

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Surplus County Land

DEPARTMENT: Administrative Services **DIVISION:** Support Services/Land Mgmt

AUTHORIZED BY: Jamie Croteau, Director **CONTACT:** Meloney Lung, Manager **EXT.** 5256

Agenda Date 5/25/04 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

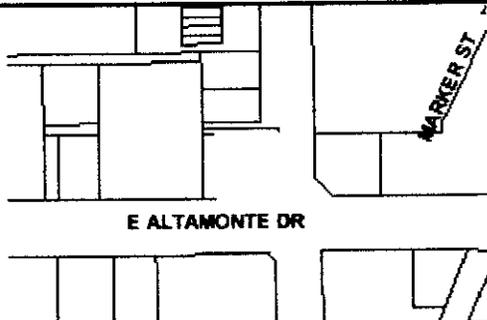
MOTION/RECOMMENDATION: Approve request to declare surplus and competitively bid a County owned .18 Acre (7,696 sq. ft.) parcel, to include a 2,710 sq. ft. office building which is identified as Parcel # 18-21-30-510-0A00-0280, 997 SR 436, Altamonte Springs. Staff is recommending a minimum bid of \$78,463, based on the Property Appraiser's Assessed Value of the land only.

BACKGROUND: Public Works has approved the release of this property for surplus (Parcel # 18-21-30-510-0A00-0280). Seminole County acquired this property as part of the CR 427, Phase I Right of Way Project, ROW Parcel # 106 from Robert Bruce & Susan Pringle through a Purchase Agreement dated May 18, 1992 for \$810,000, the Warranty Deed was issued on June 17, 1992 transferring ownership to Seminole County. Prior to and during road construction, the Seminole County Sheriff's Office used the site as a Sheriff's Substation. The Sheriff's Office has relocated and no longer requires the use of the property. During the road widening project, all parking was utilized for the road widening project; thus making the current configuration of the property virtually useless. It is recommended that the minimum bid for this property be set at \$78,463, the Property Appraiser's Assessed Land Value due to the parcels lack of parking. In the properties current configuration, only the adjacent property owners would be able to use the structure. Should another interested party purchase the property, they would need to demolish the structure and rebuild to meet current zoning/building codes. The estimated cost to demolish the structure is \$11,480.

This property will be offered in accordance with the requirements set forth in Florida Statute 125.35 and Mr. Rishell (an adjacent property owner) will be offered First Right of Refusal per agreement dated July, 1999.

District # 4, Commissioner Henley

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: [Signature]
File No. CASS02

<p>PARCEL DETAIL</p>  <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>	<p>REAL ESTATE PERSONAL PROP TAX ROLL SALES SEARCH</p> <p style="text-align: right;">◀ ◁ Back ▷ ▶</p>																																																										
		<p>2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$102,624 Depreciated EXFT Value: \$800 Land Value (Market): \$78,463 Land Value Ag: \$0 Just/Market Value: \$181,887 Assessed Value (SOH): \$181,887 Exempt Value: \$181,887 Taxable Value: \$0</p>																																																									
<p>GENERAL</p> <p>Parcel Id: 18-21-30-510-0A00-0280 Tax District: A1-ALTAMONTE Owner: SEMINOLE B C C Exemptions: 85-COUNTY Own/Addr: COUNTY SERV BLDG Address: 1101 E 1ST ST City,State,ZipCode: SANFORD FL 32771 Property Address: 997 436 E Facility Name: Dor: 11-STORES GENERAL-ONE S</p>		<p>2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount: \$0 2003 Taxable Value: \$0 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																																																									
<p>SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/1992</td> <td>02442</td> <td>0644</td> <td>\$810,000</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1988</td> <td>01949</td> <td>0237</td> <td>\$287,000</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>11/1987</td> <td>01916</td> <td>1307</td> <td>\$100</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>03/1987</td> <td>01846</td> <td>0031</td> <td>\$35,000</td> <td>Improved</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>02/1986</td> <td>01723</td> <td>1070</td> <td>\$47,700</td> <td>Improved</td> </tr> <tr> <td>WARRANTY DEED</td> <td>07/1984</td> <td>01563</td> <td>0472</td> <td>\$190,000</td> <td>Improved</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this DOR Code</p>		Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	06/1992	02442	0644	\$810,000	Improved	WARRANTY DEED	03/1988	01949	0237	\$287,000	Improved	QUIT CLAIM DEED	11/1987	01916	1307	\$100	Improved	QUIT CLAIM DEED	03/1987	01846	0031	\$35,000	Improved	QUIT CLAIM DEED	02/1986	01723	1070	\$47,700	Improved	WARRANTY DEED	07/1984	01563	0472	\$190,000	Improved	<p>LEGAL DESCRIPTION PLAT</p> <p>LEG LOTS 28 29 + 30 BLK A ALTAMONTE COMMERCIAL CENTER PB 4 PG 31</p>															
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