

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Acceptance of Tax Deed Application #4159, Certificate #520, Parcel #G06B115, approval to record deed in the official records, approval to transfer parcel to City of Wildwood, and to authorize the County Administrator to execute all 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: \$7,408.00
 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 #4159, Certificate #520 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 .19+/- acre parcel is located in the Wildwood city limits. The parcel is accessed by Pitt Street, a paved road. The intent is to transfer this parcel to the City of Wildwood as well as to authorize the County Administrator to execute all 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, \$7,408.00 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.

LANDS AVAILABLE FOR TAXES (Rule 12D 12.33)

TITLE HOLDER OF RECORD	APPLICATION #	CERTIFICATE #	APPLICANT	AMOUNT DUE	TAX DEED SALE DATE	PARCEL #
Lizzie Herbert Life Estate c/o Jennifer Lee Carter 813 FL Ave Clewiston FL 3340	4155	438	Sumter County Florida	\$921.01	5/17/2012	F35A183 ✓
James Brockington 209 Pitt St Wildwood FL 34785-3714	4159	520	Sumter County Florida	\$7,408.00	5/17/2012	G06B115 ✓
Deloriss Fort 58 Mohican Trail Crawfordville FL 32327-2753	4169	392	Sumter County Florida	\$764.36	8/23/2012	F31D114 ✓
Deloriss Fort 58 Mohican Trail Crawfordville FL 32327-2753	4170	391	Sumter County Florida	\$769.89	8/23/2012	F31D072 ✓
Deloriss Fort 58 Mohican Trail Crawfordville FL 32327-2753	4171	395	Sumter County Florida	\$769.89	8/23/2012	F31D176 ✓
Deloriss Fort 58 Mohican Trail Crawfordville FL 32327-2753	4172	439	Sumter County Florida	\$900.69	8/23/2012	F35A186 ✓
Raul David Tambunga Maria G Tambunga 769 Prospect Ave Fort Myers FL 33905-3951	4174	1109	Sumter County Florida	\$6,382.80	8/23/2012	Q22A400 ✓

Sumter County Property Appraiser

2011 Certified Values

Last Updated: 8/28/2012

Parcel: G06B115

Owner & Property Info

Result: 1 of 1

Owner's Name	BROCKINGTON JAMES		
Site Address	209 PITT ST		
Mail Address	209 PITT ST WILDWOOD, FL 34785		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	06/19/23	Neighborhood	00002236
Year Built		Tax District	Wildwood (2002)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 5 BLK L BRIDGES SUB PB 2 PG 75			

GIS Aerial



Property & Assessment Values

Land Value		\$3,657.00
Market Value		\$3,657.00
Assessed Value		\$3,657.00
Total Taxable Value		\$3,657.00
Exemptions	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
12/1992	471/284	WD	I (O)	\$100.00	
07/1987	348/630	WD	()	\$8,000.00	
09/1986	332/175	CT	()	\$500.00	
07/1984	293/529	WD	()	\$7,000.00	
06/1974	154/75	WD	()	\$500.00	
12/1963	54/216		()	\$0.00	
02/1962	32/500		()	\$0.00	

Building Characteristics

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

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
2205	50.00	170.00	50.00 Frontage Feet

Misc Features

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



Sumter County Property Appraiser

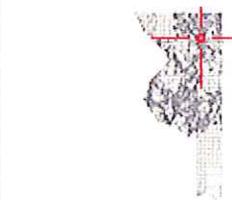
Ronnie Hawkins, CFA - Bushnell, Florida - 352-569-6800

PARCEL: G06B115 - VACANT RESIDENTIAL (00000)

LOT 5 BLK L BRIDGES SUB PB 2 PG 75

Name:	BROCKINGTON JAMES	LandVal	\$3,657.00
Site:	209 PITT ST	JustVal	\$3,657.00
Mail:	209 PITT ST WILDWOOD, FL 34785	Assd	\$3,657.00
Sales	12/1992 \$100.00 (O)	Exmpt	None \$0.00
Info	07/1987 \$8,000.00 ()	Taxable	\$3,657.00
	09/1986 \$500.00 ()		

0 49 98 147 196 245 ft



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.

LAND VALUE 3,657
 MISC VALUE 0
 BLDG VALUE 0
 CAMA VALUE 3,657
 VALUE BY CAMA Mass Appr
 ASSESS VAL 3,657
 EXEMPT VAL 0
 TAXABLE 3,657
 APPRAISER
 APPR DATE 06/24/2011
 DOR CODE 0000
 MILG CODE 2002
 NBHD 000022.36
 L 77 M100 B100
 EXEMPTIONS
 EFF AREA
 SQFT RATE
 RCN
 DEPR
 OBSOL
 BUILDING

BOOK	PAGE	DATE	QS	SALE	PRC
32	500	0262		0	
54	216	1263		0	
154	75	0674		500	
293	529	0784		7000	
332	175	0986		500	
348	630	0787		8000	
471	284	1292	0	100	
ADJUSTMNT					VALUE
MISC TOTAL					0
AJ PRICE					VALUE
					94.99
LAND TOTAL					3657

PROPERTY NOTES :

REC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ	PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
REC	LUSE	DESC	ZONING	FRONTAGE	DEPTH	UNITS	TP	ACRES	PRICE				
1	2205	WILDWOOD		50.00	170.00	50.00	F	.19	70.00	DP			