



DISCOUNTLANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	37-13-27-7063-1030-0210
Lot Count:	1
Account # or GEO #:	47148
Property Address:	112 Chipola Dr, Georgetown, FL 32139
County:	Putnam
State:	Florida
Lot Number:	21
Legal Description:	PARADISE LAKES S/D UNIT 4, MB5 P48 BLK 103 LOT 21, (MAP SHEET 8/37)
Parcel Size:	0.23 AC
Subdivision:	PARADISE LAKES UNIT 4
Approximate Dimensions:	78.91 feet North 123.96 feet West 124.15 feet East 79.73 feet South
GPS Center Coordinates (Approximate):	29.379215, -81.599168
GPS Corner Coordinates (Approximate):	29.379362, -81.599281, 29.379364, -81.599061, 29.379364, -81.599061, 29.379051, -81.599278
Google map link:	https://goo.gl/maps/qFgN4jbRUqH3cFLz7
Elevation:	17
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/1AnBM6tpsicGKgU-f4UU3jcfFinX9ufi3/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:	Orlando 76.6 miles/ 1 hr 38 min, Gainesville 72.6 miles/ 1 hr 32 min, Jacksonville 84.5 miles/ 1 hr 33 min
If No Address or 0 address: Closest Property with	110 Chipola Dr, Georgetown, FL 32139, USA

Numbered Address	
Closest small town:	Spuds 35.4 miles/ 45 min, Interlachen 43.2 miles/ 1 hr 2 min, Salt Springs 51.9 miles/ 1 hr 6 min
Nearby attractions:	Disney World - (1 hr 56 min (102 miles) Magic Kingdom -(2 hr 4 min (109 miles) Park Epcot - (1 hr 59 min (105 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://apps.putnam-fl.com/pa/property/
Assessor Contact	386-329-0286
Treasurer Website	https://www.putnamtax.com/
Treasurer Contact	386-329-0282
Recorder/Clerk Website	https://putnamclerk.com/county-recorder/official-records/#
Recorder/Clerk Contact	(386) 326-7680
Zoning or Planning Department Website	https://main.putnam-fl.com/?page_id=129
Zoning or Planning Department Contact	(386) 329-0491
County Environmental Health Department Website	https://putnam.floridahealth.gov/programs-and-services/environmental-health/index.html
County Environmental Health Department Contact	386-326-7189
GIS Website	https://pamap.putnam-fl.gov/PropertyAppraiserPublicMap/?find=37-13-27-7063-1030-0210
CAD Website	https://pa.putnam-fl.com/?s=appraisal
Electricity Company Name & Phone Number	Florida Power & Light Co. (800) 226-3545
Water Company Name & Phone Number	Putnam County Public Works Department (386) 329-0346
Sewer Company Name & Phone Number	Putnam County Public Works Department (386) 329-0346
Gas Company Name & Phone Number	Producers Gas LLC 386-698-1033
Waste Company Name & Phone Number	Putnam County Solid Waste Disposal District (386) 698-1115
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)	No

How much is the annual property tax? (Current Year if available, if not get the previous year)	\$73.18
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)	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:	N/A
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-2 - Residential, Mixed
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
Is the land cleared? (Yes/No)	No, not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	See remarks
What can be built on the property? (Different types of homes that we can build on the lots.)	1)Residential—Single family (2)Mobile home (3)Community residential home having six or less residents
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)	Only allowed when building a house on the property would need to have a temporary permit in order to stay on an RV which is the permit is good for 6 months and staying on RV is good for 1 year
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)	Only allowed when building a house on the property would need to have a temporary permit
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)	Mobile home is allowed
Are tiny houses or small cabins allowed in the	Yes

property? Yes/ No (Please ask if there is restrictions.) Yes/No	
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Maximum impervious surface area: 35%
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	35ft
What are the setbacks of the lot?	Minimum setback requirements: Front: 25 feet Rear: 10 feet Side: 10 feet Corner side: 20 feet
What is the minimum lot size to build on the property?	Minimum lot requirements: Lot Width: 75 feet Lot Area: 7,500 square feet
Is there any time limit to build?	6 months for building permit
Is there a County or City Impact fee required to build and if so how much does this cost?	None
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/jd923505f524e4931805d8311ab32c28e/scratch/FIRMETTE_9b591fa1-12fc-47b5-9ab0-bbbef4c7ed1f.pdf
Is property wetland? (if yes add link to Wetland Website)	Minimal wetlands
Link to Wetland website	https://fwsprimary.wim.usgs.gov/server/rest/directories/arcgisoutput/Utilities/PrintingTools_GPServer/ags_a5b504f298c24638a1d932c30a08c0f1.pdf
County Operator Details who Confirmed the Information:	Jenny: Planning division: (386) 329-0491
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
<p>Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)</p>	Well is needed
<p>If YES... (Put the company name and the phone number of the provider)</p>	Putnam Well Drilling: +13864679247
<p>If it's in the area (Put the street name where the main water line is located.)</p>	Cannot determine where the main waterline is located
<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>	Would need to dig a well
<p>How much will it cost (setup cost) to have water connection?</p>	Buyer miust gather information
<p>Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	Private company
<p>Please ask the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	Turner's Septic Services Inc: +13866499994
<p>If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	Would need to install septic system
<p>If the septic system has to be installed, (Ask if do we need to percolate the soil?)</p>	Yes
<p>How much will it cost (setup cost) to have sewer connection or septic installed?</p>	Buyer needs to gather more information Would need to determine how many bedroom in order to estimate the setup cost
<p>Does the property currently have electricty connected? (Yes, No or Do Not Know)</p>	Not yet connected but available in the area
<p>What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	Preston Electric Company: +13863253355
<p>How much will it cost (setup cost) to have power connection?</p>	Buyer needs to gather more information
<p>What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)</p>	Propane gas Producers Gas Ll: +13866981033
<p>For waste.... Will the county or city pick up the trash?</p>	None

<p>If YES... Get the details of the company name and contact information that service in the area...</p> <p>NOTE: If NO, (Ask if it's responsibility of the property owner.)</p>	<p>Responsibility of the property owner</p>
<p>County Operator who Confirmed the Information:</p>	<p>Huntington Recycle Center: +13866981115</p>
<p>GENERAL DD NOTES FROM LM TEAM:</p>	
<p style="text-align: center;">DISCLAIMER</p>	
<p>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. Seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	