



## 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 are NO restrictions on the size of your Home either brick and mortar, trailer, modular or stick built. Also there are NO HOA or CDD fees. Most tracts are 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 own Well and Septic System.



Some properties may have wetlands on it and would require an environmental study done by an Engineer. Properties close to Deep Creek are more apt to have wetlands on the property. The best way to determine if there are wetlands, how much and where they are call Colleen Bierbach at

904-256-1643 with the Florida Department of Environmental Protection Agency and order your Wetland Delineation. The cost is \$100. for the first acre and \$50. for each additional acre, maximum is \$500. 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 Jacksonville



**Flagler Estates  
Un-improved  
Land**



10670 Flikkema St. 1.25 acres.....\$5,000.	4355 Benedict St. 1.25 acres.....\$7,500.	10355 Crotty Ave. 125 acres.....\$12,900.
4800 Randolph St. 1.25 acres.....\$5,500.	4839 Jonathan St. 1.25 acres.....\$7,500.	5205 Melanie St. 1.71 acres.....\$14,000.
10230 Flikkema Ave. 1.25 acres.....\$6,200.	4450 Nancy St. 1.25 acres.....\$7,500.	4760 Palatka Blvd. 125 acres.....\$14,900.
10540 Gregory Ave. 1.25 acres.....\$6,200.	4710 Wendy Ave. 1.25 acres.....\$7,500.	4220 Edward St. 1.25 acres.....\$15,000.
10020 Vaughan Ave.. 1.25 acres.....\$6,200.	4730 Wendy Ave. 1.25 acres.....\$7,500.	9975 Amos Ave. 1.22 acres.....\$15,000.
10165 Delgado Ave 1.25 acres.....\$6,500.	9835 Kirchherr Ave. 1.36 acres.....\$7,500.	4725 Melanie St. 1.23 acres.....\$15,000.
4805 Noel St. 1.25 acres.....\$6,500.	4550 Alvin Ave. 1.25 acres.....\$7,900.	
10340 Crotty Ave. 1.25 acres.....\$6,900.	4710 Naomi St. 1.25 acres.....\$7,900.	LOT IN UNIT 4 Recreational Use ONLY
4370 Helena St. 1.25 acres.....\$6,900.	9835 Light Avenue 1.25 acres.....\$8,000.	Not a buildable Lot
10355 Underwood Ave. 1.25 acres.....\$6,900.	10355 Allison Ave. 125 acres.....\$8,900.	
4995 Palatka Blvd. 1.25 acres.....\$7,000.	10340 Underwood Ave. 125 acres.....\$9,130.	LOT 402 1.25 acres.....\$1,900.
10515 Amos Ave. 1.41 acres.....\$7,500.	10630 Beckenger Ave. 125 acres.....\$10,000.	
10160 Baylor Ave 1.25 acres.....\$7,500.	10320 Turpin Ave. 1.25 acres.....\$12,800.	



Published by:  
**PATRICIA A.  
DOLAN**  
228 N Main Street  
Hastings, FL 32145  
**904-824-7797**



**Vacant Land  
on  
Deep Creek**



10675 E. Deep Creek  
1.24 acres.....\$20,000.  
10575 E. Deep Creek  
1.91 acres.....\$25,000.  
10550 W. Deep Creek  
1.78 acres.....\$29,900.  
10660 W. Deep Creek  
1.59 acres.....\$29,900.

**Improved  
Land**



Federal Point Rd.  
Hastings, Florida 32145  
2.13 acres.....\$50,000.  
Well, Septic System and  
**Impact Fees...PAID**  
Located on a paved road



10305 Ruth Street  
2.50 acres.....\$30,000.  
Culvert, Well, Septic  
and Power Pole. Credit  
for Impact fees...paid

**Vacant  
Land  
Local Area**



**HASTINGS**

209 W. Vivian Dr.  
1.56 acres.....\$49,000.

**ELKTON**

Old SR 207  
25.15 acres.....\$314,375.

**E. PALATKA**

SR 207  
.22 acres.....\$5,750.

**Commercial Frontage**

**PALATKA**

1667 S. SR 19  
.52 acres.....\$10,000.  
122 Pinellas St.  
1.12 acres.....\$5,000.  
1516 St. Johns Ave.  
.12 acres.....\$69,000.

**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.

**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.

**GEORGETOWN**

230 Rosewood  
.48 acres.....\$16,000.



**Call Today**



# HASTINGS



**220 W Ashland Avenue**  
 Hastings -1984 - 3Br/2Ba  
 910SF on .18 acres  
 Asking.....\$18,000.



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



**9606 Baylor Avenue**  
 Hastings - 1995 - 2Br/2Ba  
 1,056SF on 4.52 acres  
 Asking .....\$80,000.



**205 N Dancy Ave**  
 Hastings-Multi Buildings  
 on 5.03 acres  
 Asking .....\$155,000.



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



**10365 Amos Avenue**  
 Hastings -2007 - 6Br/3Ba  
 2,354SF on 2.46 acres  
 Asking.....\$199,000.



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



**312 E. St. Johns Avenue**  
 Hastings -1956  
 1,344SF on 1.34 acres  
 Asking .....\$75,000.

# ST AUGUSTINE



**237 North Blvd**  
St Augustine - 1977  
3Br/2Ba - 1,152SF  
on .39 acres  
Asking .....\$86,000.



**4629 5th Avenue**  
St Augustine - 1986  
3Br/2Ba - 1,248SF  
on .39 acres  
Asking .....\$139,000.



**1782 Carter Road**  
St. Augustine -2007  
3Br/2Ba - 1,672SF  
on 8.01 acres  
Asking .....\$630,000.



**8 Pellicier Lane**  
St Augustine  
Building 1  
1925 2Br/2Ba -1,110 SF  
Building 2  
Studio Apartment/1Ba  
992 SF - on .25 acres  
Asking .....\$185,000.



St Augustine - 1940  
2,000 SF Units 3  
on .18 acres  
Asking .....\$210,000.

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



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 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 a **title**.



If the mobile home is your primary residence, you may also qualify for

the 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

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. Houses under 1,800 square feet is \$9,142. and \$13,054 for larger houses. 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 development.



**ALAN GRAY** Realty  
SINCE 1988

PATRICIA A DOLAN  
Real Estate  
Sales Associate  
904-824-7797

[www.AlanGrayRealty.com](http://www.AlanGrayRealty.com)



**BUZZ MART**  
Gas  
Convenient Store  
**DOLLAR STORE**



**32145**