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| Meeting Date |
| 07/06/2021   |

# *City of Lake City*

## *Report to City Council*

| AGENDA   |  |
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| Section  |  |
| Item No. |  |

**SUBJECT:** Sale of properties

**DEPT. / OFFICE:** Growth Management

|   |                            |                               |
|---|----------------------------|-------------------------------|
| <b>Originator:</b><br><b>Karen Nelmes</b>   |                            |                               |
| <b>City Manager</b><br>Ami Mitchell-Fields  | <b>Department Director</b> | <b>Date</b><br>06/30/20<br>21 |
| <b>Recommended Action:</b><br>Clarification needed on the sale of 12 properties that were addressed in a report by Dave Young, Director of Growth Management on April 5th.  |                            |                               |
| <b>Summary Explanation &amp; Background:</b><br>Clarification is needed as to no minimum bids. Most entities are using the appraised value to start their bids and a minimum must be set on the GovDeals website even if it is one dollar. Bidder should also be responsible for Document tax, Recording fees (if applicable) and Auction fees of 5% of their bid. The City should not foot the bill for any of the fees. |                            |                               |
| <b>Alternatives:</b><br>Set a minimum and possibly receive bids less than the properties appraised value.   |                            |                               |
| <b>Source of Funds:</b><br>Funds to be used for Affordable Housing  |                            |                               |
| <b>Financial Impact:</b>  |                            |                               |
| <b>Exhibits Attached:</b><br>Example from a Citrus County Listing   |                            |                               |

The Citrus County, Florida Board of County Commissioners offers the following real property for auction: ADDRESS: 5460 S VELOUR LOOP, HOMOSASSA, FLORIDA; ALTKEY 1160715; PARCEL ID 17E19S350200 0360; ACREAGE 0.22

**LEGAL DESCRIPTION: NEW HOMOSASSA VILLAGE PB 4 PG 92 LOT 36**

This property is owned by Citrus County, Florida, a political subdivision of the State of Florida, acquired by Deed, in accordance with the laws of the State of Florida. This Property is offered for sale "AS IS, WHERE IS." Citrus County, Florida makes no warranty, guarantee or representation of any kind, expressed or implied, as to the marketability or chain of title to the property, legal access to the property, zoning, road frontage, water/sewer/electric availability, environmental conditions, or physical attributes of the property. The buyer is not entitled to any payment for loss of profit or any other money damages – special, direct, indirect, or consequential.

Auctions are for county deed sales on properties obtained through enchantment or those determined no longer needed for public purpose and having been declared as surplus. The opening bid reflects the Property Appraiser's assessed value of the property and is the minimum the County can accept for this property. Code liens, if any, will be added to the property's minimum bid and special assessments may also apply. It is strongly recommended that you inspect the property and complete a title search before bidding. Additionally, any or all photographs or other representations are for informational purposes only and may not or do not factually represent the current day; due to date differences, vegetation growth and so forth. All dimensions are approximate.

Citrus County, Florida reserves the right, in its sole discretion, to remove parcels from the sale and to reject any or all bids submitted. The winning bidder is responsible for: Documentary tax on the Deed (.70 per \$100), recording fees (approximately \$18.50), and auction fee (12% of sales price). The auction company (GovDeals.com) will contact the winning bidder with the recording cost, and auction fee amounts and other Deed transfer information.

Any other costs or fees desired or incurred by the winning bidder, for example: private attorney, title insurance, closings, survey, tests or examinations and the like, are the responsibility of the winning bidder.

THE DEED WILL BE PLACED IN THE NAME AND ADDRESS AS IT APPEARS ON YOUR BIDDER CARD. DEEDS WILL BE PROCESSED APPROXIMATELY 60 DAYS AFTER THE WINNER IS NOTIFIED.

Please see the attached PDF to view the map

Additional Info: [MAP - AK 1160715 - 5460 S VELOUR LOOP, HOMOSAS.pdf](#)

**Questions and Answers**

There are currently no questions posted for this asset.

**» Seller Information**