



ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	26 3612-00-3, 26 3612-00-19, 26 3612-DE-45-11
Ownership?	No
Lot Count:	3
Account # or GEO #:	"26 3612-00-3 - 2601704 26 3612-00-19 - 2620085 26 3612-DE-45-11 - 2627878"
Property Address:	US-1, Rockledge, FL 32955
If No Address or 0 address: Closest Property with Numbered Address	5950 US-1, Rockledge, FL 32955
County:	Brevard
State:	FL
Lot Number:	26 3612-00-3 - Lot 2 26 3612-00-19 - Lot 2 26 3612-DE-45-11 - No lot number indicated
Legal Description:	26 3612-00-3 - Part Of Govt Lot 2 As Desc In Orb 1004 Pg 568 Exc Orb 3711 Pg 3144 & Orb 5439 Pg 7223 26 3612-00-19 - Part Of Govt Lot 2 As Desc In Orb 3711 Pg 3144 Exc W 35 Ft Of N 650 Ft Measured Along Rr R/W 26 3612-DE-45-11 - Pineda Part Of Blk 45 & Part Of Vac Rd Lying East & Adj As Desc In Orb 5439 Pg 7224 Exc Rd R/W Lying North & Adj
Parcel Size:	12.32
Subdivision:	Not in a subdivision
Approximate Dimensions:	714.99 ft North 941.71 ft West 877.26 ft East 745.50 ft South
GPS Center Coordinates (Approximate):	28.23835, -80.67807

GPS Corner Coordinates (Approximate):	28.2399,-80.6775 28.2376,-80.6766 28.2373,-80.6775 28.2372,-80.678 28.2369,-80.6788 28.2376,-80.6791 28.2377,-80.679 28.2393,-80.6796
Google map link:	https://maps.app.goo.gl/GyRiMrnXp5a6aykt7
Elevation:	6.8 feet
Market Value:	\$682,500
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved - https://drive.google.com/file/d/1d3bvhcZHY_2p9cuy7CjC7As8Yi7LijZe/view?usp=sharing
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	
Closest major city:	Orlando, FL - 55 min (56.8 miles)
Closest small town:	Viera West, FL - 12 min (6.1 miles)
Nearby attractions:	The Wizard of OZ Museum & Van Gogh - 32 min (22.4 miles) Brevard Zoo Linear Park - 13 min (6.7 miles) Treetop Trek inside Brevard Zoo - 13 min (6.5 miles) Cocoa Riverfront Park - 16 min (9.2 miles) Riverwalk: A Family Park & Nature Center - 9 min (6.0 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	321) 264-6700
Treasurer Website	Link
Treasurer Contact	321-264-6969
Recorder/Clerk Website	Link

Recorder/Clerk Contact	321-637-2004
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(321) 633-2070
County Environmental Health Department Website	Link
County Environmental Health Department Contact	321-633-2100
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	1140
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$216.02
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
Is property part of an HOA (Home Owners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	None
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	https://brevard.county-taxes.com/public/real_estate/parcels/2601704
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	General Retail Commercial - BU-1
Terrain type? (Is it flat /slope/etc)	Level
Property use code?	VACANT COMMERCIAL LAND

Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	No, would need to fill the barrow pit in the property to put structures in the property
What can be built on the property? (Different types of homes that we can build on the lots.)	<p>Permitted uses in - BU - 1</p> <p>a.All business uses and all materials and products shall be confined within substantial buildings completely enclosed with walls and a roof; however, retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the buildings. Such retail items include but are not limited to motor vehicles, utility sheds, nursery items such as plants and trees, and boats. b.The following uses, or other uses of a similar nature compatible with the character of the uses specifically described in this subsection, are permitted, and shall be limited to retail only:</p> <p>Administrative, executive, and editorial offices.</p> <p>Antique shops.</p> <p>Aquariums.</p> <p>Art goods and bric-a-brac shops.</p> <p>Artists' studios.</p> <p>Auditoriums.</p> <p>Automobile hire.</p> <p>Automobile parts, if confined within a structure.</p> <p>Automobile repairs, minor (as defined in section 62-1102).</p>
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 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 county has to say)	RV is not allowed
Are Mobile homes allowed on the property? (Please	No

ask if there are restrictions.) Yes/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	35ft
What are the setbacks of the lot?	The front setback shall be 25 feet from the front lot line. 3. The rear setback shall be 15 feet from the rear lot line. However, if the rear lot line abuts a dedicated 20-foot alley or roadway, the setback shall be five feet. 4. Side Setbacks: a. Where a side lot line abuts a residential zone, such side setback shall be a minimum of 15 feet. b. Where a side lot line abuts a non-residential zone, such side setback shall be 5 feet. c. Where a side lot line abuts a combination of commercial, industrial, or residential zonings, the respective side setbacks as stated in a. or b. above shall apply to the affected side yard area. d. Where a 20-foot dedicated alleyway or roadway exists adjacent to or abutting the rear lot line, and the zoning adjacent to the side yard area is non-residential, no side setback is required when a three-hour firewall is constructed along the side lot line. However, where the side lot line abuts a residential zone on that side, the minimum side setback shall be 15 feet.
What is the minimum lot size to build on the property?	7,500 square feet is required, having a width and depth of not less than 75 feet.
Is there any time limit to build?	The building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	https://www.brevardfl.gov/PlanningAndDevelopment/ImpactFees/ImpactFeesHome
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a flood zone area
Any other restrictions?	https://library.municode.com/fl/brevard_county/codes/code_of_ordinances?nodeId=COORBRCOFLVOII_CH62LADERE_ARTVIZORE_DIV4RESPCL_SDVICO_S62-1482GERE

	CO
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X - minimum flood zone hazard
Link to FEMA website	See image below
Is property wetland?	Property is in wetlands - Property is a barrow pit
Link to Wetland website	See image 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) IF Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Available in the area but not in the property
If YES... (Put the company name and the phone number of the provider)	Brevard County Water Resources - +13216332091
If it's in the area (Put the street name where the main water line is located.)	Judge Fran Jamieson Way, Melbourne, FL 32940,
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
Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	HM Septic Services LLC - +13213698050
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A

Does the property currently have electricity connected? (Yes, No, or Do Not Know)	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.)	Florida Power & Light Company - +13217237795
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?	Private company
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Waste Pro USA - Cocoa - +13218370055
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	
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.	