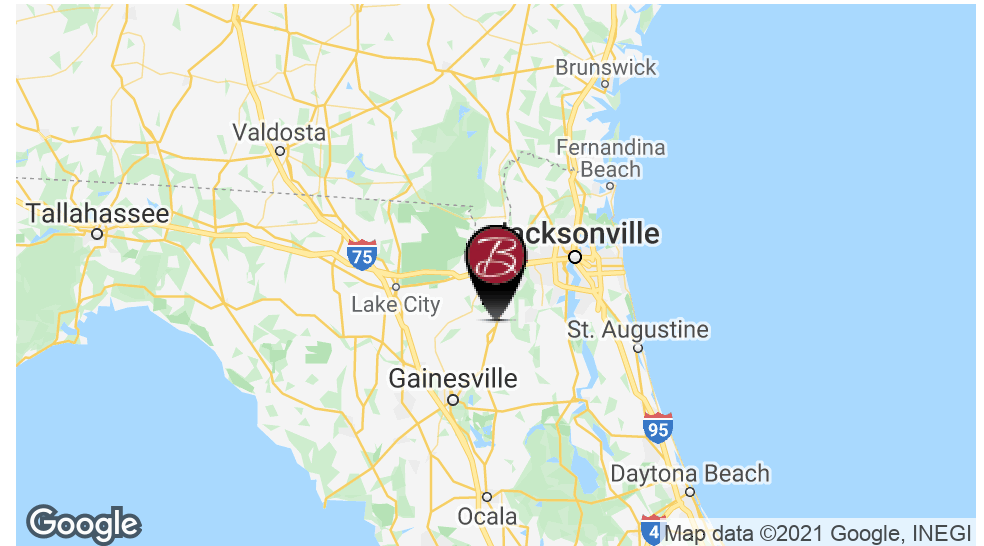


# HWY 301 DEVELOPMENT SITE

## EXECUTIVE SUMMARY

19978 US HWY 301 | Starke, FL 32091



### OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	7 Acres
Price / Acre:	\$110,714
Zoning:	Commercial Intensive
Market:	HWY 301
County:	Bradford

### PROPERTY OVERVIEW

7 acre development site available along highly traveled HWY 301, just north of the new bypass of Starke. Property offers great access, visibility and a level topography for future development

### PROPERTY HIGHLIGHTS

- Parcel 01947-0-00000
- Bradford County
- Ideal development site

### FOR MORE INFORMATION:



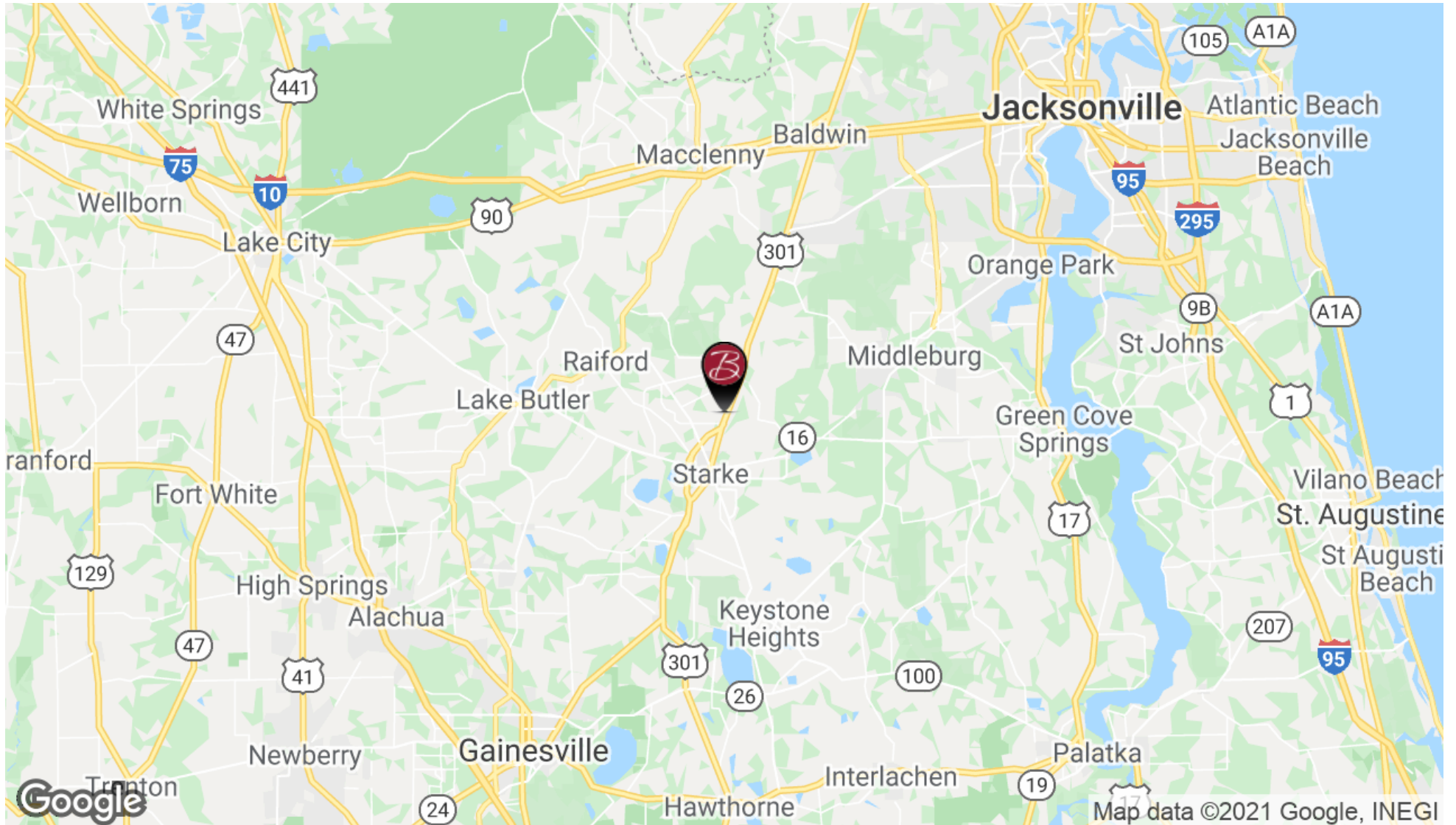
**Eric Ligman**  
Commercial Realtor®  
352.256.2112  
ericligman@bosshardtrealty.com



# HWY 301 DEVELOPMENT SITE

## LOCATION MAPS

19978 US HWY 301 | Starke, FL 32091



### FOR MORE INFORMATION:



**Eric Ligman**  
Commercial Realtor®  
352.256.2112  
ericligman@bosshardtrealty.com

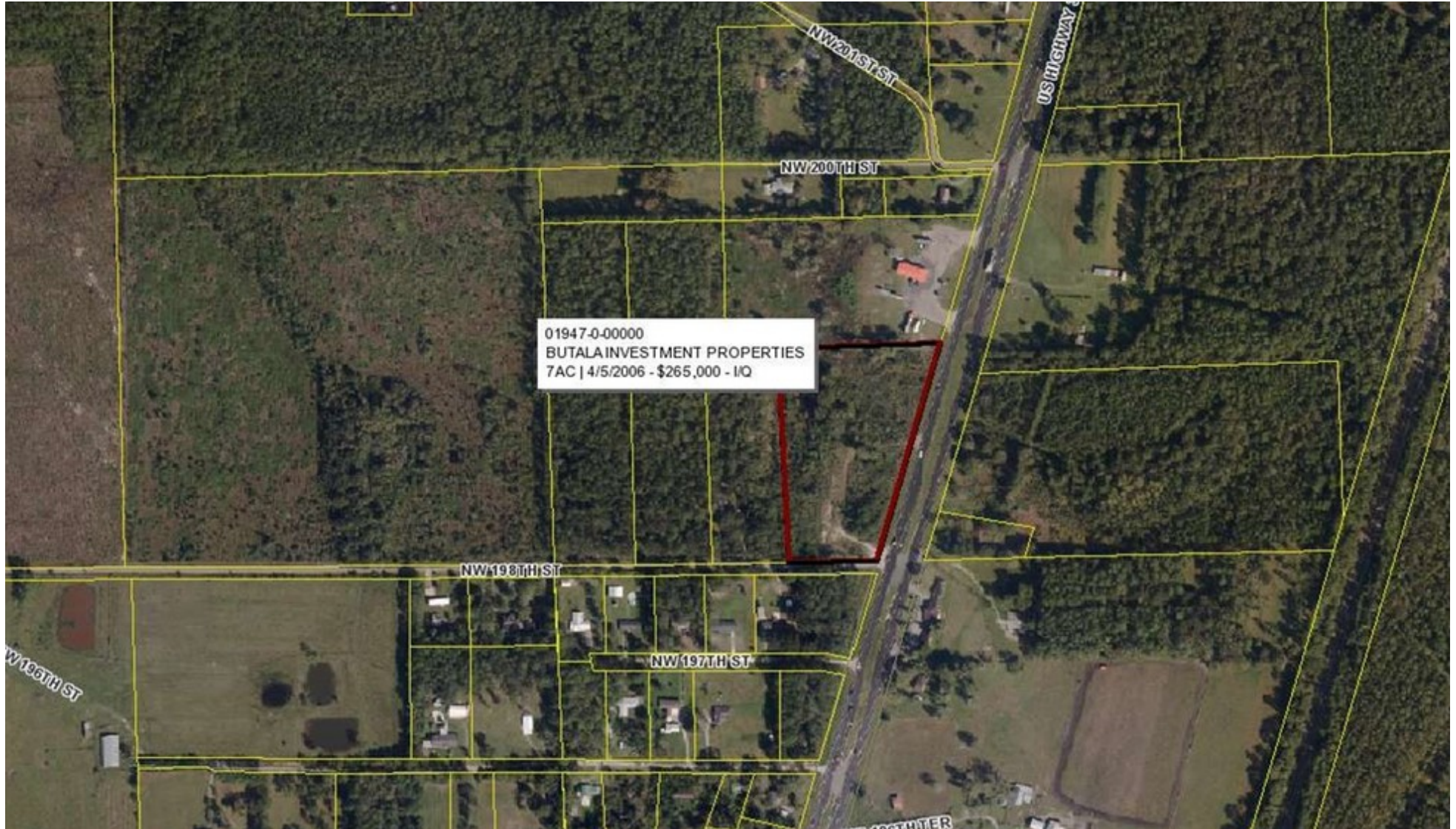


**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# HWY 301 DEVELOPMENT SITE

7 ACRES

19978 US HWY 301 | Starke, FL 32091



## FOR MORE INFORMATION:



**Eric Ligman**  
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352.256.2112  
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**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION



# HWY 301 DEVELOPMENT SITE

NORTH OF STARKE BYPASS

19978 US HWY 301 | Starke, FL 32091



## FOR MORE INFORMATION:



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**BOSSHARDT**  
— REALTY SERVICES —  
COMMERCIAL & LAND DIVISION

# HWY 301 DEVELOPMENT SITE

19978 US HWY 301 | Starke, FL 32091



## FOR MORE INFORMATION:



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ericligman@bosshardtrealty.com



# HWY 301 DEVELOPMENT SITE

## ADDITIONAL PHOTOS

19978 US HWY 301 | Starke, FL 32091



### FOR MORE INFORMATION:



**Eric Ligman**  
Commercial Realtor®  
352.256.2112  
ericligman@bosshardtrealty.com



# Bradford County Property Appraiser

**2020 Working Values**

updated: 2/28/2020

**Parcel ID: 01947-0-00000**

2019 TRIM (pdf)

Retrieve Tax Record

Property Card

<< Next Lower Parcel    Next Higher Parcel >>

Parcel List Generator

GIS Map

Print

## Owner & Property Info

Search Result: 1 of 1

<b>Owner's Name</b>	BUTALA INVESTMENT PROPERTIES		
<b>Site Address</b>	19978 N US HWY 301 , STARKE		
<b>Mailing Address</b>	5013 CALABASH PL WOODLAND HILLS, CA 91364		
<b>Use Desc. (code)</b>	VACANT (000000)		
<b>Neighborhood</b>	003900.00	<b>Tax District</b>	6 (SRWMD)
<b>UD Codes</b>		<b>Market Area</b>	04
<b>*Total Land Area</b>	7.000 ACRES - *(See Acreage Note at bottom of page)		
<b>Description</b>	<b>NOTE: The following description is not to be used as the Legal Description for this parcel in any legal transaction.</b>		
<small>3 6S 22 COM NE COR OF SE1/4 OF NW1/4. S01*00'E 200', RUN N88*43'30"W 72.94', S17*24'30"W 424.82' TO POB. S88*54'30"E 137.73' TO W R/W TO HWY 301, S17*24'30"W 769.05', N89*08'30"W 289.20', N00*49'10"W 746.63', THENCE S88*54'30"E 392.50' TO POB. EX: R/W GR RD</small>			

## GIS Aerial



## Property & Assessment Values

<b>Mkt Land Value</b>	cnt: (2)	\$72,450.00
<b>Ag Land Value</b>	cnt: (0)	\$0.00
<b>Building Value</b>	cnt: (0)	\$0.00
<b>XFOB Value</b>	cnt: (0)	\$0.00
<b>Total Appraised Value</b>		\$72,450.00

<b>Just Value</b>	\$72,450.00
<b>Class Value</b>	\$0.00
<b>Assessed Value</b>	\$72,450.00
<b>Exemptions</b>	
<b>Total Taxable Value</b>	County: \$72,450.00 Other: \$72,450.00   School: \$72,450.00

## Sales History

Sales Comparison Report >>

Show Similar Sales within 1/2 mile

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
4/5/2006	<a href="#">1146/56</a>	WD	I	Q		\$265,000.00
8/25/1995	<a href="#">648/167</a>	DC	I	U	01	\$0.00
11/6/1992	<a href="#">510/271</a>	WD	I	U	06	\$100.00
7/3/1991	<a href="#">454/136</a>	PR	I	U	01	\$100.00

## Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

## Land Breakdown

Lnd Code	Desc	*Units	Adjustments	Eff Rate	Lnd Value
01115I	301N Z-17 (MKT)	0000001.000 AC	1.00/1.00/1.00/1.00	\$10,350.00	\$10,350.00
01115V	301N Z-17 (MKT)	0000006.000 AC	1.00/1.00/1.00/1.00	\$10,350.00	\$62,100.00

Bradford County Property Appraiser

updated: 2/28/2020

Search Result: 1 of 1



**\*Acreage NOTE::** When there is an "FF" calculation under **Units** in the **Land Breakdown** section, the "AC" in the **Total Land Area** field may not reflect the total amount of acreage for the parcel. For more information, please feel free to [contact our office](#).

| [HOME](#) | [News](#) | [Record Search](#) | [General Info](#) | [Exemptions](#) | [T P P](#) | [Tax Rates](#) | [Tax Roll Data](#) | [F A Q](#) | [Contact Us](#) |

## Disclaimer

This information was derived from data which was compiled by the Bradford County Property Appraiser's Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

### Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

**RETURN SERVICE REQUESTED**

**DO NOT PAY THIS IS NOT A BILL**

2019 REAL ESTATE PROPERTY

The taxing authorities which levy property taxes against your property will soon hold Public Hearings to adopt budgets and tax rates for the next year. The purpose of these Public Hearings is to receive opinions from the general public and to answer questions on the proposed tax changes and budget Prior to Taking Final Action. Each taxing authority may Amend or Alter its proposals at the hearing.



7-1414

01947-0-00000  
 BUTALA INVESTMENT PROPERTIES  
 5013 CALABASH PL  
 WOODLAND HILLS CA 91364-1304



3 6S 22  
 COM NE COR OF SE1/4 OF NW1/4.  
 S01°00'E 200', RUN N88°43'30"W  
 72.94', S17°24'30"W 424.82' TO  
 POB. S88°54'30"E 137.73' TO W  
 R/W TO HWY 301, S17°24'30"W  
 769.05', N89°08'30"W 289.20',

Taxing District: 006		COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes and budget will be held on:
Taxing Authority	Tax Rate 2018	Your Property Taxes 2018	Tax Rate If No Budget Change is Adopted 2019	Your Property Taxes If No Budget Change is Adopted 2019	Tax Rate PROPOSED 2019	Your Property Taxes IF PROPOSED Budget is Adopted 2019		
BRADFORD COUNTY	9.11040	660.05	9.08720	658.37	9.11040	660.05	SEPT 12, 2019 5:30PM COURTHOUSE 945 N TEMPLE AVE, STARKE SEPT 9, 2019 6PM SCHOOL BOARD 501 W WASHINGTON ST, STARKE SEPT 9, 2019 6PM SCHOOL BOARD 501 W WASHINGTON ST, STARKE SEPT 10, 2019 5:05PM SRWMD HDQTRS COR US 90 & CR 49 LIVE OAK, FL	
SCHOOL RLE	4.06200	294.29	4.04230	292.86	3.92600	284.44		
SCHOOL DISCRETIONARY	2.24800	162.87	2.23710	162.08	2.24800	162.87		
SUWANNEE RIVER WMD	.39480	28.60	.38400	27.82	.38400	27.82		
<b>Total</b>	<b>15.81520</b>	<b>1,145.81</b>	<b>15.75060</b>	<b>1,141.13</b>	<b>15.66840</b>	<b>1,135.18</b>		

Taxing Districts	Market Value		Assessed Value		Exemptions		Taxable Value	
	2018	2019	2018	2019	2018	2019	2018	2019
County	72,450	72,450	72,450	72,450	0	0	72,450	72,450
School	72,450	72,450	72,450	72,450	0	0	72,450	72,450
Other	72,450	72,450	72,450	72,450	0	0	72,450	72,450

Assessment Reductions	Applicable to:	Value
None		

Exemptions	Applicable to:	Value
None		

\* See reverse side for explanations.  
 \* If you feel the market value of your property is inaccurate or does not reflect fair market value or if you are entitled to an exemption that is not reflected above contact your county property appraiser at **PO BOX 250, STARKE, FL 32091 (904)-966-6216**  
 \* If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the county property appraiser and must be filed **ON OR BEFORE September 6, 2019**  
 \* Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other government services and facilities which may be levied by your county, city, or any special district.

## EXPLANATIONS

### **Column 1 – “Tax Rate 2018” and “Your Property Taxes 2018”**

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property’s previous taxable value.

### **Column 2 – “Tax Rate IF NO Budget Change is Adopted 2019” and “Your Property Taxes IF NO Budget Change is Adopted 2019”**

These columns show what your tax rate and taxes will be this year if each taxing authority does not change its property tax levy. These amounts are based on last year’s budgets and your current assessment.

### **Column 3 – “Tax Rate PROPOSED 2019” and “Your Property Taxes IF PROPOSED Budget is Adopted 2019”**

These columns show what your tax rate and taxes will be this year under budget actually proposed by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on the front side of this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

Note: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

---

**Market (Just) Value** – Market (also called “Just”) value is the most probable sale price for your property in a competitive, open market involving a willing buyer and willing seller.

**Assessed Value** – Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

**Taxable Value** – Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

**Exemptions** – Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption’s value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**Assessment Reductions** – Properties can receive an assessment reduction for a number of reasons including the Save Our Homes benefit and the 10% non-homestead property assessment limitation. Certain types of property, such as agricultural land, are valued on their current use rather than their market value.

3 6S 22  
 COM NE COR OF SE1/4 OF NW1/4.  
 S01\*00'E 200', RUN N88\*43'30"W  
 72.94', S17\*24'30"W 424.82' TO

BUTALA INVESTMENT PROPERTIES 01947-0-00000  
 5013 CALABASH PL  
 WOODLAND HILLS, CA 91364

Bradford County 2020 R  
 CARD 001 of 001  
 BY RENEE

PRINTED 2/28/2020 7:57  
 APPR 12/15/2017 YB

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BUSE          AE?          HTD AREA      .000 INDEX      3900.00 MOTEL
MOD           BATH          EFF AREA      E-RATE        .000 INDX      STR 3- 6S-22E
EXW          FIXT          RCN           %GOOD         BLDG VAL      AYW          MKT AREA 04
%           BDRM          %GOOD         BLDG VAL      EYB          (PUD1
RSTR         RMS
RCVR         UNTS          +FIELD CK:    +
%           C-W%         +LOC: 19978 US HWY 301 N STARKE +
INTW         HGHT          +
%           PMTR         +
FLOR         STYS          +
%           ECON         +
HTTP         FUNC          +
A/C         SPCD          +
QUAL         DEPR         +
FNDN         UD-1         +
SIZE         FRPL         +
CEIL         UD-3         +
ARCH         UD-4         +
FRME         UD-5         +
KTCH         UD-6         +
WNDO         UD-7         +
CLAS         UD-8         +
OCC          UD-9         +
COND         %
SUB A-AREA % E-AREA SUB VALUE +
-----
+----- PERMITS -----
+ NUMBER      DESC      AMT      ISSUED
+ 20120291    COMMERCIAL      7/13/2012
+
+----- SALE -----
+ BOOK  PAGE  DATE      PRICE
+ 1146  56  4/05/2006 Q I      265000
+ GRANTOR BILL L & DEBRA S BUBY
+ GRANTEE BUTALA INVESTMENT PROPERTIES INC
+ 648  167  8/25/1995 U I
+ GRANTOR DEATH CERT - ALBERT ROSS LYONS - 8
+ GRANTEE
-----
TOTAL
-----EXTRA FEATURES-----
AE BN CODE DESC LEN WID HGHT QTY QL YR ADJ FIELD CK: UNITS UT PRICE ADJ UT PR SPCD % %GOOD XFOB VALUE
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LAND DESC ZONE ROAD {UD1 {UD3 FRONT DEPTH FIELD CK:
AE CODE TOPO UTIL {UD2 {UD4 BACK DT ADJUSTMENTS UNITS UT PRICE ADJ UT PR LAND VALUE
Y 01115I 301N Z-17 1.00 1.00 1.00 1.00 1.00 1.00 AC 10350.000 10350.00 10,350
N 01115V 301N Z-17 1.00 1.00 1.00 1.00 6.000 AC 10350.000 10350.00 62,100
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SALE - ALBERT ROSS LYONS RESERVES LIFE ESTATE.

# HWY 301 DEVELOPMENT SITE

## DEMOGRAPHICS MAP & REPORT

19978 US HWY 301 | Starke, FL 32091

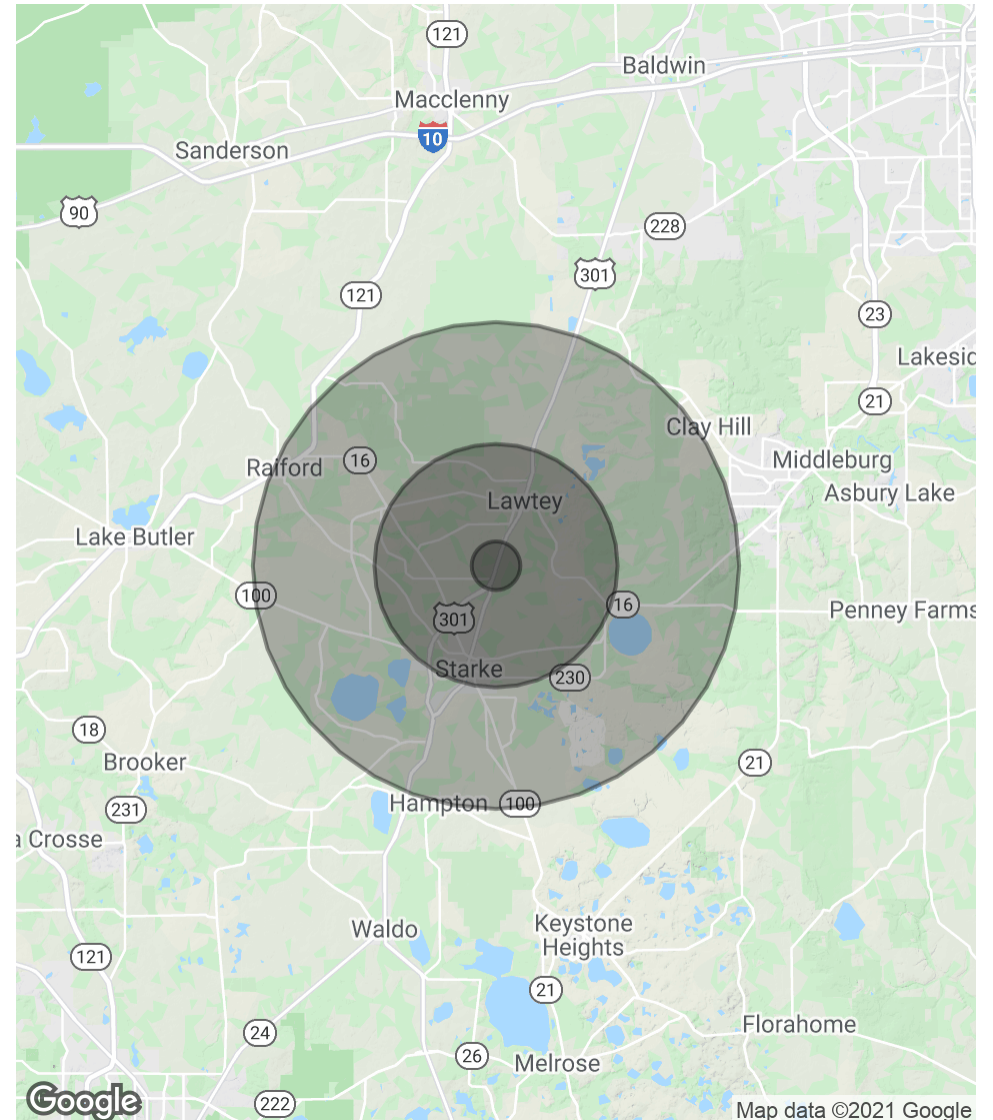
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	326	9,817	31,756
Average age	36.0	36.2	37.3
Average age (Male)	36.3	36.0	36.2
Average age (Female)	34.4	36.6	38.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	80	2,883	9,461
# of persons per HH	4.1	3.4	3.4
Average HH income	\$53,373	\$46,592	\$50,616
Average house value	\$194,943	\$180,940	\$185,236

\* Demographic data derived from 2010 US Census



### FOR MORE INFORMATION:



**Eric Ligman**  
 Commercial Realtor®  
 352.256.2112  
 ericligman@bosshardtrealty.com



# HWY 301 DEVELOPMENT SITE

## ABOUT ERIC LIGMAN

19978 US HWY 301 | Starke, FL 32091



### ERIC LIGMAN

Commercial Realtor®

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)

**Direct:** 352.256.2112 | **Cell:** 352.256.2112

### PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019.

Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

Ligman first arrived in Gator Nation as a young student and quickly fell in love with its many charms. As an adult, he can imagine no better place to raise his growing family. Outside of his passion for real estate, he enjoys playing on his highly ranked tennis team and is a huge fishing enthusiast.

### MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAB, Gainesville Alachua County Association of Realtors

### FOR MORE INFORMATION:



**Eric Ligman**

Commercial Realtor®

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