

# City has ‘healthy’ investments by businesses

## TAXABLE VALUES

Continued from page 2

taxable value is attributed to additional tangible personal property or TPP – such as commercial/industrial equipment, machinery, furniture, fixtures, computers, tools, supplies and other improvements – resulting from businesses expanding and investing in new equipment.

“I wanted to hone in on how that value was created, and \$13 million of that was created by Super-Pufft (capital improvements),” Beach said, adding that TPP depreciates each year, so if there are no new capital investments or new equipment purchases, the city’s TPP value would be decreasing.

“What this says is multiple businesses are investing capital in their businesses in the City of Perry, which is an indicator of a healthy business environment,” Beach said.

The value of TPP within the city limits increased 15.4% this year, rising from a total of \$95 million in 2022 to \$109 million in 2023. The total value of TPP within the city limits was \$80.7 million in 2021, representing a 36% increase in just three years.

In addition to big increases in real estate values and TPP, the taxable value of new construction and renovations within the city limits has more than tripled over the past four years – jumping from just \$633,446 in 2019 to \$845,680 in 2020 and steadily increasing each year – totaling more than \$1.5 million in 2021, \$2.2 million last year (2022) and \$2.1 million in 2023.

“That is a reflection of the market and supply and demand. All these homes on the market are valued so high, people say, ‘I can’t afford them, so I may as well build my own’, even though the cost of construction was high as well. The supply continues to be low, so it has spurred a new construction boom,

where people are building because they can’t find one to buy,” Beach said.

“And, \$1.5 million of that was new construction by Super-Pufft,” Beach added.

While home and property values have increased dramatically, Beach explained that homeowners who qualify for homestead exemption will see their tax increase capped at 3%, while others would see a maximum increase of 10% for non-homestead properties.

Beach did point out that the number of qualified real estate sales within the city appears to be finally declining after steadily increasing over the past eight years, however the value of those sales are still climbing, according to Beach.

The number of qualified real estate sales totaled 146 last year (2022) after rising from a low of 64 in 2015 to 98 in 2017, 118 in 2019 and 104 in 2020 before jumping 64% to 171 in 2021.

Through June of 2023, the number of qualified sales were much lower (41) and is now on pace to fall below 100 for the first time in five years.

Last year, midway through 2022, there were 85 qualified sales recorded, but Beach stated that the median sales price of single family residential homes remains high due to low supply.

According to Beach, the median sales price of a single family home in the City of Perry may be leveling off or falling after jumping over 80% the previous past four years.

The median sales price for a single family residential homes sold in 2017 was \$79,000, steadily climbing up to \$135,000 in 2021 and rising again to \$144,500 in 2022.

Although the number of sales within the city are limited – and are on track to be the lowest number since around 2017 – the median sales price so far in 2023 has dropped to \$93,000.



While the number of “qualified sales” (above) seems to be finally leveling off or falling, the value of those real estate transactions continues to remain high, according to Property Appraiser Shawna Beach.

“It’s hard to say right now whether that drop in median sale price within the City is indicative of a trend or just a result of the data set being so much smaller,” said Ben LaValle with the Property Appraiser’s office.

County-wide, the median sales price for a single-family residence was \$164,400 in 2022 and is still trending upward to \$180,000 through June 2023.

Through a series of informational slides, Beach explained the city’s taxable value primarily comes from real property taxes (68%) – with 32% attributed to tangible personal property (TPP) taxes, which includes anything other than real estate used to operate a business and earn an income.

Beach’s breakdown of the city’s total 2023 real property taxable value showed that 51% is generated from “improved residential” properties (single family homes, mobile homes and commercial property), while 42% is generated from commercial, 3% is from vacant residential and 1% of the city’s tax revenue comes from property classified as agricultural.

## Obituaries



Phillip Maxwell Smith

### Phillip Maxwell Smith

Phillip Maxwell Smith, 69, of Round O, S.C., passed away on Aug. 8, 2023.

No formal services are planned at this time.

Born in Thomasville, Ga, he was a son of the late James Maxwell Smith and Elsa Maxine Stephens Smith.

Phillip enjoyed painting, drawing, reading and collecting antiques, especially lamps. He was instrumental in co-operating Empty Bowls, a charity organization that helped raise money for local food banks.

Survivors include: his partner, James Messina of Round O, S.C.; daughter, Nichole (Travis) Batchler of

Gaston, S.C.; stepdaughter, Danyelle Messina of Chattanooga, Tenn.; stepson, Dade Messina of Chattanooga, Tenn.; sisters, Debbie Bird of Perry and Rhonda (Tony) Russell of Perry; brothers, Dave (Jo) Smith of Fayetteville, Tenn.; grandchildren, Tyler Batchler and Cynthia Batchler; and a number of nieces and nephews.

Phillip was predeceased in death by a brother, Carl “Tiny Bob” Smith.

Folk Funeral Home, Inc. and Crematory is assisting the family with arrangements. Visit our on-line registry at [www.folkfuneralhome.com](http://www.folkfuneralhome.com).



Verna Jean Lauria

### Verna Jean Lauria

Verna Jean Lauria, 59, passed on Aug. 2, 2023, at Doctors’ Memorial Hospital.

She was employed at the Boys & Girls Club, where she was loved by the staff and all of the children. Of course, she loved them too.

Visitation will be held Friday, Aug. 11, from 5-6 p.m. at Trinity Funeral Home.

A celebration of life service will be held Saturday, Aug. 12, at 11 a.m. at the Temple of God Church on Sandra Street, followed by interment at Springhill Cemetery.

She leaves to cherish her memories: two children, Jennifer Stephens and Larenzel Fead; grandchildren, Iyuna Jackson and Quenecia Harris; uncles, Lester Lauria (Vernessa), Charles Lauria (Blanche) and RC Lauria; aunts, Lottie Hadley, Roberta Lauria and Betty Ann Lauria; and a host of other relatives, cousins and friends.

Trinity Funeral Home is in charge of the funeral arrangements.

**TRINITY FUNERAL HOME**  
1159 W. Hampton Springs Ave.  
Perry, FL 32348 • (850) 584-9620

### Harold Glenn Farnell

Harold Glenn Farnell, 64, passed away on Aug. 3, 2023, in Panama City.

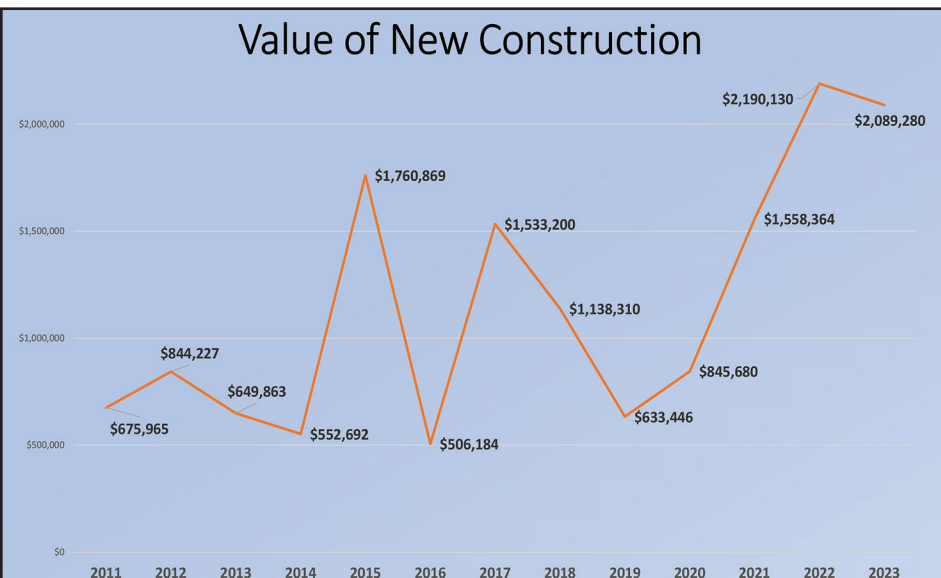
He was the son of Helen Farnell of Perry and the late Harold C. Farnell.

A celebration of life service will be held Sunday, Aug. 13, from 2-4 p.m. in the banquet room of the Perry Elks Lodge #1851 in Perry.

Burns Funeral Home is in charge of arrangements.

#### Obituary Policy

Perry Newspapers does not charge for a standard death notice. An extended obituary is available for a charge with wording as provided by the funeral home or family.



The value of new construction (homes and businesses) within the City of Perry has increased dramatically over the past four years, rising from \$633,466 in 2019 to over \$2 million in 2023.

## LEGALS

(Continued from page 10)

APPLICATION, LDR 23-01, BY THE CITY COUNCIL; PROVIDING FOR AMENDING SECTION 4.14.8 ENTITLED MAXIMUM HEIGHT OF STRUCTURES TO INCREASE THE MAXIMUM HEIGHT OF STRUCTURES FROM 35 FEET TO 50 FEET WITHIN THE “CI” COMMERCIAL, INTENSIVE ZONING DISTRICT; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

All persons are advised that, if they decide to appeal any decision made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring auxiliary aids and services at this meeting may contact the City Manager’s Office at 850.584.7161 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY)

#### FICTITIOUS NAME REGISTRATION

Notice is hereby given that GRIMSDOTTER LLC, OWNER,

desiring to engage in business under the fictitious name of PERRY’S PINBALL PLAYGROUND located at 1193 HOUCK RD., PERRY, FLORIDA 32348 intends to register the said name in TAYLOR County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

#### IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT IN AND FOR TAYLOR COUNTY, FLORIDA

CIVIL DIVISION  
Case #: 20000057CAC

The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-A, Plaintiff, vs. Pearl L. Denmark a/k/a Pearl Denmark; Unknown Spouse of Pearl L. Denmark a/k/a Pearl Denmark; Unknown Parties in Possession # 1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties

may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants, Defendant(s)

#### NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case; No. 20000057CAC of the Circuit Court of the 3rd Judicial Circuit in and for Taylor County, Florida, wherein The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-A, Plaintiff and Pearl L. Denmark a/k/a Pearl Denmark are defendant(s), I, Clerk of Court, Gary Knowles, will sell to the highest bidder for cash at the EAST DOOR OF THE TAYLOR COUNTY COURTHOUSE, LOCATED AT 108 NORTH JEFFERSON, PERRY, TAYLOR COUNTY, FLORIDA, BETWEEN 11:00 A.M. AND 2:00 P.M. on September 7, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 6 OF BLOCK 2 OF UNIT NO. 1, COLONIAL HOMES, INC., A SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID UNIT NO. 1, COLONIAL HOMES, INC., ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA, PLUS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NE CORNER OF LOT 5 OF BLOCK 2 OF SAID UNIT NO. 1, COLONIAL HOMES, INC., AND RUN S 48 DEGREES 12’

W 140 FEET, THENCE RUN N 41 DEGREES 48’ W 5 FEET, THENCE RUN N 48 DEGREES 12’ E 140 FEET, THENCE RUNS 41 DEGREES 48’ E 5 FEET BACK TO THE POINT OF BEGINNING. SAID PROPERTY BEING OTHERWISE DESCRIBED AS LOT 6 PLUS THE SOUTHEAST 5 FEET OF LOT 5 OF BLOCK 2 OF UNIT NO. 1, COLONIAL HOMES, INC., A SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID UNIT NO. 1, COLONIAL HOMES, INC. ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF TAYLOR COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator, 173 Northeast Hernandez Street, Room 408, Lake City, Florida 32056; (386) 758-2163 [adamail@jud3.flcourts.org](mailto:adamail@jud3.flcourts.org) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification of the time before the scheduled appearance is less than 7 days. If you are hearing or voice

impaired, call 711. Gary Knowles  
CLERK OF THE CIRCUIT COURT  
Taylor County, Florida  
Kathryn Lago  
DEPUTY CLERK OF COURT

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP  
2424 North Federal Highway, Suite 360, Boca Raton, Florida 33431  
(561) 998-6700  
(561) 998-6707

Perry, FL

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