



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	1-05-37-35-0020-00240-0060
Lot Count:	1
Account # or GEO #:	1-05-37-35-0020-00240-0060
Property Address:	NW 26th Ave, Okeechobee, FL 34972
If No Address or 0 address: Closest Property with Numbered Address	3747 NW 26th Ave, Okeechobee, FL 34972
County:	Okeechobee
State:	FL
Lot Number:	LOT 6
Legal Description:	BASSWOOD INCORPORATED UNIT NUMBER 2 (PLAT BOOK 3 PAGE 28) LOT 6 BLOCK 24
Parcel Size:	0.35
Subdivision:	BASSWOOD INCORPORATED
Approximate Dimensions:	124.23 feet North 125.00 feet West 124.74 feet East 124.74 feet South
GPS Center Coordinates (Approximate):	27.277811310655768, -80.85570747839992
GPS Corner Coordinates (Approximate):	27.277990285525558, -80.85589631008169 27.27799237452403, -80.85551237809302 27.277649745784686, -80.8558955262212 27.277651138321502, -80.85551159543978
Google map link:	https://maps.app.goo.gl/peetq4LfXwHXBrYh7
Elevation:	32.8 feet
Market Value:	\$41,600
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	https://drive.google.com/file/d/1Dn2-3J9sGWdEJdyFKNwCckxDXoBnzYQ2/view?usp=sharing
If others, please specify:	

Is there a Structure (Yes or No (If Yes: Explain)	
Property miscellaneous images	https://drive.google.com/drive/folders/1cpQlGhbwohR4Z3hXcta3mK12qM1_msbo?usp=sharing
YouTube Link:	https://youtu.be/SecCMwLYIsY?si=Jyi8tN7XXp1lxoHv
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Lakeland, FL - 2 hr (106 miles)
Closest small town:	Taylor Creek, FL - 19 min (9.1 miles)
Nearby attractions:	<p>Observation Deck and Pavilion in Lake Okeechobee Park in the town of of Okeechobee - 17 min (7.7 miles)</p> <p>Kissimmee Prairie Preserve State Park - 32 min (25.7 miles)</p> <p>Taylor Creek Stormwater Treatment Area/Nature Trail/Wildlife Preservation Area - 7 min (3.7 miles)</p> <p>Flagler Park - 8 min (4.6 miles)</p> <p>Marsh Beast Airboat Tours - 52 min (51.3 miles)</p>
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	Link
Assessor Contact	863-763-4422
Treasurer Website	Link
Treasurer Contact	863-763-3421
Recorder/Clerk Website	Link
Recorder/Clerk Contact	863-763-2131
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(863) 763-5548
County Environmental Health Department Website	Link
County Environmental Health Department Contact	863-462-5804.
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 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
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$239.74 (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 communities? (Yes/No)	No
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:	https://okeechobeecountytaxcollector.com/Property/TaxBill
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	RSF - Residential Single Family
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	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)	Can only camp while building a primary structure on that property
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Note's on RV's (jot down notes whatever the county has to say)	Can only park but not live in it
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)	There is a zoning specialize for mobile home park
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
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 ft... please take down notes from the county	45ft
What are the setbacks of the lot?	20ft front 8ft side 15ft Rear
What is the minimum lot size to build on the property?	8,000 square feet (width 75 feet)
Is there any time limit to build?	6 months after 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?	Property is in a floodzone area
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Zone A
Link to FEMA website	Check pictures below
Is property wetland?	Not on wetlands
Link to Wetland website	Check pictures below
County Operator Details who Confirmed the Information:	

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>	Not yet connected but available in the area
<p>If YES... (Put the company name and the phone number of the provider)</p>	Okeechobee Utility Authority - +18637639460
<p>If it's in the area (Put the street name where the main water line is located.)</p>	NW 26th Ave
<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>	N/A
<p>How much will it cost (setup cost) to have water connection?</p>	Buyer needs to 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>	Dr. Pumper Septic Services LLC - +18637637667
<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>	N/A
<p>How much will it cost (setup cost) to have sewer connection or septic installed?</p>	Will depend on the type of septic system and the size of it
<p>Does the property currently have electricity 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>	Okeechobee Utility Authority - +18637639460
<p>How much will it cost (setup cost) to have power</p>	On the process

connection?	
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?	County
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.)	WM - Okeechobee Hauling - +18637634818
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
<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>	