

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** Acceptance of Tax Deed Application #4174, Certificate #1109, Parcel #Q22A400, approval to record deed in the official records, approval to transfer parcel to City of Center Hill, and to authorize the County Administrator to execute all the necessary paperwork related to the transfer (Staff recommends approval).

**REQUESTED ACTION:** Acceptance of Tax Deed and approval to record

Work Session (Report Only)    **DATE OF MEETING:** 9/25/2012  
 Regular Meeting                       Special Meeting

**CONTRACT:**     N/A    Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_                                      Termination Date: \_\_\_\_\_  
Managing Division / Dept:                      Financial Services Department

**BUDGET IMPACT:**                      \$6,382.80  
 Annual                      **FUNDING SOURCE:**                      General Fund - Other Governmental Services  
 Capital                      **EXPENDITURE ACCOUNT:**                      001-412-512-4900  
 N/A

**HISTORY/FACTS/ISSUES:**

A Tax Deed Sale was held on August 23, 2012 on Tax Deed Application #4174, Certificate #1109 dated June 13, 2011. There were NO bidders. Sumter County is the holder of this certificate and this land is now listed with the Clerk as "Land Available for Taxes".

If the County doesn't purchase the land at the minimum bid within ninety days of the Tax Deed Sale, beginning November 24, 2012, any person or government unit may do so. The Clerk will furnish the Property Appraiser and Tax Collector with a list of "Land Available for Taxes".

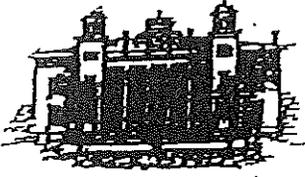
This .04+/- acre parcel is located in the Center Hill city limits. The parcel is accessed by Market Street and South Magnolia Avenue, both paved roads. The intent is to transfer this parcel to the City of Center Hill as well as to authorize the County Administrator to execute all the necessary paperwork related to the transfer.

The Property Appraiser's office has the parcel of land use as single family.

As of August 23, 2012, \$6,382.80 is owed in back taxes, in which, is our bid on this property.

This Executive Summary will serve as authorization for payment of the above amount to be made from Account #001-412-512-4900.

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GLORIA R HAYWARD  
CLERK OF THE CIRCUIT COURT  
SUMTER COUNTY

215 E MCCOLLUM AVE  
BUSHNELL FLORIDA 33513

RECORDING LOCATION: 910 N. MAIN STREET BUSHNELL FL 33513

Phone (352) 569-6600  
Finance (352) 569-6610  
Auto Attendant (352) 569-6810  
Fax-Recording (352) 569-6601

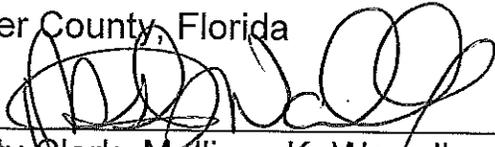
To: Board of County Commissioners  
7375 Powell Road  
Wildwood Florida 34785

August 23, 2012.

Notice: This is to notify you that a Tax Deed Sale was held August 23, 2012, on Tax Deed Application #4174, Certificate #1109 dated June 13, 2011. There were NO bidders. Sumter County is the holder of this certificate and this land is now listed with the Clerk as "Land Available for Taxes", and the county only may purchase this land within ninety days.

If the County does not purchase land at minimum bid within the ninety days, beginning November 24, 2012 any person or government unit may do so. The Property Appraiser and Tax Collector will be furnished a list of "Land Available for Taxes".

Gloria R. Hayward  
Clerk of the Circuit Court  
Sumter County, Florida

By:   
Deputy Clerk Mellissa K. Worrell



# Sumter County Property Appraiser

**2011 Certified Values**

Last Updated: 8/28/2012

Parcel List Generator | Retrieve Tax Record | [Property Card I](#)

Parcel: Q22A400

<< Next Lower Parcel | Next Higher Parcel >>

GIS Map | Print

## Owner & Property Info

Result: 1 of 1

<b>Owner's Name</b>	TAMBUNGA RAUL DAVID & MARIA G		
<b>Site Address</b>	97 MARKET ST		
<b>Mail Address</b>	769 PROSPECT AVE FORT MYERS, FL 33905		
<b>Use Desc. (code)</b>	SINGLE FAMILY (00100)		
<b>Sec/Twp/Rng</b>	22/21/23	<b>Neighborhood</b>	00007002
<b>Year Built</b>		<b>Tax District</b>	Center Hill (7007)
<b>Effective Area</b>	0 (SF)	<b>Market Area</b>	01
<b>Description</b>	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 327 NEW PLAT CENTER HILL PB 1 PG 78			

## GIS Aerial



## Property & Assessment Values

<b>Land Value</b>	\$1,242.00
<b>Market Value</b>	\$13,242.00
<b>Assessed Value</b>	\$13,242.00
<b>Total Taxable Value</b>	\$13,242.00
<b>Exemptions</b>	None \$0.00

## Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
04/1988	<a href="#">364/369</a>	AA	I (O)	\$16,000.00	
02/1979	<a href="#">212/357</a>	WD	I (O)	\$100.00	
02/1977	<a href="#">195/199</a>	WD	I (O)	\$100.00	
01/1972	<a href="#">125/472</a>	WD	I (O)	\$100.00	
10/1971	<a href="#">123/286</a>	WD	I (O)	\$1,500.00	
01/1968	<a href="#">91/59</a>	QC	I (O)	\$100.00	
10/1967	<a href="#">89/94</a>	WD	I (O)	\$100.00	

## Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
NONE				

## Land Breakdown

Land Use Code	Frontage	Depth	Land Units
7101	30.00	70.00	30.00 Frontage Feet

## Misc Features

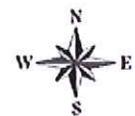
Item Number	Description (code)	Units (dims)	Eff. Year
1 (001)	STORE AT FLAT VALUE (MISC)	1.00 ( )	1925



**Sumter County Property Appraiser**

Ronnie Hawkins, CFA - Bushnell, Florida - 352-569-6800

0 24 48 72 96 120 ft



**PARCEL: Q22A400 - SINGLE FAMILY (00100)**

LOT 327 NEW PLAT CENTER HILL PB 1 PG 78

Name:	TAMBUNGA RAUL DAVID & MARIA G	LandVal	\$1,242.00
Site:	97 MARKET ST	JustVal	\$13,242.00
Mail:	769 PROSPECT AVE FORT MYERS, FL	Assd	\$13,242.00
	33905	Exmpt	None \$0.00
Sales	04/1988 \$16,000.00 I (O)	Taxable	\$13,242.00
Info	02/1979 \$100.00 I (O)		
	02/1977 \$100.00 I (O)		



This information, GIS Map Updated: 8/28/2012, was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sumter County \*\* 2011 \*\*  
 LOT 327 NEW PLAT CENTER HILL PB 1 PG 78

PRINTED RUN 11/04/11 09:55 AM  
 TAMBUNGA RAUL DAVID & MARIA G  
 769 PROSPECT AVE  
 FORT MYERS, FL 33905-3951

22 -21 -23 -  
 97 MARKET ST

Q22A400  
 PAGE 1 OF 1

LAND VALUE 1,242  
 MISC VALUE 12,000  
 BLDG VALUE 0  
 CAMA VALUE 13,242  
 VALUE BY CAMA Mass Appr  
 ASSESS VAL 13,242  
 EXEMPT VAL 0  
 TAXABLE 13,242  
 APPRAISER  
 APPR DATE 06/20/2010  
 DOR CODE 0100  
 MILG CODE 7007  
 NBHD 000070.02  
 L 77 M100 B100  
 EXEMPTIONS  
 EFF AREA  
 SQFT RATE  
 RCN  
 DEPR  
 OBSOL  
 BUILDING

BOOK	PAGE	DATE	QS	SALE	PRC
91	59	0168	O	100	
89	94	1067	O	100	
123	286	1071	O	1500	
125	472	0172	O	100	
195	199	0277	O	100	
212	357	0279	O	100	
364	369	0488	O	16000	
				ADJUSTMNT	VALUE
				.00	12000
				MISC TOTAL	12000
				AJ PRICE	VALUE
				53.76	1242
				LAND TOTAL	1242

REC	BLDG	CODE	DESC	PROPERTY NOTES :		UNITS	ADJ PRICE	EYB	DT	PCT
				LENGTH	WIDTH					
1		MISC	STORE AT FLAT V	.00	.00	1.00	12000.00	1925	NA	0
REC	LUSE	DESC	ZONING	FRONTAGE	DEPTH	UNITS	TP	ACRES	PRICE	
1	7101	Center Hill FF		30.00	70.00	30.00	F	.04	55.00	DP