

Alan Gray Realty News



www.AlanGrayRealty.com

YOUR FAVORATE NEWS PAPER

December 2018 issue



Information

Are you looking for

family...then Flagler

Estates just may be the

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

Flagler Estates CDD fees. Most tracts are System. Some properties heavily wooded, some had may have wetlands on it and

been cleared when

purchased. Bring your

some open land for your house plans and build your an Engineer. Properties close

dream home or place your to Deep Creek are more apt

Modular Home or Trailer to have wetlands on the

place you're looking for, on your property and

enjoy Country living. All

would require an environmental study done by

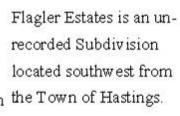
property. The best way to

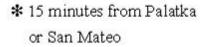
determine

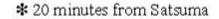
properties do require their if there are wetlands, how

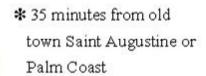
much and where they arecall Michael D Adams at 904-504-0779. Order vour Wetland Delineation visit www.AdamScience@Win the Town of Hastings. dStream com Animals of all kinds are welcome from Ferrets to

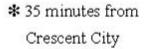
Horses











* 40 minutes from Saint Augustine Beach

4 60 minutes from



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Flagler Estates Un-improved Land



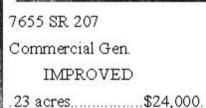
4760 Dora St	4220 Edward St.
1.25 acres\$7,000.	1.25 acres\$15,000.
4995 Palatka Blvd.	9975 Amos Ave.
1.25 acres\$7,000.	1.22 acres\$15,000.
10515 Amos Ave.	4725 Melanie St.
1.41 acres	1.23 acres
10160 Baylor Ave	10355 Allison Ave.
1.25 acres\$7,500.	1.25 acres\$17,900.
10055 Underwood Ave.	10325 Nikolich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

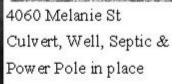


Vacant Land on Deep Creek

Improved Land HASTINGS







1.91 acres.....\$25,000.

ELKTON





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 <u></u> \$5,500.
403 Marina Rd.
.59acres\$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

8100 SR 207

Hastings -1986 4Br/2.5Ba

2.13 acres......\$50,000. 1,876F on 50.50 acres

2 Wells, Septic, paved road Asking\$400,000.

Credit for Impact fees





4955 Chester Street

Hastings - 2002 - 3Br/2Ba 1,620SF on 1.25 acres

Asking.....\$125,000.







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.





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 sticker each year. Both 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 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 exemption. not required to declare their homes as real property, but are required to purchase a registration January 1 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 and a Real Property (RP) 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

Important Dates

- * Status andd condition of property determines the property's values for upcomming 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 returnes 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.

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 pain 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

Notice of Proposed Taxes development.

*Property Owners that

