

RESOLUTION NO. 2007- 184

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY ON NORTH WHITNEY STREET 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.

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 an 11' x 125' portion of a lot on North Whitney Street near Cervantes Avenue. This property was transferred to the County on May 9, 2001, with the Tax Deed recorded in Official Records Book 1598, Page 1404, for unpaid real estate taxes. Since then the property has remained vacant and is located in a residential neighborhood. The request has been reviewed by Public Works and Development Services and they did not identify a County use; and

WHEREAS, pursuant to Section 125.35(2), Florida Statutes, the Board of County Commissioners may effect a private sale when the value of the 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 requesting party is only adjacent property owner; and

WHEREAS, an estimate of value was submitted by the St. Johns County Property Appraiser on June 1, 2007, indicating the assessed value of the property is \$5,929.00, attached hereto as Exhibit "B", incorporated by reference and made a part hereof. The adjoining property owner, Nancy Kaylor, has offered to pay \$5,930.00 and closing costs for the property.

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 Nancy Kaylor in the amount of \$5,930.00 is hereby approved.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 26th day of June, 2007.

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

By: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 6/28/07

EXHIBIT "A" TO RESOLUTION

Shawna Hicks
2914 County Road 214
St. Augustine, FL 32084

May 7, 2007

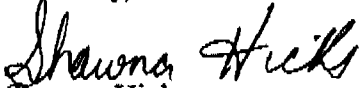
Mary Ann Blount, Land Management Director
St. Johns County Real Estate Division
4020 Lewis Speedway
St. Augustine, FL 32084

RE: County Property

Dear Mrs Blount or Damon Douglas:

My grandmother Nancy Kaylor wishes to request the property described on the attached Exhibit "A", located on North Whitney, owned by St. Johns County, be declared surplus. She wishes to purchase this property. She would be willing to offer \$5,930.00 (the assessed value), plus any closing costs and recording fees, to acquire the property. This property is 11 ft that runs in between my grandmothers land. The county acquired this through a tax deed in 2001 and not purchased with a specific purpose in mind.

Sincerely,


Shawna Hicks


Nancy Kaylor

