



Alan Gray Realty News



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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.	9975 Kirchherr Ave. 5.39 acres.....\$49,500.
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.	LOT 402 1.25 acres.....\$1,900.
4995 Palatka Blvd. 1.25 acres.....\$7,000.	10340 Underwood Ave. 125 acres.....\$9,130.	
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
Local Area**



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

**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.



9605 Baylor Avenue
 Hastings-- 2Br/2Ba
 1,056SF on 2.60 acres
 Asking\$80,000.



205 N Dancy Ave
 Hastings-Multi Buildings
 on 5.03 acres
 Asking\$185,000.



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.....\$185,000.



402 E Cochran Avenue
 Hastings-2007- 3Br/2.5Ba
 1,300SF on .18 acres
 Asking\$167,000.



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.

282 Parkwood Circle

St Augustine - 2014
 4Br/2Ba - 1,866SF
 on .31 acres
 Asking.....\$265,000.



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

Building 1
 St Augustine -1925
 3Br/3Ba -1,110 SF
 Building 2
 St Augustine - 2Br/1Ba
 992 SF - on .25 acres
 Asking\$180,000.



460 SR 16

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 1968

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

www.AlanGrayRealty.com



BUZZ MART
 Gas
 Convient Store

DOLLAR STORE



32145

8 COUNTY

UNIT 4