

**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 <u>8/26/03</u>	Regular <input type="checkbox"/>	Consent <input checked="" type="checkbox"/>	Work Session <input type="checkbox"/>	Briefing <input type="checkbox"/>
	Public Hearing – 1:30 <input type="checkbox"/>		Public Hearing – 7:00 <input type="checkbox"/>	

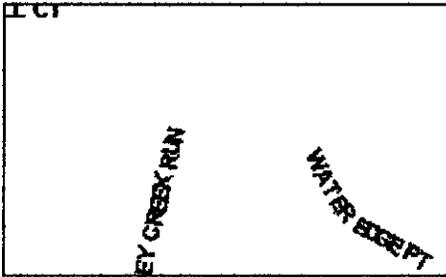
MOTION/RECOMMENDATION: Approve request to declare surplus and competitively bid County-owned .35 acre of vacant land identified as parcel 23-21-30-5LT-0000-0460, 1136 Valley Creek Run, Winter Park. The Property Appraiser's assessed value is \$14,400 which is being proposed as the minimum bid.

BACKGROUND: Public Works/Stormwater Division has released this vacant land for surplus, (Property I.D. 23-21-30-5LT-0000-0460) with the condition that Seminole County retains a Drainage Easement over the entire property for access to the Howell Creek Dam. The county acquired this land for the Howell Creek Dam Improvement Project through a Purchase Agreement with Lost Creek Partnership Ltd. /Harris American Homes, inc. for \$95,000. With a Drainage Easement over the entire property, the property becomes un-developable and of use only to the adjacent property owners. It is recommended that the Seminole County Property Appraiser assessed value of \$14,400 be used as the minimum bid on this property.

This property will be offered to the adjacent property owners in accordance with the requirements set forth in Florida Statue 125.35.

District # 1, Commissioner Maloy

Reviewed by:
Co Atty: _____
DFS: _____
Other: _____
DCM: _____
CM: _____
File No. <u>A55501</u>

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP.	TAX ROLL	SALES SEARCH	◀ ◁ ⊕ ▷ ▶												
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford, FL 32771 407-665-7506</p>																	
<p align="center">GENERAL</p> <p>Parcel Id: 23-21-30-5LT-0000-0460 Tax District: 01-TX DIST 1 - COUNTY Owner: SEMINOLE B C C Exemptions: 85-COUNTY Address: 1101 E 1ST ST City,State,ZipCode: SANFORD FL 32771 Property Address: 1136 VALLEY CREEK RUN Subdivision Name: LOST CREEK Dor: 00-VACANT RESIDENTIAL</p>			<p align="center">2003 WORKING VALUE SUMMARY</p> <p>Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$0 Land Value (Market): \$14,400 Land Value Ag: \$0 Just/Market Value: \$14,400 Assessed Value (SOH): \$14,400 Exempt Value: \$14,400 Taxable Value: \$0</p>														
<p align="center">SALES</p> <table border="1"> <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>11/1994</td> <td>02845</td> <td>1523</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this Subdivision</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	11/1994	02845	1523	\$100	Vacant	<p align="center">2002 VALUE SUMMARY</p> <p>2002 Tax Bill Amount: \$0 2002 Taxable Value: \$0</p>		
Deed	Date	Book	Page	Amount	Vac/Imp												
WARRANTY DEED	11/1994	02845	1523	\$100	Vacant												
<p align="center">LAND</p> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>48,000.00</td> <td>\$14,400</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	48,000.00	\$14,400	<p align="center">LEGAL DESCRIPTION PLAT</p> <p>LEG LOT 46 LOST CREEK PB 46 PGS 72 THRU 75</p>		
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value												
LOT	0	0	1.000	48,000.00	\$14,400												
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																	

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