



Flagler Estates Information

Are you looking for some open land for your family...then Flagler Estates just may be the place you're looking for. Typically most of the tracts in Flagler

Estates are 1.25 acres zoned Open Rural, single family residential. There's a minimum restriction home size, of 500 square feet. It may be either brick and mortar, trailer, modular or stick built.

Also there are NO HOA or own Well and Septic CDD fees. Most tracts are System. Some properties heavily wooded, some had been cleared when purchased. Bring your house plans and build your dream home or place your Modular Home or Trailer on your property and enjoy Country living. All properties do require their



much and where they are call Michael D Adams at 904-504-0779. Order your Wetland Delineation...visit www.AdamScience@WindStream.com Animals of all kinds are welcome from Ferrets to Horses.



Flagler Estates is an un-recorded Subdivision located south west from the Town of Hastings.

- * 15 minutes from Palatka or San Mateo
- * 20 minutes from Satsuma
- * 35 minutes from old town Saint Augustine or Palm Coast
- * 35 minutes from Crescent City
- * 40 minutes from Saint Augustine Beach
- * 60 minutes from



Flagler Estates
Un-improved
Land



10340 Crotty Ave.
 1.25 acres.....\$6,900.

4760 Dora St 1.25 acres.....\$7,000.	4220 Edward St. 1.25 acres.....\$15,000.
4995 Palatka Blvd. 1.25 acres.....\$7,000.	9975 Amos Ave. 1.22 acres.....\$15,000.
10515 Amos Ave. 1.41 acres.....\$7,500.	4725 Melanie St. 1.23 acres.....\$15,000.
10160 Baylor Ave 1.25 acres.....\$7,500.	10355 Allison Ave. 1.25 acres.....\$17,900.
10055 Underwood Ave. 1.25 acres.....\$7,500.	10325 Nikolich Ave. 2.50 acres.....\$18,000.
4710 Wendy Ave. 1.25 acres.....\$7,500.	10275 Light Ave. 2.50 acres.....\$18,500.
4730 Wendy Ave. 1.25 acres.....\$7,500.	4760 Palatka Blvd. 1.25 acres.....\$19,900.
9720 Nikolich Ave. 1.25 acres.....\$8,400.	10430 Delgado Ave 2.50 acres.....\$20,000.
10230 Zigler Ave. 1.25 acres.....\$8,500.	10320 Turpin Ave. 1.25 acres.....\$22,600.
9650 Light Ave. 1.25 acres.....\$8,500.	10455 Yeager Ave. 2.50 acres.....\$25,000.
10140 Ebert Ave. 1.25 acres.....\$9,000.	
10340 Underwood Ave. 1.25 acres.....\$9,130.	

Published by
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**Vacant Land
on
Deep Creek**



10620 W. Deep Creek
1.63 acres.....\$16,500.
10675 E. Deep Creek
1.24 acres.....\$20,000.
10575 E. Deep Creek
1.91 acres.....\$20,000.
10550 W. Deep Creek
1.50 acres.....\$34,900.
10660 W. Deep Creek
1.07 acres.....\$34,900.

**Improved
Land
HASTINGS**



4060 Melanie St
Culvert, Well, Septic &
Power Pole in place
1.91 acres.....\$25,000.

ELKTON



Old SR 207
Ag. Grazing Class 3
IMPROVED
25.15 acres.....\$314,375.



7655 SR 207
Commercial Gen.
IMPROVED
.23 acres.....\$24,000.

POMONA PARK

178 & 184 Strawberry St.
6.00 acres.....\$40,000.
767 HWY 17
.46 acres.....\$16,000.
215 Mallard Rd.
.78 acres.....\$18,000.

PALATKA

1667 S. SR 19
.52 acres.....\$10,000.
122 Pinellas St.
1.12 acres.....\$5,000.

SATSUMA

Marina Rd.
.23 acres.....\$5,500.
403 Marina Rd.
.59 acres.....\$13,000.
113 Donald St.
.23 acres.....\$18,000.
105 Leeward Rd.
.46 acres.....\$14,000.



HASTINGS



4735 Judy Street
 Hastings - 1983 - 5Br/3Ba
 1,736SF on 1.25 acres
 Asking \$130,000.



Federal Point Rd.
 Hastings - IMPROVED
 2.13 acres..... \$50,000.
 2 Wells, Septic, paved road
 Credit for Impact fees



8100 SR 207
 Hastings -1986 4Br/2.5Ba
 1,876F on 50.50 acres
 Asking \$400,000.



4955 Chester Street
 Hastings - 2002 - 3Br/2Ba
 1,620SF on 1.25 acres
 Asking..... \$125,000.



COMMERCIAL



HASTINGS



415 N. Main Street
 Hastings-1925 Multi Units
 10,225SF on .22 acres
 Asking \$245,000.



312 E. St. Johns Avenue
 Hastings -1956
 1,344SF on 1.34 acres

ST AUGUSTINE



4556 Third Avenue
St Augustine
1985- 3Br/2Ba
924SF on .17 acres
Asking..... \$63,000.



**We take pride in
helping our Buyers
become more than
just Home Owners
but becoming
excellent Investors
as well.**

COMMERCIAL



8 Pellicier Lane
St Augustine
Building 1
1925- 2Br/2Ba -1,110 SF
Building 2
Studio -1Ba - 992 SF
.25 acres
Asking..... \$295,000.



460 SR 16
St Augustine - 1940
2,000 SF Units 2
on .18 acres
Asking \$399,000.



Florida law requires that any Mobile Home, owned by the same person as the land on which it sits, be assessed as real property. The property Owner must come to the Property Appraisers Office, or an annex location, to declare the Mobile Home as real property and a Real Property (RP) sticker must be purchased. The RP sticker is a one-time purchase, based on the width of the Mobile Home. Those Mobile Home Owners who do

not own the property on which their homes sit, are not required to declare their homes as real property, but are required to purchase a registration sticker each year. Both stickers can be purchased at the St. Johns County Tax Collectors Office.



What you must bring to the Property Appraiser's Office to declare your Mobile Home as real property:

1. A **Deed** or **Tax Bill** with the correct owner's name.
2. A copy of the **Mobile Home registration** or the **Title**.

If a Mobile Home is your primary residence, you

may qualify for homestead exemption.

Important Dates

January 1

* Status and condition of property determines the property's values for upcoming assessment year.

* Ownership and residence determines eligibility for homestead exemption applicants.

* Automatic exemption renewals and agricultural classification notices are mailed out.

January 1 - April 1

* Filing of Tangible Personal Property returns for all Florida Business.

March 1

* Filing deadline for homestead exemption and other personal exemptions.

* Filing deadline for classified use properties * Filing deadline for agricultural classification * Filing deadline for organizational exemptions.

April 1

* Deadline for filing tangible personal property return for all Florida businesses.

Mid August - early Sept.

* Truth in Milage Notices are mailed out including public hearing dates.

Notice of Proposed Taxes

* Property Owners that

wish to appeal, have a 25 day deadline to do so, date is on the notice.

Early November

* Tax bill is mailed out.

St. Johns County

Impact Fees

St. Johns County Residential impact fees are collected when they energize a house. It's at the very end, not the front. An impact fee is a one-time charge applied to new construction and requires to be paid all at once. The purpose of the fee is to fund capital projects such as roads, parks, schools, jails, fire stations and other infrastructure that are needed because of the new development.



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SINCE 1988

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S COUNTY

UNIT 4