

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Acceptance of Tax Deed Application #4108, Certificate #901 Parcel #N16A145, approval to record deed in the official records, approval to transfer parcel to City of Bushnell, 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: \$0.00
 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 24, 2009 on Tax Deed Application #4108, Certificate #901 dated calendar year 2006. 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".

Per the attached letter from the Clerk of the Circuit Court, the property was placed on the Clerk's Land Available list on August 24, 2009 where it has been for the past 3 years. As of September 11, 2012 they have prepared and presented the deed to the County.

This .18+/- acre parcel is located in the Bushnell city limits. The parcel is accessed by North Broad Street, a paved road. The intent is to transfer this parcel to the City of Bushnell 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 single family.

As of August 24, 2012, \$0.00 is owed in back taxes, in which, is our bid on this property.

Notification only

Tax Deed File Number 4108
Property Identification N16A145
Prepared by: Mellissa K. Worrell, D.C.
Clerk of the Circuit Court Sumter County

TAX DEED
(Lands Available)

State of Florida
County of Sumter

Tax Certificate 901 issued on 2006

was filed in the office of the Tax Collector of this County and application made for the issuance of a Tax Deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the cost and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on 8/24/2009 offered for sale as required by law for cash to the highest bidder, there being no bidder, the clerk having entered said lands on a list entitled "LANDS AVAILABLE FOR TAXES" having further notified the Sumter County Commission and all others holding certificates against the land that the land is available, the clerk having sold the land pursuant to Fla. Stat. Sec. 197.502 (7) to

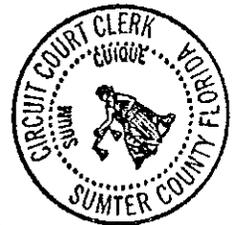
SUMTER COUNTY FLORIDA

whose address is 7375 POWELL RD WILDWOOD, FL 34785
as authorized by said Florida Law.

Now, on this AUGUST 24, 2012 in the County of Sumter, State of Florida, in consideration of the sum of \$0.00 Dollars, being the amount paid pursuant to the Laws of Florida, the Clerk of the Court does hereby sell the following land situated in the County and State aforesaid and described as follows: **Section: 16 Township: 21 Range: 22**
BEG 210 FT N OF SW COR OF BLK 55 NEW PLAT BUSHNELL RUN E 132 FT N 60 FT W 132 FT S 60 FT TO BEG

Witness:
Sign: Mellissa K. Worrell
Print: Mellissa K. Worrell
Sign: Eneida Rodriguez
Print: Eneida Rodriguez

Gloria Hayward
Clerk of Circuit Court
Sumter County, Florida
Gloria R. Hayward (SEAL)



State of Florida
County of Sumter

The foregoing instrument was acknowledged before me on the 24th day of August 2012, by Gloria R. Hayward, Clerk of the Circuit Court, who was Personally Known



Jennifer E. Sanders
Notary Public, State of Florida
My Commission Expires: 7-29-2013



GLORIA R. HAYWARD
CLERK OF THE CIRCUIT COURT
SUMTER COUNTY
209 North Florida Street
Bushnell, Florida 33513

Phone (352) 793-0215
Finance (352) 793-0217
Courts (352) 793-0211
Fax (352) 793-0218
Suncom 668-0215

COPY

To: Board of County Commissioners
910 N Main Street
Bushnell, Florida 33513

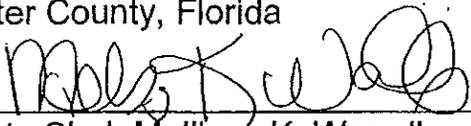
August 26, 2009

Notice: This is to notify you that a Tax Deed Sale was held August 24, 2009 on Tax Deed Application #4108, Certificate #901 dated May 31, 2006. 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 August 26, 2009 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 Melissa K. Worrell



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

September 11, 2012

Sumter County Board of County Commissioners
7375 Powell Rd
Wildwood FL 34785

RE: Tax Deed # 4108
Parcel # N16A145
Cert. # 901 Date 2006

Dear Sirs

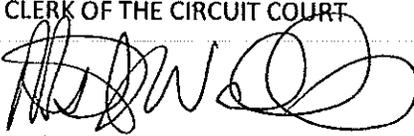
We have prepared the tax deed for lands available regarding the above file. The Property was originally held for tax sale on August 24, 2009 where it did not sale. The Board of County Commissioners was sent a notice explaining that they had 90 days to purchase property before it would be placed on the Lands Available list, at that time.

Property was placed on the Clerks Lands Available list on August 24, 2009 where it has been for the past 3 years. We have prepared the deed and now present this deed to the County to be placed on the agenda for acceptance. Once Accepted the deed will need to be recorded with our office to place it in the Official Records.

If you have any questions concerning the above matter please feel free to contact our office.

Sincerely yours

GLORIA R. HAYWARD
CLERK OF THE CIRCUIT COURT


Melissa K. Worrell
Deputy Clerk

Sumter County Property Appraiser

2011 Certified Values

Last Updated: 9/11/2012

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

Parcel: N16A145

[<< Next Lower Parcel](#) |
 [Next Higher Parcel >>](#)

[GIS Map](#) |
 [Print](#)

Owner & Property Info

Result: 1 of 1

Owner's Name	MERVIN FRANCIS L &, BARBARA SU		
Site Address	309 N BROAD ST		
Mail Address	421 NE 55TH CT OCALA, FL 34470		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	16/21/22	Neighborhood	00006406
Year Built		Tax District	Bushnell (6006)
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.		
BEG 210 FT N OF SW COR OF BLK 55 NEW PLAT BUSHNELL PB 1 PG 79 RUN E 132 FT N 60 FT W 132 FTS 60 FT TO BEG			

GIS Aerial



Property & Assessment Values

Land Value	\$7,029.00
Market Value	\$42,939.00
Assessed Value	\$42,939.00
Total Taxable Value	\$42,939.00
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
01/1995	541/304	DC	I (O)	\$0.00	
12/1993	503/96	WD	I (O)	\$100.00	
08/1988	371/291	WD	I (O)	\$27,000.00	
04/1985	305/332	QC	I (O)	\$100.00	
03/1984	286/485	WD	I (O)	\$20,000.00	
11/1983	280/503	WD	I (O)	\$14,000.00	
01/1981	253/716	WD	I (O)	\$0.00	
01/1981	241/255	WD	I (O)	\$18,500.00	
12/1971	124/319	WD	I (O)	\$800.00	
09/1966	79/208	WD	I (O)	\$63,200.00	
01/1900	42/625	WD	V (Q)	\$3,500.00	

Building Characteristics

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

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
6401	60.00	132.00	60.00 Frontage Feet



Sumter County Property Appraiser

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

PARCEL: N16A145 - SINGLE FAMILY (00100)

BEG 210 FT N OF SW COR OF BLK 55 NEW PLAT BUSHNELL PB 1 PG 79 RUN E
132 FT N 60

Name: MERVIN FRANCIS L &, BARBARA SU	LandVal	\$7,029.00
Site: 309 N BROAD ST	JustVal	\$42,939.00
Mail: 421 NE 55TH CT OCALA, FL 34470	Assd	\$42,939.00
Sales 01/1995 \$0.00 I (O)	Exmpt	None \$0.00
12/1993 \$100.00 I (O)	Taxable	\$42,939.00
Info 08/1988 \$27,000.00 I (O)		

0 29 58 87 116 145 ft



This information, GIS Map Updated: 9/11/2012, 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.

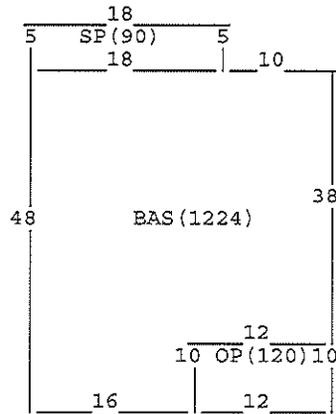
Sumter County ** 2011 **
 BEG 210 FT N OF SW COR OF BLK 55 NEW PLA
 T BUSHNELL PB 1 PG 79 RUN E 132 FT N 60
 FT W 132 FTS 60 FT TO BEG

PRINTED RUN 11/04/11 09:55 AM
 MERVIN FRANCIS L &, BARBARA SU
 421 NE 55TH CT
 Ocala, FL 34470-1626

N16A145

16 -21 -22 - PAGE 1 OF 1
 309 N BROAD ST

STYLE R BLDG NO. 001
 Bldg Use : R3 Res 300
 Wall Type: 2 Wall Type 2
 Shape Fac: R Rectangular
 Units : 000
 Sub Str : 00
 Wall Frm : 00
 Sheathing:
 Ext Wall ; 00
 Roof Type: 00
 Roofing : 00
 Floors : 00
 Int Walls: 00
 Furring :
 Rooms :
 Plumbing ; 00
 Heating : 00
 Elect ;
 Equipmnt : 00
 AYB : 1935
 EYB : 1935
 Depr Tbl : OD
 Depr Pct : 000033
 Addl Depr:
 Fireplace: 00 N/A
 Addl Val : 000000



BAS (L10SP (U5L18D5R18) L18D48R16OP (U10R12D10L12) U10R12U3
 8)

AREA	GR AREA	PCT	AJ AREA
BAS	1224	100	1224
SP	90	45	41
OP	120	30	36

PROPERTY NOTES :

REC	BLDG	CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB	DT	PCT	ADJUSTMNT	VALUE
1		PC0	Carpport/Open Po	24.00	12.00	288.00	.77	1935	OD	0	.00	110
REC	LUSE	DESC	ZONING	FRONTAGE	DEPTH	UNITS TP	ACRES	PRICE			MISC TOTAL	VALUE
1	6401	Bushnell		60.00	132.00	60.00 F	.18	135.00 DP			152.14	7029
											LAND TOTAL	7029

LAND VALUE 7,029
 MISC VALUE 110
 BLDG VALUE 35,800
 CAMA VALUE 42,939
 VALUE BY CAMA Mass Appr
 ASSESS VAL 42,939
 EXEMPT VAL 0
 TAXABLE 42,939
 APPRAISER
 APPR DATE 11/30/2009
 DOR CODE 0100
 MILG CODE 6006
 NBHD 000064.06
 L 77 M100 B100
 EXEMPTIONS

EFF AREA 1,301
 SQFT RATE 41.07
 RCN 53,444
 DEPR 33.00
 OBSOL 0
 BUILDING 35,800
 BOOK PAGE DATE QS SALE PRC
 79 208 0966 O 63200
 124 319 1271 O 800
 42 625 0100 Q 3500
 241 255 0181 O 18500
 253 716 0181 O 0
 280 503 1183 O 14000
 305 332 0485 O 100
 371 291 0888 O 27000
 286 485 0384 O 20000
 503 96 1293 O 100