



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	08582-117-000
Lot Count:	1
Account # or GEO #:	08582-117-000
Property Address:	102 Cashel Mara Dr, Southport, FL 32409
County:	Bay
State:	Florida
Lot Number:	LOT 17
Legal Description:	MILLPOINT LANDING SUB-DIV LOT 17 ORB 4216 P 1792
Parcel Size:	0.2 acres
Subdivision:	MILLPOINT LANDING SUB
Approximate Dimensions:	94.18 feet North 73.2 feet West 103.22 feet East 121.03 feet South
GPS Center Coordinates (Approximate):	30.2638590451822, -85.64508478467017
GPS Corner Coordinates (Approximate):	30.26396206181345, -85.64493047827935 30.263991482471187, -85.64522379538842 30.263801884815727, -85.64528718963635 30.263769195543325, -85.64514147755274 30.26367766530101, -85.64493710240245
Google map link:	https://goo.gl/maps/nA58kNpysaDpb2yPA
Elevation:	5.7 feet
Market Value:	\$67,060
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1RlfsFP-77ZcejMKP5dp6JejNpky33dY7/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	https://drive.google.com/drive/folders/1d5liDLJ2lxVcB2xaM0_TvNfPY3X2i_pv?usp=sharing

YouTube Link:	https://youtu.be/Q7e9fNPQm-g?si=Dp-nVLVvyfHTisF3
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Tallahassee, FL - 1 hr 54 min (96.4 miles)
If No Address or 0 address: Closest Property with Numbered Address	None
Closest small town:	Vicksburg, FL - 9 min (5.3 miles)
Nearby attractions:	Coconut Creek Family Fun Park - 25 min (13.6 miles) Ripley's Believe It or Not! - 25 min (13.7 miles) Sea Dragon Pirate Cruise - 27 min (14.3 miles) A.L. Kinsaul Park - 5 min (2.1 miles) SkyWheel Panama City Beach - 31 min (23.8 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	(850)248-8401
Treasurer Website	Link
Treasurer Contact	850-248-8501
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(850)763-9061
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	850-248-8250
County Environmental Health Department Website	Link
County Environmental Health Department Contact	850-872-4455
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just	Current

put delinquent and ask the next question below.)	
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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$640.31 (2022)
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.	None
Is property part of an HOA (Home Owners Association) or any community? (Yes/No)	Yes
How much is the annual HOA due?	\$200 for vacant lots
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	Link
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Residential
Terrain type? (Is it flat /slope/etc)	Flat
	Residential
Is the land cleared? (Yes/No)	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 under the POA restrictions
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the	RV is not allowed under the POA restrictions

county has to say)	
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	No
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is not allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	No
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	3 story
What are the setbacks of the lot?	Front - 10ft Side - 15ft Rear- 20ft
What is the minimum lot size to build on the property?	2,200 sqft
Is there any time limit to build?	6 months
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 to build?	The property is in a flood zone area
Any other restrictions?	Check covenants and restrictions
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone AE
Link to FEMA website	Check pictures below
Is property wetland?	50% of the property is in wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it)	City

IF Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)	
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not yet connected but available in the area
If YES... (Put the company name and the phone number of the provider)	City of Lynn Haven Utilities Department - +18502650087
If it's in the area (Put the street name where the main water line is located.)	Cashel Mara Dr
If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	N/A
How much will it cost (setup cost) to have water connection?	ESTIMATED COST: \$100 for deposit fee \$50 charge plus additional cost for a new meter
Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not yet connected but available in the area
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	City provides sewer
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	City of Lynn Haven Utilities Department - +18502650087
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	N/A
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
How much will it cost (setup cost) to have a sewer connection or septic installed?	\$100 for deposit fee \$50 charge
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Not yet connected but available in the area
What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	Gulf Coast Electric Cooperative - +18502653631
How much will it cost (setup cost) to have a power connection?	On the process
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas
For waste.... Will the county or city pick up the trash?	City

<p>If YES... Get the details of the company name and contact information of that service in the area...</p> <p>NOTE: If NO, (Ask if it's the responsibility of the property owner.)</p>	<p>City of Lynn Haven Utilities Department - +18502650087</p>
<p>County Operator who Confirmed the Information:</p>	
<p>GENERAL DD NOTES FROM THE OLM TEAM:</p>	
<p>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. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	