

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of BFF Corporation) DOCKET NO. 890045-SU
for transfer and amendment of Certifi-)
cate No. 318-S in Marion County from LTB) ORDER NO. 22371-A
Utility, Inc. to BFF Corporation.)
_____) ISSUED: 1-11-90

AMENDATORY ORDER

BY THE COMMISSION:

On January 8, 1990, this Commission issued Order No. 22371, granting transfer and amendment of Certificate No. 318. That Order also established rate base, approved rates and charges and denied an acquisition adjustment. Page 6 of Order No. 22371 set forth the reasons for BFF Corporation's request that a positive acquisition adjustment be included in rate base. Line 20 of Paragraph 2 incorrectly states "Staff is recommending increasing the land value by \$18,200 resulting in a total land valuation of \$380040." Paragraph 2 is, therefore, amended to read:

- 2) There is a difference of opinion between the PSC Staff and myself as to the value of the land involved. Our position is that the Marion County Property Appraiser's valuation of the land at Ten Thousand (\$10,000.00) Dollars per acre, but the PSC Staff is using the original valuation of Four Thousand (\$4,000.00) Dollars per acre from 1982. As originally stated in ISSUE 3 and analyzed by Staff, the utility had 4.15 acres of land in service at the time the rate base was last established. The resulting foreclosure has increased the amount of land by 1.36 acres. This land is needed for additional spray fields as the land is clay impacted to a point where the DER has specified the need for a holding pond. Staff has recommended valuating (sic) this additional land at the price established in 1983. The Marion County Property Appraiser's office has valued the additional land at \$18,200. The original 4.15 acres is valued at \$46,550. Staff is recommending increasing the land value by \$18,200 resulting in a total land valuation of \$34,800. The Property Appraiser has the same land valued at \$64,750. It is our contention that the land value should be adjusted to reflect both the additional land and the value at the time of foreclosure.

DOCUMENT NUMBER-DATE

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It is, therefore,

ORDERED by the Florida Public Service Commission that Order No. 22371 is amended as set forth in the body of this Order. It is further

ORDERED that Order No. 22371 is hereby affirmed in all other respects.

By ORDER of the Florida Public Service Commission,
this 11th day of JANUARY, 1990.



STEVE TRIBBLE, Director
Division of Records and Reporting

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