



## Legislation Text

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**File #:** 10502, **Version:** 1

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### **TITLE**

Declaration of County Owned Property Located on Sheltered Hill Drive as Surplus Property and Consideration of Purchase Offer Submitted by SoHilly Homes, LLC

### **BRIEF OVERVIEW**

Hernando County owned Parcel Key No.1560279 is a 12,769 square foot vacant lot located on Sheltered Hill Drive.

The 2021 Hernando County Property Appraiser's market value, based on 2020 qualified sales, for this property is \$8,555.00. The offer presented by SoHilly Homes, LLC is 351% 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 58, 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 0580  
Property Appraiser's Key No.: 1560279

### **FINANCIAL IMPACT**

If this Contract is accepted, after closing (per FS 197.592) the proceeds will be deposited in Revenue Account 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. 1560279 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.

