

RESOLUTION NO. 2005- 161

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY 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. BECAUSE OF THE SIZE, SHAPE, LOCATION AND VALUE THE PARCEL IS OF USE ONLY TO THE ADJOINING PROPERTY OWNER.**

**RECITALS**

**WHEREAS**, there has been a written request from an adjoining property owner to acquire certain County owned property, attached hereto as Exhibit "A", incorporated by reference and made a part hereof. The property consists of two triangular shaped parcels that have 10,000 square feet and 8,000 square feet and are located on US #1 North just north of Pine Island Road. This property was acquired by Chancery Book 21 Page 361, dated May 28, 1945, for unpaid real estate taxes. Since that date the property has remained vacant and the requesting property owner has a mobile home and improvements on the adjoining property; 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, OR 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 two adjacent property owners have been notified by certified mail and no other adjoining property owner has notified our office of their desire to acquire the parcel; and

**WHEREAS**, an appraisal has been performed by Pomeroy Appraisal Associates of Florida, Inc. and has established a market value of \$7,000 as shown on Exhibit "B", incorporated by reference and made a part hereof. The adjoining property owner, Douglas Burnette has offered to pay \$7,500.00 for the property, the cost of the appraisal, and the closing costs.

**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 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 Douglas Burnette in the amount of \$7,500.00 is hereby approved.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 28<sup>th</sup> day of June, 2005.

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

By:   
Bruce A. Maguire, Chairman

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk

RENDITION DATE 7/1/05



Exhibit "A" to Resolution

5/11/05

LAND MGT DIRECTOR  
MARYANN BLUNT

I am interested in buying land owned by the county, that is  
contiguous to my land. re#070860-0001

MY OFFER TO THE COUNTY IS \$7500.00

THANK YOU



Handwritten signature of Doug Burnette, consisting of stylized initials and a surname.

DOUG BURNETTE



**APPRAISAL ASSOCIATES OF FLORIDA, INC.**

*Real Estate Appraisers — Consultants*

600 N. RIDGEWOOD AVE., SUITE A, EDGEWATER, FL 32132 • TEL. 386-423-5110 • FAX 386-423-3066

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May 30, 2005

Ms. Nanette Bradbury, Real Estate Coordinator  
St. Johns County Land Management Systems  
Real Estate Division  
4020 Lewis Speedway  
St. Augustine, Florida 32095

Re: Limited Appraisal, Restricted Use Appraisal Report  
Vacant County owned property  
Located along North U. S. Highway 1  
St. Johns County, Florida

Dear Ms. Bradbury:

In accordance with your request, I submit to you this Limited Appraisal, Restricted Use Appraisal Report. The purpose of the appraisal is to estimate the market value "As Is" of the above cited property.

This letter of transmittal is followed by the certification of the appraisal and the narrative appraisal report. Any data not contained in the report is retained in our file memorandum.

Particular attention is directed to the Underlying Assumptions and Limiting Conditions section of this report.

Summary of Value

Estimated "As Is" Value	\$7,000
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Thank you for the privilege of serving you.

Sincerely,

Mickey W. Smith  
State Certified General Appraiser # 0002364



**GENERAL  
LOCATION MAP**



Map Prepared: 6/10/2005  
 \*Depicts General Project Boundary

**Proposed Surplus of  
County property**

File: BCC June 28, 2005



St. Johns County  
 Land Mgmt. Systems  
 Real Estate