

**RESOLUTION 2022 – 209**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA FINDING PROPERTY TO BE VALUED LESS THAN \$15,000 AND OF USE TO ONLY ONE ADJACENT PROPERTY OWNER AND APPROVING THE SALE AND CONVEYANCE OF THE PARCELS AT PRIVATE SALE PURSUANT TO SECTION 125.35, FLORIDA STATUTES.**

WHEREAS, the Board of County Commissioners of Nassau County, Florida is the record owner of two surplus lots located north of Evelyn Street in Callahan, Florida and more fully described as Parcel No. 51-2N-25-0000-0055-0000 and Parcel No. 51-2N-25-0000-0055-0010 (“Property”); and

WHEREAS, the Board of County Commissioners of Nassau County, Florida is authorized, pursuant to Section 125.35, Florida Statutes, to sell and convey any real property belonging to the County when it has been determined to be in the best interest of the County to do so, and when the Board finds that the value of the parcel of real property is \$15,000 or less, as determined by a fee appraiser designated by the Board or as determined by the county property appraiser and when, due to the size, shape, location and value of the parcel, it is determined by the Board that the parcel is of use only to one or more adjacent property owners; and

WHEREAS, an appraisal of the Property was received by the County dated March 25, 2022, indicating an appraised value of \$6,800; and

WHEREAS, pursuant to Section 125.35, Florida Statutes, the Board may, after sending notice of its intended action to owners of adjacent property by certified mail, effect a sale and conveyance of the parcel at a private sale without receiving bids or publishing notice; and

WHEREAS, notice of intended action was sent, via certified mail, to the adjacent property owners on September 14, 2022; and

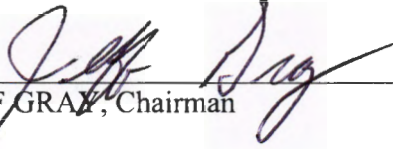
WHEREAS, adjacent property owner, Martha Y. Nelson Perkins, has relayed her desire to purchase the Property for the appraised value of \$6,800; and

WHEREAS, it is in the best interest of the citizens of Nassau County, Florida to sale and convey the Property to the adjacent property owner, Martha Y. Nelson Perkins.

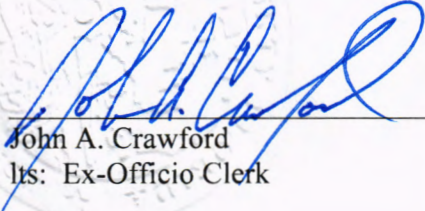
NOW, THEREFORE, BE IT RESOLVED this 16th day of November, 2022, by the Board of County Commissioners of Nassau County, Florida, as follows:

1. The Board has determined that the Property is of use only to the adjacent property owners due to the size, shape, location and value of the Property, and that the sale of the Property to an adjacent property owner would be in the best interest of the citizens of Nassau County, Florida.
2. The Board does hereby authorize the sale of the Property located north of Evelyn Street in Callahan, Florida (Parcel No. 51-2N-25-0000-0055-0000 and Parcel No. 51-2N-25-0000-0055-0010) to Martha Y. Nelson-Perkins in the amount of \$6,800.
3. The Board releases any and all liens recorded in its favor.
4. The Board does hereby authorize and direct the County Manager to execute the Purchase and Sale Agreement and any necessary documents of said real property pursuant to Section 125.35, Florida Statutes.
5. The conveyance of the above-described Property by Nassau County, Florida shall be by Warranty Deed and all closing costs shall be the responsibility of the buyer.
6. This resolution shall become effective immediately upon adoption.

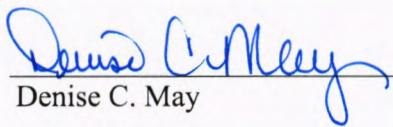
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
JEFF GRAY, Chairman

Attest as to Chairman's signature:

  
\_\_\_\_\_  
John A. Crawford  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:

  
\_\_\_\_\_  
Denise C. May