

BEST DEAL LANDSELLERS

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	<u>10518-003-03</u> and <u>10518-003-02</u>
Account # or GEO #:	10518-003-03: <u>2403241000</u> 10518-003-02: <u>2403217000</u>
Property Address:	FORT MC COY, FL, 32134
County:	Marion
State:	FL
Lot Number:	N/a
Legal Description:	10518-003-03: SEC 09 TWP 13 RGE 25 PLAT BOOK U PAGE 003 KER NORTH TRACT C 10518-003-02: SEC 09 TWP 13 RGE 25 PLAT BOOK U PAGE 003 KER NORTH TRACT B
Parcel Size:	10518-003-03: 0.97 acres 10518-003-02: 0.93 acres
Subdivision:	KER NORTH
Approximate Dimensions:	10518-003-03: 47.74 ft x 97.50 ft x 540.32 ft x 110.34 ft x 544.79 ft x 48.11 ft Approx 10518-003-02: 29.77 ft x 115.57 ft x 541.57 ft x 81.10 ft x 542.13 ft x 119.27 ft Approx
GPS Center Coordinates (Approximate):	<u>10518-003-03: 29.370889, -81.803000</u> <u>10518-003-02: 29.370694, -81.803111</u>
GPS Corner Coordinates (Approximate):	10518-003-03: 29.371, -81.8039 29.3709, -81.804 29.3707, -81.8038 29.3708, -81.8021 29.3711, -81.8021 29.3709, -81.8038 10518-003-02: 29.3709, -81.804 29.37083356714935, -81.80415120987749 29.3706, -81.8039 29.3706, -81.8022 29.3708, -81.8021 29.3707, -81.8038

Google map link:	10518-003-03: https://goo.gl/maps/cSdE45yrsLMM2UED9 10518-003-02: https://goo.gl/maps/ifXwC9GGBKViQS1w6
Elevation:	32.8 ft
Market Value:	\$100,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved
If others, please specify:	N/a
Is there a Structure (Yes or No (If Yes: Explain)	No
Property Miscellaneous Images:	https://drive.google.com/drive/folders/1ng5yjO7HCaJ2K7J8q6xYaiTvJLticg3U?usp=sharing
YouTube Link:	https://youtu.be/7XVhQ9N609U
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Ocala, FL -38 min (29.9 miles)
If No Address or 0 address: Closest Property with Numbered Address	N/a
Closest small town:	Salt Springs, FL -8 min (5.8 miles)
Nearby attractions:	Ocala National Forest -7 min (6.1 miles) Salt Springs Observation Trail -10 min (6.8 miles) Yearling Trail -19 min (15.8 miles) Silver Springs State Park -27 min (23.6 miles) Silver River Museum & Environmental Education Center -34 min (26.2 miles) St Johns River Center -37 min (29.9 miles) Bronson Mulholland House -37 min (30.0 miles) Uncle Donald's Farm -52 min (41.5 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://www.pa.marion.fl.us/
Assessor Contact	(352) 368-8300
Treasurer Website	https://www.mariontax.com/
Treasurer Contact	(352) 368-8200
Recorder/Clerk Website	https://www.marioncountyclerk.org/publicrecords
Recorder/Clerk Contact	(352) 671-5607
Zoning or Planning Department Website	https://www.marionfl.org/government/departments-facilities-offices/growth-services/planning-zoning
Zoning or Planning Department Contact	352-438-2600
County Environmental Health Department Website	http://marion.floridahealth.gov/programs-and-services/environmental-health/index.html
County Environmental Health Department Contact	352-622-7744

GIS Website	https://www.pa.marion.fl.us/patviewer/
CAD Website	N/a
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	N/a
Sewer Company Name & Phone Number	N/a
Gas Company Name & Phone Number	N/a
Waste Company Name & Phone Number	N/a
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 back taxes for this property
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$296.97 for the year 2021
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.	No tax liens
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	Cannot find any access to the HOA of the given subdivision. To suggest it would need to contact the property owner.
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:	Tax information online
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	R-4
Terrain type? (Is it flat /slope/etc)	Level
Property use code?	N/A
Is the land cleared? (Yes/No)	Wooded
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	Stick Built, Modular, Mobile Homes

homes that we can build on the lots.)	
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 RVs allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RVs (jot down notes whatever the county has to say)	RVs are not allowed
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	N/A
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes, they must meet Florida code
Is there a total size restriction for any structures on the lot? Yes/No (Please jot down the notes from the county)	35%
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	40ft
What are the setbacks of the lot?	Minimum Front Setback: 25 feet Minimum Rear Setback: 25 feet Minimum Side Setback: 8 feet
What is the minimum lot size to build on the property?	7,500/5000* square feet Single-family 12,500/7,700* square feet Two-family
Is there any time limit to build?	No time limit
Is there a County or City Impact fee required to build and if so how much does this cost?	It depends on the sq footage maximum is \$1562
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Not in a flood zone area
Any other restrictions?	Nothing else
County Operator Details who Confirmed the Information:	Confirmed by: Ms.Cindy 352-438-2600
UTILITIES DATA	
QUESTION/S	DATA
Is the property in the city or MUD district? (Please refer to FEMA) Note: MUD (Mixed Used Development) means it's a zoning type that blends residential, commercial, cultural, institutional, or entertainment uses into one space.	MARION COUNTY UNINCORPORATED AREAS

<p>Is the property located inside or outside the city limit?</p> <p>Notes: If Inside City: It means water and sewer are provided by the city (You need to confirm it) If Outside City: It is considered under County, which means water can be built through a 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>	None
<p>If YES... (Put the company name and the phone number of the provider)</p>	N/a
<p>If it's in the area (Put the street name where the main water line is located.)</p>	N/a
<p>If NO: (Ask if we do have to dig a well, or, is there any utility company that 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 a water connection?</p>	The county operator doesn't have any Idea
<p>Does the property currently have a Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	None
<p>If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or a private company?)</p>	N/a
<p>Please ask for the details of the Company Name & the Contact information(Call and Confirm if it's the right company)</p>	N/a
<p>If NO: Do we need to install septic? (YES/NO) or a septic system is already installed on the property?</p>	Would need to install septic
<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 a sewer connection or septic installed?</p>	The county operator doesn't have any Idea
<p>Does the property currently have electricity connected? (Yes, No, or Do Not Know)</p>	Not connected but electricity is available
<p>What is the electric company name (Confirm If there is an Electric company Service in the area - Select either City, Community, None, etc.)</p>	Clay Electric Cooperative -3526852111
<p>How much will it cost (setup cost) to have a power connection?</p>	If you are signing up for a new account and your credit check indicates you will need to pay a \$250 deposit, you will be required to pay the deposit prior to service connection. Failure to maintain a satisfactory payment record may result in you being required to post a new deposit where previously waived or returned, or an additional deposit to secure payment for current bills.

	We will automatically refund the deposit to you after 12 months of continuous service if you are a residential member with a good payment record. The refund will appear as a bill credit on the 13th regular bill after the effective date of the deposit
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane
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 the responsibility of the property owner.)	It is the responsibility of the property owner
County Operator Details who Confirmed the Information:	Confirmed by: Ms.Cindy 352-438-2600
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.	