

Alan Gray Realty News



www.AlanGrayRealty.com

YOUR FAVORATE NEWS PAPER

July 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.

at 904-504-0779, Order your Wetland Delineation visit www.AdamScience@Win dStream.com Animals of all kinds are welcome from Ferrets to

are. Call Michael D Adams Flagler Estates is an unrecorded 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 Jacksonville

Flagler Estates Also there are NO HOA or own Well and Septic System. Horses.

Are you looking for some open land for yourhouse plans and build your Properties close to Deep family...then Flagler Estates just may be the Modular Home or Trailer place you're looking for on your property and Typically most of the tracts in Flagler

Information heavily wooded, some had wetlands on it and would been cleared when purchased. Bring your enjoy Country living. All

CDD fees. Most tracts are Some properties may have require an environmental study done by an Engineer. dream home or place your Creek are more apt to have wetlands on the property. The best way to determine if there are wetlands, how properties do require their much and where they





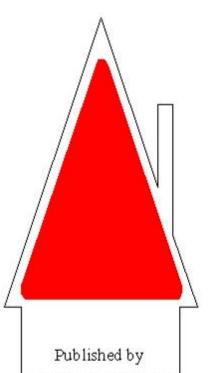
Flagler Estates Un-improved Land



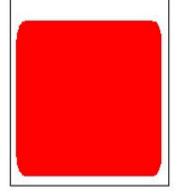
1.25 acres\$6,900.	1.25 acres\$9,500.	3.75 acres
4760 Dora St	5070 Donald St	10455 Yeager Ave.
1.25 acres\$7,000.	1.25 acres\$9,500.	2.50 acres
4995 Palatka Blvd.	10355 Underwood Ave.	10350 Turpin Ave.
1.25 acres\$7,000.	1.25 acres\$13,500.	3.75 acres\$37,000.

4220 Edward St

10515 Amos Ave.	4220 Edward St.
1.41 acres	1.25 acres
10160 Baylor Ave	9975 Amos Ave.
1.25 acres	1.22 acres\$15,000.
10340 Crotty Ave.	4725 Melanie St
1.25 acres <u></u> \$7,500.	1.23 acres
10055 Underwood Ave.	10325 Nikolich Ave.
1.25 acres\$7,500.	2.50 acres
4710 Wendy Ave.	10100 Yeager Ave.
1.25 acres\$7,500.	1.25 acres
4730 Wendy Ave.	10355 Allison Ave.
1.25 acres	1.25 acres
9720 Nikolich Ave.	4760 Palatka Blvd.
1.25 acres\$8,400.	1.25 acres <u></u> \$19,900.
10230 Zigler Ave.	10430 Delgado Ave
1.25 acres	2.50 acres\$20,000.
10340 Underwood Ave.	10320 Turpin Ave.
1.25 acres	1.25 acres <u></u> \$22,600.
10445 Amos Ave.	10465 Weatherby Ave.
1.25 acres	3.75 acres
5070 Donald St	10455 Yeager Ave.
1.25 acres	2.50 acres
10355 Underwood Ave.	10350 Turpin Ave.
	1.41 acres



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



Vacant Land on Deep Creek

Improved Land HASTINGS

Improved POMONA PARK Land

SATSUMA





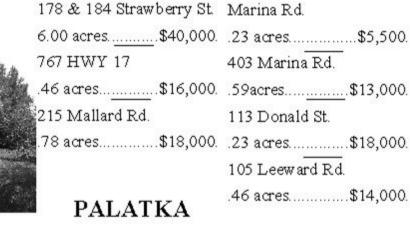


Culvert, Well, Septic & Power Pole in place 1.91 acres.....\$25,000.



7655 SR 207 Commercial Gen IMPROVED

1667 S. SR 19 .52 acres......\$10,000. 122 Pinellas St.







FLAGLER ESTATES



HASTINGS



4735 Judy Street

1983, DW Trailer 1,736SF, 5Br/3Ba

1.25 acres



9640 Huskens Ave

1997, DW Trailer 1,368 SF 3Br/2Ba

1.25 acres





Federal Point Road

2 Wells, Septic, on a paved road, Credit for impact fee

2.13 acres

Asking\$130,000. Asking\$139,900. Asking\$65,000.



415 N. Main Street

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

Asking.....\$245,000.



9805 Baylor Ave

1999, DW Trailer 1,994 SF 4Br/2.5Ba

1.25 acres



4410 Flagler Estates Blvd

1980, Conrete Block Home

1,232 SF 2Br/2Ba

1.25 acres







312 E. St. Johns Avenue

Hastings -1956

1,344SF on 1.34 acres

Asking\$75,000.



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

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