



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	16-09-13-4110-001-30170
Lot Count:	1
Account # or GEO #:	GEO #: 130916-4110001301-0170
Property Address:	189 NE 470th Ave, Old Town, FL 32680
County:	Dixie
State:	FL
Lot Number:	17
Legal Description:	16 9 13 LOT 17 BLK 13 SKYLINE HEIGHTS SUB-DIV UNIT 1 ORB 294 P 142 ORB 333 P 612 ORB 399 P 193
Parcel Size:	0.11 acres
Subdivision:	SKYLINE HEIGHTS
Approximate Dimensions:	48.61 feet North 99.61 feet West 99.54 feet East 50.39 feet East
GPS Center Coordinates (Approximate):	29.698300, -83.022800
GPS Corner Coordinates (Approximate):	29.698445, -83.022734 29.698447, -83.022889 29.698173, -83.022893 29.698172, -83.022736
Google map link:	https://goo.gl/maps/HWbM9MYvVGZBeyCD7
Elevation:	42.7 ft
Market Value:	\$6,000.00
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved - https://drive.google.com/file/d/1JyucaWrN9Q7mUz25a_kRjVGltVZQCVCY4/view?usp=sharing
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:	Jacksonville - 1 hr 57 min (105 miles) Tallahassee - 1 hr 47 min (105 miles) Orlando - 2 hr 30 min (147 miles) Tampa - 2 hr 46 min (165 miles)
If No Address or 0 address: Closest Property with Numbered Address	189 NE 470th Ave, Old Town, FL 32680
Closest small town:	Old Town - 12 min (9.1 miles) Dixietown - 5 min (3.0 miles) Eugene - 15 min (11.6 miles)
Nearby attractions:	Fanning Springs State Park - 16 min (12.7 miles) Nature Coast Trail - Suwannee River Bridge- 13 min (9.5 miles) Manatee Springs State Park- 34 min (26.4 miles) Devil's Ear Spring - 35 min (27.1 miles) Fort Fanning - 16 min (12.5 miles) Cedar Key State Park- Museum - 1 hr 3 min (51.2 miles)

COUNTY DATA

QUESTION/S	DATA
Assessor Website	https://qpublic.schneidercorp.com/Application.aspx?ApplID=867&LayerID=16385&PageTypeID=4&PageID=7232&Q=841926195&KeyValue=16-09-13-4110-0013-0170
Assessor Contact	352.498.1212
Treasurer Website	http://fl-dixie-taxcollector.governmax.com/collectmax/collect30.asp
Treasurer Contact	(352) 498-1213
Recorder/Clerk Website	https://www3.myfloridacounty.com/ori/ordercreate.do?navigate=submit
Recorder/Clerk Contact	877.326.8689
Zoning or Planning Department Website	https://building.dixiecounty.us/zoning/
Zoning or Planning Department Contact	352.498.1236
County Environmental Health Department Website	https://dixie.floridahealth.gov/programs-and-services/environmental-health/index.html
County Environmental Health Department Contact	352-498-1360
GIS Website	https://qpublic.schneidercorp.com/Application.aspx?ApplID=867&LayerID=16385&PageTypeID=1&PageID=7229&KeyValue=16-09-13-4110-0013-0170
CAD Website	https://qpublic.schneidercorp.com/Application.aspx?ApplID=867&LayerID=16385&PageTypeID=4&PageID=7232&Q=245093903&KeyValue=16-09-13-4110-0013-0170
Electricity Company Name & Phone Number	Central Florida Electric Cooperative +13524932511
Water Company Name & Phone Number	Suwannee Water & Sewer District : +13525427570
Sewer Company Name & Phone Number	Suwannee Water & Sewer District : +13525427570
Gas Company Name & Phone Number	Gatorgas LP Inc: +13525428420

Waste Company Name & Phone Number	DIXIE COUNTY SOLID WASTE ROLLOFF SITES
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$26.97 (Tax Year 2020)
Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	Unknown
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
How much is the annual HOA due?	N/A
Are there any HOA dues? If yes, how much is the total amount owed?	N/A
County Operator Details who Confirmed the Information:	
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	A-4 Transitional Agriculture Classification
Terrain type? (Is it flat /slope/etc)	Wooded
Property use code?	A-4 Transitional Agriculture Classification
Is the land cleared? (Yes/No)	No, Wooded
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes , IF meet ceptic and well requirment
What can be built on the property? (Different types of homes that we can build on the lots.)	1 single family, 1 shed (10FT by 13 Ft max)
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	County had nother further to report
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes, RV are allowed

Note's on RV's (jot down notes whatever the county has to say)	Must obtain a RV special exception permit. \$300 app fee, \$300 yearly renewal fee
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Must meet required (building) setbacks
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes, 450 sqft min
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Yes, 450 sqft min, 1 shed per parcel size 10FT by 13FT max
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35 FT
What are the setbacks of the lot?	30 FT Front, 25 FT Sides, 25 FT Rear, 25 FT Proerty line
What is the minimum lot size to build on the property?	yes, 1/2 AC unless grandfathered in.
Is there any time limit to build?	180 days to 6 months
Is there a County or City Impact fee required to build and if so how much does this cost?	\$1000 minimum to \$3500 maximum
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	No
Link to FEMA website	https://msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/agolprintb_gpserver/j27ef38d88b1f401f8282cdf7687ae15e/scratch/FIRMETTE_4cb2042e-030c-46bc-85d6-520eeecc223e.pdf
Is property wetland? (if yes add link to Wetland Website)	No
Link to Wetland website	https://fwsprimary.wim.usgs.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPServer/_ags_56e1f49873ea40dd9de0da5449007e16.pdf
County Operator Details who Confirmed the Information:	Julie Herring, Dixie County Zoning/ Building Department
UTILITIES DATA	
QUESTION/S	DATA
Is the property in the city or MUD district? (Please refer to FEMA) Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	A-4 Transitional Agriculture Classification

<p>Is the property located inside or outside city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)</p>	<p>Outside city limits, well and septic only</p>
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	<p>No, well required (Well is needed)</p>
<p>If YES... (Put the company name and the phone number of the provider)</p>	<p>N/A</p>
<p>If it's in the area (Put the street name where the main water line is located.)</p>	<p>N/A</p>
<p>If NO: (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.)</p>	<p>Septic and well needed, No water or sewer providers for this area.</p>
<p>How much will it cost (setup cost) to have water connection?</p>	<p>Buyer must verify with a local company.</p>
<p>Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	<p>None</p>
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	<p>Private company (Septic is needed)</p>
<p>Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	<p>Pure Water pros LLC DBA Andy's Pump Service and Well drilling (352) 440-1307</p>
<p>If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	<p>Yes, instalation needed</p>
<p>If the septic system has to be installed, (Ask if do we need to percolate the soil?)</p>	<p>Yes, the county will perform the percolate test after you apply for permit</p>
<p>How much will it cost (setup cost) to have sewer connection or septic installed?</p>	<p>\$3325- in ground system, standard in ground system, 900 gallons with 375 ft drain feld.</p>
<p>Does the property currently have electricty connected? (Yes, No or Do Not Know)</p>	<p>No, must be installed (Not connected, but available in the area)</p>
<p>What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	<p>Central Florida Electric Cooperative 352.493.2511</p>
<p>How much will it cost (setup cost) to have power connection?</p>	<p>Buyer must contact central Florida to gather information.</p>
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	<p>Propane- Installation of a 120 gallon tank is \$125 per hour plus mileage and parts . Tank only holds 96 gallons of gas at a time cost for gas at installation is \$309.12. After installation fees are \$75 per year for (leased) tank maintenance, \$4.47 per gallon if call for refills as</p>

	needed, \$4.11 per gallon if on scheduled route for refills.
For waste.... Will the county or city pick up the trash?	No trash pick up available.. Must take waste/ trash to county pick up locations. See attached schedule and locations.
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	Property owner's are responsible for taking their own waste/ trash to dump yards or local county roloff sites
County Operator who Confirmed the Information:	Julie Herring, Dixie County Zoning/ Building Department
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
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.	