



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	688406200
Lot Count:	1
Account # or GEO #:	N/a
Property Address:	SE 133 Terrace, Dunnellon, FL 34431
County:	Levy
State:	FL
Lot Number:	Lot 61
Legal Description:	13-15-17 RAINBOW LAKES EST BLK 32 LOT 61 OR BOOK 1641 PAGE 491
Parcel Size:	0.25 acres
Subdivision:	RAINBOW LAKES ESTATE
Approximate Dimensions:	141.25 ft North 76.19 ft West 75.34 ft East 141.25 ft South
GPS Center Coordinates (Approximate):	29.175939, -82.546062
GPS Corner Coordinates (Approximate):	29.176035, -82.546286 29.175828, -82.546284 29.175830, -82.545842 29.176036, -82.545843
Google map link:	https://goo.gl/maps/s9vfw9iJG8CNTJ876
Elevation:	85.3 ft
Market Value:	\$10,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved - https://drive.google.com/file/d/1cahGVr9chme8B1rtJzsCvGkSNeQmmPnW/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:	Gainesville - 53 min (43.4 miles) Jacksonville - 2 hr 9 min (115 miles) Orlando - 1 hr 44 min (105 miles) Tampa - 1 hr 52 min (110 miles)
If No Address or 0 address: Closest Property with Numbered Address	N/a
Closest small town:	Otter Creek - 26 min (24.0 miles)
Nearby attractions:	Fanning Springs State Park - 34 min (29.9 miles) Cedar Key State Park- Museum - 34 min (27.2 miles) Sweetwater Wetlands Park - 31 min (26.1 miles) Blue Springs Park - 15 min (11.4 miles) Manatee Springs State Park - 33 min (28.3 miles) Lil Shark Park - 31 min (26.2 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://qpublic.schneidercorp.com/Application.aspx?AppID=930&LayerID=18185&PageTypeID=4&PageID=8127&Q=676757482&KeyValue=0688406200
Assessor Contact	352-486-5222
Treasurer Website	https://levyitm.wfbsusa.com/PropertyDetails.aspx?Acctno=+++++0688406200&Acctyear=2021&Acctbtyear=&Owner=KETHA+REAL+ESTATE+ENTERPRIS E+LLC&Page=1
Treasurer Contact	(352) 486-5174
Recorder/Clerk Website	https://www.levyclerk.com/official-records/
Recorder/Clerk Contact	352-486-5266
Zoning or Planning Department Website	https://www.levycounty.org/department/planning_zoning_department_new_page/index.php
Zoning or Planning Department Contact	(352) 486-5203
County Environmental Health Department Website	https://levy.floridahealth.gov/programs-and-services/environmental-health/index.html
County Environmental Health Department Contact	352-486-5300
GIS Website	https://qpublic.schneidercorp.com/Application.aspx?AppID=930&LayerID=18185&PageTypeID=1&PageID=8124&KeyValue=0688406200
CAD Website	https://qpublic.schneidercorp.com/Application.aspx?AppID=930&LayerID=18185&PageTypeID=4&PageID=8127&Q=676757482&KeyValue=0688406200
Electricity Company Name & Phone Number	Central Florida Electric Cooperative - +13524932511
Water Company Name & Phone Number	Levy County Water Utilities - +13524865111
Sewer Company Name & Phone Number	Levy County Water Utilities - +13524865111
Gas Company Name & Phone Number	Wilson Gas and Service - +13524934153
Waste Company Name & Phone Number	Waste Pro USA - Fanning Springs - +13524636200

ZONING DATA

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	RR-3C single-Family, Exclusive, No Mobile Homes
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	No, it's not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family dwelling
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes whatever the county has to say)	RV is not allowed to live permanently, could only use RV for temporary or while building a house.
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile homes are not allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes, tiny house is allowed
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	No restriction
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	25ft
What are the setbacks of the lot?	50ft front and rear, 10ft sides
What is the minimum lot size to build on the property?	In RR-3C it is Per Plat they dont have specific lot requirements
Is there any time limit to build?	Permits are good for 6 months and renew for an additional 6 months with every passing inspection
Is there a County or City Impact fee required to build and if so how much does this cost?	Single-family detached house \$816.60 per dwelling unit Multi-family dwelling unit \$416.40 per dwelling unit
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in the flood zone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone X

Link to FEMA website	https://msc.fema.gov/arcgis/rest/directories/arcgisjobs/nfhl_print/mscprintb_gpserver/jdade5b477dc9453b9847748c17323444/scratch/FIRMETTE_35d9209f-aa51-4499-9411-ac64fcd11c55.pdf
Is property wetland? (if yes add link to Wetland Website)	Not in the wetlands
Link to Wetland website	https://fwsprimary.wim.usgs.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPServer/ags_85b743b3ec644da9a1b55148740aa0c5.pdf
County Operator Details who Confirmed the Information:	Jenny Rowland <rowland-jenny@levycounty.org>
UTILITIES DATA	
QUESTION/S	DATA
<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>	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Well is needed
If YES... (Put the company name and the phone number of the provider)	Tidewater Drilling: +13525280141
If it's in the area (Put the street name where the main water line is located.)	Cannot determine where the main waterline is located
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.)	Would need to dig a well
How much will it cost (setup cost) to have water connection?	100ft well is \$6500
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Aqua Well & Septic: +13524895350
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes

How much will it cost (setup cost) to have sewer connection or septic installed?	Will depend on the size of the system
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not yet connected
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Central Florida Electric Cooperative: +13524932511
How much will it cost (setup cost) to have power connection?	Deposit Fee: around \$300
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste....	
Will the county or city pick up the trash?	No
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.)	Responsibility of the property owner, grabage dump nearby Marion County's Solid Waste: +13528540288
County Operator who Confirmed the Information:	
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.	