

RESOLUTION NO. 89- 201

WHEREAS, St. Johns County's C.D.B.G. Program for Hastings/Armstrong came to a conclusion on March 31, 1989, and

WHEREAS, there exists in this program three (3) mobile homes and certain land as shown in the attached letter of February 27, 1989 and the letter of February 23, 1989, also attached, documenting a plan for disposal of the mobile homes and land, and for the proposed use of any resulting income, and

WHEREAS, the subject land (Lots 1-4, Sec. A and Lots 1-4, Sec B of F.M. Clark Subdivision, a part of the re-subdivided portion of Block 69 Dancy Tract) was purchased by the County on September 13, 1985, for \$10,000 with C.D.B.G. money, and

WHEREAS, the subject land was used to locate three (3) mobile homes purchased on June 21, 1985, from Florida Manufactured Housing at a cost of \$36,567.00 with C.D.B.G. grant money. These mobile homes were used during the term of the West Augustine C.D.B.G. program as temporary relocation units. At the end of their required use the mobile homes were moved to Hastings for continued use in the then open Hastings/Armstrong C.D.B.G. program. This current program is now closed, and

WHEREAS, the mobile homes have been disposed of in accordance with the proposed plan, and

WHEREAS, the land is surplus to the county and is proposed to be disposed of in the following method:

1. Establish current written appraised value. (Attached)
2. Offer subject property to recipients of the above-mentioned mobile homes at appraised value for homesteaded use only.
3. Using appraised value as minimum bid, ask for sealed bids from qualified bidders for the remaining portion of the property.
4. Select highest qualified bidder.
5. Use proceeds to refurnish and improve 3 parks, one in Hastings, one in Armstrong and one in West Augustine. All are in areas that are primarily low to moderate income, and

WHEREAS, the County has approval from the Department of Community Affairs to dispose of the mobile homes and lands in the manner described below (See letter of March 31, 1989 attached), and

WHEREAS, one of the recipients of the mobile homes, Latricia Oxendine has exercised the option under #3 above and will purchase Lots 1 and 2 of Section "A" of F.M. Clark's Subdivision, a part of the re-subdivided portion of Block 69, Dancy Tract, according to plat thereof recorded in Map Book 4, Page 58 of the public records of St. Johns County, Florida. These lots are sold at the appraised value of \$1,250.00 per lot and \$1,000.00 for improvements making a total value of thirty five hundred dollars (\$3,500.00), and

WHEREAS, the remaining six lots will be sold by sealed bids in minimum offers of two (2) lots each and minimum appraised value or higher.

NOW THEREFORE BE IT RESOLVED this 12th day of September, 1989 by the Board of County Commissioners of St. Johns County that the land as described be disposed of in accordance with the terms stated herein above and that the Chairman of the Board of County Commissioners be authorized to sign on behalf of the County and all documents pursuant to the sale and transfer of the subject property herein described.

PASSED AND ADOPTED this 12th day of September, 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By Ray Walker
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Rosemary Jones
Deputy Clerk

executive line

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 12th day of September 19 89, Between ST. JOHNS COUNTY, a Political Subdivision of the State of Florida

of the County of St. Johns, State of Florida, grantor, and

LATRICIA V. OXENDINE

whose post-office address is of the County of St. Johns, State of Florida, grantee,

Witnesseth: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

Lots 1 and 2, Section A, of F.M. CLARK'S SUBDIVISION, a part of the resubdivided portin of Block 69, DANCY TRACT, according to plat thereof recorded in Map Book 4, Page 58 of the public records of St. Johns County, Florida.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; however, this reference does not operate to reimpose same; Subject to any zoning ordinances that may affect subject property; Subject to taxes for the year 1989 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cornie E. McDaniel
Witness

[Signature]
Witness

ST. JOHNS COUNTY (Seal)
a Political Subdivision of the State of Florida

By: [Signature] (Seal)
Harry WALDRON

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Harry WALDRON, Chairman of ST. JOHNS COUNTY, a Political Subdivision of the State of Florida

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of September, 1989.

PREPARED BY: Alona K. Alcorn
COLLINS TITLE & ABSTRACT CO., INC.
139 King Street
St. Augustine, Florida 32084

[Signature]
Notary Public, State of Florida at Large
My commission expires: MY COMMISSION
EXPIRES 1-3-93

THIS INSTRUMENT WAS PREPARED BY Alona K. Alcorn, an employee of COLLINS TITLE & ABSTRACT CO., INC., as a necessary incident pursuant to the fulfilling of requirements of a title insurance binder issued by it. C-8242M



Connie H. Hunter, Jr., RM

CLARK, HUNTER & ASSOCIATES
FEE APPRAISERS



W. F. "Dub" Clark, SRA

March 31, 1989

Board of County Commissioners,
St. Johns County
P.O. Box 300
St. Augustine, FL 32085-300

Re: Appraisal File No. 6717

Dear Commissioners,

Pursuant to your request, I have appraised the vacant lots located on Helen and St. Johns Streets, St. Augustine, Florida.

In my opinion, the market value of subject land is Twelve Thousand Dollars (\$12,250.00), as of March 31, 1989.

The following report contains the legal description, as well as all pertinent data used in arriving at the above value estimate.

Sincerely,

Thomas M. Curry
Staff Appraiser



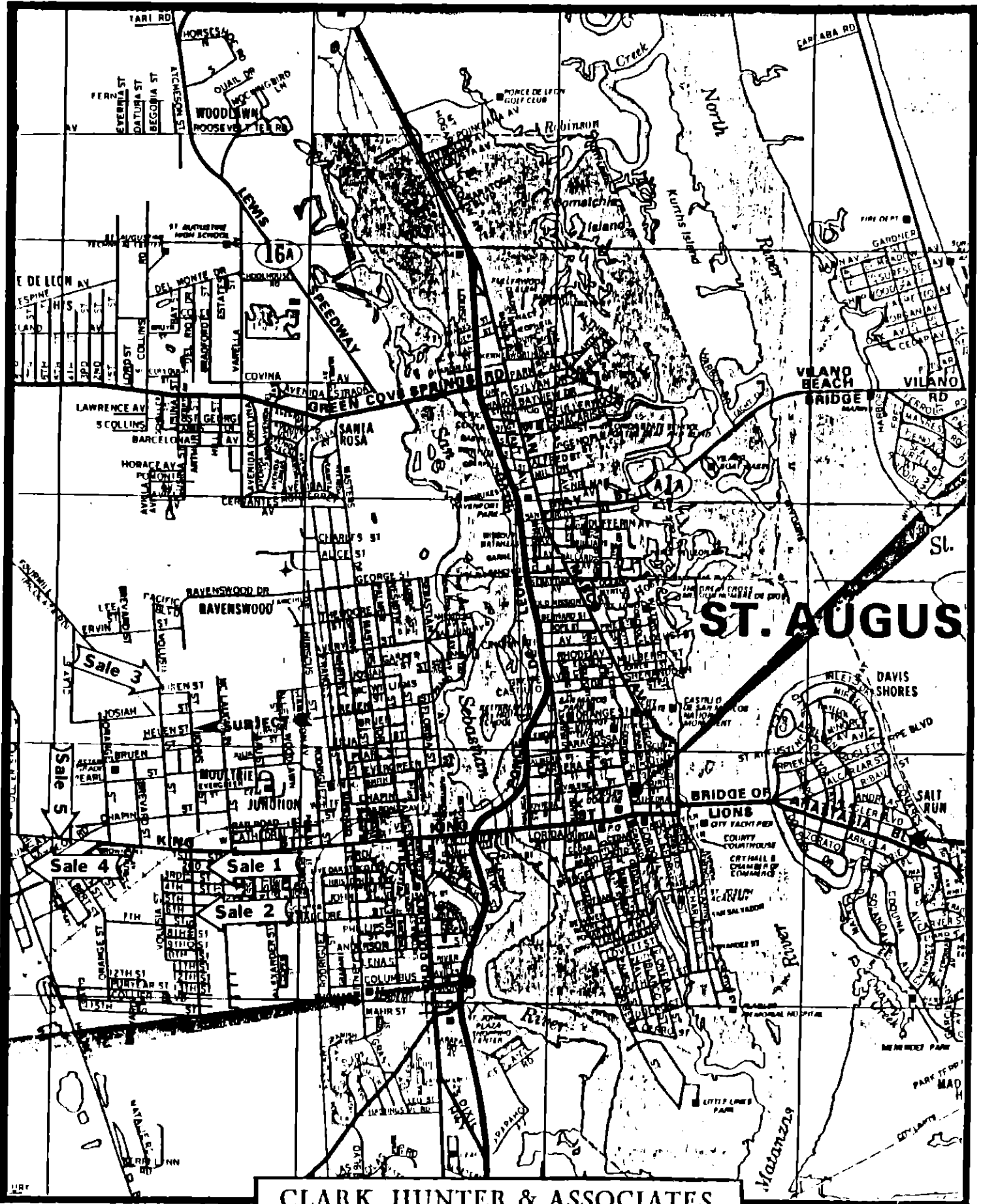
P. O. BOX 4404 • ST. AUGUSTINE, FL 32085 • 904-829-6655

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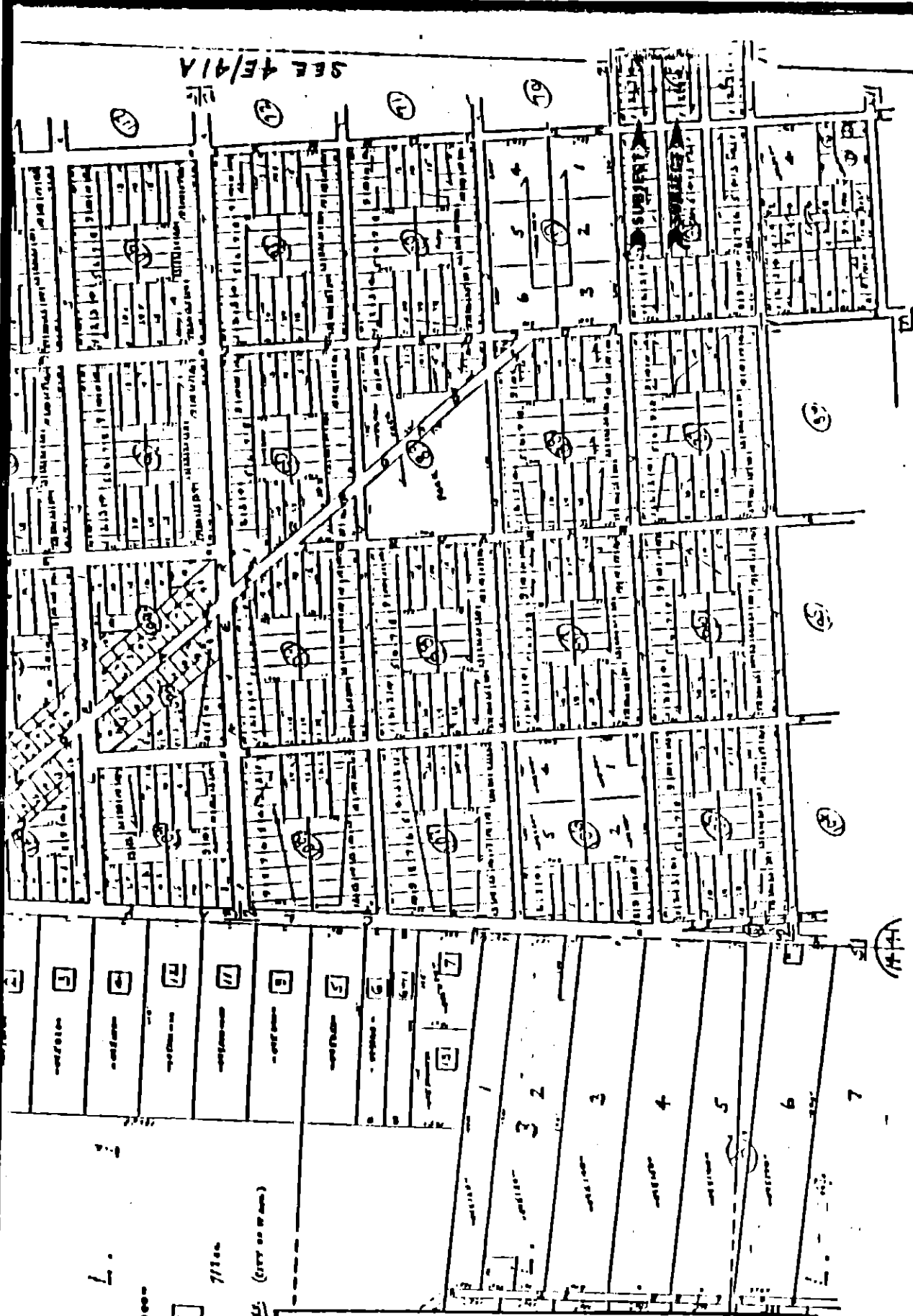
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Location Map



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Location Map



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OVERLAYS AERIAL PHOTOS #1383-1037C

SECTION 14, T14S, R7S, 29E 4E

ST. JOHNS COUNTY, FLORIDA

OFFICE OF PROPERTY APPRAISER

THIS MAP IS FOR REFERENCE PURPOSES ONLY.
 ST. JOHNS COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR "TURNER" ACTIVITY.

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SEE 4E/AIC

APPRAISAL FOR:

Board of County Commissioners
St. Johns County
P.O. Drawer 300
St. Augustine, FL 32085-300

APPRAISAL OF:

Unimproved parcels of land located on St. Johns and Helen Streets, St. Augustine, St. Johns County, Florida . See location maps on pages 1 and 2.

PURPOSE OF APPRAISAL:

The purpose of this appraisal is to estimate the market value of subject property as of March 31, 1989. See definition of market value on page 9.

INTEREST APPRAISED:

Fee simple. Fee simple is the fullest type of ownership possible, subject to all public limitations such as escheat, police power, taxation and eminent domain.

LEGAL DESCRIPTION:

4-58. Clark Subdivision of Block 69 Dancy Tract, Lots 1 thru 4, Block A. OR 684/403 (PR/D & 405). Also 4-58. Clark Subdivision of Block 69 Dancy Tract, Lots 1 thru 4, Block B. OR 684/403 (PR/D& 405).

SITE AND AREA ANALYSIS:

The subject properties are 8 platted lots of 50' by 113.5' each. 4 of these lots front on Helen Street, and 2 front on St. Johns Street. Lots 3 & 4, Block B have no direct road access and are entered into by going over Lots 1 & 2, Block B. There is an unopened street adjacent to the north of Lots 1 thru 4, Block B that has many trees on it and is not usable at this time. Subject Lots 1 & 2 Block A, and 1 and 3, Block B have a well and septic tank system on them as there were mobile homes placed on these lots in the past. The condition

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of these wells and septic systems could not be determined. All of the subject lots are located within 1/2 mile of the western boundary of the City of St. Augustine, and are in St. Johns County. This neighborhood is characterized by homes and mobile homes ranging in price from \$8,000 to \$40,000. These improved properties are in fair to above average condition. This area has not experienced much growth in the past 5 years or so, and this is in contrast to the rest of St. Johns County which has experienced substantial growth during the same time span.

Both Helen and St. Johns Streets are graded all-weather roads.

UTILITIES AND SERVICES:

Subject property is within the suburban area of St. Johns County. The County provides a franchised trash collection service. Fire protection is provided by volunteer fire units. The area is policed by the St. Johns County Sheriff's office. Existing homes are being serviced by individual wells and septic tanks which are typical of the neighborhood. Electricity is furnished by Florida Power & Light Company and telephone service by Southern Bell.

TAXES AND ASSESSMENTS:

Subject properties are listed on the 1988 St. Johns County tax rolls as parcels 10115650-0000 and 10115660-0000. These parcels are assessed at \$3,010 each. The ownership is shown as St. Johns County, P.O. Box 300, St. Augustine, FL 320085-300. Since the County owns the subject properties, there are no real estate taxes shown on the tax rolls.

ZONING AND FLOOD HAZARD AREA:

Subject property is zoned RS-3, Single Family Residential.

According to Flood Map 125147-0145D, Rev. 9/18/85, the property is located in Flood Zone C.

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HIGHEST AND BEST USE:

Highest and Best Use is that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Based on subject's location and probable uses, it is my opinion that the highest and best use is for single family development.

MARKET DATA APPROACH TO VALUE:

The following sales are most similar to subject in size and location of many sales examined of vacant land:

Sale (1) - 1/25/89 - \$4,500. Lots 23 & 34, Block 14, Clark S/D. A 100' x 100' parcel located on 2nd Street, within 1/2 mile south of the subject.

Sale (2) - 11/28/88 - \$2,300. Lots 18 & 19, Block 44, Clark S/D. A 100' x 100' parcel of land located on 6th St., within 3/4 mile south of the subject.

Sale (3) - 1/4/89 - \$1,500. Lot 17, Block 81, Dancy Tract. A 50' x 100' parcel located on Aiken Street, 2 blocks north of the subject.

Sale (4) - 11/2/88 - \$3,300. Lots 11, 13, & 15, Block R, College Park S/D. A 150' x 125' parcel located on Blocker St., within one mile west of the subject.

Sale (5) - 8/17/88 - \$2,500. Lot 9, Block I, College Park s/D. A 50' x 125' parcel of land located on Tocoli Road, within one mile west of the subject.

None of the above sales had a well or septic tank system. Each sale provides the same utility as the subject Lots 1 thru 4, Block A, and Lots 1 & 2 Block B, while Lots 3 & 4, Block B have less utility as they do not have any road frontage. The locations are considered to be equal to the subject's.

VALUE CONCLUSION:

The above sales have a front foot value ranging from \$22 to \$50 per front foot, and from \$1,100 to \$2,500 per 50' wide lot.

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The indicated value for the subject property is \$25 per front foot, or \$1,250 per 50' wide lot, for all of the subject lots except Lots 3 & 4, Block B. The value of Lots 1 thru 4, Block A, and Lots 1 & 2, Block B is estimated to be \$7,500 (\$1,250 x 6 lots). The value of Lots 3 & 4, Block B is estimated to be \$1,750, or \$875 each. The value of the three well and septic systems is estimated to be a total of \$3,000.

Therefore, the total value of the subject property is estimated to be \$12,250 total.

CERTIFICATE OF VALUE:

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY TO BE TWELVE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$12,250.00), AS OF MARCH 31, 1989.

Thomas M. Curry

Thomas M. Curry
Staff Appraiser

C. H. Hunter, Jr.

C. H. Hunter, Jr. RM
Review Appraiser

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LOTS 1-4 BLOCK A

SUBJECT PHOTOS



FRONT



STREET

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LOTS 1-4 BLOCK B

SUBJECT PHOTOS



FRONT



STREET

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FEE APPRAISERS



Conrad H. Hunter, Jr., RM

CLARK, HUNTER & ASSOCIATES FEE APPRAISERS



W. F. "Dub" Clark, SRA

APPRAISERS QUALIFICATIONS

Thomas M. Curry

GENERAL INFORMATION:

Born - Johnson City, New York 1933
 Graduated - State University of New York at Binghamton 1960 - BA
 Resident of St. Augustine since 1977

PROFESSIONAL EDUCATION:

Principles and Practices of Real Estate 101-St. Johns River
 Junior College 1978
 Principles and Practices of Real Estate 102-Florida Real Estate
 Institute 1981
 Introduction to Appraising Real Property-Society of Real Estate
 Appraisers Michigan State University 1983-Passed written exam
 Applied Residential Property Valuation-Society of Real Estate
 Appraisers-University of Florida 1984-passed written exam
 Various seminars sponsored by the Jacksonville, Florida Chapter
 of the Society of Real Estate Appraisers from 1984 to present

PROFESSIONAL ASSOCIATIONS:

Society of Real Estate Appraisers-National and Jacksonville
 Chapter

EXPERIENCE:

Licensed Real Estate Salesman since 1979
 Licensed Real Estate Broker since 1981
 Staff Appraiser for First City Realty-Edward Burkhardt, SRA 1983
 until December, 1986
 Staff Appraiser for Robert G. Makin, Fee Appraiser, ICA,
 December, 1986 until September 1988
 Staff Appraiser for Clark, Hunter and Associates, Inc., September
 1988 to present

