



Legislation Details (With Text)

**File #:** 10501  
**Type:** Agenda Item **Status:** Adopted  
**File created:** 6/1/2022 **In control:** Board of County Commissioners  
**On agenda:** 7/12/2022 **Final action:** 7/12/2022  
**Enactment date:** **Enactment #:**  
**Title:** Declaration of County Owned Property Located on Ravensbrook Court as Surplus Property and Consideration of Purchase Offer Submitted by SoHilly Homes, LLC  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Purchase/Sale Agreement - SoHilly Homes, LLC, 2. Sunbiz - SoHilly Homes, LLC, 3. Key No. 1560091 Escheatment Tax Deed, 4. Key No. 1560091 Property Record Card, 5. Key No. 1560091 Offer, 6. Key No. 1560091 Aerial View, 7. Affidavit of Publication of Legal Ad CLK22-115, 8. Approved Purchase Sale Agreement With SoHilly Homes, LLC, for Property Located on Ravensbrook Court

Date	Ver.	Action By	Action	Result
7/12/2022	1	Board of County Commissioners	adopted	Pass

**TITLE**

Declaration of County Owned Property Located on Ravensbrook Court as Surplus Property and Consideration of Purchase Offer Submitted by SoHilly Homes, LLC

**BRIEF OVERVIEW**

Hernando County owned Parcel Key No. 1560091 12,480 SF lot located on Ravensbrook Court in Hernando County.

The Hernando County Property Appraiser's 2021 market value based on qualified sales of 2020 for this property is \$8,362.00.

The offer presented by SoHilly Homes, LLC is 359% of the Property Appraiser's value. Staff recommends the offer being made on behalf of SoHilly Homes, LLC in the amount of \$30,000.00 be accepted. There are no contingent offers.

The legal description for this parcel is as follows:

Lot 40, Block 5, Southern Hills Plantation, Phase 1, according to the plat thereof as recorded in Plat Book 35, Pages 1 through 18, inclusive, Public Records of Hernando County, Florida.

Property Appraiser's Parcel ID No.: R04 223 19 3571 0005 0400  
Property Appraiser's Key No.: 1560091

**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. 1560091 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 the offer being made on behalf of SoHilly Homes, LLC in the amount of \$30,000.00 be accepted. There are no contingent offers.