

HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS  
*Purchasing Division*

# INVITATION TO BID

## 18-045

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SALE OF COUNTY OWNED PROPERTY

June 2018



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**HIGHLANDS COUNTY BOARD OF  
COUNTY COMMISSIONERS**  
*Purchasing Division*

**INVITATION TO BID ("ITB")**

The Board of County Commissioners of Highlands County, Florida ("County") will receive sealed annual Bids in the Highlands County Purchasing Division ("Purchasing Division") for:

**ITB NO. 18-045**

**SALE OF COUNTY OWNED PROPERTY**

**LOCATED AT**

Parcel ID	Address
C-04-34-28-100-1600-0370	8765 SUN N LAKES BLVD SEBRING 33872
S-33-34-29-100-1520-0090	1441 RAINBOW AVE SEBRING FL 33870
C-04-34-28-100-1600-0350	8825 SUN N LAKES BLVD SEBRING FL 33872
C-04-34-28-100-1600-0380	8759 SUN N LAKES BLVD SEBRING 33872
C-16-35-31-010-0000-116A	800 COWHOUSE RD LORIDA FL 33857
C-16-35-31-010-0000-2350	2820 HACIENDA DR LORIDA FL 33857
C-16-35-31-010-0000-2150	1200 COWHOUSE RD LORIDA FL 33857
C-16-35-31-010-0000-2700	3200 HACIENDA DR LORIDA FL 33857
C-16-35-31-010-0000-3250	2901 HACIENDA DR LORIDA FL 33857
C-16-35-31-010-0000-3260	2837 HACIENDA DR LORIDA FL 33857
C-14-37-29-161-1710-0030	116 AUDREY AVE LAKE PLACID FL 33852
C-14-37-29-161-1710-0040	108 AUDREY AVE LAKE PLACID FL 33852
C-14-37-29-161-1710-0050	100 AUDREY AVE LAKE PLACID FL 33852
C-14-37-29-180-1890-0020	203 TOBLER TER NW LAKE PLACID FL 33852

Specifications may be obtained by downloading from our website: [www.hcbcc.net](http://www.hcbcc.net), or by contacting: Tasha Morgan, Assistant County Administrator; 600 S. Commerce Ave, Sebring, Florida 33870-3809, Phone: 863-402-6842; Fax: 863-402-6735; or E Mail: [tmorgan@hcbcc.org](mailto:tmorgan@hcbcc.org).

A PRE-BID meeting will not be held for this solicitation.

Each submittal shall include one (1) original and one (1) exact copy of the BID submission packet.

BIDS MUST BE DELIVERED to the Purchasing Division, 600 S. Commerce Ave, Sebring, Florida 33870-3809 so as to reach said office no later than **3:00 P.M., Monday, July 16, 2018**, at which time they will be opened. The Public is invited to attend this meeting. Bid envelopes must be sealed and marked with the Bid number and name so as to identify the enclosed Bid. Bids received later than the date and time as specified will be rejected. The County will not be responsible for the late deliveries of Bids that are incorrectly addressed, delivered in person, by mail or any other type of delivery service.

One or more County Commissioners may be in attendance at the Bid opening.

The Board's Local Preference Policy ("Local Preference Policy") and Women/Minority Business Enterprise Preference Policy (W/MBE) will NOT apply to the award of this ITB.

The County reserves the right to accept or reject any or all Bids or any parts thereof, and the determination of this award, if an award is made, will be based on the ranking of each Bid. The County reserves the right to waive irregularities in the Bid.

The Board, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to, participation, employment or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act or Section 286.26, Florida Statutes, should contact Ms. Pamela Rogers, ADA Coordinator at: 863-402-6509 (Voice), or via Florida Relay Service 711, or by e-mail: [progers@hcbcc.org](mailto:progers@hcbcc.org). Requests for CART or interpreter services should be made at least 24 hours in advance to permit coordination of the service.

**Board of County Commissioners, Highlands County, FL**

[www.hcbcc.net](http://www.hcbcc.net)

## **SECTION I. GENERAL TERMS AND CONDITIONS**

- A. For purposes of this ITB, the following terms are defined as follows:
  - 1. Bidder means the person or entity submitting a Bid in response to this ITB.
- B. All Bids shall become the property of the County.
- C. Bids are due and must be received in accordance with the instructions given in the announcement page.
- D. The County will not reimburse Bidders for any costs associated or expenses incurred in connection with the preparation and submittal of any Bid.
- E. Bidders, their agents and associates shall not solicit any County Official and shall not contact any County Official other than the individual listed in Section X. of this ITB for additional information and clarification.
- F. Due care and diligence has been exercised in the preparation of this ITB and all information contained herein is believed to be substantially correct. Neither the County nor its representatives shall be responsible for any error or omission in the Bids submitted, nor for the failure on the part of the Bidders to determine the full extent of the exposures.
- G. All timely Bids meeting the specifications set forth in this ITB will be considered. However, Bidders are cautioned to clearly indicate any deviations from these specifications. The terms and conditions contained herein are those desired by the County and preference will be given to those Bids in full or substantially full compliance with them.
- H. Each Bidder is responsible for full and complete compliance with all laws, rules, and regulations including those of the Federal Government, the State of Florida and the County of Highlands. Failure or inability on the part of the Bidder to have complete knowledge and intent to comply with such laws, rules, and regulations shall not relieve any Bidder from its obligation to honor its Bid and to perform completely in accordance with its Bid.
- I. The County, at its discretion, reserves the right to waive minor informalities or irregularities in any Bids, to reject any and all Bids in whole or in part, with or without cause, and to accept that Bid, if any, which in its judgment will be in its best interest.
- J. Award will be made to the Bidder whose Bid is determined to be the most advantageous to the County, taking into consideration those Bids in compliance with the requirements as set forth in this ITB. The County reserves the right to reject any and all Bids for any reason or make no award whatsoever or request clarification of information from the Bidders.
- K. Any interpretation, clarification, correction or change to this ITB will be made by written addendum issued by the Purchasing Division. Any oral or other type of communication concerning this ITB shall not be binding.

- L. Bids must be signed by an individual of the Bidder's organization legally authorized to commit the Bidder to the performance of services contemplated by this ITB.
- M. All pages included in or attached by reference to this ITB shall be called and constitute the Invitation to Bid as stated on the front page of this ITB.
- N. If submitting a Bid for more than one ITB, each Bid must be in a separate envelope and correctly marked. Only one Bid per ITB shall be accepted from any person, corporation or firm. Modifications will not be accepted or acknowledged.
- O. Board policy prohibits any County employee or members of their family from receiving any gift, benefit, and/or profit resulting from any contract or purchase. Board policy also prohibits acceptance of gifts of any kind other than advertising novelties valued less than \$10.00
- P. Bids are only accepted if delivered to the location and prior to the time specified on the ITB. Bids must be delivered in sealed envelope or box. Late Bids will not be accepted under any circumstances. If Bids received after the scheduled time of the Bid Opening Meeting, the Bidder will be contacted for disposition. The Purchasing Division, at the Bidder's expense, can return the unopened envelope, or, at the Bidder's request in writing, can destroy it.
- Q. Emailed and faxed Bids will not be accepted. Any blank spaces on the required Bid form or the absence of required submittals or signatures may cause the Bid to be declared non-responsive.
- R. The County is not responsible for correcting any errors or typos made on the Bid. Incorrect calculations or errors may cause the Bid to be declared non-responsive.
- S. Any material submitted in response to this ITB will become public record pursuant to Section 119, Florida Statutes.
- T. In the event of legal proceedings to enforce the terms of a contract entered into in connection with this ITB, the prevailing party will be entitled to legal fees. Venue is in Highlands County, Florida.
- U. Attached to this ITB is a County Sale and Purchase Agreement, the terms of which are incorporated herein by reference and are therefore included as part of general terms and conditions of this ITB.
- V. Submission of a Bid in response to this ITB will be deemed acceptance of the terms of this ITB, including the provisions of the County Sale and Purchase Agreement and agreement to submit the required deposit and a fully executed County Sale and Purchase Agreement within the time period stated in this ITB.

## **SECTION II. THE COUNTY'S RESERVATION OF RIGHTS**

This ITB constitutes only as an invitation to submit a Bid to the County. The County reserves, holds and may in its own discretion, exercise any or all of the following rights and options with respect to this ITB:

- A. To supplement, amend or otherwise modify this ITB, and to cancel this ITB with or without the substitution of another Invitation to Bid (ITB) or Request for Proposals (RFP).
- B. To issue additional subsequent ITBs or RFPs.
- C. To reject all incomplete / non-responsive Bids, or Bids with errors.
- D. The County reserves the right to determine, in its sole discretion, whether any aspect of the submitted Bids is satisfactory to meet the criteria established in this ITB, the right to seek clarification and/or additional information from any submitting Bidder.
- E. The County shall have no liability to any Bidder for any costs or expenses incurred in connection with the preparation and submittal of a Bid in response to this ITB.
- F. If the County believes that collusion exists among Bidders, all Bids will be rejected.

## **SECTION III. ADDITIONAL TERMS AND CONDITIONS FOR ITB 18-045**

- A. **ADDENDUMS:** In this ITB the County 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 County. If deemed necessary, the Purchasing Division will supplement this ITB document with Addendums. These Addendums will be posted on [vendorregistry.com](http://vendorregistry.com). It is the sole responsibility of the Bidder to check the website for Addendums. Bidders must acknowledge receipt of Addendums by completing the respective section on the Bid Submittal Form.
- B. **AFFIRMATION:** By submitting a Bid, the Bidder affirms that the Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; that the Bidder has not directly or indirectly induced or solicited any other person to submit a false or sham Bid; that the Bidder has not solicited or induced any person, firm or corporation to refrain from submitting a Bid; and that the Bidder has not sought by collusion to obtain for him/herself/itself any advantage over other persons or over the County.
- C. **COUNTY EMPLOYEES / CONFLICT OF INTEREST:** All Bidders must disclose the name of any officer, director or agent of the Bidder or the Bidder's organization, who is also an employee of the Board. All Bidders must disclose the name of any Board employee who owns, directly or indirectly, any interest in the Bidder's business or any of its branches.

- D. MISUNDERSTANDINGS: The failure or omission of the Bidder to receive or examine any instruction or document, or any part of the specifications, or to visit the site and acquaint themselves as to the nature and location of the work (where applicable), the general and local conditions, and all matters which may in any way affect performance shall not relieve the Bidder of any obligation to perform as specified herein. The Bidder understands the intent and purpose thereof and their obligations and will not make any claim for, or have any right to damages resulting from any misunderstanding or misinterpretation of this ITB, or because of any lack of information.

#### **SECTION IV. GENERAL SPECIFICATIONS FOR ITB 18-045**

- A. PURPOSE: The Board hereby gives notice that the identified property is in excess of the County's needs and Offers will be considered from potential buyers for the sales of the identified property.

This ITB is not seeking an agent to represent the County in the offering for sale of this property and no agent shall receive payment, fees, etc., from the accepted prices to be paid for the parcel(s).

- B. MANDATORY PRE-BID MEETING: A Mandatory Pre-Bid Meeting will not be held for this ITB.
- C. BID DUE DATE AND LOCATION: **3:00 P.M., Monday, July 16, 2018**, at the Highlands County BOCC Purchasing Division located at 600 S. Commerce Ave, Sebring, FL 33870-3809.
- D. OFFER: A minimum selling price has been established for the sale of this property. The Award, if an Award is made, will be to the highest bidder whose Offer exceeds the minimum selling price. All Offers must be submitted on the Bid Submittal Form, included as part of this ITB.
- E. DEPOSIT: The Awarded bidder will be required to provide, to the County, a non-refundable deposit equal to ten percent (10%) of the Offer price and a fully executed County Sale and Purchase Agreement within five (5) business days of notification of being Awarded the Bid. Closing of the sale must be completed within ninety (90) days of Notification of Award.
- F. WARRANTY: The property is being sold "As Is – Where Is". The County will convey its interest, if any, in property by County Deed pursuant to Section 125.11, Florida Statutes.



**SECTION V.            PROPERTY LOCATION**

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## Parcel C-04-34-28-100-1600-0370

8765 SUN N LAKE BLVD  
SEBRING, FL 33872

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

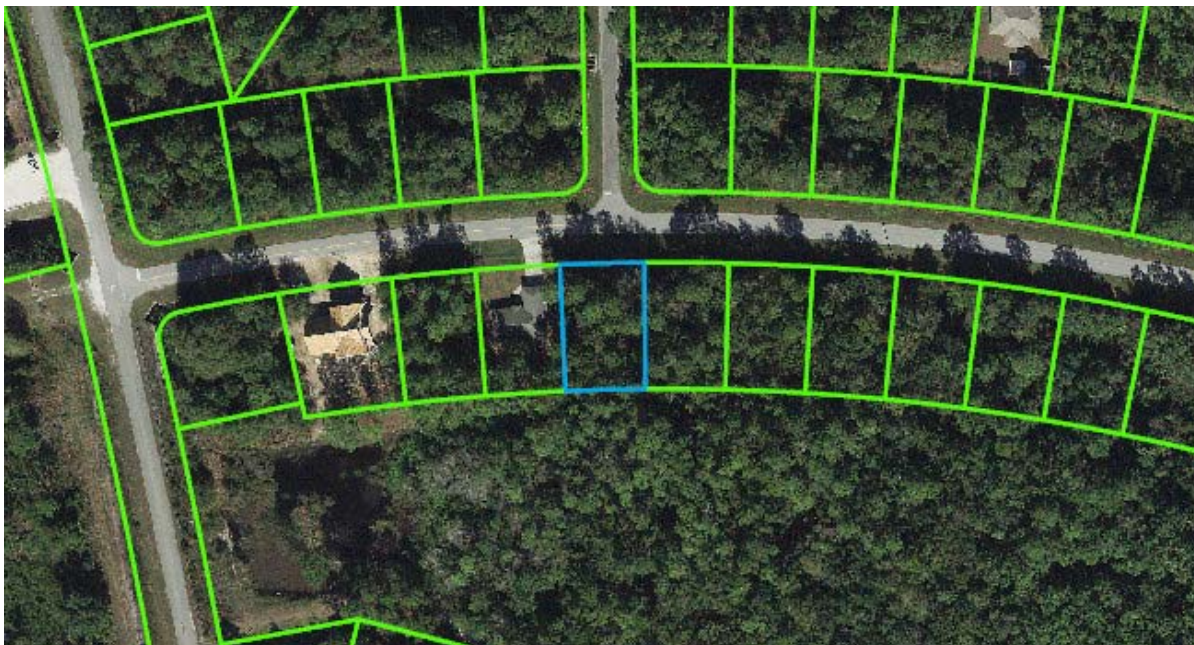
**Neighborhood:** 1076.00 - SUN N LAKES UNPOP

**Millage:** 40 - County Southwest Water

**Map ID:** 4C

### Legal Description

SUN N LAKE EST OF SEBRING  
UNIT 10 PB 9 PG 60  
LOT 37 BLK 160



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$2,000
Total Land value - Agri.	\$2,000
Income	NA
Total Classified Use Value	\$2,000
Total Just Value	\$2,000

## Taxable Value Summary

Total Assessed Value	\$2,000
Total Exemptions	\$2,000
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2464	473	02	2015	TD	Unqualified	Vacant	11	\$0
1583	1607	07	1999	QC	Unqualified	Vacant	01	\$1
1151	680	08	1981		Unqualified	Vacant	04	\$4,700

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1	81.00	125.00	1.00	LT	1.00	1.00	1.00	2,000.00	2,000.00	\$2,000	

### 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.

Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

## Parcel S-33-34-29-100-1520-0090

1441 RAINBOW AVE  
SEBRING, FL 33870

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 1149.00 - SEBRING HIGHLANDS NO. END

**Millage:** 20 - Sebring City Limits

**Map ID:** 90C

### Legal Description

SEBRING HIGHLANDS SUB  
PB 1 PG 97  
LOT 9 BLK 152



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$2,500
Total Land value - Agri.	\$2,500
Income	NA
Total Classified Use Value	\$2,500
Total Just Value	\$2,500

## Taxable Value Summary

Total Assessed Value	\$2,500
Total Exemptions	\$2,500
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
723	85	04	1982		Qualified	Vacant	00	\$5,000
2517	282	02	2016	TD	Unqualified	Vacant	11	\$0
1418	1285	02	1998	QC	Unqualified	Vacant	01	\$1
1341	379	08	1996	QC	Unqualified	Vacant	01	\$1
1149	103	03	1991	QC	Unqualified	Vacant	01	\$1

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R2	50.00	150.00	50.00	FF	1.00	1.00	1.00	50.00	50.00	\$2,500	

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Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659



## Parcel C-04-34-28-100-1600-0350

8825 SUN N LAKE BLVD  
SEBRING, FL 33872

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

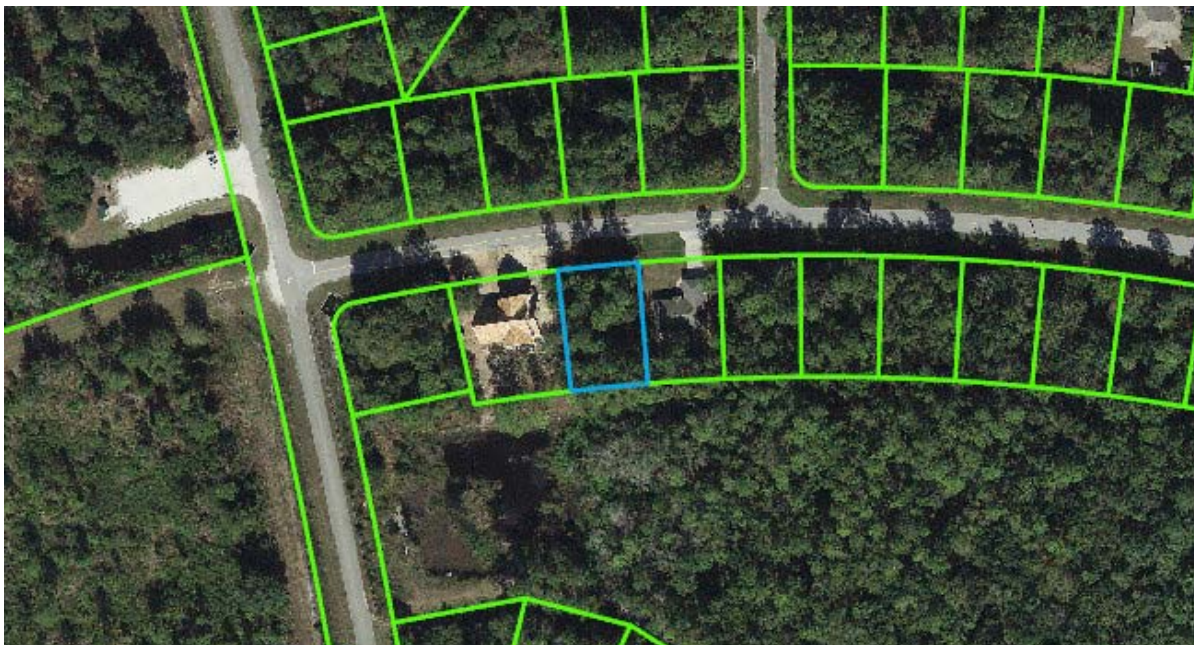
**Neighborhood:** 1076.00 - SUN N LAKES UNPOP

**Millage:** 40 - County Southwest Water

**Map ID:** 4C

### Legal Description

SUN N LAKE EST OF SEBRING  
UNIT 10 PB 9 PG 60  
LOT 35 BLK 160





## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$2,000
Total Land value - Agri.	\$2,000
Income	NA
Total Classified Use Value	\$2,000
Total Just Value	\$2,000

## Taxable Value Summary

Total Assessed Value	\$2,000
Total Exemptions	\$2,000
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2462	906	02	2015	TD	Unqualified	Vacant	11	\$0
2146	761	06	2008	CT	Unqualified	Vacant	01	\$1
2005	1179	09	2006	TD	Unqualified	Vacant	03	\$2,000
1151	676	01	1982		Unqualified	Vacant	04	\$5,500

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1	81.00	125.00	1.00	LT	1.00	1.00	1.00	2,000.00	2,000.00	\$2,000	

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

## Parcel C-04-34-28-100-1600-0380

8759 SUN N LAKE BLVD  
SEBRING, FL 33872

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

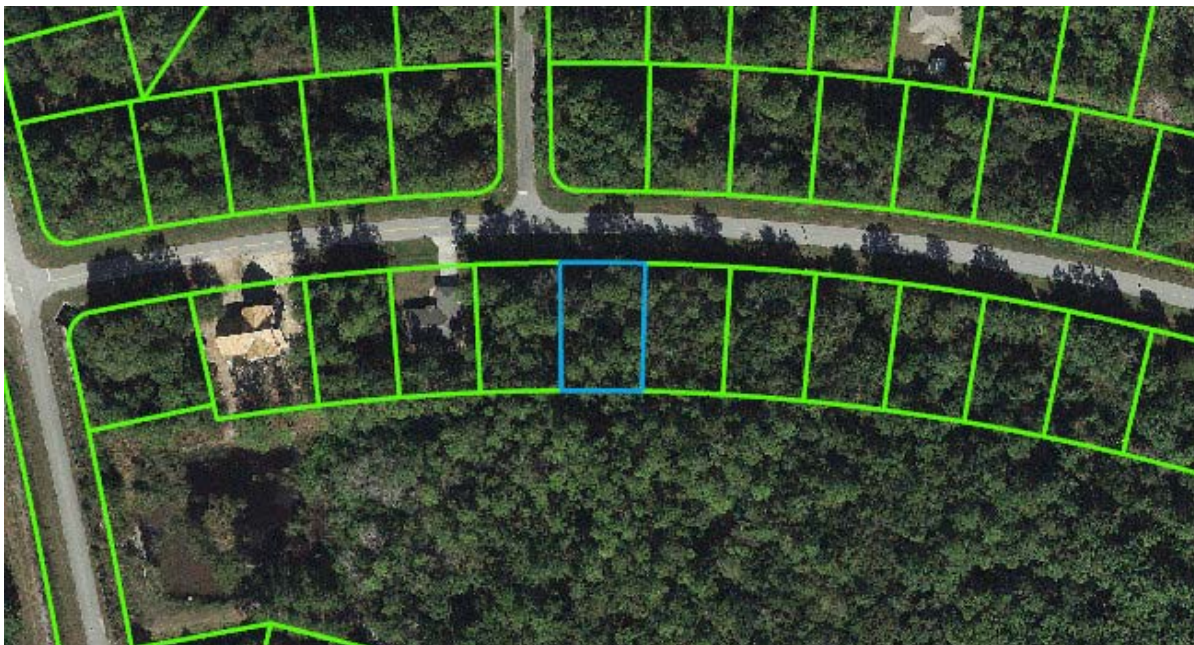
**Neighborhood:** 1076.00 - SUN N LAKES UNPOP

**Millage:** 40 - County Southwest Water

**Map ID:** 4C

### Legal Description

SUN N LAKE EST OF SEBRING  
UNIT 10 PB 9 PG 60  
LOT 38 BLK 160



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$2,000
Total Land value - Agri.	\$2,000
Income	NA
Total Classified Use Value	\$2,000
Total Just Value	\$2,000

## Taxable Value Summary

Total Assessed Value	\$2,000
Total Exemptions	\$2,000
Total Taxable Value	\$0

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

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2464	474	02	2015	TD	Unqualified	Vacant	11	\$0
2175	49	01	2009	TD	Unqualified	Vacant	11	\$1,500
1980	1481	06	2006	FJ	Unqualified	Vacant	01	\$1
1908	1681	10	2005	WD	Unqualified	Vacant	01	\$3,500
1151	682	03	1981		Unqualified	Vacant	04	\$4,700

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1	81.00	125.00	1.00	LT	1.00	1.00	1.00	2,000.00	2,000.00	\$2,000	

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

## Parcel C-16-35-31-010-0000-116A

800 COWHOUSE RD  
LORIDA, FL 33857

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 560.00 - RURAL TRACTS IN LORIDA AREA

**Millage:** 60 - County South Florida Water

**Map ID:** 215B

### Legal Description

SEBRING RANCHETTES SEC A  
PB 7-PG 21  
LOT 116-A



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$3,557
Total Land value - Agri.	\$3,557
Income	NA
Total Classified Use Value	\$3,557
Total Just Value	\$3,557

## Taxable Value Summary

Total Assessed Value	\$3,557
Total Exemptions	\$3,557
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2502	342	11	2015	TD	Unqualified	Vacant	18	\$0
976	15	11	1987	01	Unqualified	Vacant	00	\$4,000

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1	78.00	303.00	78.00	FF	1.14	1.00	1.14	40.00	45.60	\$3,557	

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Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659



## Parcel C-16-35-31-010-0000-2350

2820 HACIENDA DR  
LORIDA, FL 33857-

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 560.00 - RURAL TRACTS IN LORIDA AREA

**Millage:** 60 - County South Florida Water

**Map ID:** 215C

### Legal Description

SEBRING RANCHETTES SEC A  
PB 7 PG 21  
LOT 235



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$1,680
Total Land value - Agri.	\$1,680
Income	NA
Total Classified Use Value	\$1,680
Total Just Value	\$1,680

## Taxable Value Summary

Total Assessed Value	\$1,680
Total Exemptions	\$1,680
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2502	344	11	2015	TD	Unqualified	Vacant	18	\$0
1698	1173	08	2003	WD	Unqualified	Vacant	04	\$4,500

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	E	R1	75.00	265.00	75.00	FF	1.12	1.00	1.12	20.00	22.40	\$1,680	

DISCLAIMER:

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

## Parcel C-16-35-31-010-0000-2150

1200 COWHOUSE RD  
LORIDA, FL 33857-

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

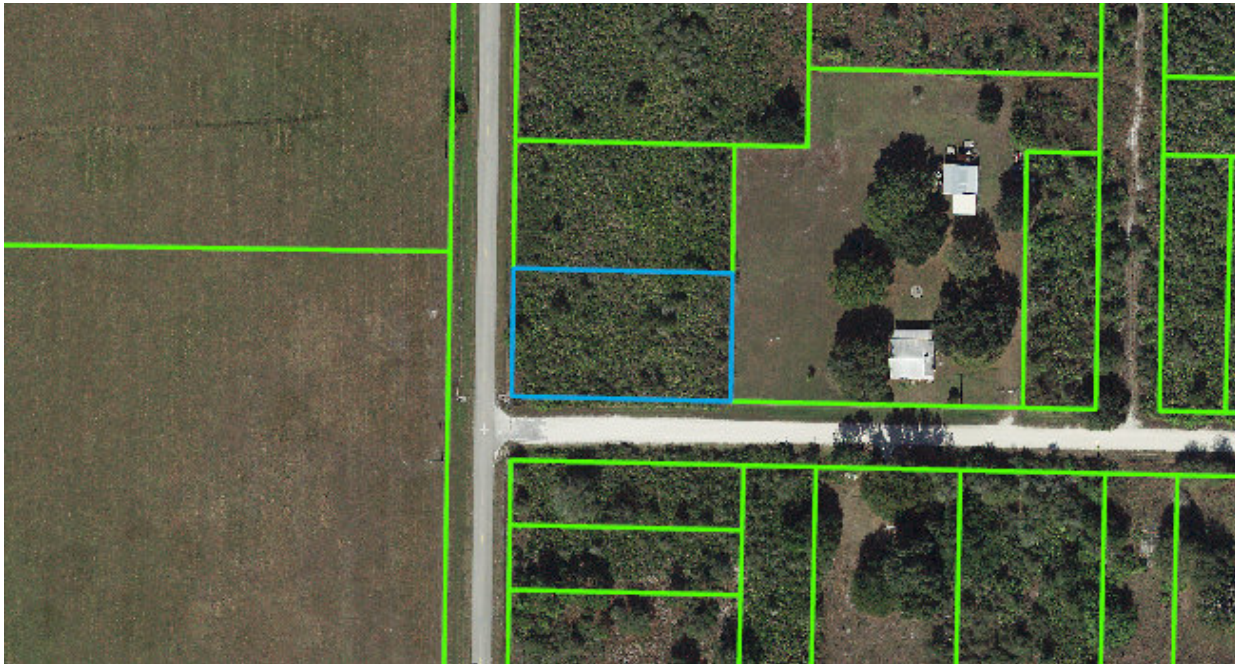
**Neighborhood:** 560.00 - RURAL TRACTS IN LORIDA AREA

**Millage:** 60 - County South Florida Water

**Map ID:** 215C

### Legal Description

SEBRING RANCHETTES SEC A  
PB 7 PG 21  
LOTS 215 + 215A



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$5,808
Total Land value - Agri.	\$5,808
Income	NA
Total Classified Use Value	\$5,808
Total Just Value	\$5,808

## Taxable Value Summary

Total Assessed Value	\$5,808
Total Exemptions	\$5,808
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2502	345	11	2015	TD	Unqualified	Vacant	18	\$0
2216	1442	03	2008	WD	Unqualified	Vacant	11	\$100
1924	308	11	2005	QC	Unqualified	Vacant	01	\$1

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	B	R1	132.00	227.00	132.00	FF	1.10	1.00	1.10	40.00	44.00	\$5,808	

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

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## Parcel C-16-35-31-010-0000-2700

3200 HACIENDA DR  
LORIDA, FL 33857

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 560.00 - RURAL TRACTS IN LORIDA AREA

**Millage:** 60 - County South Florida Water

**Map ID:** 215C

### Legal Description

SEBRING RANCHETTES SEC A  
PB 7-PG 21  
LOTS 270 + 271



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$3,000
Total Land value - Agri.	\$3,000
Income	NA
Total Classified Use Value	\$3,000
Total Just Value	\$3,000

## Taxable Value Summary

Total Assessed Value	\$3,000
Total Exemptions	\$3,000
Total Taxable Value	\$0

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## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
647	856	03	1980		Qualified	Vacant	00	\$5,000
2502	294	11	2015	TD	Unqualified	Vacant	18	\$0

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	E	R1	150.00	265.00	2.00	LT	1.00	1.00	1.00	1,500.00	1,500.00	\$3,000	

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659



## Parcel C-16-35-31-010-0000-3250

2901 HACIENDA DR  
LORIDA, FL 33857

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 560.00 - RURAL TRACTS IN LORIDA AREA

**Millage:** 60 - County South Florida Water

**Map ID:** 215C

### Legal Description

SEBRING RANCHETTES SEC A  
PB 7 PG 21  
LOT 325



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$1,680
Total Land value - Agri.	\$1,680
Income	NA
Total Classified Use Value	\$1,680
Total Just Value	\$1,680

## Taxable Value Summary

Total Assessed Value	\$1,680
Total Exemptions	\$1,680
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2502	295	11	2015	TD	Unqualified	Vacant	18	\$0
1884	438	06	2005	WD	Unqualified	Vacant	02	\$160,500
1884	436	06	2005	WD	Unqualified	Vacant	01	\$1
1884	433	05	2005	WD	Unqualified	Vacant	02	\$42,500
1129	1996	12	1990		Unqualified	Vacant	01	\$1

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	E	R1	75.00	264.00	75.00	FF	1.12	1.00	1.12	20.00	22.40	\$1,680	

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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

## Parcel C-16-35-31-010-0000-3260

2837 HACIENDA DR  
LORIDA, FL 33857

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 560.00 - RURAL TRACTS IN LORIDA AREA

**Millage:** 60 - County South Florida Water

**Map ID:** 215C

### Legal Description

SEBRING RANCHETTES SEC A  
PB 7 PG 21  
LOT 326



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$1,680
Total Land value - Agri.	\$1,680
Income	NA
Total Classified Use Value	\$1,680
Total Just Value	\$1,680

## Taxable Value Summary

Total Assessed Value	\$1,680
Total Exemptions	\$1,680
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2502	296	11	2015	TD	Unqualified	Vacant	18	\$0
1884	438	06	2005	WD	Unqualified	Vacant	02	\$160,500
1884	436	06	2005	WD	Unqualified	Vacant	01	\$1
1884	433	05	2005	WD	Unqualified	Vacant	02	\$42,500
1129	1996	12	1990		Unqualified	Vacant	01	\$1

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	E	R1	75.00	264.00	75.00	FF	1.12	1.00	1.12	20.00	22.40	\$1,680	

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## Parcel C-14-37-29-161-1710-0030

116 AUDREY AVE  
LAKE PLACID, FL 33852

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 4862.00 - PLACID LAKES + MULTI-FAMILY

**Millage:** 40 - County Southwest Water

**Map ID:** 97C

### Legal Description

PLACID LAKES REPLAT OF  
CERTAIN BLKS IN SEC 16  
PB 8-PG 98  
LOT 3 BLK 171



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$4,500
Total Land value - Agri.	\$4,500
Income	NA
Total Classified Use Value	\$4,500
Total Just Value	\$4,500

## Taxable Value Summary

Total Assessed Value	\$4,500
Total Exemptions	\$4,500
Total Taxable Value	\$0

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

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2498	1790	10	2015	TD	Unqualified	Vacant	11	\$0
2218	1638	12	2009	DC	Unqualified	Vacant	11	\$100
2218	1637	11	2009	PR	Unqualified	Vacant	11	\$100
471	582	07	1974		Unqualified	Vacant		\$1

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	D	R3	120.00	125.00	1.00	LT	1.00	1.00	1.00	4,500.00	4,500.00	\$4,500	



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Highlands County Property Appraiser · 560 S. Commerce Avenue · Sebring, Florida 33870-3899

Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

## Parcel C-14-37-29-161-1710-0040

108 AUDREY AVE  
LAKE PLACID, FL 33852

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 4862.00 - PLACID LAKES + MULTI-FAMILY

**Millage:** 40 - County Southwest Water

**Map ID:** 97C

### Legal Description

PLACID LAKES REPLAT OF  
CERTAIN BLKS IN SEC 16  
PB 8-PG 98  
LOT 4 BLK 171



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$4,500
Total Land value - Agri.	\$4,500
Income	NA
Total Classified Use Value	\$4,500
Total Just Value	\$4,500

## Taxable Value Summary

Total Assessed Value	\$4,500
Total Exemptions	\$4,500
Total Taxable Value	\$0

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

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2498	1791	10	2015	TD	Unqualified	Vacant	11	\$0
2218	1638	12	2009	DC	Unqualified	Vacant	11	\$100
2218	1637	11	2009	PR	Unqualified	Vacant	11	\$100
471	582	07	1974		Unqualified	Vacant		\$1

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	D	R3	120.00	125.00	1.00	LT	1.00	1.00	1.00	4,500.00	4,500.00	\$4,500	

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Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

## Parcel C-14-37-29-161-1710-0050

100 AUDREY AVE  
LAKE PLACID, FL 33852

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

**Neighborhood:** 4862.00 - PLACID LAKES + MULTI-FAMILY

**Millage:** 40 - County Southwest Water

**Map ID:** 97C

### Legal Description

PLACID LAKES REPLAT OF  
CERTAIN BLKS IN SEC 16  
PB 8-PG 98  
LOT 5 BLK 171



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$4,500
Total Land value - Agri.	\$4,500
Income	NA
Total Classified Use Value	\$4,500
Total Just Value	\$4,500

## Taxable Value Summary

Total Assessed Value	\$4,500
Total Exemptions	\$4,500
Total Taxable Value	\$0

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

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2498	1792	10	2015	TD	Unqualified	Vacant	11	\$0
2218	1638	12	2009	DC	Unqualified	Vacant	11	\$100
2218	1637	11	2009	PR	Unqualified	Vacant	11	\$100
471	582	07	1974		Unqualified	Vacant		\$1

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	D	R3	120.00	125.00	1.00	LT	1.00	1.00	1.00	4,500.00	4,500.00	\$4,500	

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## Parcel C-14-37-29-180-1890-0020

203 TOBLER TER NW  
LAKE PLACID, FL 33852

**Owners:**

HIGHLANDS COUNTY BOARD OF CNTY COMM

**Mailing Address**

PO BOX 1926  
SEBRING, FL 33871-1926

**DOR Code:** 86 - COUNTY

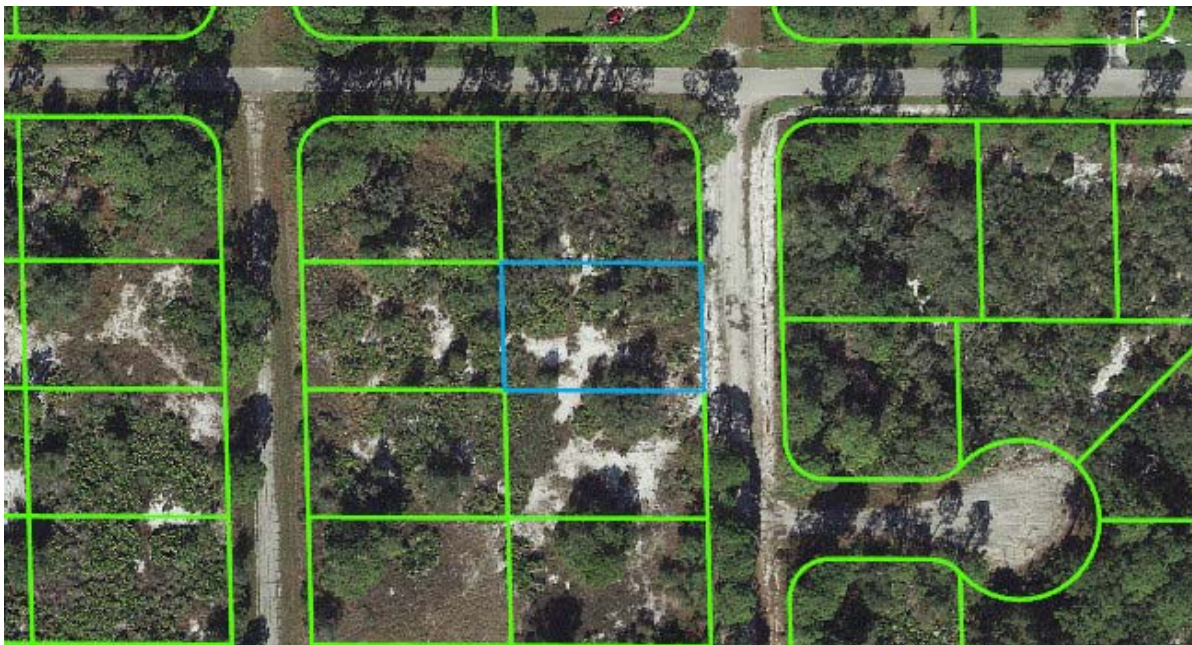
**Neighborhood:** 1216.00 - PLACID LAKES S+SW OF LK AUGUST

**Millage:** 40 - County Southwest Water

**Map ID:** 97C

### Legal Description

PLACID LAKES SEC 18  
PB 8-PG 41  
LOT 2 BLK 189



## Value Summary

Total Building Value	\$0
Total XF Value	\$0
Total Land Value	\$2,000
Total Land value - Agri.	\$2,000
Income	NA
Total Classified Use Value	\$2,000
Total Just Value	\$2,000

## Taxable Value Summary

Total Assessed Value	\$2,000
Total Exemptions	\$2,000
Total Taxable Value	\$0
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

## Sales History

Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2498	1795	10	2015	TD	Unqualified	Vacant	11	\$0
847	451	05	1985		Unqualified	Vacant	01	\$1

## Buildings

None

## Extra Features

None

## Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
8600	COUNTY	E	R1A	80.00	125.00	1.00	LT	1.00	1.00	1.00	2,000.00	2,000.00	\$2,000	N/W

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Office Hours: 9:00 a.m. to 5:00 p.m. Monday - Friday · Phone: (863) 402-6659

**SECTION VI.        FORMS**

**REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY**

**HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS  
BID SUBMITTAL FORM**

ITB IDENTIFICATION:

ITB 18-045 – SALE OF COUNTY OWNED PROPERTY

PROPERTY LOCATION:

(Write "NO BID" when not bidding on a property)

C-04-34-28-100-1600-0370 8765 SUN N LAKES BLVD SEBRING 33872	Minimum Bid \$1,800.00 (plus outstanding district assessment)	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
S-33-34-29-100-1520-0090 1441 RAINBOW AVE SEBRING FL 33870	Minimum Bid \$2,250.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-04-34-28-100-1600-0350 8825 SUN N LAKES BLVD SEBRING FL 33872	Minimum Bid \$1,800.00 (plus outstanding district assessment)	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-04-34-28-100-1600-0380 8759 SUN N LAKES BLVD SEBRING 33872	Minimum Bid \$1,800.00 (plus outstanding district assessment)	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-16-35-31-010-0000-116A 800 COWHOUSE RD LORIDA FL 33857	Minimum Bid \$3,201.30	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-16-35-31-010-0000-2350 2820 HACIENDA DR LORIDA FL 33857	Minimum Bid \$1,512.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-16-35-31-010-0000-2150 1200 COWHOUSE RD LORIDA FL 33857	Minimum Bid \$5,227.20	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-16-35-31-010-0000-2700 3200 HACIENDA DR LORIDA FL 33857	Minimum Bid \$2,700.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-16-35-31-010-0000-3250 2901 HACIENDA DR LORIDA FL 33857	Minimum Bid \$1,512.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-16-35-31-010-0000-3260 2837 HACIENDA DR LORIDA FL 33857	Minimum Bid \$1,512.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-14-37-29-161-1710-0030 116 AUDREY AVE LAKE PLACID FL 33852	Minimum Bid \$4,050.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	

C-14-37-29-161-1710-0040 108 AUDREY AVE LAKE PLACID FL 33852	Minimum Bid \$4,050.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-14-37-29-161-1710-0050 100 AUDREY AVE LAKE PLACID FL 33852	Minimum Bid \$4,050.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	
C-14-37-29-180-1890-0020 203 TOBLER TER NW LAKE PLACID FL 3385	Minimum Bid \$1,800.00	NET TO COUNTY	\$
		NET TO COUNTY (in words)	

BID SUBMITTED BY:

Bidders Name (Print) \_\_\_\_\_

Bidder's Address 1 \_\_\_\_\_

Bidder's Address 2 \_\_\_\_\_

Bidders E-mail Address \_\_\_\_\_

Bidders Phone Number \_\_\_\_\_

In submitting this Bid, Bidder represents that:

- Bidder has examined and carefully studied this ITB and the following Addenda (receipt of all which is hereby acknowledged):

Date	Number	Date	Number	Date	Number	Date	Number

- This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid. Bidder has not solicited or induced any person, firm or corporation to refrain from submitting a Bid. Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over the County.

SUBMITTED ON: \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE: \_\_\_\_\_ (seal)

Bidder's Authorized Representative

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

## **SECTION VII. SELECTION PROCESS**

The selection process shall be open to the public and records shall be maintained in accordance with the State of Florida's records retention requirements. It is the County's intent to award all responsive and responsible Bidders. If Bidder does not deliver the deposit or close in the time specified, the County may offer the sale to the next highest Bidder, whose Offer exceeds the minimum selling price, and so on.

## **SECTION VIII. CONTINGENT FEES PROHIBITED**

Each Bidder must warrant that it has not employed or retained a company or person, other than a bona fide employee, working in its employ, to solicit or secure a contract with the County and that it has not paid or agreed to pay any person, company, corporation, individual or firm other than a bona fide employee working in its employ any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of a contract with the County.

## **SECTION IX. TENTATIVE SCHEDULE**

DATE	TIME	EVENT
Sunday, June 24, 2018		First Advertisement
Sunday, July 1, 2018		Second Advertisement
Friday, July 6, 2018	5:00 P.M.	Deadline to submit questions (RFI's)
Monday, July 16, 2018	3:00 P.M.	Bid due date and opening
Tuesday, July 17, 2018		Notice of Intent posted
Tuesday, July 24, 2018	5:00 P.M.	Deposit Due (within 5 business days of Notice)
Tuesday, August 7, 2018		Bid presented to BOCC for approval (no less than 14 days after Notice)
Monday, October 15, 2018		Closing Completed (within 90 days of Notice)

## **SECTION X. ITB CONTACT INFORMATION**

All questions during the ITB process regarding this ITB and the details of the services to be performed shall be submitted by Bidders in writing to:

*Ms. Tasha Morgan, Assistant County Administrator  
600 S. Commerce Ave., Sebring, FL 33870-3809  
Phone: (863) 402-6842; Email: tmorgan@hcbcc.org*

## **SECTION XI. REQUEST FOR INFORMATION (RFI) CUT-OFF**

All questions regarding this ITB shall be submitted by Bidders in writing by 5:00 P.M. EST on Friday, July 6, 2018 to the person identified in Section X of this ITB. The County shall release responses by 5:00 P.M. EST on Tuesday, July 10, 2018.