



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	24-5S-02W-057-03226-005, 24-5S-02W-057-03224-010, 24-5S-02W-057-03224-011, 24-5S-02W-057-03224-003, 24-5S-02W-057-03224-012, 24-5S-02W-057-03222-007, 24-5S-02W-057-03222-011, 24-5S-02W-057-03211-001, 24-5S-02W-057-03211-011, 24-5S-02W-057-03211-012
Ownership?	Yes
Lot Count:	10
Account # or GEO #:	24-5S-02W-057-03226-005, 24-5S-02W-057-03224-010, 24-5S-02W-057-03224-011, 24-5S-02W-057-03224-003, 24-5S-02W-057-03224-012, 24-5S-02W-057-03222-007, 24-5S-02W-057-03222-011, 24-5S-02W-057-03211-001, 24-5S-02W-057-03211-011, 24-5S-02W-057-03211-012
Property Address:	Lot 50: Bud Crum Rd, Panacea, FL 32346 Lot 49: Bud Crum Rd, Panacea, FL 32346 Lot 48: L Graham St, Panacea, FL 32346 Log 47: Dickson Bay Rd, Panacea, FL 32346 Lot 46: Dickson Bay Rd, Panacea, FL 32346 Lot 45: Joe Mack Smith St, Panacea, FL 32346 Lot 42: Joe Mack Smith St, Panacea, FL 32346 Lot 44: Joe Mack Smith St, Panacea, FL 32346 Lot 43: R L Graham St, Panacea, FL 32346 Lot 18: Dickson Bay Rd, Panacea, FL, 32346
If No Address or 0 address: Closest Property with Numbered Address	No
County:	Wakulla
State:	FL

Lot Number:	<p>Lot 50 Lot 49 Lot 48 Lot 47 Lot 46 Lot 45 Lot 42 Lot 44 Lot 43 Lot 18</p>
Legal Description:	<p>Lot 50 - "PANACEA MINERAL SPRINGS UNIT 1 LOT 12 BLK 30 OR 779 P 295 OR 947 P 399 OR 1003 P 143 OR 1255 P 54 Lot 49 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 30 LOT 11 OR 49 P 292 OR 146 P 736 OR 169 P 709 OR 557 P 127 OR 620 P 489 OR 947 P 399 OR 1003 P 143 Lot 48 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 30 LOT 5 OR 49 P 292 OR 146 P 736 OR 169 P 709 OR 557 P 127 OR 620 P 489 OR 947 P 399 OR 1003 P 143 OR 1255 P 54 Lot 47 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 35 LOTS 11 OR 49 P 292 OR 146 P 736 OR 153 P 611 OR 169 P 709 OR 557 P 127 OR 620 P 48 OR 947 P 399 OR 1003 P 143 Lot 46 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 35 LOTS 9 OR 49 P 292 OR 146 P 736 OR 153 P 611 OR 169 P 709 OR 557 P 127 OR 620 P OR 947 P 399 OR 1003 P 143 OR 1255 P 54 Lot 45 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 37 LOT 12 OR 49 P 292 OR 146 P 736 OR 169 P 709 OR 557 P 127 OR 620 P 489 OR 947 P 399 OR 1003 P 143 OR 1255 P 54 Lot 42 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 37 LOT 9 OR 49 P 292 OR 146 P 736 OR 169 P 709 OR 557 P 127 OR 620 P 489 OR 947 P 399 OR 1003 P 143 OR 1255 P 54 Lot 44 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 37 LOT 11 OR 49 P 292 OR 146 P 736 OR 169 P 709 OR 557 P 127 OR 620 P 489 OR 947 P 399 OR 1003 P 143 OR 1255 P 54 Lot 43 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 37 LOT 10 OR 49 P 292 OR 146 P 736 OR 169 P 709 OR 557 P 127 OR 620 P 489 OR 947 P 399 OR 1003 P 143 OR 1255 P 54 Lot 18 - PANACEA MINERAL SPRINGS UNIT 1 BLOCK 39 LOT 5 OR 49 P 292 OR 146 P 736 OR 169 P 709 OR 557 P 127 OR 620 P 489 OR 947 P 399 OR 1003 P 143 OR 1255 P 54</p>
Parcel Size:	1.1
Subdivision:	PANACEA MINERAL SPRINGS

	<p>Lot 50 - 49.58 ft by 100.44 ft</p> <p>Lot 49 - 50.47 ft by 100.62 ft</p> <p>Lot 48 - 49.55 ft North 100.36 ft West 99.71 ft East 50.32 ft South</p> <p>Lot 47 - 49.84 ft by 98.72 ft</p> <p>Lot 46 - 49.97 ft by 99.76 ft</p> <p>Lot 45 - 49.85 ft North 99.84 ft West 100.26 ft East 50.07 ft South</p> <p>Lot 42 - 49.67 ft North 99.97 ft West 99.71 ft East 49.93 ft South</p> <p>Lot 44 - 49.74 ft by 99.88 ft</p> <p>Lot 43 - 49.72 ft by 97.97 ft</p> <p>Approximate Dimensions: Lot 18 - 97.50 ft by 85.04 ft by 59.13 ft by 93.06 ft</p>
<p>GPS Center Coordinates (Approximate):</p>	<p>Lot 50 - 30.038515307159518, -84.39344752047337</p> <p>Lot 49 - 30.03846456605499, -84.39329863519052</p> <p>Lot 48 - 30.038221963457165, -84.39343077157383</p> <p>Lot 47 - 30.03823732786658, -84.3946744790264</p> <p>Lot 46 - 30.03810261616684, -84.39438967054808</p> <p>Lot 45 - 30.039582218595392, -84.39413007955102</p> <p>Lot 42 - 30.039408812232384, -84.39370851624201</p> <p>Lot 44 - 30.039534117486994, -84.39399383079697</p> <p>Lot 43 - 30.039470214127004, -84.39385412653277</p> <p>Lot 18 - 30.037900, -84.395800</p>

Lot 50 -30.038674766960572, -84.39344352811176
30.03861885090753, -84.3933007889558
30.03836826376378, -84.39343236415544
30.038424870281403, -84.39357510331138

Lot 49 - 30.03861834197265, -84.39330396173554
30.038563327538338, -84.39315611090049
30.038312955339247, -84.39328839848976
30.03837133815073, -84.39343235851335

Lot 48 -30.038366021799057, -84.39343176649572
30.038313314088388, -84.39329022827981
30.03806141191517, -84.39342148718394
30.038118226863425, -84.39356460683241

Lot 47 -30.0383778603628, -84.39467646524852
30.038323294234182, -84.39453296707681
30.038129410087304, -84.39480789348053
30.038071360867765, -84.39466707751765

Lot 46 -30.038263635826127, -84.39439062103945
30.038207908651497, -84.39424578176333
30.037958877456852, -84.39437452778655
30.03801460477153, -84.39452070816706

Lot 45 -30.03973438024636, -84.39413910233364
30.039681122764396, -84.3939974877942
30.03943191756283, -84.39412633380961
30.03948718489953, -84.39426910912397

Lot 42 - 30.039564996727055, -84.3937073698404
30.03950810931643, -84.39356454222091
30.039259661875015, -84.3936939587963
30.039317129913353, -84.39383812752023

Lot 44 -30.0396799283567, -84.39399593471435
30.0396247824619, -84.39385176599043
30.039373432889374, -84.39398252367026
30.0394320618305, -84.39412602184197

Lot 43 - 30.03962255835108, -84.39385229331167
30.03956788818957, -84.39370681615593
30.039316990811386, -84.39383763282312

GPS Corner Coordinates (Approximate):

	30.039373613621517, -84.39398310997886 Lot 18 - 30.037973, -84.395658 30.037761, -84.395768 30.037826, -84.395934 30.038082, -84.395934
Google map link:	https://maps.app.goo.gl/1gkrXd6BLUDK7f9k7
Elevation:	9.3 feet
Market Value:	\$71,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved and dirt roads - https://drive.google.com/file/d/1WvUaAfWCy500_BOCrKLFb_LoV9LdV_zi/view?usp=sharing
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	No
Property miscellaneous images	
YouTube Link:	https://youtu.be/c61MldYA3l8?si=AZU8lrEsvCe1ZsFc
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Tallahassee, FL - 43 min (30.2 miles)
Closest small town:	Port Leon, FL - 27 min (20.4 miles)
Nearby attractions:	Woolley Park - 4 min (1.2 mile) Gulf Specimen Aquarium - 4 min (1.4 miles) Myron B. Hodge City Park - 17 min (11.5 miles) Bald Point State Park - 15 min (9.5 miles) Wakulla River Park - 26 min (20.2 miles) Ochlockonee River State Park -29 min (16.4 miles) Wakulla Beach -27 min (17.5 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	850-926-0500
Treasurer Website	Link
Treasurer Contact	850-926-3371
Recorder/Clerk Website	Link
Recorder/Clerk Contact	850-926-0905
Zoning or Planning Department	Link

Website	
Zoning or Planning Department Contact	850-926-3695
County Environmental Health Department Website	Link
County Environmental Health Department Contact	850-926-0400
GIS Website	Link
CAD Website	Link
Electricity Company Name & Phone Number	Duke Energy (800-700-8744)
Water Company Name & Phone Number	Panacea Area Water System Inc (850-984-5301)
Sewer Company Name & Phone Number	Panacea Area Water System Inc (850-984-5301)
Gas Company Name & Phone Number	AmeriGas - +18509267670
Waste Company Name & Phone Number	Wakulla County Landfill (850-926-7010)
TAX DATA	
QUESTION/S	900
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)	\$900.00
How much is the annual property tax? (Current Year if available, if not get the previous year)	No
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	No

they don't know if there are any mortgages or any kinds of liens.	
Is the 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://wakullatax.com
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	RMH 1: Residential Mobile Home
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	Residential
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 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)	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)	Not allowed
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Mobile Home is not allowed on this property
Notes on mobile homes (jot down	RMH 1 zone allowed to build a mobile home but this property is in the

notes whatever the county has to say)	flood zone coastal A so a 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	Yes, Tiny Houses are allowed as long as they meet the building code.
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	Yes
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	Maximum of 25ft
What are the setbacks of the lot?	Front - 25ft Rear - 15ft Side - 8'ft
What is the minimum lot size to build on the property?	There is no minimum lot size to build on the property as long as the main structure meets the building code and development standards of RMH 1: Residential Mobile Home.
Is there any time limit to build?	No information
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?	This property is in the Flood zone Coastal A
Any other restrictions?	None
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone AE
Link to FEMA website	Link
Is property wetland?	Not on wetlands
Link to Wetland website	Link
County Operator Details who Confirmed the Information:	Ms. Susan County Planner (850) 926-3695
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit? Notes: If Inside City: It means water and sewer	County

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)	
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available in the area.
If YES... (Put the company name and the phone number of the provider)	Panacea Area Water System Inc (850-984-5301)
If it's in the area (Put the street name where the main water line is located.)	n/a
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?	\$1100 tap fee \$1230 for deposit fee
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Not connected but sewer is 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
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Panacea Area Water System Inc (850-984-5301)
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 sewer connection or septic installed?	As per Ms. Lawana, the estimated set-up cost for the sewer is \$3800.15
Does the property currently have electricity connected? (Yes, No, or Do	Not connected but available in the area

Not Know)	
What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	Duke Energy (800-700-8744)
How much will it cost (setup cost) to have power connection?	A site visit is needed
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas AmeriGas - +18509267670) Nearest gas supplier
For waste.... Will the county or city pick up the trash?	Yes
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.)	Wakulla County Landfill (850-926-7010)
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.	