

## **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 House Owned By The County Located on  
Brumby Street

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### **Statement of Issue:**

This agenda item seeks Board approval to sell a house owned by the County on Brumby Street in Quincy, Florida.

### **Background:**

The County owns various properties acquired either through delinquent tax deeds or other acquisitions that it desires to dispose of. The house on Brumby Street was actually built by the County in 2008. The house has been vacant since its construction and needs to be disposed of. Staff solicited sealed bids for the house, bid #14-20, in order that the County's realtor may sell the property. One bid was received.

### **Analysis:**

The County has tried unsuccessfully in prior years to sell this property but was unable to get a qualified buyer. The property is setting vacant and has been subject to vandalism. The bid received was from the CRA of Quincy in the amount of \$20,000. 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 placed on the tax rolls.

### **Fiscal Impact:**

The County would realize a profit of about \$18,000.00 after the realtor's 10% brokerage fee.

### **Options:**

1. Approve the sale of the property located on Brumby Street 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
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

<a href="#">Sales In Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search</a>	<a href="#">Gadsden Home</a>
<b>Owner and Parcel Information</b>					
<b>Owner Name</b>	GADSDEN COUNTY		<b>Today's Date</b>	January 22, 2015	
<b>Mailing Address</b>	9-B EAST JEFFERSON ST		<b>Parcel Number</b>	3-12-2N-4W-1070-00001-0092	
	QUINCY, FL 32352-1799		<b>Tax District</b>	QUINCY (District 6)	
<b>Location Address</b>	BRUMBY ST		<b>2014 Millage Rates</b>	20.7335	
<b>Property Usage</b>	COUNTY (008600)		<b>Acreage</b>	0	
<b>Section Township Range</b>	12-2N-4W		<b>Homestead</b>	N	

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

Value Information			Legal Information
	2013 Certified Values	2014 Certified Values	<p>OR 690 P 323 OR 671 P 944; OR 418 P 1869 DB 106, P 207-90 FT. OFF W. END OF LOTS 9, 10, &amp; 11, BLOCK 1, SLAPPEYS ADDITION.</p> <p><b>The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.</b></p>
<b>Building Value</b>	\$53,996	\$52,763	
<b>Extra Feature Value</b>	\$200	\$200	
<b>Land Value</b>	\$8,000	\$8,000	
<b>Land Agricultural Value</b>	\$0	\$0	
<b>Agricultural (Market) Value</b>	\$0	\$0	
<b>Just (Market) Value*</b>	\$62,196	\$60,963	
<b>Assessed Value</b>	\$62,196	\$60,963	
<b>Exempt Value</b>	\$62,196	\$60,963	
<b>Taxable Value</b>	\$0	\$0	
<b>Maximum Save Our Homes Portability</b>	\$0	\$0	
<b>AGL Amount</b>			
<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>			
<a href="#">Tax Collector Information</a>			

Building Information						
<b>Type</b>	<b>Total Area</b>	<b>Heated Area</b>	<b>Exterior Wall</b>	<b>Roof Cover</b>	<b>Interior Wall</b>	<b>Flooring</b>
SINGLE FAM	977	874	VINYL SIDG	COMP SHNGL	DRYWALL	CARPET / HARDTILE
<b>Heating Type</b>	<b>A/C Type</b>	<b>Baths</b>	<b>Bedrooms</b>	<b>Stories</b>	<b>Actual Year Built</b>	<b>Effective Year Built</b>
AIR DUCTED	CENTRAL	2	3	1	2008	2008
<a href="#">Show Building Sketch</a>						

Extra Features Data				
<b>Description</b>	<b>Number of Items</b>	<b>Unit Length x Width x Height</b>	<b>Units</b>	<b>Effective Year Built</b>
DRV, CONCR. \$3 SF	1	0 x 0 x 0	1 UT	2008

Land Information				
<b>LAND USE</b>	<b>NUMBER OF UNITS</b>	<b>UNIT TYPE</b>	<b>Frontage</b>	<b>Depth</b>
COUNTY	1	LT	0	0

Sale Information								
<b>Sale Date</b>	<b>Sale Price</b>	<b>Instrument</b>	<b>Deed Book</b>	<b>Deed Page</b>	<b>Sale Qualification</b>	<b>Vacant or Improved</b>	<b>Grantor</b>	<b>Grantee</b>
03-10-2008	\$ 12,000	Warranty Deed	690	323	Unqualified	Vacant	FORD CONSULTANTS, CONSTRUCTION & ASSOCIATES	GADSDEN COUNTY
06-01-2007	\$ 10,000	Warranty Deed	671	944	Qualified	Vacant	CHANDLER R CLARY AND REGINA CLARY	FORD CONSULTANTS, CONSTRUCTION & ASSOCIATES
04-18-1994	\$ 5,000	Warranty Deed	418	1869	Unqualified	Improved	J H COWART EST	CHANDLER R CLARY AND REGINA CLARY

<a href="#">Sales In Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search</a>	<a href="#">Gadsden Home</a>
<p>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</p>					

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## **BID TABULATION FORM**

**BID TITLE: Brumby Street Property**

**BID NUMBER: 14-20**

**OPENING DATE: 12-19-14**

**TIME OF OPENING: 10:00 a.m.**

**OPENED BY: Lonyell Black**

**TABULATED BY: Shelia Faircloth**

**VERIFIED BY: Shelia Faircloth**

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<b>BIDDER LIST</b>	<b>BID AMOUNT</b>	<b>MET SPECS</b>	<b>NOTES</b>
Quincy CRA c/o City of Quincy 404 W. Jefferson Street Quincy, FL 32351	<b>\$20,000.00</b>		
<b>Attendees:</b> <b>Shelia Faircloth</b> <b>Lonyell Black</b>			
<b>Adjourned @ 10:05 a.m.</b>			