



5905 Happy Hollow Drive - Property Information Package

Online Only Auction – Estate of Edith M. MacDonald

Auction Closes: Tuesday, January 29, starting at 6:00PM CST

Open House Dates: Fri., Jan. 18, 10AM – 4PM, Sat., Jan. 19, 10AM – 5PM, Sat., Jan. 26, 1PM-5PM

*Custom Brick Home Built in 1997 on a High and Dry 1.55 Acre Home Site. 1871 Square Feet Heated and Cooled, 3Bedroom, 2 Bath, Double Car 441 Square Foot Side Entry Garage
Conveniently Location near Whiting Field, Tanglewood Golf Course, Highway 87/89 and the Abundant Natural Resources and Recreational Activities in the Area, including Blackwater River State Park.*

The estate of Edith M. MacDonald has partnered with Boyleston Realty & Auction, Northwest Florida's premier auction company to offer all prospective buyers an equal opportunity to purchase the property. The property is being sold in present, as is, condition. Buyers are to rely solely on their own judgment as to the condition of the property. We encourage you to read these materials and attend one of the open houses on the dates listed above. All of the contents, a 2009 Mercury Marquis & Flagstaff Travel Camper are being sold at online auction that closes Friday, January 18, 2019 starting at 6PM. [Click for Details](#)

The above property will be sold at ONLINE AUCTION ONLY and no offers will be considered before the auction. Please contact Gina Boyleston, ginaboyleston@gmail.com, if you have any questions or need assistance throughout the process. Use this Property Information Package to learn more about the process and the property. Included are the following documents:

Property Information: Property appraiser data, aerial photographs, tax collector data, CRS reports and MLS Listing.

Online Bidding Guide: This is a how-to bid guide that explains the online bidding process.

Real Estate Online Bidding Terms: These are general terms that apply to all of our online real estate auctions.

Terms and Conditions, Exhibit A: These are the terms and conditions specific to this auction.

Closing Costs Estimates: An estimate of your closing costs based on several purchase prices.

After you register and receive your bidder number, mail your bid deposit amount in the amount of \$250.00 payable to Boyleston Realty LLC., to 3 W. Garden Street, Suite 412, Pensacola FL 32502. Or, contact Gina Boyleston to remit the deposit via credit card or wire transfer. The winning bidder's \$250.00 deposit will be applied to the 10% down payment. All other bidders' deposits will be refunded within a week after the auction closing date.

Winning bidder will be notified by email or phone call shortly after the auction closes. The sales contract will e-mailed to the winning bidders via email to electronically sign. By close of business on January 30, 2019, the 10% down payment will be due and payable. Funds may be transferred electronically or sent overnight, or delivered directly to the closing attorney's office.

Broker Representation: You do not need a real estate agent to represent you in the auction. However, if you have an agent, the agent and you will need to complete the [Buyer Agent Registration Form](#). Forms must be received by Boyleston Realty & Auction, LLC no later than 24 hours before the scheduled closing time of the auction.

BoylestonAuctions.com



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AUCTION SERVICES

Family Owned and Operated Since 1977



**Subject
Property
1.55 Acres
5905 Happy Hollow Dr.**



RESIDENTIAL

Customer Full Report



MLS # [547150](#) **Prop Type:** RD
Status: Active
Update Date: 1/7/2019
Address: 5905 HAPPY HOLLOW DR
Unit #
City: MILTON **State:** FL
Zip: 32570
County: SANTA ROSA
Subdivision: NONE
Condo Name:

List Price: \$125,000
Sold Price:
Approx Main Sqft 1,871
Approx Detached Sqft
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Year Built: 1997
Elem: W. H. RHOD **High:** MILTON
Middle: KING

Parcel # 17-2N-28-0000-00120-0000

Dir: From Hwy. 90 in Milton, go north on Hwy. 89 or Hwy. 87. approx. 5 miles to left on Foxglove Rd, then left on Summit Way, left on Summit Drive, then right on Happy Hollow Drive to the property on the left. OR, GPS from your location to 5905 Happy Hollow Drive.

Legal: COM NW COR TH S 1362 FT TH N 88*22'13" E 1365.33 FT TH S 01*31'02" E 23.40 FT TO POB TH N 88*28'58" E 153.49 FT TH S 436.34 FT TH S 88*28'58" W 155.86 FT TH N 436.37 FT TO POB BEING PARCEL "C" AS DESIN OR 1574 PG 927

Online Auction on January 29, 2019 starting at 6PM. Any Bid at or Over the Minimum Bid of \$125,000 Wins the Bid. Secluded 1.55 Acre High and Dry Home Site - Custom Brick Home Built in 1997 - New HVAC 5 Yrs. - 1871 Square Feet Heated and Cooled - 3 Bedroom, 2 Bath - Oversize 441 Square Foot Side Entry Garage with Extra Parking Pad- Decked Attic - Outdoor Storage Building - Solid Brick Exterior - Covered Patio - Split Floor Plan - Large Master Suite with Spacious Bathroom - Garden Tub - Double Sink Vanity - Separate Sit-Down Vanity - Separate Shower - Walk-in Closet - Water Closet - Glass Block Captain's Window - Trey Ceiling in Master - 10' Ceilings in Great Room - Wood Burning Fireplace with Blower - Brick Hearth - Sliding Door to Covered Patio - Formal Dining Room - Eat-in Kitchen - Large Indoor Laundry - Large 2nd and 3rd Bedrooms with Nice Hallway Bathroom - Transom Windows in Dining Room & Second Bathroom - Cased Door Openings - Coach Lanterns - Beautiful Oaks & Dogwoods. Estate Auction Selling As Is. Open House: 1/18 10AM - 4PM, 1/19 10AM-5PM, 1/26, 1-5PM. Auction Terms Apply. Contact Auction Company for Complete Details or See the Property Information Packet on the Website.

Room Type	Lvl	Dimensions	STYLE	TRADITIONAL	CONSTRUCTION	FRAME
Great Room	1	18x18	ROOF	ARCHITECTURAL SHINGLE	FLOORS	VINYL, W/W CARPET
Bedrm: Master	1	18x14	WATER/SEWER	PUBLIC WATER, SEPTIC TANK	POOL	NONE
Bath: Master	1	18x16	HEATING	CENTRAL ELECTRIC	WATER HEATER	ELECTRIC
Eat In Kitchen	1		ELECTRICAL	COPPER WIRING, CIRCUIT BREAKER	COOLING	CENTRAL ELECTRIC
			EXTERIOR	COVERED PATIO, PARTIAL FENCE, YARD BUILDING		
			INTERIOR	ALL BLINDS, ALL DRAPES, BASEBOARDS, CABLE AVAILABLE, CEILING FANS, FIREPLACE, HIGH CEILINGS, HIGH SPEED INTERNET AVAIL, LAUNDRY INSIDE, PULL DOWN STAIRS, TREY CEILING, W/D HOOKUPS		
			KITCHEN FEATURES	DISHWASHER, ELECTRIC STOVE, LAMINATE COUNTERTOPS, PANTRY		
			ENERGY	CEILING FANS, DOUBLE PANE, INSULATED CEILINGS, INSULATED WALLS		
			MISC EQUIPMENT	GARAGE OPENER, SMOKE DETECTOR		
			DINING TYPE	BREAKFAST BAR, EAT-IN KITCHEN, FORMAL DINING ROOM		
			MASTER BEDROOM	TREY CEILING		
			MASTER BATH	2+ CLOSETS, DOUBLE VANITY, GARDEN TUB, GLASS/ACRYLIC BLOCK, LAMINATE COUNTERTOPS, SEPARATE SHOWER, WATER CLOSET, WALK-IN CLOSET		
SPECIAL USE ROOMS/AREAS			GEOHERMAL HEAT	NONE		
NONE			PUMP			



For More Information Contact:

GINA BOYLESTON

Agent Phone: CELL: 850-393-1154

ginaboyleston@gmail.com



Parking Spaces
PARKING 2 CAR GARAGE, GUEST PARKING, SIDE ENTRANCE
Lot Size 154 x 436
Acreage 1.550000
LOT LOCATION INTERIOR, PAVED ROAD
ZONING COUNTY, RES SINGLE
ROAD MAINTENANCE COUNTY

WATERFRONT NONE
WATER FEATURE NONE
WATERVIEW NONE

Assignment of Interest No
Assn NONE
Homestead Yes

Land Lease
Lease Expire Date
Assoc Fee (per year)
Monthly Rent

Sale Subject to Lease No
HOME WARRANTY NONE
FINANCING CASH
OCCUPANCY AT CLOSING

FEES INCLUDE:

List Office Name: [Boyleston Realty & Auction LLC](#)



For More Information Contact:

GINA BOYLESTON

Agent Phone: CELL: 850-393-1154

ginaboyleston@gmail.com



5905 Happy Hollow Dr

Santa Rosa

Legend

5905 Happy Hollow Dr

89

Dogwood Dr

Stewart St

Milton

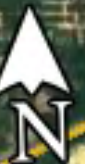
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Google Earth

© 2018 Google

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Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



Sales In Area Sales In Section Sales In Subdivision	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Santa Rosa Home
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Owner and Parcel Information			
Owner Name	MACDONALD EDITH M ESTATE	Today's Date	January 6, 2019
Mailing Address	5905 HAPPY HOLLOW DR MILTON, FL 32570-8803	Parcel Number	17-2N-28-0000-00120-0000
Situs/Physical Address	5905 HAPPY HOLLOW DR MILTON	Tax District	Skyline (District 13)
Property Usage	SINGLE FAM (000100)	2018 Millage Rates	12.4281
Section Township Range	17-2N-28	Acreage	1.55
		Homestead	N

TRIM Notice	Tax Collector Bill	Permits	Display Building Information	Show Parcel Maps	Generate Owner List By Radius	Show Zoning
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Value Information				Legal Description
	2016 Certified Values	2017 Certified Values	2018 Certified Values	
Building Value	\$96,916	\$103,386	\$111,319	COM NW COR TH S 1362 FT TH N 88*22'13" E 1365.33 FT TH S 01*31'02" E 23.40 FT TO POB TH N 88*28'58" E 153.49 FT TH S 436.34 FT TH S 88*28'58" W 155.86 FT TH N 436.37 FT TO POB BEING PARCEL "C" AS DESIN OR 1574 PG 927 The legal description shown here may be condensed for assessment purposes. Exact description should be obtained from the recorded deed.
Extra Feature Value	\$1,501	\$1,501	\$1,501	
Land Value	\$16,740	\$16,740	\$16,042	
Land Agricultural Value	\$0	\$0	\$0	
Agricultural (Market) Value	\$0	\$0	\$0	
Just (Market) Value*	\$115,157	\$121,627	\$128,862	
Assessed Value	\$112,103	\$114,457	\$116,861	
Exempt Value	\$100,000	\$100,000	\$50,000	
Taxable Value	\$12,103	\$14,457	\$66,861	
*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.				

Extra Features Data				
Description	Number of Items	Units	Year	Extra Feature Value
FIREPLACE	1	1 UT	1997	\$1,500
SHED	1	1 UT	2007	\$1

Land Information								
Item	Land Code	Description	Zoning	Frontage	Depth	Unit Type	Land Units	Land Value
1	000100	SFR	RR1	154	436	1.55	AC	\$16,740

Sale Information									
Multi-Parcel Sale	Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
No	11-01-1996	\$ 16,000	Warranty Deed	1574	927	Qualified	Vacant		MACDONALD RICHARD J & EDITH M

Sales In Area Sales In Section Sales In Subdivision	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Santa Rosa Home
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The Santa Rosa 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: December 31, 2018



Santa Rosa County Property Appraiser

Gregory S. Brown, CFA



BUILDING NUMBER 1

COST/MARKET CONSTRUCT DETAIL			COST-MARKET VALUE				DEPRECIATION							
Element	Code	Const	base rate	repl cost	eyb	ayb	norm	exob	funcnt	other	% cond	depr rplc cost		
Ext Wall 1	20	BRICK	66.01	143,176	1997	1997	22.25	0	0	0	77.75	111,319		
Ext Wall 2			Use R Model 1 Type SINGLE FAMILY RESIDENCE											
Roof Structure	03	GABLE/HIP	Traversal Information:											
Roof Cover	06	TIMB/SHING	FOP1997=W30S4E2S3E28BAS1997=W2											
Int Wall 1	06	CUSTOM	8N3W2N4W2S3E21FGR1997=S21W21											
Int Wall 2			N21E21S11N4E4S4FOP1997=W4N4E4											
Int Floor 1	14	CARPET	S4S4E5S4E14N34S7N7S.											
Int Floor 2		1-	Sketch Building 1											
Heat Type	04	FCD AIR D												
Air Type	03	CENTRAL												
Foundation	03	BLOCK MASONRY												
Frame														
Baths		2												
Bedrooms		3												
Qual	04	04												
Building Base Area Information														
Area Type	Total Gross Area	Pct of Base											Total Adjusted Area	RPCLD Value
FOP1997	220	25											55	2,823
BAS1997	1,871	100	1,871	96,025										
FGR1997	441	55	243	12,471										
Totals	2,532		2,169	111,319										

[Building_Sub_Type Area Code Descriptions](#)

[Show Zoning](#)

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[Santa Rosa Home](#)

ACCOUNT NUMBER	TAX YEAR	TYPE	FOLIO	MILLAGE CODE	ESCROW
172N280000001200000	2018	REAL ESTATE	1041520	13	

Exemptions
ADDTL 25K HX, HOMESTEAD

MACDONALD EDITH M ESTATE
5905 HAPPY HOLLOW DR
MILTON, FL 32570-8803

5905 HAPPY HOLLOW
COM NW COR TH S 1362 FT TH N 8
8*22'13" E 1365.33 FT TH
S

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED		
SANTA ROSA COUNTY							
SANTA ROSA COUNTY	6.0953	116,861	50,000	66,861		407.54	
SANTA ROSA SCHOOL BOARD	6.2990	116,861	25,000	91,861		578.64	
NWEST FL WATER MANAGEMENT DIST	0.0338	116,861	50,000	66,861		2.26	
TOTAL MILLAGE					12.4281	AD VALOREM TAXES	\$988.44

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
BI SKYLINE FIRE DISTRICT		103.00
NON-AD VALOREM ASSESSMENTS		\$103.00

COMBINED TAXES AND ASSESSMENTS	\$1,091.44
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If Paid By	Nov 30, 2018				
Pay	1,047.78				

ACCOUNT NUMBER	TAX YEAR	TYPE	FOLIO	MILLAGE CODE	ESCROW
172N280000001200000	2018	REAL ESTATE	1041520	13	

5905 HAPPY HOLLOW

MACDONALD EDITH M ESTATE
5905 HAPPY HOLLOW DR
MILTON, FL 32570-8803

COM NW COR TH S 1362 FT TH N 8
8*22'13" E 1365.33 FT TH
S
See Additional Legal on Tax Roll

RETURN WITH
PAYMENT

PLEASE PAY IN U.S. FUNDS TO STAN COLIE NICHOLS, SANTA ROSA TAX COLLECTOR -6495 CARC LINE ST. SUITE E, MILTON FL 32570, OR ONLINE AT WWW.SANTAROSATAX.COM.

If Paid By	Nov 30, 2018				
Pay	1,047.78				

Paid 11/28/2018

Receipt # HSP5-19-00034242 \$1,047.78 Paid By On File



EXHIBIT "A"
Terms and Conditions

1. **TERMS:** A non-refundable earnest money deposit in the amount of 10% of the purchase price will be paid by the Buyer at the signing of the purchase agreement on auction day. The remaining balance will be due and payable at closing within 30 days of the auction. This is a cash sale and is not contingent upon financing. Upon completion of the online auction, a verification email will be sent to the buyer. Deposits may be made in person by check or wired to the closing attorney's office as listed below.

2. All bidding will be conducted online at www.BoylestonAuctions.com. Buyer agrees to abide by the online bidding procedures published at BoylestonAuctions.co. In order to bid online, Buyer will make a deposit in the amount of \$250.00, to be held in escrow. In the event the online bid is not the declared high bid, the \$250.00 deposit will be returned to Buyer within five business days of the auction. In the event the online Buyer is declared the winning bidder, the \$250.00 deposit will be applied to the initial 10% deposit, with the remaining balance up to 10% due on or before the close of the first business day following the close of the auction. Buyer will contact Broker Gina Boyleston to make the deposit. 850-393-1154 or ginaboyleston@gmail.com

3. **BUYER'S PREMIUM:** In addition to the bid price, a ten percent buyer's premium will be added to the bid price to establish the final contract sales price.

4. **CLOSING COSTS:** The buyer will pay for title insurance, documentary stamps on the deed, and recording fees. Real estate taxes will be prorated as of the date of closing. Express fees will be paid by the party requiring overnight courier services. Each party shall pay their own attorney's fees, if any. Any and all other closing costs will be paid by the Buyer. The transaction shall be closed at the law office of Edsel F. Matthews, Jr, PA, 212 W. Intendencia Street, Pensacola FL 32502 (850) 432-1300.

5. **CONVEYANCE:** The property will be conveyed by warranty deed free and clear of liens and encumbrances, and will be conveyed subject to covenants, restrictions, road rights of way and easements of record or unrecorded easements.

6. **SURVEY:** The property will be deeded by the legal description of record. Any new survey will be paid for by the requesting party.

7. **CONDITION OF THE PROPERTY:** The Seller agrees to deliver the property in its present, AS IS, condition with no warranties expressed or implied as to any particular usability. The property is being sold subject to any and all local, state or federal regulations. The Buyer(s) acknowledges that a personal inspection of the property has been conducted by Buyer, and that Buyer agrees to accept the property in its present, AS IS, condition, or that in the absence of Buyer's personal inspection, Buyer waives said opportunity to inspect and agrees to accept the property in its present, as is condition.

8. The property is being sold subject to the seller's confirmation.

9. **DEFAULT BY BUYER:** If the Buyer fails to perform the covenants of this agreement, the Seller shall have the right to retain the earnest money deposit as agreed upon liquidated damages and the Seller shall have the right of specific performance.

10. **DEFAULT BY SELLER:** If the Seller fails to perform the covenants of this agreement, the aforesaid earnest money deposit paid by the Buyer will be returned to the Buyer and this agreement will become null and void.

11. This addendum is made a part of the purchase agreement by reference. Any all and all announcements made Auction day, take precedence over prior printed materials. Boyleston Realty & Auction, LLC is selling agent only.

_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date



Gina Boyleston
Daryl Delgado
Realtors – Auctioneers
BoylestonAuctions.com

3 W. Garden Street, Ste 412 • Pensacola, FL 32502
ginaboyleston@att.net • daryldelgado@att.net

(850) 434-0377 • Cell: (850) 393-1154 • Fax: (850) 434-7417

CLOSING COSTS ESTIMATES

5905 Happy Hollow Drive, Milton, Florida 32502

Auction Date: January 29, 2019

The following quotes include:

Owner's Title Insurance
Documentary Stamps on the Deed
Search Fee
Closing Fee
Recording Fees

Total Estimated Closing Costs:

CASH

\$125,000.	\$2,140.00
\$150,000.	\$2,435.00
\$175,000.	\$2,735.00
\$200,000.	\$3,035.00

The transaction will be closed at the following law office:

Edsel F. Matthews, Jr., PA
212 W. Intendencia Street
Pensacola, Florida 32502
850-432-1300
Paralegal: Lisa Novatka
Email: efm_lisa@bellsouth.net

Wire instructions will be emailed to buyers upon request.



**COMPLETE REAL ESTATE AND
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Buyer's Broker Registration and Representation Agreement

I, _____, do hereby authorize the following agent/ broker _____ License#: _____, to represent me in the online real estate auction conducted by Boyleston Realty & Auction, LLC for the property located at **5905 Happy Hollow Dr., Milton FL 32570**, scheduled for online bidding on **January 29, 2019**. If I am the successful bidder on any or all of the properties, I agree to abide by all of the terms and conditions of the Real Estate Auction Purchase Agreement and all terms and conditions posted on the website bidding page at BoylestonAuctions.com. I agree that I have personally inspected the property and agree to accept the property in its present, as is, condition, or if I have not personally inspected the property, I waive the right to do so and accept the property in its present, as is condition.

I understand that my agent will be paid a commission in the amount of 2.25% buyer's premium (enter amount shown on MLS), based on the bid price obtained at the auction, as full and complete compensation for broker services rendered on my behalf.

I acknowledge that the foregoing is my act and deed and that I give full authority to the above-named individual to represent me at the auction.

Buyer: _____ Date _____ Buyer: _____ Date _____

Buyer's Agent: _____ Date _____

The foregoing document must be executed by the buyer and buyer's representative and returned via facsimile to 850-434-7417, or emailed to ginaboyleston@gmail.com no later than 24 hours before the auction end time.

Document prepared by:
Gina Boyleston, Broker-Auctioneer
Boyleston Realty & Auction, LLC
3 W. Garden St., STE 412
Pensacola FL 32502
ginaboyleston@gmail.com
Fax: 850-434-7417
Cell: 850-393-1154