

**James Estes Willingham, Jr.**  
**Attorney and Counselor at Law**  
**1235 NW U.S. Highway 129**  
**Jasper, Florida 32052-6284**  
**Phone: 386-792-7330**  
**Fax: 386-792-2531**  
**email: [jay@jaywillingham.com](mailto:jay@jaywillingham.com)**

October 21, 2016

Sent by Email to Ms. Julia Cooper for electronic distribution

Mr. Gary Godwin, Chairman

Ms. Cheryl McCall, Board Member

Mr. Johnny Bullard, Vice Chairman

Ms. Suezette Wiggins, Board Member

Ms. Jeanie Daniels, Board Member

Thomas P. Moffses, Jr., Superintendent

Re: Town of White Springs and the Bailey F. Ogburn Recreational Center

Dear Superintendent Moffses and School Board Members:

I trust this letter finds everyone doing well.

Stacy Tebo, Town Manager of the Town of White Springs, in her letter of September 30, 2016, to Superintendent Moffses formally requested that The School Board of Hamilton County, Florida, donate to the Town of White Springs approximately 10.76 acres of land (the "Real Property") part of which is occupied by the "ball fields" also known as the Bailey F. Ogburn Recreational Center in the Town of White Springs.

Ms. Tebo's letter is Exhibit A.

Ms. Tebo has stated that the Town intends to apply for another Florida Department of Environmental Protection, Florida Recreational Development Assistance Program (FRDAP) Grant to improve the Ogburn Recreational Center for the benefit of the public.

The current administrative rule and application for such a FRDAP grant requires that:

"Land under control other than by ownership of the grantee such as by lease, shall be dedicated as an outdoor recreational area for the use and benefit of the general public for a minimum period of twenty-five years from the completion date set forth in the project completion certificate."

Ms. Tebo states that the Town would prefer not to enter into another a long-term lease of the Real Property from the School Board. The Town prefers a conveyance of the Real Property to the Town by deed without any long-term reversion to the School Board in the event the property should ever become needed by the School Board for educational or ancillary purposes.

The purpose of the discussion below is to provide the School Board and Superintendent with written information to consider when deciding upon recommending or making the findings that the following School Board Policy, Florida Statute Section, and Florida Board of Education regulation require for the donation of the land to the Town.

Board Policy 7.10 Sale Transfer or Disposal of Property says in part that:

"Subject to law and regulations of the State Board, the School Board may sell, transfer or dispose of any school real or personal property...which is declared by resolution of the Board to be unnecessary or unsuitable for school purposes because of location, condition or other causes."

Florida Statutes Section 1013.28(1)(a) says in part that:

"Subject to rules of the State Board of Education, a district school board...may dispose of any land or real property to which the board holds title which is, by resolution of the board, determined to be unnecessary for educational purposes as recommended in an educational plant survey. A district school board...shall take diligent measures to dispose of educational property only in the best interests of the public."

Rule 6A-2.0010 Florida Administrative Code adopts the State Requirements of Educational Facilities, (SREF) Chapter 1 Section 1.4, which states in part that:

"the (School) Board may dispose of any land or other real property by Resolution of such Board, if recommended in an educational plant survey and if determined to be unnecessary for educational or ancillary purposes."

Therefore, prior to making the donation of the Real Property to the Town, the School Board must approve a resolution that finds that:

- the School Board has title to the Real Property;
- the Real Property is unnecessary or unsuitable for school purposes because of location, condition or other causes;
- an educational plant survey has recommended that the Real Property is unnecessary for educational or ancillary purposes and should be transferred;

-the School Board has taken diligent measures to dispose of the property only in the best interests of the public; and

-the donation of the Real Property to the Town is in the best interests of the public.

A copy of a School Board resolution to make the donation would then be forwarded to the FLDOE for approval and inclusion in their Five Year Survey Recommendation Report for South Hamilton Elementary.

Once approved by FLDOE the donation would be formally made by the School Board by the delivery of an appropriate deed to the Town.

Ms. Tebo has provided a Boundary Survey dated October 3, 2016, done for the Town of White Springs by Timothy A. Delbene, Professional Surveyor and Mapper, with Donald F. Lee and Associates, Inc. Ms. Tebo states that this 2016 Lee Survey shows a drawing of the metes and bounds legal description of the Real Property the Town has requested the School Board donate to the Town.

The 2016 Lee Survey is Exhibit B.

Ms. Tebo states that the Town accidentally did not authorize Mr. Delbene to draw on the 2016 Lee Survey all the improvements currently upon the Real Property.

However, Mr. Delbene stated that in 1997 the Hamilton County Board of County Commissioners had Mr. Delbene do a boundary and topographical survey on which he located both the existing and proposed improvements to the Ogburn Recreational Facility as of October 31, 1997. At that time the County was assisting the Town with a prior FRDAP grant to improve the Real Property under a long-term lease of the land from the School Board.

Mr. Delbene provided a copy of that 1997 Lee Survey, and it is Exhibit C.

Note that the "Former Property Line" drawn about the middle of the 2016 Lee Survey is noted to be the "South Line of Survey by Donald F. Lee & Assoc. dated 10/31/1997".

Ms. Tebo states that the existing and proposed improvements drawn on the 1997 Lee Survey together are all of the improvements currently on the Real Property in the 2016 Lee Survey which the Town is asking the School Board to donate to the Town.

Ms. Tebo provided First American Title Insurance Company Commitment for Title Insurance issued by North Central Florida Title, LLC, file number 16Y-08013B, prepared for the Town of White Springs.

The Title Commitment states it was made without the benefit of a survey.

The Title Commitment is Exhibit D.

The Title Commitment attaches a copy of the 1941 DEED which the School Board received for the land associated with South Hamilton Elementary. The legal description is based upon the Cone Survey of the Town of White Springs found in Plat Book 3, Pages 47-48 of the Public Records of Hamilton County, Florida. The actual locations of Lots and Blocks in the 1941 DEED are based upon the Cone Survey and the Reneau Survey on which the Cone Survey is based. The actual locations of these Cone Survey Lots and Blocks are often in question in White Springs. For this reason and others, the 2016 Survey and the Title Commitment should refer to one another.

The current FLDOE Five Year Survey Recommendation Report for South Hamilton Elementary recommends that the School Board:

“Transfer ownership through Sale or Lease/Rent all permanent buildings to City, County, State or Federal government agencies pursuant to Section 1013.28 F.S.”

This current FLDOE Five Year Survey is Exhibit E.

The administration has not yet been able to locate the School Board's records of the acquisition, construction and expansion of what we now know as South Hamilton Elementary School so we have not seen any actual surveys of the lands associated with SHE, aside from the 1997 Survey and the 2016 Survey.

The Hamilton County Property Appraiser's parcel maps of the parcels associated with South Hamilton Elementary in the Town of White Springs based upon the 1941 deed estimate the location and the acreage as follows:

Parcel 8402-000 is estimated to be fifteen (15) acres. Its map is Exhibit F-1;

Parcel 8390-000 is estimated to be four (4) acres. Its map is Exhibit F-2;

Parcel 8393-000 is estimated to be two (2) acres. Its map is Exhibit F-3; and

Parcel 8403-000 is estimated to be four (4) acres. Its map is Exhibit F-4.

CAVEAT: The HCPA website always says that all the HCPA parcel maps are “for ad valorem tax assessment purposes only” and “should not be relied upon by anyone as a determination of the ownership of property.” All opinions or estimates expressed in this analysis regarding the School Board's title to the lands associated with SHE, the location of the lands, and the portions of that land that may be in the FEMA Zone AE 100-Year Flood Zone are estimates and opinions that would need to be verified by a title search coordinated with boundary and topographical surveys of all the lands associated with SHE. However, in the absence of certified surveys supported by title searches on all the land associated with SHE, the HCPA parcel maps can provide a



broad overview of the land associated with SHE and its relationship to the Real Property the Town is asking the School Board to donate.

All that said, Exhibit G is an aerial map based upon the HCPA aerial parcel maps of the various parcels of land apparently associated with SHE.

Exhibit G roughly shows outlined in red all of the HCPA parcels associated with SHE.

Based on the foregoing, the land associated with South Hamilton Elementary in the Town of White Springs can be estimated to consist of approximately 25 acres.

Note that the HCPA estimates do not include an estimate of the unopened public streets shown on the parcel maps that are based on the legal description based on the old Reneau and Cone Surveys of the Town of White Springs.

Exhibit H is a FEMA National Flood Hazard Layer map. Using the Area Tool on the HCPA website while looking at the FEMA Flood Map it appears that very roughly 9.5 acres of the approximately 25 acres of land HCPA estimated to be associated with SHE lie in the FEMA 100-Year Flood Plain. This would very roughly leave 15.5 acres of buildable land associated with SHE including the Real Property that the Town has requested that the Board donate to the Town.

The yellow lines on Exhibit G roughly show the approximate location of the property lines of the Real Property the Town is asking the School Board to donate to the Town.

The 1997 Lee Survey shows that approximately 5.56 acres of land is occupied by the current Ogburn Recreational Facility improvements. This arguably represents a rough approximation of the amount of buildable land in the Real Property that the TOWS is requesting the Board donate. The elevations on the 1997 Lee Survey indicate that the elevation of the land falls off quickly at the South end of the existing Ogburn Recreational Area. (Again, the "Former Property Line" drawn in about the middle of the 2016 Lee Survey is the South property line on the 1997 Lee Survey.)

Note that the donation of the Real Property to the Town will apparently eliminate the School Board's access to the remainder of the land associated with SHE to Adams Memorial Drive on the East. The Title Commitment points out the Real Property does not have actual deeded access to a public road as Adams Memorial Drive is not a deeded public right of way. The Cone Survey does indicate a street in that location servicing the Cemetery.

From a pure acreage standpoint:

HCPA estimates that the land associated with SHE totals 25 acres (without Cone Survey streets).

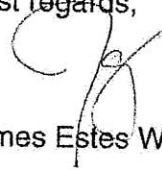
The 2016 Lee Survey (including parts of Cone Survey streets) totals 10.76 acres.

CAVEAT: As of the time of this writing, Ms. Tebo is working to obtain both an amended Title Commitment from the title company showing the metes and bounds legal description in the 2016 Lee Survey and removing the survey exceptions and a certified 2016 Lee Survey with the title search exception removed.

I hope the foregoing provides sufficient information to provide the Superintendent and the Board with comfort in making this decision.

As always please contact me with any questions you may have.

Best regards,

A handwritten signature in black ink, appearing to be 'J. Willingham', written over the printed name.

James Estes Willingham, Jr., Esquire

Attachments to Email: Exhibits A through Exhibit H



# TOWN OF WHITE SPRINGS

*"On the Banks of the Suwannee River"*

September 30, 2016

Superintendent Thomas P. Moffses, Jr.  
5683 US Highway 129 S Suite 1  
Jasper, FL 32052-3743

Dear Superintendent Moffses:

As you know, the Town has leased the Bailey Ogburn Recreational Facility from the Hamilton County School Board since 1978. This property is commonly referred to as "the ballfields". The Town would like to improve the property and pursue grant funding opportunities.

The Town of White Springs is requesting that the property be donated to the Town. We have obtained a title search and boundary survey. Please present this request to the School Board at your earliest convenience. Thank you.

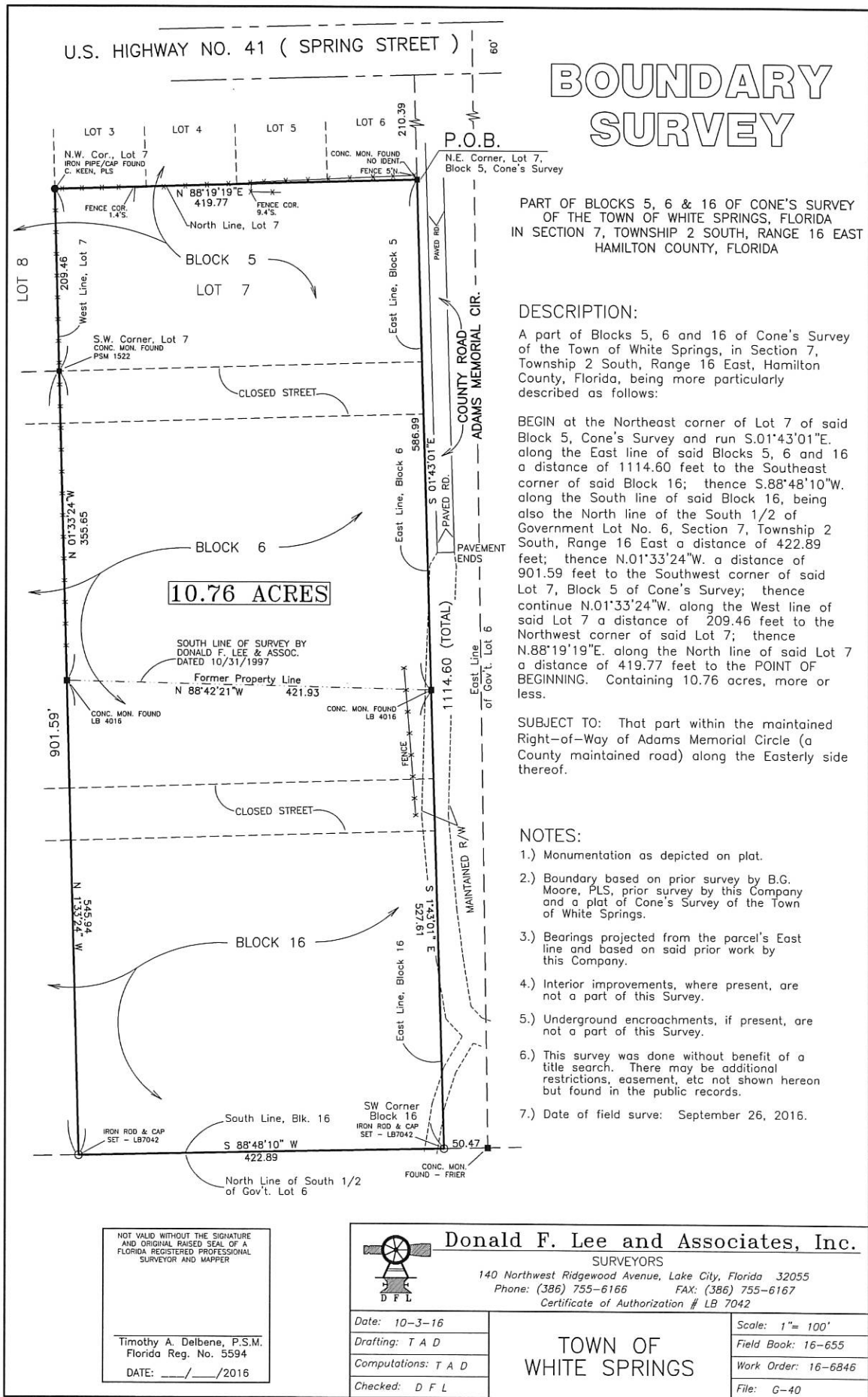
Sincerely,

A handwritten signature in blue ink, appearing to read "Stacy Tebo", is written over a horizontal line.

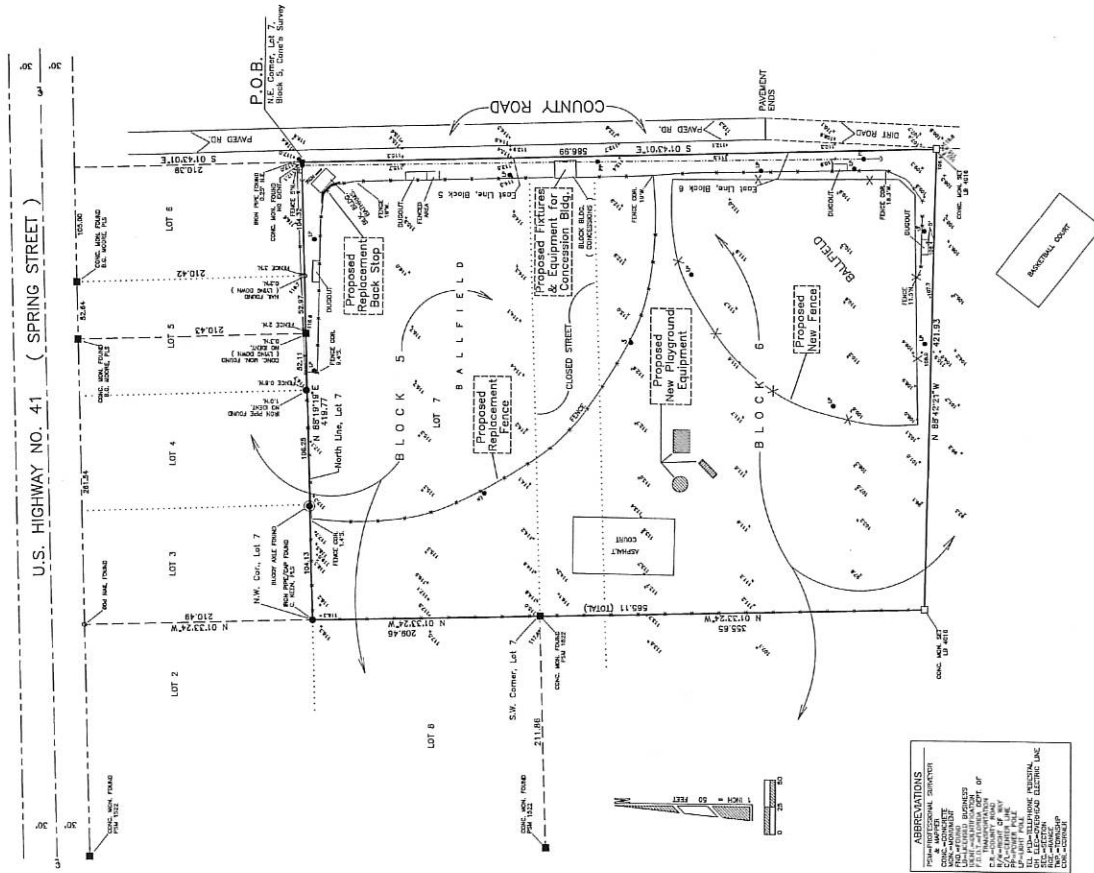
Stacy Tebo  
Town Manager

10363 Bridge Street, White Springs, FL 32096

Ph. 386.397.2310 | Fax 386.397.1542 | [www.whitesprings.org](http://www.whitesprings.org) | [manager@whitespringsfl.us](mailto:manager@whitespringsfl.us)



**BOUNDARY SURVEY  
TOPOGRAPHIC SURVEY**  
PART OF BLOCKS 5 AND 6 OF CONE'S SURVEY  
OF THE TOWN OF WHITE SPRINGS, FLORIDA  
IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 16 EAST  
HAMILTON COUNTY, FLORIDA



### PROPOSED IMPROVEMENTS

- 1- Replace / Install Fencing for two ball fields.
- 2- Fixtures & Equipment for Concession Building.
- 3- Install new Playground Equipment.
- 4- Replace Back Stop on one ball field.
- 5- Upgrade & Repair lighting fixtures.

REVISED: 11-18-1997 Show Proposed Improvements.

RECREATION CENTER AT WHITE SPRINGS

 **Donald F. Lee and Associates, Inc.**  
SURVEYORS — ENGINEERS  
950 South Ridgewood Drive, Lake City, Florida 32055  
Phone: (904) 755-6166 FAX: (904) 755-6167

Date: 10-31-1997	HAMILTON COUNTY BOARD OF COUNTY COMMISSIONERS	Scale: 1"= 50'
Drawing: T A D		Field Book: 97-270
Computations: T A D		Work Order: 97-2947
Checked: D F I		File: M-16

CAO FILE: 2947B

 <b>First American Title™</b>	<b>Commitment for Title Insurance</b>
<b>Schedule A</b>	ISSUED BY <b>First American Title Insurance Company</b>

File No. **16Y-08013B**

1. Effective Date: **August 15, 2016**

2. Policy or Policies to be issued:

Proposed Amount of Insurance:

- a. ☐ ALTA Owner's Policy of Title Insurance (6-17-06) (with Florida modifications) \$  
☐ ALTA Owner's Policy of Title Insurance (10-17-92) (with Florida modifications)  
☐ Other

Proposed Insured:

- b. ☐ ALTA Loan Policy of Title Insurance (6-17-06) (with Florida modifications) \$  
☐ ALTA Loan Policy of Title Insurance (10-17-92) (with Florida modifications)  
☐ ALTA Short Form Loan Policy of Title Insurance (6-16-07)

Proposed Insured:

Premium: \$

3. The estate or interest in the land described or referred to in this Commitment is fee simple.

4. Title to the fee simple estate or interest in the land is at the Effective Date vested in:

**BOARD OF PUBLIC INST SOUTH HAMILTON**

5. The land referred to in this Commitment is described as follows:

**Lots 7 and 8 in Block 5, ALL of Blocks 8, 8 and 16 in Cone's Survey in the Town of White Springs, Florida, lying and being in Section 7, Township 2 South, Range 16 East in Hamilton County, Florida.**

IssuingAgent: **NORTH CENTRAL FLORIDA TITLE, LLC**

Agent ID No:

Address: **343 NW COLE TER**

City,State,Zip: **LAKE CITY, FL. 32055**

Telephone:

By:



Authorized Countersignature

(This Schedule A valid only when Schedules BI & BII are attached)

THIS COMMITMENT IS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY OR ITS POLICY ISSUING AGENT SOLELY FOR THE ISSUANCE OF A POLICY OR POLICIES OF TITLE INSURANCE OF FIRST AMERICAN TITLE INSURANCE COMPANY. THIS COMMITMENT IS NOT AN ABSTRACT OR AN OPINION OF TITLE. LIABILITY UNDER THIS COMMITMENT IS DEFINED BY AND LIMITED TO THE TERMS AND CONDITIONS OF THIS COMMITMENT AND THE TITLE INSURANCE POLICY TO BE ISSUED. PERSONS OR ENTITIES NOT LISTED ABOVE AS PROPOSED INSURED ARE NOT ENTITLED TO RELY UPON THIS COMMITMENT FOR ANY PURPOSE.



 <b>First American Title™</b>	<b>Commitment for Title Insurance</b>
<b>Schedule BI</b>	<small>ISSUED BY</small> <b>First American Title Insurance Company</b>

File No. **16Y-08013B**

### REQUIREMENTS

The following requirements must be met:

1. Pay and/or disburse the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
4. The following documents, satisfactory to us, creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
  
5. Mortgage from The Board of Public Instruction of Hamilton County to To Be Determined, encumbering property described in Schedule "A" in the principal amount of \$0.00.
6. With respect to the contemplated transaction, the following requirements must be provided or complied with: (1) Certified copy of properly adopted ordinance authorizing mortgaging of subject property and proof of advertising of proposed ordinance (2) Present mortgage to be executed by properly authorized or designated municipal executive.
7. Furnish Company a Survey prepared by a Florida registered land surveyor; dated no more than 90 days prior to closing date of subject transaction; certified to the proposed insured(s), First American Title Insurance Company and all other parties in interest; and, meeting the Florida Minimum Technical Standards for all land surveys. Upon receipt and review of such survey, the Company reserves the right to make such additional requirements and/or to modify the legal description set forth on Schedule A as it may deem necessary.
8. Proof of payment of taxes and assessments for the year 2015, and prior years, plus any penalties and interest.
9. Note: The following is for informational purposes only and is given without assurance or guarantee: 2015 taxes show NOTAXDUE. The gross amount is \$0.00 for Tax Identification No. 8402-000.

 <b>First American Title™</b>	<b>Commitment for Title Insurance</b>
<b>Schedule BII</b>	ISSUED BY <b>First American Title Insurance Company</b>

File No. **16Y-08013B**

**PART II**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year **2016** and subsequent years, not yet due or payable.
9. NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.  
  
Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.
10. Note: All of the recording information contained herein refers to the Public Records of HAMILTON County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.
11. The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted.
12. The public records do not show any legal right of access to or from the land, and, by reason thereof, the Company does not insure any right of access to and from the insured property.

File No. **16Y-08013B**  
Invoice Date: **August 23, 2016**

Attention: **TOWN OF WHITE SPRINGS**  
**10363 BRIDGE STREET**  
**WHITE SPRINGS FL 32096**

**RE: BOARD OF PUBLIC INST SOUTH**  
**HAMILTON**  
Property: **10608 Adams Memorial Drive, White**  
**Springs, FL 32096**  
**WHITE SPRINGS, HAMILTON County, Florida**

DESCRIPTION	AMOUNT
Search and Title Commitment:	\$350.00

**PLEASE REMIT PAYMENT TO:**  
**NORTH CENTRAL FLORIDA TITLE, LLC**  
**343 NW COLE TER,**  
**LAKE CITY, FL. 32055**  
  
**386-752-1502**

If payment of this invoice is not made within 30 days from the date hereof, the sums represented by this invoice shall bear interest at 1.5 percent per month. In the event NORTH CENTRAL FLORIDA TITLE, LLC shall be required to engage the services of an attorney at law to collect the sum due hereunder, it shall be entitled to recover all of its court costs and attorneys fees, including fees incurred before, during or upon appeal of, any legal action.

DEED

W. A. SAUNDERS AND WIFE

TO

BOARD OF PUBLIC INSTRUCTION HAMILTON CO.

THIS DEED, Made the 5th day of February A. D. 1941, by W. A. Saunders and his wife Lillian Saunders of the County of Hamilton, State of Florida, hereinafter called the grantor, to Board of Public Instruction Hamilton County, State of Florida hereinafter called the grantee

WITNESSETH, That the said grantors, in consideration of Four hundred and no/100 Dollar the receipt whereof is hereby acknowledged, do give, grant, bargain, sell, alien, remise, release, encoff, convey and confirm unto the said grantee and its heirs and assigns in fee simple the lands situate in Hamilton County, State of Florida, described as follows:

E $\frac{1}{2}$  of the Northwest Quarter of SE $\frac{1}{4}$  except lots owned by Mrs. H. C. Philpott, C. C. Pullard, W. R. Hunter, G. S. King, M. V. Smith and Colored Church, being a part of Block 5 Cone's Survey and containing Sixteen (16) acres more or less, and further described as being in Section 7, Township 2 South, Range Sixteen East. Above described property in White Springs, Florida, city limits in Block 5, 6 and 16, Rener's Survey. Lee Street East, Third Street West, property known as Camp land lying South, Spring Street or State Highway lying North. Also described as Lots 4B, 7 and 8, of Block 5, and all of Block 6 and all of Block 16 according to Cone's Survey of the town of White Springs, Fla.

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances, unto the said grantee, and its heirs and assigns in fee simple.

AND the said grantors, for themselves and their heirs and legal representatives, covenant with said grantee, its heirs, legal representatives and assigns: That said grantors are indefeasibly seized of said land in fee simple; that said grantors have full power and lawful right to convey said lands in fee simple, as aforesaid; that it shall be lawful for said grantee, its heirs, legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all encumbrances that said grantors, their heirs and legal representatives, will make such further assurances perfect the fee simple title to said land in said grantee, its heirs, legal representatives and assigns, as may reasonably be required; and that said grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of said grantors the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

G. M. Williams

F. S. Wiggins

W. A. Saunders (L. S.)

Lillian Saunders (L.S.)

STATE OF FLORIDA,

COUNTY OF HAMILTON

I HEREBY CERTIFY, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared W. A. Saunders and his wife Lillian Saunders to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

AND I FURTHER CERTIFY, That the said Lillian Saunders known to me to be the wife of the said W. A. Saunders on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

This Indenture, Made this 10th day of December A. D. 1937,  
BETWEEN C. C. Bullard, joined by his wife, Kate Bullard

of the County of Hamilton and State of Florida  
parties of the first part, and Board of Public Instruction for the County of Hamilton, State of Florida  
P. O. Address  
of the County of Hamilton and State of Florida  
parties of the second part, WITNESSETH, That the said parties of the first part, for and in consideration of the sum of  
One hundred DOLLARS,  
to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and trans-  
ferred, and by these presents do grant, bargain, sell and transfer unto the said parties of the second part, and its  
SUCCESSORS forever, all that certain parcel of land lying and being in the County of Hamilton  
and State of Florida, more particularly described as follows:

Lots 2, 3 and 4 of Block 3 of Cone's Survey of the Town of White Springs, Florida  
Lots 3 and 4 of Block 4, except that portion deeded to Wm. H. Mobley dated June  
17th, 1927; all in Cone's Survey of the Town of White Springs, Florida  
Lots 1, 2, 3 and 4 of Block 7, according to Cone's Survey of the Town of White  
Springs, Florida.  
Lots 1, 2, 3, and 4 of Block 8 according to Cone's Survey of the Town of White  
Springs, Florida.



TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and  
right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same  
in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are  
lawfully seized of the said premises, that they are free from all incumbrances and that they have good right  
and lawful authority to sell the same and the said parties of the first part do hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons whomsoever, except taxes

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals, the  
day and year above written.

Signed, Sealed and Delivered in Our Presence:

F. B. Harrell

Edythe Ellis

C. C. Bullard

(SEAL)

Kate Bullard

(SEAL)

STATE OF Florida

COUNTY OF Hamilton

I HEREBY CERTIFY, That on this 10th day of December A. D. 1937, before me personally  
appeared C. C. Bullard and Kate Bullard

to me known to be the persons described in and who executed the foregoing conveyance to Board of Public Instruction  
and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned;  
and the said Kate Bullard the wife of the said C. C. Bullard  
on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowl-  
edge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her  
right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that  
she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said  
husband.

WITNESS my signature and official seal at Jasper in the County of Hamilton  
and State of Florida the day and year last aforesaid.

(Seal)

Edythe Ellis (SEAL)  
Notary Public State of Florida at large.  
My commission expires December 5, 1941

STATE OF FLORIDA,  
Hamilton County.

I, W. A. Lewis, Clerk of the Circuit Court in and for said County, do hereby certify that the  
foregoing instrument is duly recorded and verified in Deed book 22 page 226

Witness my hand and official seal this 11th day of December A. D. 1937  
By W. A. Lewis Deputy Clerk. (Seal) W. A. Lewis Clerk.



Sales In Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Hamilton Home
<b>Owner and Parcel Information</b>					
Owner Name	BOARD OF PUBLIC INST SOUTH HAMILTON		Today's Date	August 17, 2016	
Mailing Address	P O BOX 1059		Parcel Number	8402-000	
	JASPER, FL 32052		Tax District	WHITE SPG (District 3)	
Location Address			2014 Millage Rates	22.1732	
Property Usage	PUBLIC SCH (008300)		Acreage	15	
Section Township Range	7-25-16E		Homestead	N	

[Show Parcel Maps](#)
[Generate Owner List By Radius](#)
[Card View Print](#)

Value Information			Aerial View
	2014 Certified Values	2015 Certified Values	
Building Value	\$570,976	\$558,762	
Extra Feature Value	\$11,118	\$11,118	
Land Value	\$180,000	\$180,000	
Land Agricultural Value	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	
Just (Market) Value*	\$762,094	\$749,880	
Assessed Value	\$762,094	\$749,880	
Exempt Value	\$762,094	\$749,880	
Taxable Value	\$0	\$0	
Maximum Save Our Homes Portability	\$0	\$0	
AGL Amount			
<small>*"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.</small>			
<b>Tax Information</b>			

**Legal Information**

7 2S 16E 3-401 LOTS 7 AND 8 BLK 5 AND ALL BLK 6 AND ALL BLK 8 AND ALL BLK 16 CONES SURVEY DB 22-226 & DB 24-511 TOWN OF WHITE SPRINGS

The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.

**Building Information**

Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Flooring
SCHOOL	13,253	11,271	CONC BLOCK	BUILT-UP	MINIMUM	CONC FINSH / HARDWOOD
Heating Type	A/C Type	Baths	Bedrooms	Stories	Actual Year Built	Effective Year Built
AIR DUCTED	NONE	0	0	1	1957	1957

[Show Building Sketch](#)

Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Flooring
SCHOOL	2,896	2,844	COMMON BRK	MODULAR MT	MINIMUM	CLAY TILE / CARPET
Heating Type	A/C Type	Baths	Bedrooms	Stories	Actual Year Built	Effective Year Built
ENG F AIR	ENG SPLIT	0	0	1	1990	1990

[Show Building Sketch](#)

Type	Total Area	Heated Area	Exterior Wall	Roof Cover	Interior Wall	Flooring
SCHOOL	2,704	2,636	PREFAB PNL / COMMON BRK	COMP SHNGL	WALL BD/WD	ASPH TILE
Heating Type	A/C Type	Baths	Bedrooms	Stories	Actual Year Built	Effective Year Built



AIR DUCTED	ENG SPLIT	0	0	1	1990	1990
<a href="#">Show Building Sketch</a>						
<b>Type</b>	<b>Total Area</b>	<b>Heated Area</b>	<b>Exterior Wall</b>	<b>Roof Cover</b>	<b>Interior Wall</b>	<b>Flooring</b>
SCHOOL	1,872	1,104	MOD METAL	MODULAR MT	PLYWOOD	CARPET
<b>Heating Type</b>	<b>A/C Type</b>	<b>Baths</b>	<b>Bedrooms</b>	<b>Stories</b>	<b>Actual Year Built</b>	<b>Effective Year Built</b>
ENG F AIR	ENG SPLIT	0	0	1	1990	1990
<a href="#">Show Building Sketch</a>						

Extra Features Data				
Description	Number of Items	Unit Length x Width x Height	Units	Effective Year Built
U-3 AVGUNF	1	12 x 20 x 0	240 UT	1991
U-3 AVGUNF	1	10 x 14 x 0	140 UT	0
CCLFENCE 6	1	0 x 0 x 0	757 UT	0
U-5 LC	1	8 x 20 x 0	160 UT	0
U-5 LC	1	0 x 0 x 0	140 UT	0
U-5 LC	1	6 x 14 x 0	84 UT	0
U-5 LC	1	6 x 14 x 0	84 UT	0
CCLFENCE 4	1	0 x 0 x 0	605 UT	0
CCLFENCE 6	1	0 x 0 x 0	766 UT	0
CCLFENCE 8	1	0 x 0 x 0	256 UT	0
CCLFENCE16	1	0 x 0 x 0	95 UT	0
ENCL BATH	1	20 x 12 x 0	240 UT	0
ASPHALT	1	50 x 96 x 0	4,800 UT	0

Land Information				
LAND USE	NUMBER OF UNITS	UNIT TYPE	Frontage	Depth
SCHOOL	15	AC	0	0

Sale Information									
Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No Sales Information available for this parcel									
<a href="#">Sales In Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search</a>	<a href="#">Hamilton Home</a>				

The Hamilton County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The Senior Exemption Does Not Apply to All Taxing Authorities. Just (Market) Value is established by the Property Appraiser for ad valorem tax purposes. It does not represent anticipated selling price. Working values are subject to change. Website Updated: August 14, 2016

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# FIVE YEAR SURVEY

## Recommendation Report

District Name: HAMILTON COUNTY SCHOOL DISTRICT  
 Survey: Number 4 - Version 1  
 Facility Name: SOUTH HAMILTON ELEMENTARY  
 Address: HIGHWAY 41, WHITE SPRINGS

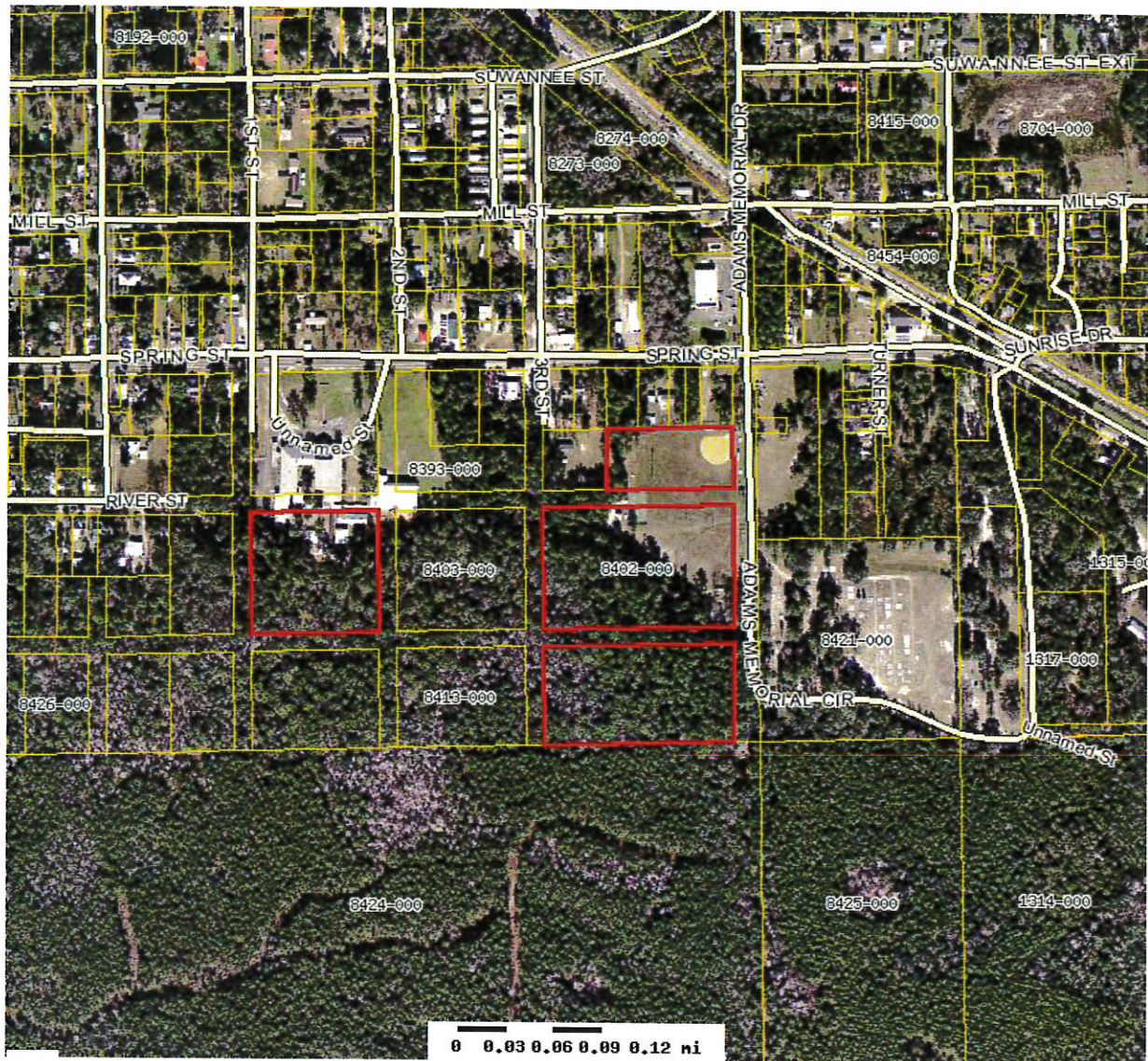
	Existing	Recommended
Capital Outlay Classification	2 - SCHOOL CONDITIONALLY RECOMMENDED FOR CONTINUED USE	3 - SCHOOL NOT RECOMMENDED FOR CONTINUED USE
Facility Use	ELEMENTARY	ELEMENTARY
Low Grade	PRE-K E S E	PRE-K E S E
High Grade	GRADE 6	GRADE 6
Comments		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
Perm. Stations	258	-258	0
Reloc. Stations	0	0	0
Mod. Stations	0	0	0
Total Stations	258	-258	0
Utilization Factor	100%		100%
School Capacity	258		0
COFTE Student Membership	170		0
Survey Annotation	Transfer all students in all grades PK-06 to New Hamilton County Elementary. Discontinue the use of buildings 1, 2, and 4 for educational purposes. In a memo dated 11/8/2011, DOE concurred that it is more cost effective to replace Buildings 1, 2, and 4 than to rehabilitate these buildings. Transfer ownership thru Sale or Lease/Rent all permanent buildings (1, 2, 4 and 7) to City, County, State or Federal government agencies pursuant to Section 1013.28, F.S. Surplus portable buildings in excess of 20 years of age (5, 6 and 10).		

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$0	\$5,000	\$0	\$0
				Estimated Total Project Cost		\$5,000

SOUTH HAMILTON ELEMENTARY	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2016			Removed NSF (50827), Added NSF (0), Difference NSF (50827), Percent (100%), Removed Stations (258), Added Stations (0) Remodeling: Removing the entire facility for SOUTH HAMILTON ELEMENTARY.	-50,827	-258	\$5,000	\$0	\$0





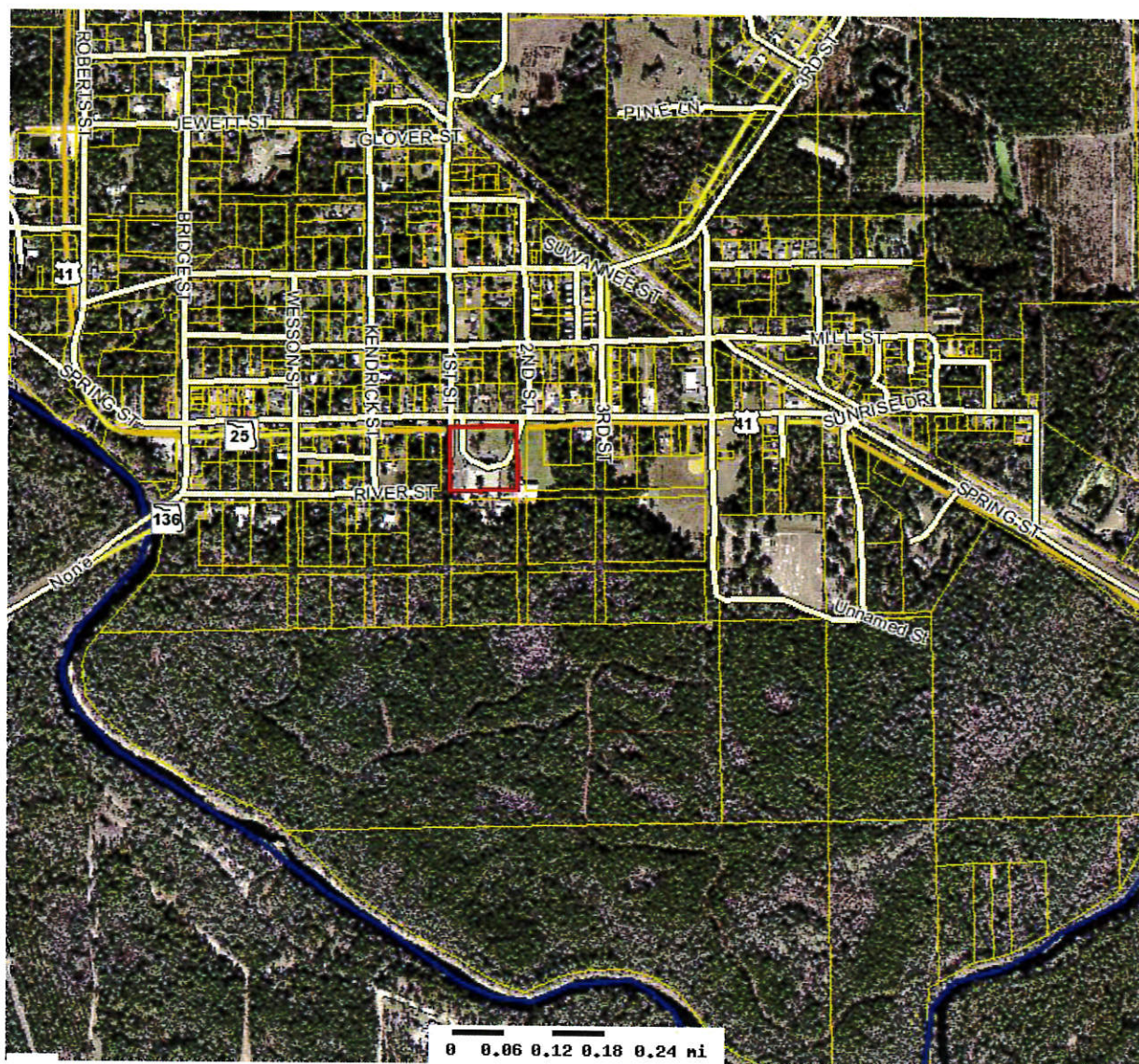
Hamilton County Property Appraiser			
Parcel: 8402-000 Acres: 15			
Name:	BOARD OF PUBLIC INST	Land Value	180,000
Site:		Building Value	558,762
Sale:		Misc Value	11,118
Mail:	SOUTH HAMILTON P O BOX 1059 JASPER, FL 32052	Just Value	749,880
		Assessed Value	749,880
		Exempt Value	749,880
		Taxable Value	0



The Hamilton County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER HAMILTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 03/04/16 : 13:14:16





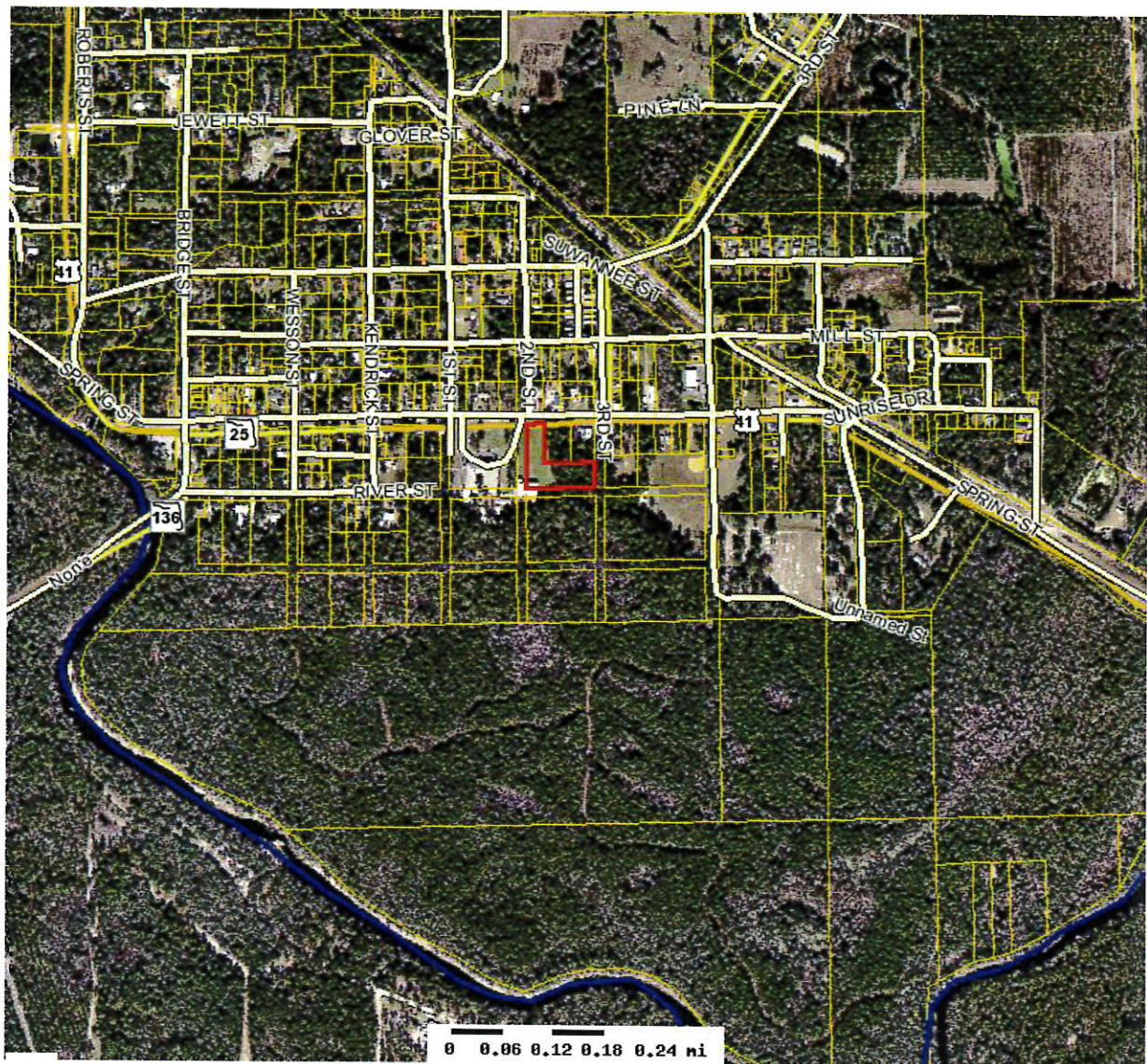
Hamilton County Property Appraiser			
Parcel: 8390-000 Acres: 4			
Name:	BOARD OF PUBLIC INST	Land Value	48,000
Site:	16693 SPRING ST	Building Value	1,165,900
Sale:		Misc Value	23,510
Mail:	SOUTH HAMILTON P O BOX 1059 JASPER, FL 32052	Just Value	1,237,410
		Assessed Value	1,237,410
		Exempt Value	1,237,410
		Taxable Value	0



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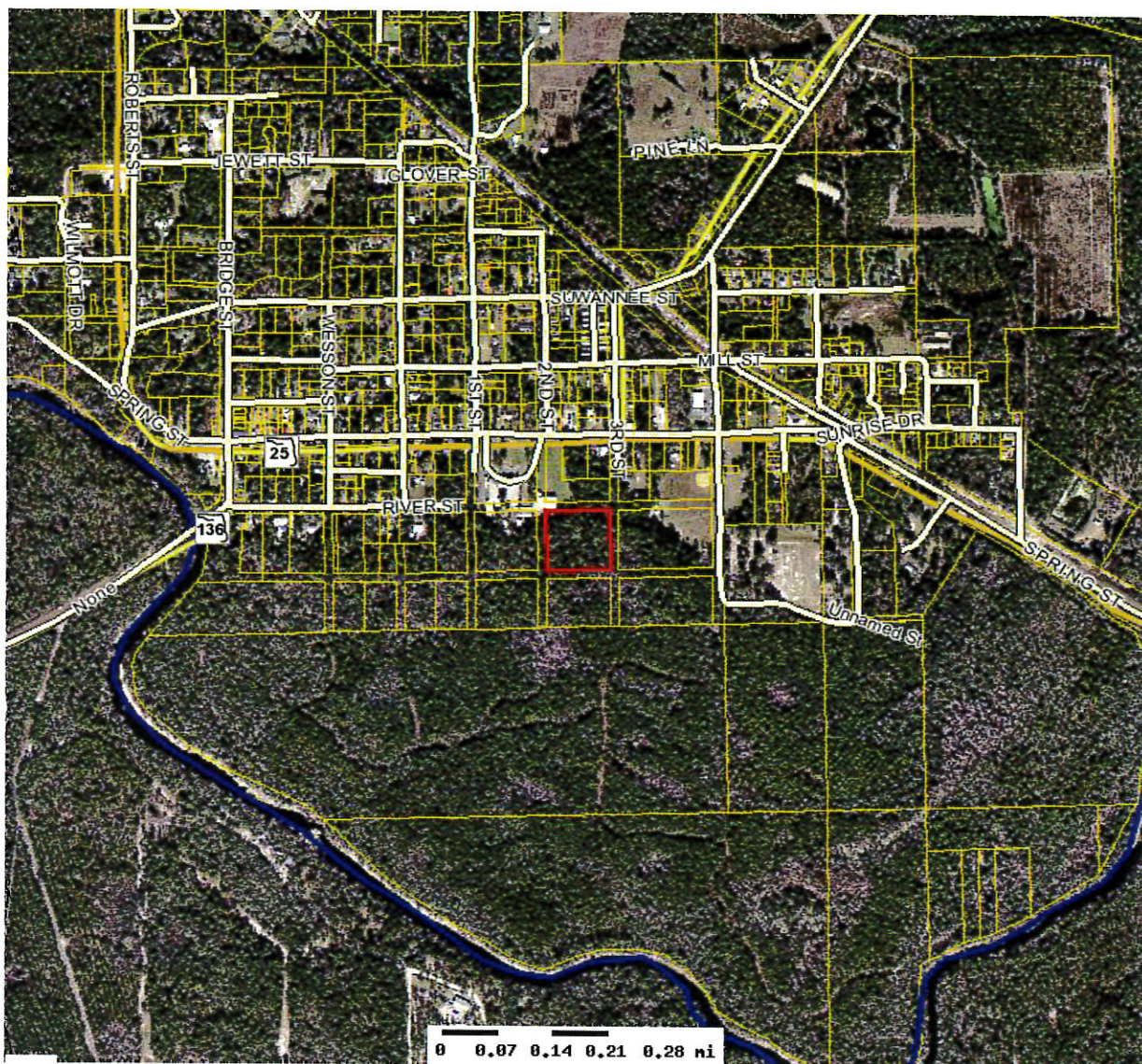
Hamilton County Property Appraiser			
Parcel: 8393-000 Acres: 2			
Name:	BOARD OF PUBLIC INST	Land Value	24,000
Site:		Building Value	0
Sale:		Misc Value	0
Mail:	SOUTH HAMILTON P O BOX 1059 JASPER, FL 32052	Just Value	24,000
		Assessed Value	24,000
		Exempt Value	24,000
		Taxable Value	0



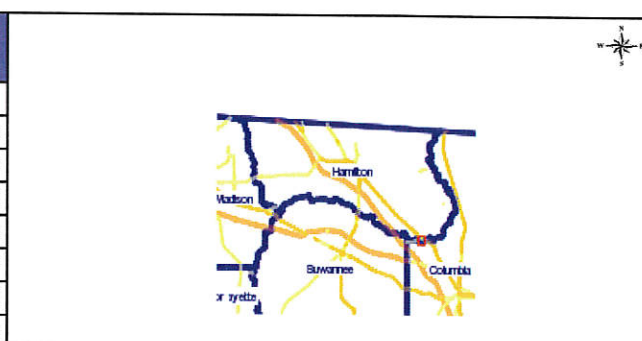
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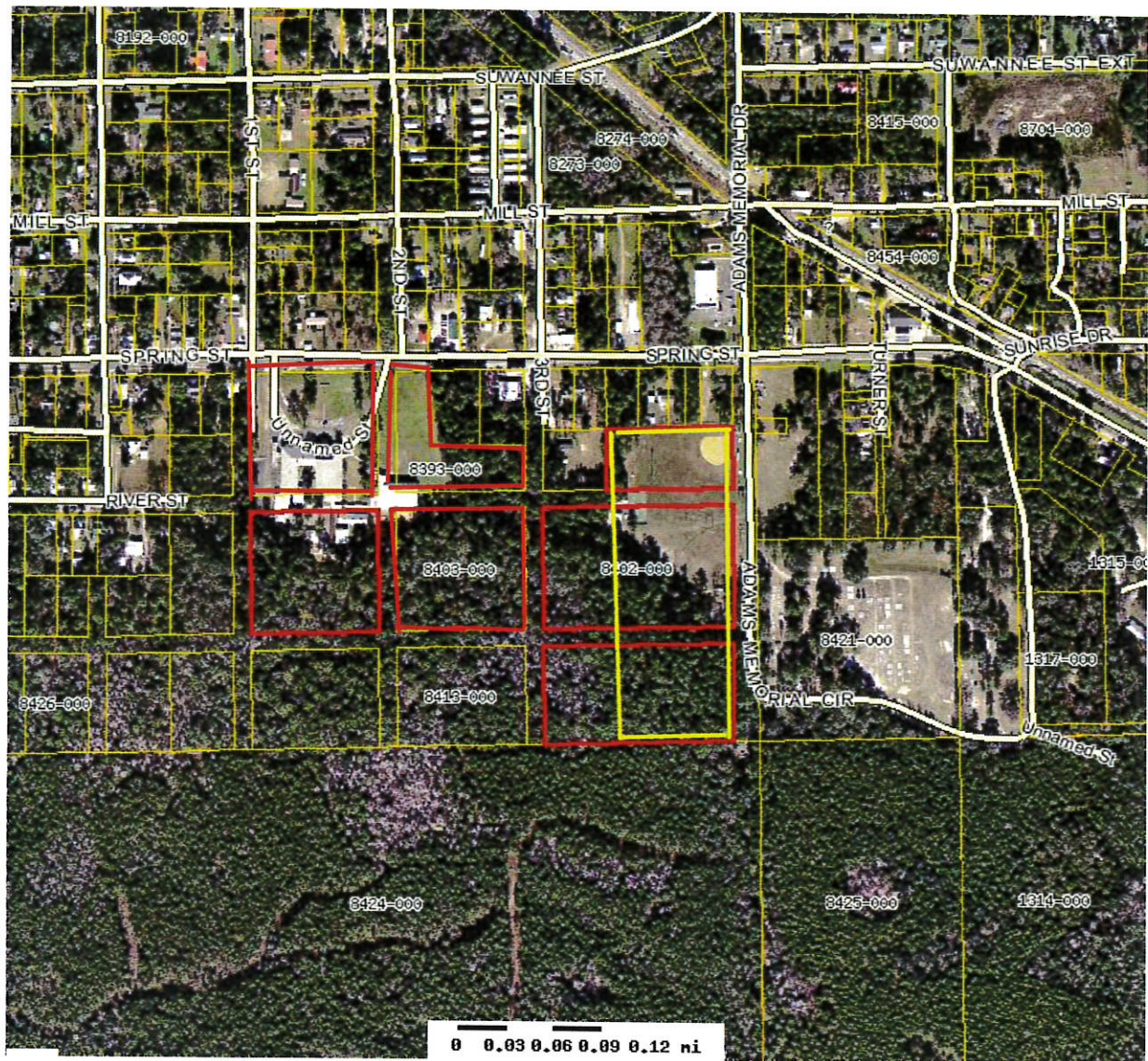
Hamilton County Property Appraiser			
Parcel: 8403-000 Acres: 4			
Name:	BOARD OF PUBLIC INST	Land Value	24,000
Site:		Building Value	0
Sale:		Misc Value	0
Mail:	SOUTH HAMILTON	Just Value	24,000
	P O BOX 1059	Assessed Value	24,000
	JASPER, FL 32052	Exempt Value	24,000
		Taxable Value	0



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Hamilton County Property Appraiser			
Name:	BOARD OF PUBLIC INST	Land Value	
Site:		Building Value	
Sale:		Misc Value	
Mail:	SOUTH HAMILTON	Just Value	
	P O BOX 1059	Assessed Value	
	JASPER, FL 32052	Exempt Value	
		Taxable Value	0



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## FEMA's National Flood Hazard Layer (Official)

Data from Flood Insurance Rate Maps (FIRMs) where available digitally. Try <http://bit.ly/1bPpUjq> (Unofficial) if this map is down



scott.mcafee@fema.dhs.gov | National Geospatial-Intelligence Agency (NGA); Delta State University; Esri