

Board of County Commissioners Agenda Request

Date of Meeting: February 3, 2015

Date Submitted: January 21, 2015

To: Honorable Chairperson and Members of the Board

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

Subject: Approval to Sell a Parcel of County Property Located on Crawfish Road

Statement of Issue:

This agenda item seeks Board approval to sell a parcel of land owned by the County on Crawfish Road.

Background:

The County owns various properties acquired either through delinquent tax deeds or other acquisitions that it desires to dispose of. 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 Board awarded the bid to Town and Country Real Estate, Inc. of Quincy, Florida. On November 18, 2014, staff presented an item to the Board with this same request and the County Attorney informed the Board that before they could sell any property, it had to be publicly bid.

Staff bid the property, (bid # 14-19) and received one bid.

Analysis:

The realtor had previously received an offer from an individual interested in purchasing a parcel owned by the County. The parcel is located on Crawfish Road, parcel # 2-03-3N-6W-000-00212-0900. The proposed buyer bid on the above mentioned property with an offer of \$1500.00 to purchase the aforementioned property. Staff is requesting approval for the realtor to move forward to sell the property. Any property sold is of benefit to the County in that it can be returned to the tax rolls.

Fiscal Impact:

The realtor proposes a 10% brokerage fee of the sale price of the land.

Options:

1. Approve the sale of the property located on Crawfish road and authorize the Chairperson to sign the sales contract.
2. Do not approve the sale of the property.
3. Board Direction.

County Administrator's Recommendation:

Option 1

Attachments:

1. Land Description and Parcel Map
2. Bid Tab Form

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	January 22, 2015	
Mailing Address	P O BOX 1799		Parcel Number	2-03-3N-6W-0000-00212-0900	
	QUINCY, FL 32353		Tax District	CHATTAHOOCHEE (District 1)	
Location Address	CRAWFISH RD		2014 Millage Rates	16.9197	
Property Usage	COUNTY (008600)		Acreage	0.5	
Section Township Range	3-3N-6W		Homestead	N	

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

Value Information			Legal Information
	2013 Certified Values	2014 Certified Values	<p>OR 590 P 1856 OR 100 P 77 BEGIN AT THE NEC OF LAND DEEDED TO JOHN PARHAM RUN N. 70 YDS., E. 35 YDS., S. 70 YDS., W. 35 YDS. TO P. O.B. IN SECTION 3-3N-6W.</p> <p>The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.</p>
Building Value	\$0	\$0	
Extra Feature Value	\$0	\$0	
Land Value	\$4,000	\$4,000	
Land Agricultural Value	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	
Just (Market) Value*	\$4,000	\$4,000	
Assessed Value	\$4,000	\$4,000	
Exempt Value	\$4,000	\$4,000	
Taxable Value	\$0	\$0	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
<p>"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.</p>			
Tax Collector Information			

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	Grantee
06-10-2004	\$ 100	TAX DEED	590	1856	Unqualified	Vacant	RETHERA PRESTON & RANDOLPH PRESTON	GADSDEN COUNTY BOCC
Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Gadsden Home			

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: January 11, 2015

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Gadsden County Property Appraiser			
Parcel: 2-03-3N-6W-0000-00212-0900 Acres: 0.5			
Name:	GADSDEN CO. BOARD OF CO. COMM.	Land Value	4,000
Site:	CRAWFISH RD	Building Value	0
Sale:	100 on 06-2004 Reason=U Qual=Y	Misc Value	0
Mail:	P O BOX 1799 QUINCY, FL 32353	Just Value	4,000
		Assessed Value	4,000
		Exempt Value	4,000
		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: 01/22/15 : 12:30:44

BID TABULATION FORM

BID TITLE: Property For Sale BID NUMBER: 14-19 OPENING DATE: 12-19-14 TIME OF OPENING: 10:00 a.m.	OPENED BY: Lonyell Black TABULATED BY: Shelia Faircloth VERIFIED BY: Shelia Faircloth Page 1
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BIDDER LIST	BID AMOUNT	MET SPECS	NOTES
Cleveland A. Black 2888 Pennsylvania Avenue Marianna, FL 32448	\$1,500.00		
Attendees: Shelia Faircloth Lonyell Black			
Adjourned @ 10:03 p.m.			