



Legislation Text

File #: 10933, **Version:** 1

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 2021 market value based on qualified sales of 2020 for this property is \$93,897.00.

The offer presented by Shawn Michael Zartman and Tracy Nicole Rawdan is 75% of the Property Appraiser's value. The second offer presented by Austin and Nora Franz is also 75% of the Property Appraiser's value.

Staff recommends the offer being made on behalf of Shawn Michael Zartman and Tracy Nicole Rawdan in the amount of \$70,000.00 be accepted. The offer presented by Shawn Michael Zartman and Tracy Nicole Rawdan was received on August 9, 2022, and it is not co-brokered. The offer presented by Austin and Nora Franz was received on August 17, 2022, and is co-brokered. Staff recommends the offer presented by Austin and Nora Franz be accepted as the 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 the offer of \$70,000.00 being made on behalf of Shawn Michael Zartman and Tracy Nicole Rawdan be accepted for the subject property and the offer of \$70,000.00 submitted by Austin and Nora Franz be the contingent offer.