of \$2,310.00 is hereby approved.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 13<sup>th</sup> day of April, 2004.

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

By: Karen R. Stern  
Karen R. Stern, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: Rachel S. Platt  
Deputy Clerk

RENDITION DATE April 16, 2004



August 6, 2003

St Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

Re: Parcel # 0410 10-00001

To Whom It May Concern:

I am interested in purchasing parcel # 0410 10-00001, 2-2 JJ Brown Sub. Hastings, Lots 5&6 Block 1. I own the adjoining parcel # 041 000-0000 and would pay the assessed price of \$2,310.00 plus all closing costs.

Sincerely,



Andrew P. Olson  
700 Sturdivant Road  
St. Augustine, Florida 32086



*Sharon Outland, C.F.A.*

St. Johns County Property Appraiser  
(904) 823-2200 (904) 823-2468 (Fax)

August 5, 2003

St. Johns County Real Estate Department  
4020 Lewis Speedway  
St. Augustine, FL 32084  
ATTN: Mary Anne Blount

**RE: Parcel Account #041010-0001**

Dear Ms. Blount:

The above-referenced parcel is currently assessed on the 2003 St. Johns County preliminary assessment roll at a value of \$2,310. The 2002 certified roll value for the parcel was \$1,230. Attached is a copy of the property record card.

Please let me know if you require anything further.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Pearson Mann".

Pamela Pearson Mann, C.F.E.  
Assistant Property Appraiser, St. Johns County

att/

This map is to indicate the area of the County of the subject property



DISCLAIMER: This map is provided by the St. Johns County Real Estate Division and should be used for estimate purposes only. Data provided herein are from multiple sources with varying degrees of accuracy. This map should not be used for final site-specific land use decisions.



PREPARED BY:

**ST. JOHNS COUNTY**  
REAL ESTATE DIVISION