



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	24-5S-02W-057-03227-005
Lot Count:	1
Account # or GEO #:	R 614700 2022
Property Address:	Dickson Bay Rd, Panacea, FL 32346
If No Address or 0 address: Closest Property with Numbered Address	132 Dickson Bay Rd, Panacea, FL 32346, USA
County:	Wakulla
State:	FL
Lot Number:	LOT 5
Legal Description:	PANACEA MINERAL SPRINGS UNIT 1 BLOCK 40 LOT 5 OR 49 P 292 OR 146 P 736 OR 169 P 709 OR 557 P 127 OR 620 P 489 OR 947 P 399 OR 1003 P 143 OR 1255 P 54
Parcel Size:	0.13 acres
Subdivision:	PANACEA MINERAL SPRINGS
Approximate Dimensions:	35.26 ft by 109.28 ft by 88.10 ft by 135.31 ft
GPS Center Coordinates (Approximate):	30.038435, -84.395840
GPS Corner Coordinates (Approximate):	30.038233, -84.395834 30.038277, -84.395933 30.038572, -84.395931 30.038572, -84.395654
Google map link:	<a href="https://goo.gl/maps/SXm3qDPAWdQwgpG9A">https://goo.gl/maps/SXm3qDPAWdQwgpG9A</a>
Elevation:	6.6 feet
Market Value:	\$9,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	<a href="https://drive.google.com/file/d/1t4jb-R53hQjaq-p0krOHh7wRe61D5mZ-/view?usp=drive_link">https://drive.google.com/file/d/1t4jb-R53hQjaq-p0krOHh7wRe61D5mZ-/view?usp=drive_link</a>
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	<a href="https://drive.google.com/drive/folders/14nb1MHwv3rzdcIN6pk5ts3kLh0qDMaMA?usp=sharing">https://drive.google.com/drive/folders/14nb1MHwv3rzdcIN6pk5ts3kLh0qDMaMA?usp=sharing</a>

YouTube Link:	<a href="https://youtu.be/tVUWBboym80">https://youtu.be/tVUWBboym80</a>
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Tallahassee, FL - 43 min (30.2 miles)
Closest small town:	Port Leon, FL - 27 min (20.4 miles)
Nearby attractions:	Woolley Park - 4 min (1.2 mile) Gulf Specimen Aquarium - 4 min (1.4 miles) Myron B. Hodge City Park - 17 min (11.5 miles) Bald Point State Park - 15 min (9.5 miles) Wakulla River Park - 26 min (20.2 miles) Ochlockonee River State Park -29 min (16.4 miles) Wakulla Beach -27 min (17.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	850-926-0500
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	850-926-3371
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	850-926-0905
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	850-926-3695
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	850-926-0400
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
Electricity Company Name & Phone Number	Duke Energy (800-700-8744)
Water Company Name & Phone Number	Panacea Area Water System Inc (850-984-5301)
Sewer Company Name & Phone Number	Panacea Area Water System Inc (850-984-5301)
Gas Company Name & Phone Number	AmeriGas - +18509267670
Waste Company Name & Phone Number	Wakulla County Landfill (850-926-7010)
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	RMH 1: Residential Mobile Home

<b>Terrain type?</b> (Is it flat /slope/etc)	Flat
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Wooded
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single Family Dwelling
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Not allowed
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	Not allowed
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	Mobile Home is not allowed on this property
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	RMH 1 zone allowed to build a mobile home but this property is in the floodzone coastal A so Mobile Home is not allowed
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Yes, Tiny Houses are allowed as long as the it would meets the building code.
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	Yes
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	Maximum of 25ft
<b>What are the setbacks of the lot?</b>	Front - 25ft Rear - 15ft Side - 8'ft
<b>What is the minimum lot size to build on the property?</b>	There is no minimum lot size to build on the property as long as the main structure would meets the building code and development standards of RMH 1: Residential Mobile Home.
<b>Is there any time limit to build?</b>	No information
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to</b>	This property is in the Floodzone Coastal A

be done to the lot in order to build?	
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone AE
<a href="#">Link to FEMA website</a>	<a href="#">Link</a>
Is property wetland?	Not on wetlands
<a href="#">Link to Wetland website</a>	<a href="#">Link</a>
County Operator Details who Confirmed the Information:	Ms. Susan County Planner <b>(850) 926-3695</b>
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit?  <b>Notes:</b> <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b> <b>If Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b>	County
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but water is available in the area.
<b>If YES...</b> (Put the company name and the phone number of the provider)	Panacea Area Water System Inc (850-984-5301)
<b>If it's in the area</b> (Put the street name where the main water line is located.)	n/a
<b>If NO:</b> (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	n/a
<b>How much will it cost (setup cost) to have water connection?</b>	\$1100 tap fee \$1230 for deposit fee
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not connected but sewer is available in the area.
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	City
<b>Please ask the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Panacea Area Water System Inc (850-984-5301)

<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	n/a
<b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)	n/a
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	As per Ms. Lawana, the estimated set-up cost for the sewer is \$3800.15
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	Not yet connected but available in the area
<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Duke Energy (800-700-8744)
<b>How much will it cost (setup cost) to have power connection?</b>	She can't provide the estimated set-up cost for the electricity.
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas AmeriGas - +18509267670 ) Nearest gas supplier
<b>For waste...</b> <b>Will the county or city pick up the trash?</b>	Yes
<b>If YES...</b> Get the details of the company name and contact information that service in the area...  <b>NOTE: If NO,</b> (Ask if it's responsibility of the property owner.)	Wakulla County Landfill (850-926-7010)
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	