

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:** Acceptance of Tax Deed Application #4172, Certificate, #439 Parcel #F35A186, approval to record deed in the official records, approval to transfer parcel to City of Coleman, 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:** \$900.69  
 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 #4172, Certificate #439 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".

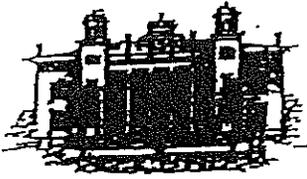
This .24+/- acre parcel is located in the Coleman city limits. The parcel is accessed by Perkins Avenue and Lime Street, both paved roads. The intent is to transfer this parcel to the City of Coleman as well as to authorize the County Administrator to execute all the necessary paperwork related to the transfer.

The Property Appraiser's office has the parcel of land use as vacant residential.

As of August 23, 2012, \$900.69 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 #4172, Certificate #439 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: 8/16/2012

Parcel List Generator

Retrieve Tax Record

Property Card I

Parcel: F35A186

<< Next Lower Parcel

Next Higher Parcel >>

GIS Map

Print

## Owner & Property Info

Result: 1 of 1

<b>Owner's Name</b>	FORT DELORISS		
<b>Site Address</b>			
<b>Mail Address</b>	58 MOHICAN TRL CRAWFORDVILLE, FL 32327		
<b>Use Desc. (code)</b>	VACANT RESIDENTIAL (00000)		
<b>Sec/Twp/Rng</b>	35/19/22	<b>Neighborhood</b>	00003015
<b>Year Built</b>		<b>Tax District</b>	Coleman (3003)
<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.		
THE W 51.25 FT OF LOT 3 BLK 9 ULTRA CITYPB 1 PG 52			

## GIS Aerial



## Property & Assessment Values

<b>Land Value</b>	\$1,824.00
<b>Market Value</b>	\$1,824.00
<b>Assessed Value</b>	\$1,824.00
<b>Total Taxable Value</b>	\$1,824.00
<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
06/1980	<a href="#">232/72</a>	QC	V (O)	\$100.00	
09/1979	<a href="#">220/403</a>	TD	()	\$0.00	
11/1973	<a href="#">146/549</a>	WD	V (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
3007	51.00	205.00	51.00 Frontage Feet

## Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2011

Last Updated: 8/16/2012

Result: 1 of 1



<b>Sumter County Property Appraiser</b> Ronnie Hawkins, CFA - Bushnell, Florida - 352-569-6800		0 57 114 171 228 285 ft	
<b>PARCEL: F35A186 - VACANT RESIDENTIAL (00000)</b> THE W 51.25 FT OF LOT 3 BLK 9 ULTRA CITYPB 1 PG 52			
Name: FORT DELORISS	LandVal \$1,824.00		
Site:	JustVal \$1,824.00		
Mail: 58 MOHICAN TRL CRAWFORDVILLE, FL 32327	Assd \$1,824.00		
Sales 06/1980 \$100.00 V (O)	Exmpt None \$0.00		
Info 09/1979 \$0.00 ()	Taxable \$1,824.00		
Info 11/1973 \$100.00 V (O)			

This information, GIS Map Updated: 8/16/2012, 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 \*\*  
 THE W 51.25 FT OF LOT 3 BLK 9 ULTRA CITY  
 PB 1 PG 52

PRINTED RUN 11/04/11 09:55 AM  
 FORT DELORISS  
 58 MOHICAN TRL  
 CRAWFORDVILLE, FL 32327-2753

F35A186  
 35 -19 -22 - PAGE 1 OF 1

LAND VALUE 1,824  
 MISC VALUE 0  
 BLDG VALUE 0  
 CAMA VALUE 1,824  
 VALUE BY CAMA Mass Appr  
 ASSESS VAL 1,824  
 EXEMPT VAL 0  
 TAXABLE 1,824  
 APPRAISER  
 APPR DATE 03/21/2011  
 DOR CODE 0000  
 MILG CODE 3003  
 NBHD 000030.15  
 L 77 M100 B100  
 EXEMPTIONS  
 EFF AREA  
 SQFT RATE  
 RCN  
 DEPR  
 OBSOL  
 BUILDING

BOOK	PAGE	DATE	QS	SALE	PRC
232	72	0680	0	100	
220	403	0979		0	
146	549	1173	0	100	

REC	BLDG	CODE	DESC	PROPERTY NOTES :		UNITS	ADJ	PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
				LENGTH	WIDTH								
				ZONING	FRONTAGE	DEPTH	UNITS	TP	ACRES	PRICE			
1	3007		Ultra City	51.00	205.00	51.00	F		.24	40.00	DP		
												MISC TOTAL	0
												AJ PRICE	46.46
												LAND TOTAL	1824