



Legislation Details (With Text)

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Enactment date: **Enactment #:**
Title: Declaration of County Owned Property Located on Lake Lindsey Road as Surplus Property and Consideration of Purchase Offers Submitted by Potential Buyers (Key #1339938)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 1339938 Purchase Agreement...Just, 2. 1339938 Purchase Agreement...McMurray, 3. 1339938 Purchase Agreement...BB&MH Investors, 4. Sunbiz - BB & MH Investors, LLC, 5. Key No. 1339938 Property Record Card, 6. Escheatment Tax Deed, 7. Key No. 1339938 Aerial Views, 8. Key No. 1339938 List of Offers, 9. Affidavit of Publication of Legal Ad CLK23-006, 10. Approved Purchase Sale Agreement With Rex Howard Just and Jayne A. Just for Property Located on Lake Lindsey Road

Date	Ver.	Action By	Action	Result
1/24/2023	1	Board of County Commissioners	adopted	Pass

TITLE

Declaration of County Owned Property Located on Lake Lindsey Road as Surplus Property and Consideration of Purchase Offers Submitted by Potential Buyers (Key #1339938)

BRIEF OVERVIEW

Hernando County owned Parcel Key No. 1339938 is an improved residential property, consisting of 2.5 acres located on Lake Lindsey Road in Hernando County.

The Hernando County Property Appraiser's 2022 market value based on qualified sales of 2021 for this property is \$44,618.

The offer presented by Rex and Jayne Just is 171.5% of the Property Appraiser's value. The second and third offers presented by Thelma McMurray and BB & MH Investors, LLC are 168% of the Property Appraiser's value.

Staff recommends the offer being made on behalf of Rex and Jane Just in the amount of \$76,500.00 be accepted.

The offer presented by Thelma McMurray in the amount of \$75,000.00 was received on November 7, 2022, is co-brokered.

The offer presented by BB & MH Investors, LLC was received on November 14, 2022, and is also co-brokered.

Staff recommends the offer presented by Thelma McMurray be accepted as the primary contingent offer, and the offer presented by BB & MH Investors be the backup contingent offer.

The legal description for this parcel is as follows:

NW ¼ OF SE 1/4 OF SW ¼ OF SW ¼ AND the East 30 FT OF THE SW ¼ OF SE 1/4 OF SW ¼ OF SW ¼ ORB 1412 PG 1161, Public Records of Hernando County, Florida LESS the South 30 feet of NW ¼ of SE ¼ of SW ¼ of SW ¼ and Less the East 30 feet thereof as recorded in ORB 1417 PG 1065, Public Records of Hernando County , Florida all land in Section 29, Township 21 South, Range 19 East in Hernando County, Florida.

Together with a certain 1999 Prestige Mobile Home R658752/753

Property Appraiser's Parcel ID No.: R29 421 19 0000 0160 0020

Property Appraiser's Key No.: 1339938

FINANCIAL IMPACT

If this Contract is accepted, after closing (per FS 197.592) the proceeds will be deposited in Revenue Account No. 0011-3641061 General Fund, Sale of Surplus Land.

LEGAL NOTE

The Board is authorized to act upon this matter pursuant to Section 125.35, Florida Statutes and Art. VII, Section 2-170, Hernando County Code of Ordinances concerning disposition of Real Property.

RECOMMENDATION

If the Board determines that the offer and terms serve the best interests of Hernando County, declare Parcel Key No. 1339938 as Surplus and authorize the Chairman to sign any contracts conveying the property, as well as authorize the County Attorney's Office to prepare or have prepared the necessary documents to finalize the transaction and execute same on the Board's behalf including, but not limited to, a statutory deed.

It is recommended that the offer being made on behalf of Rex and Jayne Just in the amount of \$76,500.00 be accepted. It is further recommended that the offer presented by Thelma McMurray be accepted as the primary contingent offer and the offer presented by BB & MH Investors, LLC be the backup contingent offer.