

Alan Gray Realty News



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YOUR FAVORATE NEWS PAPER

February 2019 issue



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.

Flagler Estates Also there are NO HOA or

Information

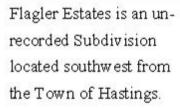
been cleared when purchased. Bring your Are you looking for some open land for yourhouse plans and build your study done by an Engineer. family...then Flagler Modular Home or Trailer Estates just may be the place you're looking for on your property and Typically most of the enjoy Country living. All properties do require their tracts in Flagler



CDD fees. Most tracts are own Well and Septic System. Horses. heavily wooded, some had Some properties may have wetlands on it and would require an environmental dream home or place your 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 arecall Michael D Adams at 904-504-0779. Order vour Wetland Delineation visit www.AdamScience@Win dStream com

Animals of all kinds are welcome from Ferrets to



- * 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

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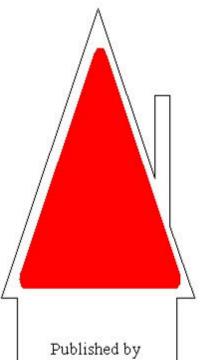


Flagler Estates Un-improved Land

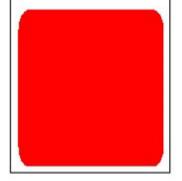


4760 Dora St

A	4995 Palatka Blvd.	10275 Light Ave.	
	1.25 acres	2.50 acres\$16,900.	
Flagler Estates	10515 Amos Ave.	4220 Edward St.	
Un-improved	1.41 acres\$7,500.	1.25 acres\$15,000.	
Land	10160 Baylor Ave	9975 Amos Ave.	
	1.25 acres	1.22 acres	
	10340 Crotty Ave.	4725 Melanie St.	
The AVIII	1.25 acres\$7,500.	1.23 acres	
	9650 Light Ave.	10355 Allison Ave.	
EHOS A PAN	1.25 acres\$7,500.	1.25 acres	
	10055 Underwood Ave.	10325 Nikolich Ave.	
	1.25 acres	2.50 acres	
	4710 Wendy Ave.	4760 Palatka Blvd.	
	1.25 acres\$7,500.	1.25 acres	
	4730 Wendy Ave.	10430 Delgado Ave	
	1.25 acres	2.50 acres\$20,000.	
经国际 经	9720 Nikolich Ave.	10320 Turpin Ave.	
	1.25 acres\$8,400.	1.25 acres	
	10230 Zigler Ave.	10465 Weatherby Ave.	
《大学》,这种是是一个种的人的	1.25 acres\$8,500	3.75 acres	
	1.25 acres	3.75 acres	
	10340 Underwood Ave.		
4760 Dora St	10340 Underwood Ave. 1.25 acres\$9,130. 10355 Underwood Ave.	10455 Yeager Ave. 2.50 acres\$25,000. 10350 Turpin Ave.	
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PATRICIA A. DOLAN 228 N Main Street Hastings, FL 32145 904-824-7797



Vacant Land on Deep Creek

Improved Land HASTINGS



PALM COAST

PALATKA

ELKTON

l Wildwood Dr.	1667 S. SR 19	
28 acres\$66,000.	.52 acres	\$10,000
	122 Pinellas St.	





4060 Melanie St Culvert, Well, Septic & Power Pole in place



Commercial Gen. IMPROVED 1.91 acres.....\$25,000...23 acres.....\$24,000.

POMONA PARK

178 & 184 Strawberry St.

215 Mallard Rd.

SATSUMA

1.12 acres......\$5,000.

6.00 acres......\$40,000. Marina R.d. 767 HWY 17 .23 acres.....\$5,500.

.46 acres......\$16,000. 403 Marina Rd.

.78 acres......\$18,000. 113 Donald St.

.23 acres......\$18,000.

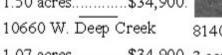
.59acres......\$13,000.

105 Leeward Rd.

.46 acres......\$14,000.

Land in HASTINGS







8140 SR 207 1.07 acres......\$34,900. 3 acres.....\$70,000.



WELAKA

201 Oak Ridge Dr .31 acres.....\$5,000.

FLAGLER ESTATES

HASTINGS

ELKTON



4735 Judy Street

1983 DW Trailer -

1,736SF, 5Br/3Ba

1.25 acres

Asking\$130,000.



St Ambrose Church Rd.

1933 Frame/Stucco,

1,652SF, 2 Br/1.5 Ba,

3.3 acres

Asking.....\$220,000.



HASTINGS



415 N. Main Street

Hastings-1925 Multi Units 10,225SF on .22 acres

Asking \$245,000.





312 E. St. Johns Avenue

1,344SF on 1.34 acres

Hastings -1956

HASTINGS



Federal Point Rd.

2 Wells, Septic, paved road Credit for Impact fees

2.13 acres

A sking...............\$50,000. Distributed By Alan Gray Realty 2019





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

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