

Michael Wright, General Manager
Greg Griffin, Public Works Director
Tanya Cannady, CPA, Finance Director
Tenille Smith, Community Services Director



Board of Supervisors:
Curtis McCullough, President
Richard Miller, Vice President
David Halbig, Supervisor
Richard Hulbert, Supervisor
Larry White, Supervisor

INVITATION TO BID

Sun 'n Lake of Sebring Improvement District will receive sealed bids for:

SALE OF SURPLUS PROPERTY

**4327 Capri Street
Sebring, FL 33872**

INSTRUCTIONS, TERMS AND CONDITIONS

Sun 'n Lake of Sebring Improvement District (DISTRICT) has determined the identified parcel(s) is in excess to their needs and will consider offers from potential buyers for the sale of indicated property.

- a. DISTRICT reserves their right to reject any or all offers to buy the properties and to provide preference to a governmental agency or a not-for-profit that is supporting the needs of the DISTRICT. The DISTRICT further reserves their rights, that if the land is not sold, to dispose of the property as they see fit. The right is reserved to reject any and all bids, if at the discretion of the DISTRICT, they are found not to be in the best interest of the DISTRICT.
- b. All questions regarding this bid and the property involved shall be directed to:

Mr. Michael Wright, District Manager
Sun 'n Lake of Sebring Improvement District
5306 Sun 'n Lake Blvd
Sebring, FL 33875-5803
P: 863.382.2196 E-mail: mwright@snldistrict.org
- c. The District shall have no liability to any BIDDER for any costs or expenses incurred in connection with the preparation and submittal of a response to this solicitation.
- d. BIDDERS shall refrain from contacting or soliciting any District Official and that contact may be made ONLY with the individual(s) listed in this document for additional information and clarification.

Michael Wright, General Manager
Greg Griffin, Public Works Director
Tanya Cannady, CPA, Finance Director
Tenille Smith, Community Services Director



Board of Supervisors:
Curtis McCullough, President
Richard Miller, Vice President
David Halbig, Supervisor
Richard Hulbert, Supervisor
Larry White, Supervisor

- e. Addendums: In this ITB the DISTRICT has attempted to address most situations that may occur. However, should situations arise that are not addressed, they will be dealt with on a case by case basis, at the discretion of the DISTRICT. If deemed necessary, the DISTRICT will supplement this ITB document with Addendums. These Addendums will be posted on the District's website, www.snldistrict.org. It is the sole responsibility of the BIDDER to check the website for Addendums.
- f. Responses must be signed by an individual who is legally authorized to commit the land purchase contemplated by this document.
- g. Public Records: Any material submitted in response to this solicitation will become Public Record pursuant to Section 119, Florida Statutes. Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier. Florida Statute 119.071 (1)b.2. Any financial statement that an agency requires a prospective BIDDER to submit in order to prequalify for bidding or for responding to a proposal for a road or any other public works project is exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. These documents must clearly marked "Confidential"
- h. In the event of legal proceedings to enforce the terms of this agreement the prevailing party will be entitled to legal fees. Venue is in Highlands County, Florida.
- i. Please note that this ITB is **NOT** seeking an agent to represent the DISTRICT in the offering for sale of this property and no agent shall receive payment, fees, etc., from the accepted price to be paid for the properties.
- j. The properties, which are described on the official bid form is being sold "As Is - Where Is" condition without any representation or warranty whatsoever by the DISTRICT, express or implied, including but not limited to any warranty as to fitness for a particular purpose or merchantability. The sale of these Properties by the DISTRICT will not serve to imply or warrant the approval of any zoning, land use, environmental or other regulatory approval which may be required to develop the Property or any adjacent lands owned or controlled by BIDDER. The DISTRICT will convey its interest, if any, in property by Deed pursuant to Section 125.11, Florida Statutes.

Michael Wright, General Manager
Greg Griffin, Public Works Director
Tanya Cannady, CPA, Finance Director
Tenille Smith, Community Services Director



Board of Supervisors:
Curtis McCullough, President
Richard Miller, Vice President
David Halbig, Supervisor
Richard Hulbert, Supervisor
Larry White, Supervisor

- k. All information relating to the property is provided to the best knowledge and belief of the DISTRICT, however, it is the responsibility of the buyer to verify all information provided.
- l. In the event the DISTRICT receives two (2) or more high bids which offer an identical purchase price and which are conforming and acceptable in every other respect, the DISTRICT will request a second bid proposal on the Property from said highest BIDDERS for purposes of breaking the tie. No other bids will be accepted at that time.
- m. In the event the DISTRICT accepts the bid price submitted and the BIDDER fails to close the sale for any reason, the deposit paid herewith shall be retained by the DISTRICT as consideration for its acceptance of the bid. In the event the DISTRICT rejects the bid, the deposit paid herewith shall be returned to BIDDER.
- n. In the event that an Awarded BIDDER fails to pay the 10% earnest money within the ten (10) day deadline, or 100% at the ninety (90) day deadline, then that property will be offered to the next highest bidder.
- o. BIDDER should not rely on the seller's current property taxes as the amount of property improvements triggers reassessment of the property could result in higher property taxes. If you have any questions concerning valuation, contact the County Property Appraiser's office for information.
- p. Deed will be completed with the name exactly the way in which the Official Bid Form is submitted by the Awarded Bidder, there shall be no variances.

BIDDER REQUIREMENTS

- a. All offers must be submitted on the "OFFICIAL BID FORMS" included as part of this ITB.
- b. The winning BIDDER(s) will be required to provide a non-refundable, "earnest money," deposit equal to at least ten percent (10%) of their offering price with the DISTRICT within ten (10) work days of notification of being awarded the right to buy the property. All money must be paid in full within ninety (90) days of Notification of Award.

Michael Wright, General Manager
Greg Griffin, Public Works Director
Tanya Cannady, CPA, Finance Director
Tenille Smith, Community Services Director



Board of Supervisors:
Curtis McCullough, President
Richard Miller, Vice President
David Halbig, Supervisor
Richard Hulbert, Supervisor
Larry White, Supervisor

- c. Payments must be made at the District Office at 5306 Sun 'n Lake Blvd, Sebring, FL 33872 in the form of cash, cashier's check, money order or electronic transfer, in the name of "Sun 'n Lake of Sebring Improvement District". Electronic transfer information will be made available to the winning bidders.
- d. It shall be the responsibility of the Buyer to pay all closing costs, including recordation fees and taxes normally paid by a purchaser. Recording of Deeds must be completed before Deed is given to the Awarded Bidder.
- e. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to BIDDER shall be construed to be the contract of sale with the successful Buyers. Failure to submit a bid on the attached form: the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bid. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.
- f. It is the BIDDER's responsibility to make any necessary repairs or improvements to buildings, land or roads, in addition to those improvements that may be required by any federal, state and local laws and or regulations. The DSITRICT will not be financially responsible for any repairs, renovations, licenses, or any types of improvements.
- g. All zoning of the properties can be found on the Property Appraiser's web site: <http://www.appraiser.co.highlands.fl.us/index.shtml>. If a BIDDER would like to change the zoning, any proposed use that is not listed as a Permitted principal use and structure in this zoning district will require approval of a Special exception if the proposed use is permissible in the zoning district. A Special exception may be requested, but not guaranteed to be approved.
- h. BIDDER is responsible for payment of all Awarded properties. Awarded BIDDER shall not choose specific awarded properties they wish to pay for. If BIDDER backs out of one property, then all properties that are awarded to BIDDER will be forfeited and offered to the next highest bidder of each property.

Michael Wright, General Manager
Greg Griffin, Public Works Director
Tanya Cannady, CPA, Finance Director
Tenille Smith, Community Services Director



Board of Supervisors:
Curtis McCullough, President
Richard Miller, Vice President
David Halbig, Supervisor
Richard Hulbert, Supervisor
Larry White, Supervisor

OFFICIAL BID FORM

SALE OF SURPLUS DISTRICT PROPERTY

COMPLETE THE FOLLOWING

BID SUBMITTED BY:

BIDDERS NAME (information provided here will be exactly as it will appear on the Deed)

SIGNATURE

ADDRESS CITY STATE ZIP CODE

TELEPHONE # E-MAIL ADDRESS

DATE BID SUBMITTED

PARCEL ID	SITE ADDRESS	BID AMOUNT (NET TO DISTRICT)
C-04-34-28-020-0280-0040	4327 Capri Street, Sebring, FL 33872	\$

THIS "OFFICIAL BID FORM" MUST BE USED TO SUBMIT A BID.

HIGHLANDS COUNTY PROPERTY APPRAISER

C-04-34-28-020-0280-0040 40 County Southwest Water

Owners

Name 1 :SUN N LAKE OF SEBRING
Name 2 :IMPROVEMENT DISTRICT

DOR Code : 01 [CLICK FOR CODE DESCRIPTION](#)

Map Id : 25D

MAILING ADDRESS

Addr 1 : 5306 SUN N LAKE BLVD
Addr 2 :
City : SEBRING
State : FL
Country:
Zip : 33872

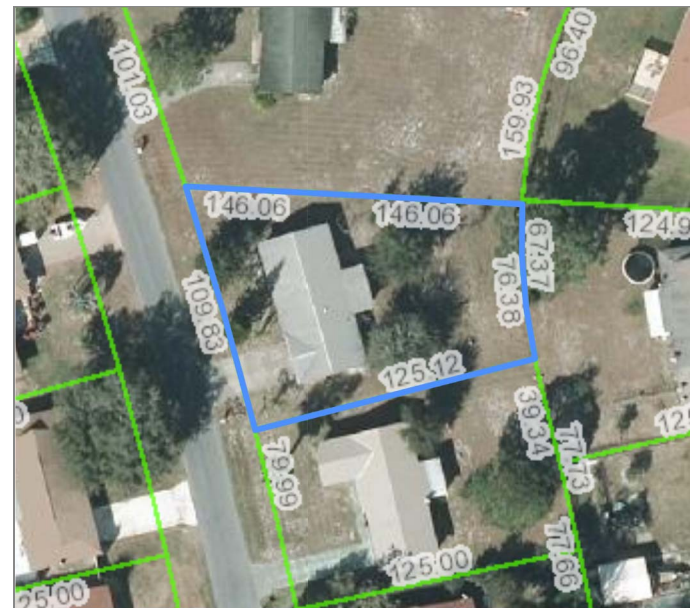
SITE ADDRESS

4327 CAPRI ST
SEBRING , FL 33872

Neighborhood Code: 1072.00
SUN N LAKES UNIT 2

Legal Description

SUN N LAKE OF SEB UNIT 2
LOT 4 BLK 28



[VIEW INTERACTIVE MAP](#)

 [TAX COLLECTOR WEB SITE FOR THIS PARCEL.](#)

VALUE SUMMARY

TAXABLE VALUE SUMMARY

Total Building Value

\$34,134 Total Assessed Value

\$39,783

Total OB/XF Value
Total Land Value
Total Land Value - Agri.
Income
Total Classified Use Value
Total Just Value

\$1,649
\$4,000
\$0
NA
\$0
\$39,783

Total Exemptions \$0
Total Taxable Value \$39,783

Please note that property values in this office are being updated throughout the year. The final values are certified in October.

SALES HISTORY

Off. Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sales Price
Book	Page	Month	Year					
1599	0877	04	2002	WD	Qualified	Improved	00	\$70,100
1365	1683	04	1997	WD	Qualified	Improved	00	\$46,000
0832	0099	03	1985		Qualified	Improved	00	\$50,000
2458	0533	12	2014	CT	Unqualified	Improved	11	\$100
1566	0541	09	2001	CT	Unqualified	Improved	01	\$1
0521	0174	04	1976		Unqualified	Improved	01	\$7,900

Click on individual Book/Page above for HC Clerk Records

BUILDING 1

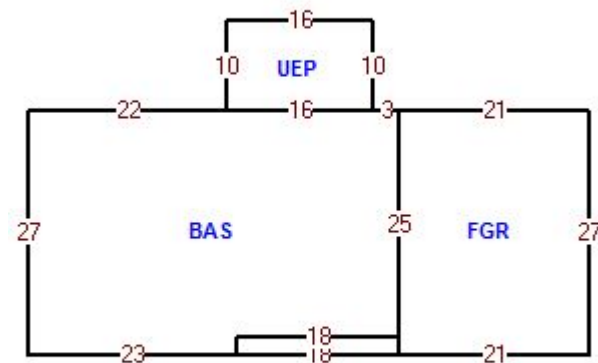
Type	Model	Eff. Area	Quality Index	Effective Base Rate	Repl. Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
01	01	1,514	109	\$32.44	\$49,114.16	1976	0	0	0.00%	30.50%	69.50%

BUILDING TYPE: SINGLE FAMILY RESIDENTIAL

BUILDING CHARACTERISTICS

Element	Code	Construction Detail
Exterior Wall 1	17	C.B. Stucco
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	3	Asphalt/Comp. Shingl
Interior Wall 1	5	Drywall
Interior Wall 2	0	None
Interior Flooring 1	14	Carpet
Interior Flooring 2	0	None
Heating Fuel	4	Electric
Heating Type	4	Force Air-Ducted
Air Cond. Type	3	Central
Bathrooms	2	6.0 Fixtures
Bedrooms	2.0	
CW Quality	0	None
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

4327 CAPRI ST



FGR=W21 BAS=W3 UEP=N10 W16 S10 E16\$ W16 W22 S27 E23 UOP=E18 N2
W18 S2\$ N2 E18 N25\$ S27 E21 N27\$.

BUILDING SUBAREAS

Area Type	Total Gross Area	Percent of Base	Total Adjusted Area	Subarea Market Value
BAS	1,071	100.00%	1,071	\$24,147
FGR	567	60.00%	340	\$7,666
UEP	160	60.00%	96	\$2,164
UOP	36	20.00%	7	\$158
Totals	1,834	NA	1,514	\$34,134

EXTRA FEATURES

L	OB/XF	Description	Bld	S	O	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	Ann Adj	% Cond	OB/XF Mkt Value	Notes
1	0020	C DRIVE	1	S		27	16	432.00	4.700	1.00	0	1976	1.00	.63	\$1,279	
2	0031	C WALK	1	S		20	2	40.00	4.450	1.00	0	1976	1.00	.63	\$112	
3	0151	WALL DB	1	S		30	3	90.00	8.650	1.00	0	1976	2.00	.26	\$202	
4	0031	C WALK	1	S		5	4	20.00	4.450	1.00	0	1976	1.00	.63	\$56	

LAND LINES

The zoning information contained in this record is **not guaranteed**.
For exact information please contact the Highlands County Zoning Department.

L	Use	Land Use	O	R	Loc	Front	Depth	Total Land Units	UT	D	Depth	Cond	Total	Land	Adjusted	Land	Other Adjust
N	Code	Description	H	D	Zone				TP	T	Fact	Fact	Adjust	Unit Price	Unit Price	Value	and Notes
1	0100	SFR	S	B	R1	.00	.00	1.0000	LT	0	1.0000	1.0000	1.0000	4000.00	4000.00	\$4,000	

DISCLAIMER:

Please note that property values on this site are continuously being updated and are a work in progress throughout the year. The final values are certified in October of each year.