



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 may have wetlands on it and been cleared when would require an purchased. Bring your 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 Michael D Adams at 904-504-0779. Order your Wetland Delineation...visit www.AdamScience@WinStream.com

Animals of all kinds are welcome from Ferrets to Horses.

Flagler Estates is an un-recorded Subdivision located southwest 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



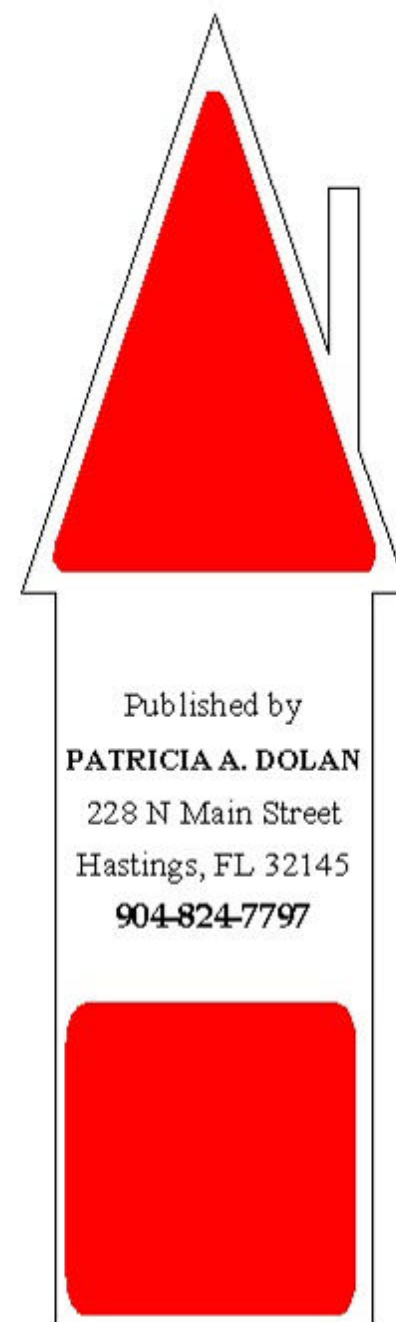


Flagler Estates
Un-improved
Land



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

4760 Dora St	10275 Light Ave.
1.25 acres.....\$7,000.	2.50 acres.....\$1,900.
4995 Palatka Blvd.	4220 Edward St.
1.25 acres.....\$7,000.	1.25 acres.....\$15,000.
10515 Amos Ave.	9975 Amos Ave.
1.41 acres.....\$7,500.	1.22 acres.....\$15,000.
10160 Baylor Ave	4725 Melanie St.
1.25 acres.....\$7,500.	1.23 acres.....\$15,000.
9650 Light Ave.	10355 Allison Ave.
1.25 acres.....\$8,500.	1.25 acres.....\$17,900.
10055 Underwood Ave.	10325 Nikolich Ave.
1.25 acres.....\$7,500.	2.50 acres.....\$18,000.
4710 Wendy Ave.	4760 Palatka Blvd.
1.25 acres.....\$7,500.	1.25 acres.....\$19,900.
4730 Wendy Ave.	10430 Delgado Ave
1.25 acres.....\$7,500.	2.50 acres.....\$20,000.
9720 Nikolich Ave.	10320 Turpin Ave.
1.25 acres.....\$8,400.	1.25 acres.....\$22,600.
10230 Zigler Ave.	10455 Yeager Ave.
1.25 acres.....\$8,500.	2.50 acres.....\$25,000.
10140 Ebert Ave.	10350 Turpin Ave.
1.25 acres.....\$9,000.	3.75 acres.....\$37,000.
10340 Underwood Ave.	
1.25 acres.....\$9,130.	



Vacant Land on Deep Creek



10620 W. Deep Creek
1.63 acres.....\$16,500.
10675 E. Deep Creek
1.24 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.



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



Call Today

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



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



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.



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

www.AlanGrayRealty.com

