



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	17E18S360210 00080 0210
Lot Count:	1
Account # or GEO #:	1109451
Property Address:	6359 W Moss Ln, Crystal River, FL 34429
County:	Citrus
State:	Florida
Lot Number:	21
Legal Description:	CRYSTAL HGTS DEV SEC 1 LOT 21 BLK 8
Parcel Size:	0.09 AC
Subdivision:	CRYSTAL HEIGHTS DEV/SEC 1
Approximate Dimensions:	25 ft by 163.5 ft
GPS Center Coordinates (Approximate):	28.876146, -82.540387
GPS Corner Coordinates (Approximate):	28.876360, -82.540421, 28.876362, -82.540357, 28.875922, -82.540349, 28.875921, -82.540414
Google map link:	<a href="https://goo.gl/maps/PvHrL9jJ9S3PrD538">https://goo.gl/maps/PvHrL9jJ9S3PrD538</a>
Elevation:	44
Market Value:	\$4,500
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved road of W Moss Ln - <a href="https://drive.google.com/file/d/16XhTkRhKnKA1eyzEO_Za3_NKe677Lwe-/view?usp=sharing">https://drive.google.com/file/d/16XhTkRhKnKA1eyzEO_Za3_NKe677Lwe-/view?usp=sharing</a>
If others, please specify:	N/A
Is there a Structure (Yes or No (If Yes: Explain)	No
Property miscellaneous images	N/A
YouTube Link:	N/A
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Orlando 83 miles 1 hr 26 min
If No Address or 0 address: Closest Property with Numbered Address	N/A
Closest small town:	Dunnellon 22.4 miles 30 min, Citrus Hill 9.5 miles 15 min, Inverness 14.6 miles 20 min
Nearby attractions:	Silver Springs State Park, Glass Bottom Boat Tours at Silver Springs, Disney World

<b>COUNTY DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
Assessor Website	<a href="https://www.citruspa.org/web/search/commonsearch.aspx?mode=realprop">https://www.citruspa.org/web/search/commonsearch.aspx?mode=realprop</a>
Assessor Contact	(352) 564-7130
Treasurer Website	<a href="https://citrus.county-taxes.com/public/search/property_tax">https://citrus.county-taxes.com/public/search/property_tax</a>
Treasurer Contact	(352) 341-6500
Recorder/Clerk Website	<a href="https://www.citruspa.org/web/search/commonsearch.aspx?mode=realprop">https://www.citruspa.org/web/search/commonsearch.aspx?mode=realprop</a>
Recorder/Clerk Contact	(352) 564-7130
Zoning or Planning Department Website	<a href="https://www.citrusbocc.com/departments/growth_management/land_development_division/index.php">https://www.citrusbocc.com/departments/growth_management/land_development_division/index.php</a>
Zoning or Planning Department Contact	(352) 527-5239
County Environmental Health Department Website	<a href="https://citrus.floridahealth.gov/locations/environmental-health.html">https://citrus.floridahealth.gov/locations/environmental-health.html</a>
County Environmental Health Department Contact	352-527-6100
GIS Website	<a href="https://www.citruspa.org/Web/maps/map.aspx?sIndex=9&amp;idx=1&amp;LMparent=20">https://www.citruspa.org/Web/maps/map.aspx?sIndex=9&amp;idx=1&amp;LMparent=20</a>
CAD Website	<a href="https://www.citruspa.org/web/search/commonsearch.aspx?mode=realprop">https://www.citruspa.org/web/search/commonsearch.aspx?mode=realprop</a>
Electricity Company Name & Phone Number	Progress Energy 800-700-8744
Water Company Name & Phone Number	Citrus County Water Resources (352) 527-7650
Sewer Company Name & Phone Number	Citrus County Water Resources (352) 527-7650
Gas Company Name & Phone Number	Florida Public Utilities 800.427.7712
Waste Company Name & Phone Number	Flash Trash 352-423-4500, Citrus Solid Waste Management (352) 527-7670
<b>TAX DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	No
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$58.81
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?)	
<b>Note: Most of the time the county does not have access to this data because they don't know if there</b>	No

are any mortgages or any kinds of liens.	
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Unknown
How much is the annual HOA due?	Unknown
Are there any HOA dues? If yes, how much is the total amount owed?	Unknown
County Operator Details who Confirmed the Information:	
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	LDR1 - LOW DENSITY RESIDENTIAL
<b>Terrain type?</b> (Is it flat /slope/etc)	Flat
<b>Property use code?</b>	Single Family
<b>Is the land cleared?</b> (Yes/No)	No, land is not cleared.
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes, property is buildable.
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single Family, Mobile home,
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No, camping is not permitted.
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	N/A
<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	Only after the primary home is completely built. (NO)
<b>Note's on RV's</b> (jot down notes whatever the county has to say)	N/A
<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	Yes, mobile homes are allowed.
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Check link for further details.
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No	Guest cottages and garage apartments with living units having 750 square feet of living area or less for noncommercial occupancy only. Only one such unit is allowed per residential site. The use shall be limited to family members and caretakers.
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	Min dwelling area 800 sqft
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	35 ft max height
<b>What are the setbacks of the lot?</b>	25 ft front, 25 ft rear, 10 ft sides
<b>What is the minimum lot size to build on the property?</b>	Min lot size 15,000 sqft

Is there any time limit to build?	6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	Yes, there's an impact fee. must contact City of Crystal River
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No, property is not in a flood zone.
Any other restrictions?	N/A
Is property in a Floodzone? (if yes add link to FEMA Website)	No, property is not in a flood zone.
Link to FEMA website	<a href="https://msc.fema.gov/portal/search?AddressQuery=3228%20E%20Murray%20St%2C%20Inverness%2C%20FL%2034453#searchresultsanchor">https://msc.fema.gov/portal/search?AddressQuery=3228%20E%20Murray%20St%2C%20Inverness%2C%20FL%2034453#searchresultsanchor</a>
Is property wetland? (if yes add link to Wetland Website)	No, property not wetland.
Link to Wetland website	<a href="https://fwsprimary.wim.usgs.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPServer/_ags_bdf4312281454e57a6fd45df57107a71.pdf">https://fwsprimary.wim.usgs.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPServer/_ags_bdf4312281454e57a6fd45df57107a71.pdf</a>
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the 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)	Well is needed
<b>If YES...</b> (Put the company name and the phone number of the provider)	Citrus Well Drilling & Pump Repair: +13527265454
<b>If it's in the area</b> (Put the street name where the main water line is located.)	Cannot determine where the main waterline is located
<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.)	Would need to dig a well
<b>How much will it cost (setup cost) to have a water connection?</b>	Buyer must gather more information
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company

<b>Please ask the details of the Company Name &amp; the Contact information ....(Call and Confirm if it's the right company)</b>	Advanced Septic: <a href="tel:+13527951001">+13527951001</a>
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
<b>If the septic system has to be installed,</b> (Ask if we need to percolate the soil?)	Yes
<b>How much will it cost (setup cost) to have sewer connection or septic installed?</b>	As per the company, this property would need to have Nitrogen Reducing Systems and require to have a permit before giving the estimate cost, this also needs to be checked by the Health department since the The property is too small to install septic.
<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.)	Withlacoochee River Electric: +13527954382
<b>How much will it cost (setup cost) to have a power connection?</b>	Buyer needs to gather more information
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane gas
<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 for that service in the area...	
<b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Waste Connections - Rip Landfill: +13526280075
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM THE DLM TEAM:</b>	
<b>DISCLAIMER</b>	
All information provided is based on preliminary research conducted by the Discount Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot 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 services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	