



# ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	800401310180
Lot Count:	1
Account # or GEO #:	#800401310180
Property Address:	12th St, Orange City, FL 32763
If No Address or 0 address: Closest Property with Numbered Address	1269 12th St, Orange City, FL 32763
County:	Volusia
State:	FL
Lot Number:	LOTS 18 & 19
Legal Description:	LOTS 18 & 19 BLK 31 WEST HIGHLANDS PER OR 8215 PG 3259
Parcel Size:	0.11
Subdivision:	WEST HIGHLANDS
Approximate Dimensions:	43.23 ft North 98.46 ft West 97.81 ft East 42.81 ft South
GPS Center Coordinates (Approximate):	28.963411020507255, -81.31812408537752
GPS Corner Coordinates (Approximate):	28.963560625448906, -81.31819248162319 28.963560038642772, -81.31805635926797 28.963290749964106, -81.31819047014203 28.963291923192994, -81.31805635980066
Google map link:	<a href="https://maps.app.goo.gl/3s1AdXXXAh7S7vUj9">https://maps.app.goo.gl/3s1AdXXXAh7S7vUj9</a>
Elevation:	45.9 feet
Market Value:	\$31,070
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved - <a href="https://drive.google.com/file/d/1bgYC5RuHOyjUD1pNUw-1MXLkhXYk9Tir/view?usp=sharing">https://drive.google.com/file/d/1bgYC5RuHOyjUD1pNUw-1MXLkhXYk9Tir/view?usp=sharing</a>
If others, please specify:	None

Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Orlando, FL - 38 min (37.1 miles)
Closest small town:	Orange City Town Center - 13 min (5.3 miles)
Nearby attractions:	Blue Spring State Park - 4 min (2.1 miles) Deland Ghost Tours and Investigations by American Ghost Adventures Rated #1 - 13 min (5.9 miles) Bill Dreggors Park - 15 min (7.2 miles) The Wizarding World of Harry Potter - Diagon Alley - 49 min (46.2 miles) Freedom Playground - 15 min (7.1 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="#">Link</a>
Assessor Contact	(386) 775-5257
Treasurer Website	<a href="#">Tax Information Online</a>
Treasurer Contact	386-736-5938
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	(386) 736-5915
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	386-736-5959
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	386-274-0694
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
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
<b>Are the taxes of this property current or delinquent?</b> (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
<b>Are there any back taxes for this property?</b> If yes, how much is the amount owed? ( From what year to what year)	No back taxes
<b>How much is the annual property tax?</b> (Current Year if available, if not get the previous year)	\$334.51
<b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?  <b>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.</b>	None
<b>Is property part of an HOA (Home Owners Association) or any communities?</b> (Yes/No)	None
<b>How much is the annual HOA due?</b>	None
<b>Are there any HOA dues?</b> If yes, how much is the total amount owed?	None
<b>County Operator Details who Confirmed the Information:</b>	<a href="#">Tax Information Online</a>

**ZONING DATA**

QUESTION/S	DATA
<b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)	R-4 Urban Single-Family Residential
<b>Terrain type?</b> (Is it flat /slope/etc)	Level
<b>Property use code?</b>	Residential
<b>Is the land cleared?</b> (Yes/No)	Not cleared
<b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Yes, the property is a non-conforming lot
<b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)	Single family dwelling Manufactured home
<b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No	No
<b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed in R-4

<b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No	No
<b>Notes on RV's</b> (jot down notes whatever the county has to say)	Cannot live in RV
<b>Are Mobile homes allowed on the property?</b> (Please ask if there is restrictions.) Yes/No	Yes
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Manufactured home is allowed
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
<b>Is there a total size restriction for any structures on the lot?</b> Yes/ No (Please jot down the notes from the county)	None
<b>Are there any building height restrictions?</b> (Yes/ No) How many ft... please take down notes from the county	35ft
<b>What are the setbacks of the lot?</b>	Front 25ft Side 20 ft. combined, minimum 8 ft. on any one side Rear 20ft
<b>What is the minimum lot size to build on the property?</b>	Minimum 7,500 sq. ft. per lot; minimum 850 sq. ft. livable floor area.
<b>Is there any time limit to build?</b>	Building single-family for 6 months
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	None
<b>Is the property in a flood zone and if so what needs to be done to the lot in order to build?</b>	Not in flood zone area
<b>Any other restrictions?</b>	None
<b>Is the property in a flood zone? (if yes add link to FEMA Website)</b>	Zone X minimum floodzone hazzard
<a href="#">Link to FEMA website</a>	Check image below
<b>Is property wetland?</b>	Not in wetlands
<a href="#">Link to Wetland website</a>	Check image below
<b>County Operator Details who Confirmed the Information:</b>	
<b>UTILITIES DATA</b>	
<b>QUESTION/S</b>	<b>DATA</b>

<p><b>Is the property located inside or outside city limit?</b></p> <p><b>Notes:</b>  <b>If Inside City:</b> It means water and sewer is provided by the city <b>(You need to confirm it)</b>  <b>If Outside City:</b> It considered under County, means water can be built through deep well <b>(You need to confirm it)</b></p>	County
<p><b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)</p>	Not connected but service is available in the area
<p><b>If YES...</b> (Put the company name and the phone number of the provider)</p>	DeLand Water Utilities Department - +13866267253 Orange City Utilities Department - +13867755444 Volusia County Water & Utility - +13869437027
<p><b>If it's in the area</b> (Put the street name where the main water line is located.)</p>	12th Street
<p><b>If NO:</b> (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>	None
<p><b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)</p>	Septic is needed
<p><b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)</p>	Private company
<p><b>Please ask the details of the Company Name &amp; the Contact information ....</b>(Call and Confirm if it's the right company)</p>	Joe Mills Septic Tank Services - +13867340585
<p><b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?</p>	Would need to install a septic system
<p><b>If the septic system has to be installed,</b> (Ask if do we need to percolate the soil?)</p>	N/A
<p><b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)</p>	Available in the area
<p><b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)</p>	Duke Energy Deland Ops Center - +18007008744
<p><b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)</p>	Propane gas
<p><b>For waste....</b>  <b>Will the county or city pick up the trash?</b></p>	Private company

<p>If <b>YES</b>... Get the details of the company name and contact information that service in the area...</p> <p><b>NOTE: If NO</b>, (Ask if it's responsibility of the property owner.)</p>	<p>Bin There Dump That Dumpster Rental - +13864005148</p>
<p><b>County Operator who Confirmed the Information:</b></p>	
<p><b>GENERAL DD NOTES FROM LM TEAM:</b></p>	
<p><b>DISCLAIMER</b></p>	
<p>All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot 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 services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.</p>	