

SUWANNEE COUNTY CLERK OF THE CIRCUIT COURT

TAX DEED SALE INFORMATION and SCHEDULE

SUWANNEE COUNTY COURTHOUSE JUDICIAL ANNEX BLDG., 218 PARSHLEY ST.,
LIVE OAK, FL 32064

Our Tax Deed Sales are held on a periodic basis throughout the year. We try to hold a sale once every two months. The Tax Deed Sales include both County-held certificate applications and individually held certificate applications. The number of properties sold at any sale ranges from one to twenty or more. The types of property and prices vary greatly. **You must be present at a sale to bid at public auction.** The Clerk's Tax Deed files may **not** be viewed or inspected on the day of the auction. They will be in use by staff. They may be inspected any other business day.

Notices of Tax Deed Sales are sent to all parties with a potential legal interest in the particular property. Advertisements are placed in the legal section of the local newspaper, the *Suwannee Democrat* for four consecutive weeks. We **no** longer will maintain a **bidders' list** the Tax Deed schedule will be on this web site www.suwgov.org starting at the beginning of the year **2018** for those individuals interested in tax deed sale properties. When we schedule a Tax Deed Sale, a list of the properties to be auctioned will be provided at the sale and held live at the address above. This property list includes the reference number, assessed party, legal description, and base minimum bid amount for each property. Properties do get redeemed (paid) at the Tax Collectors Office before the Tax Deed Sale you may call us if you are interested in purchasing to find out what has been redeemed. If tax certificates exist or if delinquent taxes accrued subsequent to the filing of the tax deed application, the amount required to redeem such tax certificates or pay such delinquent taxes must now be included in the opening bid. Therefore, the redemption amount and the opening bid are subject to change without notice on our Tax Deed Schedule.

We cannot and do not provide any further information concerning the properties available for sale. We do not know the street locations, zoning, or appraised value of properties. Any interested party may and should conduct their own research with the Property Appraiser, Tax Collector, or Clerk's Official Record Books. However, you may make an appointment to look at our Tax Deed Files if you are interested in bidding at the Sale we are located at our Clerk of the Court Judicial Annex Bldg., 906 Professional Bldg. N Ohio Ave., Live Oak, FL 32064. You may notify Tracy Baldwin, Deputy Clerk for an appointment at (386)362-0575.

Each successful bidder will be required to immediately place a non-refundable Cash Deposit equal to 5 percent of the final bid or \$200.00, whichever is greater, at the time of the sale, with the Clerk before other properties are offered. This will be applied to the purchase price at the time of settlement. Should the successful bidder not settle and pay for the property and Tax Deed, this deposit will be retained by the Clerk for resale expenses and re-sold in 30 days per Florida Statute 197.542(2). Such persons defaulting on their bid may also be excluded from all future sales. Each bidder should be prepared with enough cash to cover the number of properties you may bid on should you be the successful bidder. All Bidders must settle and pay for the property and Tax Deed within 24 hours of the sale.

200 South Ohio Avenue, Live Oak, Florida 32064 (386)362-0575

Upon sale, a Tax Deed is issued and forwarded after being recorded. Recording fees and state documentary stamps are in addition to the sale price. Payment is due at the time of sale. **Cash (U.S. currency) or Cashier's Check** are the only accepted means of payment and deeding and recording is contingent upon check clearance.

Individual Tax Deed Application properties that do not receive any bids are to be deeded to the Applicant at the base bid amount.

In accordance with section 192.0105(3), Florida Statutes, the property owner can redeem his or her property up until the time that the high bidder remits full payment to the clerk.

County application properties that do not sell at auction go onto a List of Lands Available (LOLA). After a ninety-day waiting period, the lands are available for direct purchase without bid. This list is available for the cost of copies plus postage. Currently there are very few properties on the LOLA. Make check or money order payable to Clerk of the Circuit Court.

The Civil Division of the Clerk's Office handles foreclosures, and can be reached at (386)362-0549.

The County Tax Collector's Office sells Tax Certificates for delinquent taxes annually each May. For additional information on Tax Certificates, contact that office at Suite A, 215 Pine Avenue SW, Live Oak, Florida 32064 (386)364-3440.

We will not accept personal checks, bank drafts, money orders, or certified checks. Only **Cash (U.S. currency) or Cashier's Check** will be accepted at the time of settlement.

POTENTIAL BUYERS ARE ADVISED THAT
PROPERTIES ARE SOLD AS IS, WITH NO GUARANTEE AS TO
USEABILITY OR SUITABILITY FOR ANY SPECIFIC PURPOSE.

BUYERS ASSUME RESPONSIBILITY FOR RESEARCHING AND
DETERMINING ANY ENCUMBRANCES, LIMITATIONS, OR
DEFECTS IN DESCRIPTION, ACCESS, OR USE.

PURCHASERS MAY WANT TO PROCEED WITH A "QUIET
TITLE ACTION" THROUGH THE COURTS TO INSURE A
CLEAR AND USEABLE TITLE.

This information is provided to assist you and answer your questions. If you have other questions please call **Tracy Baldwin**, Deputy Clerk Administration at (386) 362-0575.