



# DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	26-2N-31-1130-000-021
Lot Count:	1
Account # or GEO #:	12-0449-121
Property Address:	E Chipper Rd, Cantonment, FL, 32533
If No Address or 0 address: Closest Property with Numbered Address	3200 E Chipper Rd, Cantonment, FL, 32533
County:	Escambia
State:	FL
Lot Number:	10
Legal Description:	BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 167 FT W 920 FT FOR POB CONT W 115 FT N 167 FT E 115 FT S 167 FT TO POB OR 6426 P 130
Subdivision:	N/A
Parcel size	0.44
Approximate Dimensions:	113.85 ft North 167.84 ft West 167.86 ft East 114.21 ft South
GPS Center Coordinates (Approximate):	30.662082891218105, -87.31247823446868
GPS Corner Coordinates (Approximate):	30.66230942718872, -87.3126471331253 30.662301323640694, -87.31228186266213 30.661844808051992, -87.31229461684052 30.661850238823487, -87.31265862341809
Google map link:	<a href="https://goo.gl/maps/9BMhdAtQ7BREADoP8">https://goo.gl/maps/9BMhdAtQ7BREADoP8</a>
Elevation:	85.3 feet
Market Value:	\$6,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Dirt - <a href="https://drive.google.com/file/d/1YivS4rNgyRbUXYTU9Lq1zyVnstXaJqN1/view?usp=sharing">https://drive.google.com/file/d/1YivS4rNgyRbUXYTU9Lq1zyVnstXaJqN1/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:	Mobile, AL 1 hr 1 min (56.4 miles) Destin, FL 1 hr 1hr 27 min (74.6 miles) Pensacola, FL 27 min (20.4 miles)
Closest small town:	Goulding, FL 27 min (19.3 miles) Sanders Beach, FL 33 min (22.9 miles) East Pensacola Heights, FL 31 min (22.6)
Nearby attractions:	Pensacola Lighthouse & Maritime Museum - 45 min (25.8 miles) Perdido Kid's Park - 42 min (22.6 miles) Hangar Bay One - 45 min (25.7 miles) Navy Point Park - 38 min (22.1 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="https://www.escpa.org/">https://www.escpa.org/</a>
Assessor Contact	(850)434-2735
Treasurer Website	<a href="https://escambiataxcollector.com/">https://escambiataxcollector.com/</a>
Treasurer Contact	(850) 438-6500
Recorder/Clerk Website	<a href="https://www.escambiaclerk.com/338/Official-Records">https://www.escambiaclerk.com/338/Official-Records</a>
Recorder/Clerk Contact	850-595-3930
Zoning or Planning Department Website	<a href="https://myescambia.com/our-services/development-services/planning-zoning">https://myescambia.com/our-services/development-services/planning-zoning</a>
Zoning or Planning Department Contact	850-554-8210
County Environmental Health Department Website	<a href="https://escambia.floridahealth.gov/programs-and-services/environmental-health/index.html#:~:text=Location%20%26%20Contact%20Information&amp;text=The%20Environmental%20Health%20office%20is,595%2D6700%20for%20more%20information.">https://escambia.floridahealth.gov/programs-and-services/environmental-health/index.html#:~:text=Location%20%26%20Contact%20Information&amp;text=The%20Environmental%20Health%20office%20is,595%2D6700%20for%20more%20information.</a>
County Environmental Health Department Contact	850-595-6700
GIS Website	<a href="https://maps2.roktech.net/escambia_gomaps4/?mapName=General&amp;mapType=zoning">https://maps2.roktech.net/escambia_gomaps4/?mapName=General&amp;mapType=zoning</a>
CAD Website	<a href="https://myescambia.com/our-services/property-lookup">https://myescambia.com/our-services/property-lookup</a>
Electricity Company Name & Phone Number	Florida Power & Light - +18002255797
Water Company Name & Phone Number	Peoples Water Services Co - +18504558552
Sewer Company Name & Phone Number	Peoples Water Services Co - +18504558552
Gas Company Name & Phone Number	Pensacola Energy Customer Service Center - +18504351800
Waste Company Name & Phone Number	TFC Hauling - +18504263333
TAX DATA	
QUESTION/S	DATA

<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)	None
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$94.84 (2021)
<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 are any mortgages or any kinds of liens.</b>	Unknown
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	Unknown
<b>How much is the annual HOA due?</b>	N/A
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	N/A
<b>County Operator Details who Confirmed the Information:</b>	
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	LDR - Low Density Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	cannot determine the terrain type
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Yes
<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 Residential  Manufactured (mobile) homes only within existing manufactured home parks or subdivisions, or on land zoned SDD prior to adoption of LDR zoning. No new or expanded manufactured home parks or subdivisions.  Two-family dwellings and multifamily dwellings up to four units per dwelling (triplex and quadruplex) only on land zoned V-5 or SDD prior to adoption of LDR zoning.
<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	Camping is not allowed

for camping or whatever the county has to say)	
<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)	RV is only allowed on RV park
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	No
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Mobile homes are 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, if tiny house or small cabin is determined as Single family dwelling
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	45ft
<b>What are the setbacks of the lot?</b>	a.Front and rear. Twenty-five feet in the front and rear. b.Sides. On each side, five feet or ten percent of the lot width at the street right-of-way, whichever is greater, but not required to exceed 15 feet.
<b>What is the minimum lot size to build on the property?</b>	No minimum lot area unless prescribed by use.
<b>Is there any time limit to build?</b>	6 months
<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 be done to the lot in order to build?</b>	Zone X
<b>Any other restrictions?</b>	None
<b>Is property in a Floodzone? (if yes add link to FEMA Website)</b>	Not on a flood zone area
<b>Link to FEMA website</b>	<a href="https://msc.fema.gov/portal/search?AddressQuery=-76.721703%20%2C%2034.753164#searchresultsanchor">https://msc.fema.gov/portal/search?AddressQuery=-76.721703%20%2C%2034.753164#searchresultsanchor</a>
<b>Is property wetland? (if yes add link to Wetland Website)</b>	Not on wetlands
<b>Link to Wetland website</b>	<a href="https://fwsprimary.wim.usgs.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPSTools/_ags_9e6c2bf078b04b32a2ae529c7e0c9158.pdf">https://fwsprimary.wim.usgs.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPSTools/_ags_9e6c2bf078b04b32a2ae529c7e0c9158.pdf</a>
<b>County Operator Details who Confirmed the Information:</b>	Mr. Adam: (850) 595-3475
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>

<p><b>Is the property in the city or MUD district? ( Please refer to FEMA)</b></p> <p><b>Note: MUD (Mixed Used Development) meaning it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.</b></p>	Products for ESCAMBIA COUNTY UNINCORPORATED AREAS
<p><b>Is the property located inside or outside city limit?</b></p> <p><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></p>	County
<p><b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not yet connected but available in the area
<p><b>If YES...</b> (Put the company name and the phone number of the provider)</p>	Cottage Hill Water Services: +18509685485
<p><b>If it's in the area</b> (Put the street name where the main water line is located.)</p>	William Ditch Road
<p><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.)</p>	Williams Ditch RD
<p><b>How much will it cost (setup cost) to have water connection?</b></p>	N/A
<p><b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	As per the company, since the property is a vacant lot, it doesn't doesnt have meter, so would need to have a meter first.  For the meter it costs, \$2846 including desposit fee.
<p><b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	Would need to install septic
<p><b>Please ask the details of the Company Name &amp; the Contact information ....</b>(Call and Confirm if it's the right company)</p>	N/A
<p><b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	N/A
<p><b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)</p>	Would need to install septic system
<p><b>How much will it cost (setup cost) to have sewer connection or septic installed?</b></p>	Yes
<p><b>Does the property currently have electricty connected?</b> (Yes, No or Do Not Know)</p>	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.)	Florida Power & Light: +18002255797
<b>How much will it cost (setup cost) to have power connection?</b>	As per the Company, they can only determine how much is the cost fee if they will start the process, they don't have standard cost
<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>	Private Company
<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.)	ECUA: +18504760480
<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.	