

During the Downtown Redevelopment Trust Board Meeting on August 5, 2015, Mayor Gib Coerper asked the Board to consider looking into purchasing two properties that the City could potentially use as public parking lots. One property is located behind Bubba Que's; north of NW 148<sup>th</sup> place between Main Street and SR 235/241, and the other behind the Quilt Shop, located at 14911 Main Street. Vice Chair Bryan Boukari motioned to have staff investigate available lots that may be used for parking in the downtown area, specifically those described by Mayor Gib Coerper, and bring the information back to the Board.

One of the properties that the Board requested staff to investigate was included in the 2009 Parking Study as a potential parking area. The property owner Sand P. Properties, LLC., whose managing member is Bill Stuart. Mr. Stuart owns and operates the Book Keeping & Tax Center, Inc. The location of the property is 14818 NW 140<sup>th</sup> Street, Alachua, FL 32615, Tax parcel 03615-000-000. The lot size is 105' X 188', which is a vacant portion of the above mentioned parcel according to the Alachua County Property Appraiser's website; the 2015 assessed value of the entire parcel (including the existing building) is \$145,700.00 the property is zoned CBD (Central Business District). The asking price is \$125,000.00 for this portion of the property; however the owner indicates that it is negotiable.

The property that the Board also requested that staff investigate, behind the Quilt Shop, is currently not listed for sale.

Parcel: 03615-000-000

Search Date: 11/4/2015 at 11:05:41 AM - Data updated: 11/04/15

<b>Taxpayer:</b>	S & P PROPERTIES LLC	<b>Legal:</b>	OLMSTEAD SURVEY PB C-79B S 100 FT OF E 113 FT OF LOT 4 BK 1 & W 105 FT OF E 218 FT OF S 188 FT OF BK 1 OR 2612/1208
<b>Mailing:</b>	PO BOX 2410 ALACHUA, FL 32616		
<b>Location:</b>	14818 NW 140TH ST ALACHUA 14020 NW 148TH PL ALACHUA		
<b>Sec-Twn-Rng:</b>	15-8-18		
<b>Use:</b>	Store/Off/Res		
<b>Tax Jurisdiction:</b>	Alachua		
<b>Area:</b>	Alachua Commercial		
<b>Subdivision:</b>	Olmsteads Survey of Alachua & C-79B		

## Assessment History

\*\* Exempt Amount and Taxable Value History reflect County Amounts School Board and City Amounts may differ. \*\*

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2015	Store/Off/Res	62100	62100	80500	3100	145700	0	145700	0	145700	3677.45
2014	Store/Off/Res	62100	62100	82000	3100	147200	0	147200	0	147200	3668.25
2013	Store/Off/Res	62100	62100	83700	3100	148900	0	148900	0	148900	3709.37
2012	Store/Off/Res	62100	62100	85300	3300	150700	0	150700	0	150700	3744.91
2011	Store/Off/Res	62100	62100	88400	3300	153800	0	153800	0	153800	3910.05
2010	Store/Off/Res	62100	62100	91300	3400	156800	0	156800	0	156800	3955
2009	Store/Off/Res	62100	62100	100200	3600	165900	0	165900	0	165900	4164.87
2008	Store/Off/Res	62100	62100	107500	3600	173200	0	173200	0	173200	3936.19
2007	Single Family	62100	62100	88200	1700	152000	0	152000	0	152000	3478.28
2006	Single Family	62100	62100	83000	1700	146800	0	146800	0	146800	3727.83
2005	Single Family	34900	34900	77500	1700	114100	0	114100	0	114100	2989.67
2004	Single Family	34900	34900	71500	1300	107700	0	107700	0	107700	2849.11
2003	Single Family	31000	31000	68400	1300	100700	0	100700	0	100700	2726.85
2002	Single Family	31000	31000	62700	1300	95000	35220	59780	25000	34780	961.51
2001	Single Family	31000	31000	61500	1300	93800	34970	58830	25000	33830	934.16
2000	Single Family	10900	10900	59500	1300	71700	14570	57130	25000	32130	905.88
1999	Single Family	10900	10900	58300	1300	70500	14640	55860	25000	30860	864.1
1998	Single Family	10900	10900	54500	1300	66700	12750	53950	25000	28950	835.65
1997	Single Family	21700	21700	53000	1300	76000	1380	74620	25000	49620	1451.22
1996	Single Family	21700	21700	49200	1300	72200	0	72200	25000	47200	1382.5
1995	Single Family	21700	21700	49500	1300	72500	0	72500	25000	47500	1391.3

## Land

Use	Zoning	Acres
Store/Off/Res	CBD	0.71
2015 Certified Land Value: 62100		

## Building

<b>Actual Year Built</b>	1941	<b>Area Type</b>	<b>Square Footage</b>
<b>Effective Year Built</b>	1976	Base Area (BAS)	1384
<b>Use:</b>	Office Low Rise	Unfin Open Porch (UOP)	18
<b>Bedrooms:</b>	3	Finished Open Porch (FOP)	30
<b>Baths:</b>	2	<b>Heated Area: 1384 Total Area: 1432</b>	
<b>Stories:</b>	1		
<b>Exterior Wall:</b>	Aluminum Siding		

AC:	Central Air	
Heating:	Forced Air Duct	
Actual Year Built	1941	Area Type
Effective Year Built	1976	Base Area (BAS)
Use:	Duplex	Finished Upper Story (FUS)
Bedrooms:	2	Heated Area: 1232 Total Area: 1232
Baths:	2	
Stories:	3	
Exterior Wall:	Average	
AC:	None	
Heating:	None	
2015 Certified Building Value: 80500		

## Miscellaneous

Description	Units
Drive/Walk	100
FP 2	1
Drive/Walk	405
A/C 1	2
Stg 1	40
Spr System	1
2015 Certified Miscellaneous Value: 3100	

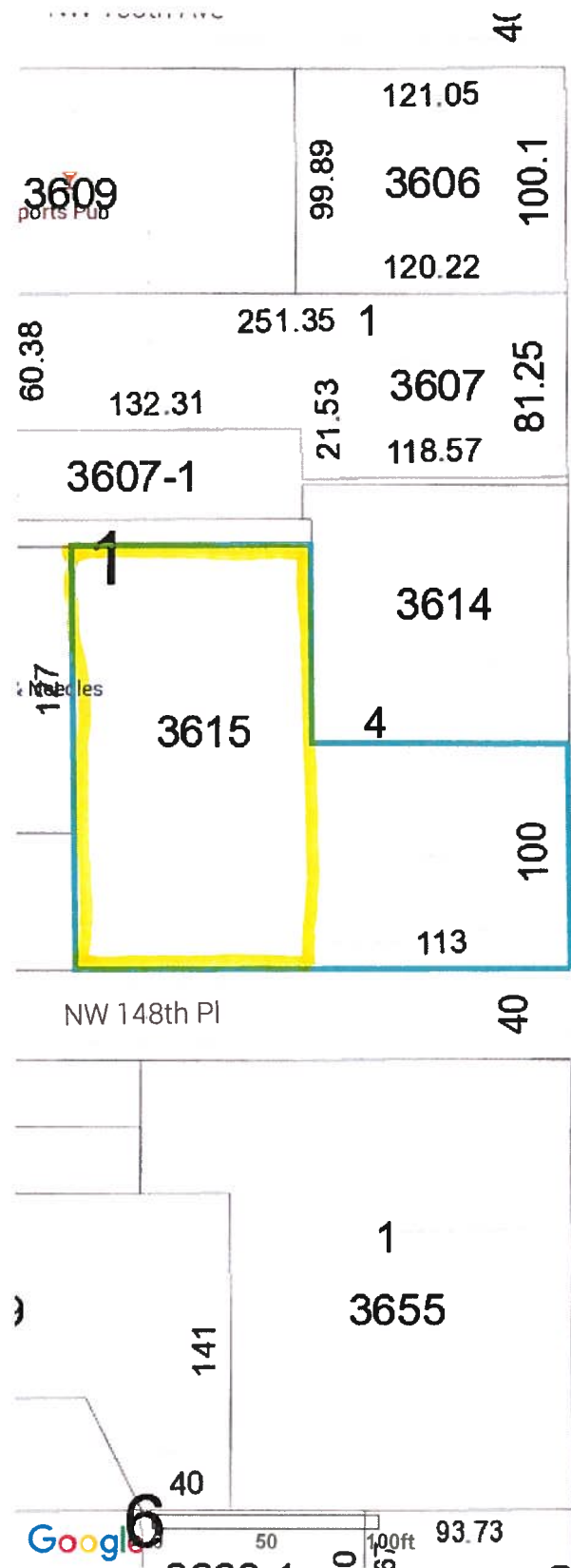
## Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
02/25/2003	155000	No	Yes	2612	1208	Warranty Deed
03/16/1989	100	No	No	1731	2612	Quitclaim Deed

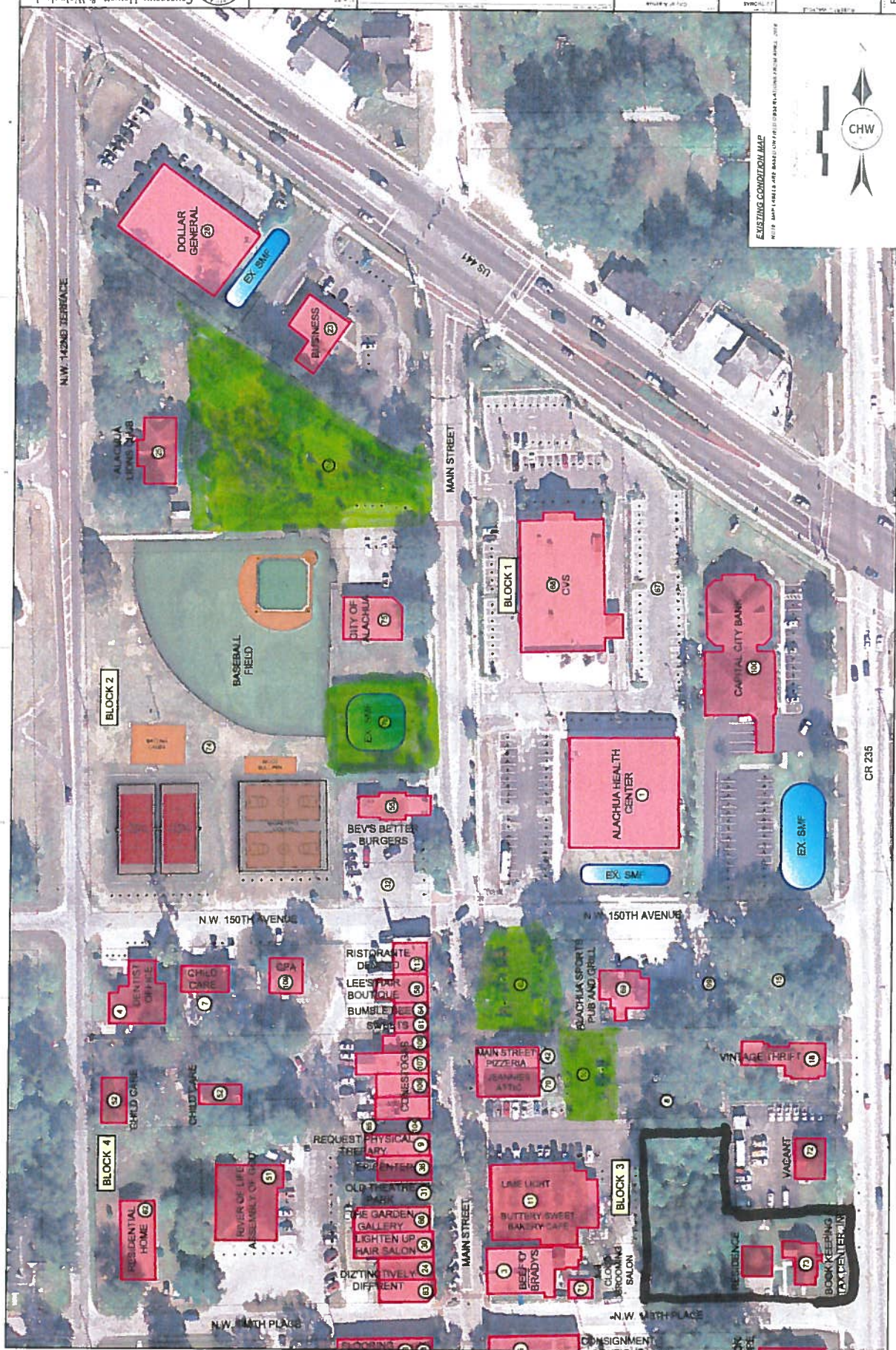
## Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
A6-10-1786	Sign Permit	06/23/2010	00/00/0000	12/25/2010	INSTALL POLE SIGN











# Market Study