

RESOLUTION 2025 – 004

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, FINDING SURPLUS PROPERTY TO BE VALUED LESS THAN \$15,000 AND OF USE TO ONLY AN 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 owns three vacant, undeveloped surplus parcels of real property, totaling four lots of record, located in Hilliard, Florida and more fully described as Parcel No. 17-3N-24-2640-0001-0220, located east of County Road 108 and south of Lake Drive; Parcel No. 08-3N-24-2380-0115-0210, located east of Montana Street and north of the West Fifth Avenue right-of-way; and Parcel No. 08-3N-24-2380-0113-0010, located west of Kentucky Street and north of West Fifth Avenue (collectively, the “Property”); and

WHEREAS, in accordance with Section 125.379, Florida Statutes, the County identified the Property on its inventory of real property that the County owns within its jurisdiction that is appropriate for use as affordable housing, and designated it as “essential housing (sellable)” due to the size, location, and development conditions of the Property; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida is authorized, pursuant to Section 125.35(2), Florida Statutes, to effect a private sale of real property owned by the County when the Board finds that the parcel is of insufficient size and shape to be issued a building permit for any type of development to be constructed on the property or when the Board finds that the value of a 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 owner; and

WHEREAS, the value of the Property—both the individual parcels and collectively—is less than \$15,000 as determined by the Nassau County Property Appraiser and indicated in the Property Appraiser’s records; and

WHEREAS, pursuant to Section 125.35(2), 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(s) at a private sale to an adjacent property owner without receiving bids or publishing notice; and

WHEREAS, notice of the County's proposed action under Section 125.35(2), Florida Statutes was sent, via certified mail, to all adjacent property owners of the Property on October 7, 2024; and

WHEREAS, Dayspring Property Services, LLC, was the only adjacent property owner to offer to purchase the Property; and

WHEREAS, Section 125.379(2), Florida Statutes, allows properties identified on its affordable housing inventory list to be offered for sale and the proceeds used to purchase land for the development of affordable housing or to increase the local government fund earmarked for affordable housing; and

WHEREAS, it is in the best interest of the citizens of Nassau County, Florida to sell and convey the surplus Property to the adjacent property owner, Dayspring Property Services, LLC.

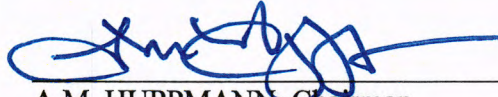
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, THAT:

1. The Board has determined that the value of the Property is less than \$15,000 as determined by the Nassau County Property Appraiser, and that due to its size, shape, location and value the Property is of use only to an adjacent property owner, 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 to Dayspring Property Services, LLC in the amount of \$11,000.00 and in accordance with the terms of a separate Purchase and Sale Agreement.
3. The Board does hereby authorize the Chairman execute the Purchase and Sale Agreement and any necessary closing documents to effectuate the sale of the Property.
4. The conveyance of the above-described Property by Nassau County, Florida shall be by Special Warranty Deed and all closing costs shall be the responsibility of the buyer.
5. The proceeds from the sale of the Property shall be used to purchase land for the development of affordable housing or otherwise earmarked for affordable housing.

6. This resolution shall become effective immediately upon adoption.

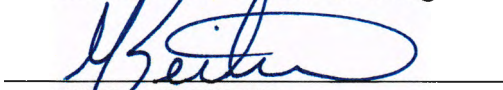
ADOPTED THIS 13th DAY OF JANUARY, 2025 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



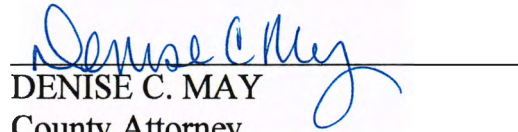
A.M. HUPPMANN, Chairman

ATTEST as to Chairman's Signature:



MITCH L. KEITER
Its: Ex-Officio Clerk

Approved as to form:



DENISE C. MAY
County Attorney