

Board of County Commissioners Agenda Request

Date of Meeting: January 5, 2016

Date Submitted: December 16, 2015

To: Honorable Chairperson and Members of the Board

From: Robert M. Presnell, County Administrator
Arthur Lawson, Sr., Assistant County Administrator

Subject: Request Approval to Sell a Parcel of County Property located on Archie Jackson Road; Parcel ID No. 2343N3W04000000M0050

Statement of Issue:

This agenda item seeks Board approval to sell a parcel of land owned by the County on Archie Jackson Road identified by Parcel ID No. 2343N3W04000000M0050 (the "Property").

Background:

The County owns various properties acquired either through delinquent tax deeds or other acquisitions that it desires to dispose of and return to the tax roll. In 2010, staff solicited an RFP (RFP #10-25) seeking proposals from realtors to provide real estate services to dispose of unused and unwanted County property. The County Attorney informed the Board that before they could sell property to individuals in most instances, the property must be publicly bid.

Staff bid the Property, (bid #15-05) and received one bid in the amount \$1,001.00 from Craig Quattrin.

Analysis:

The Property located on Archie Jackson Road in the Pine Hill Subdivision, Parcel ID No. 2343N3W04000000M0050. The proposed buyer bid on the Property with an offer of \$1,001.00 to purchase the Property. The Board may now approve the sale of the Property, including the payment of the real estate sales commission to the realtor and the execution of the Deed.

Fiscal Impact:

The sale of the Property will generate \$1,001.00 less the 10% real estate sales commission, and the Property will return to the tax roll.

Options:

1. Approve the sale of the Property located on Archie Jackson Road in the Pine Hill Subdivision, Parcel ID No. 2343N3W04000000M0050, to Craig Quattrin for the bid amount of \$1,001.00, and authorize the Chairperson to sign the Deed; and authorize the payment of the real estate sales commission in the amount of 10% of the purchase price.
2. Do not approve the sale of the Property.
3. Board Direction.

County Administrator's Recommendation:

Option 1.

Attachments:

1. Deed;
2. Land Description and Parcel Map;
3. Bid Tab Form.

This instrument was prepared by or under the supervision of David J. Weiss, Esq., of AUSLEY McMULLEN, who certifies **ONLY** that he prepared the same from information furnished to him and that the accuracy of the description and title are **NOT** guaranteed.

WHEN RECORDED, RETURN TO:

Craig A. Quattrin
P.O. Box 976
Quincy, FL 32353

DEED

THIS DEED, made this ____ day of _____, 2015, by and between GADSDEN COUNTY, FLORIDA, a political subdivision of the State of Florida, by and through its duly authorized Board of County Commissioners, whose address is 9-B East Jefferson Street, Quincy, Florida 32353 ("Grantor"), and CRAIG A. QUATTRIN, whose mailing address is P.O. Box 976, Quincy, Florida 32353 ("Grantee"),

WITNESSETH that the Grantor, for and in consideration of the sum of One Thousand and One and 00/100 Dollars (\$1,001.00) to it in hand paid by the Grantee, receipt whereof is acknowledged, has granted, bargained, and sold to the Grantee, his or her heirs and assigns forever, the following described land, acquired by Tax Deed recorded in OR B 754, P 94, lying and being in Gadsden County, Florida:

OR 360 P 1609 LOT 5 BLK M, PINE HILL SUBDV.

PARCEL ID#2343N3W04000000M0050

AND, pursuant to and in accordance with Section 125.411(3), Florida Statutes, this deed shall convey only the interest of Gadsden County and the Board of County Commissioners in the property, and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF, the Grantee has caused these presents to be executed in its name by its Board of County Commissioners acting by and through the Chair or Vice Chair of said board, on the day and year aforesaid.

ATTEST: GADSDEN COUNTY CLERK OF COURT

GADSDEN COUNTY, FLORIDA, a political subdivision of the State of Florida

NICHOLAS THOMAS

By: BRENDA HOLT
Chairperson, Gadsden County Board of County
Commissioners

Gadsden County Property Appraiser

Clay Vanlandingham, CFA

County Appraiser

16 S. Calhoun St.
Quincy, FL 32353-0585
PH: (850) 627-7168
FAX: (850) 627-0396

Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gadsden Home
Owner and Parcel Information					
Owner Name	GADSDEN CO. BOARD OF CO. COMM.		Today's Date	June 24, 2015	
Mailing Address	P O BOX 1799		Parcel Number	2-34-3N-3W-0400-0000M-0050	
	QUINCY, FL 32353-1799		Tax District	GADSDEN COUNTY (District 7)	
Location Address	ARCHIE JACKSON RD		2014 Millage Rates	16.0774	
Property Usage	COUNTY (008600)		Acreage	0	
Section Township Range	34-3N-3W		Homestead	N	

[Show Parcel Maps](#) [Generate Owner List By Radius](#)

Value Information			Legal Information
	2013 Certified Values	2014 Certified Values	
Building Value	\$0	\$0	
Extra Feature Value	\$0	\$0	
Land Value	\$500	\$500	
Land Agricultural Value	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	
Just (Market) Value*	\$500	\$500	
Assessed Value	\$399	\$439	
Exempt Value	\$399	\$439	
Taxable Value	\$0	\$0	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount	\$101	\$61	
"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.			
Tax Collector Information			

OR 754 P 94; OR 360 P 1609 LOT 5 BLK M, PINE HILL SUBDV.

The legal description shown here may be condensed for assessment purposes.
Exact description should be obtained from the recorded deed.

Building Information	
No buildings associated with this parcel.	

Extra Features Data				
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
No records associated with this parcel.				

Land Information				
LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
RESIDENTIAL	1	LT	0	0

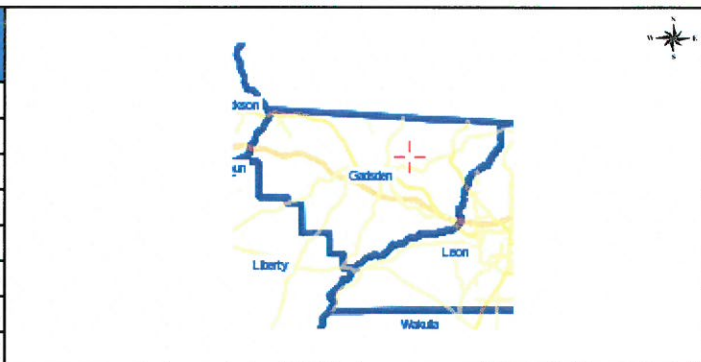
Sale Information							
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor
10-03-2011	\$ 100	TAX DEED	754	94	Unqualified	Vacant	GADSDEN COUNTY LANDS AVAILABLE FOR TAXES
07-07-1989	\$ 1,200	Warranty Deed	360	1609	Qualified	Vacant	JAMES LITTMAN
							GRANTOR
							GRANTEE
							GREEN, JUNIOR

The Gadsden County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: June 14, 2015

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Gadsden County Property Appraiser			
Parcel: 2-34-3N-3W-0400-0000M-0050 Acres: 0			
Name:	GADSDEN CO. BOARD OF CO. COMM.	Land Value	500
Site:	ARCHIE JACKSON RD	Building Value	0
Sale:	100 on 10-2011 Reason=U Qual=Y	Misc Value	0
Mail:	P O BOX 1799 QUINCY, FL 323531799	Just Value	500
		Assessed Value	439
		Exempt Value	439
		Taxable Value	0



The Gadsden County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GADSDEN COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 06/24/15 : 16:11:39

BID TABULATION FORM

BID TITLE: Land For Sale BID NUMBER: 15-05 OPENING DATE: 4-23-2015 TIME OF OPENING: 10:30 a.m.	OPENED BY: Shelia Faircloth TABULATED BY: Shelia Faircloth VERIFIED BY: Arthur Lawson, Sr. Page 1
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BIDDER LIST	BID AMOUNT	MET SPECS	NOTES
Craig Quattrin Landscaping, Inc. P O Box 976 Quincy, FL 32353	\$1,001.00		
Adjourned @ 10:35 a.m.			