



# ONLINE LANDMARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	272811000000013030
Ownership?	Yes
Lot Count:	1
Account # or GEO #:	272811-000000-013030
Property Address:	White Clay Pit Rd, Haines City, FL 33844
If No Address or 0 address: Closest Property with Numbered Address	5158 White Clay Pit Rd, Haines City, FL 33844
County:	Polk
State:	FL
Lot Number:	None
Legal Description:	TRACT 1 OF UNRE SURVEY DESC AS W 100 FT OF S 490.2 FT OF S3/4 OF NW1/4 OF NE1/4 LESS MAINT R/W
Parcel Size:	1
Subdivision:	Not in a subdivision
Approximate Dimensions:	101.16 feet North 437.38 feet East 101.16 feet South 437.38 feet West
GPS Center Coordinates (Approximate):	28.067099, -81.586944
GPS Corner Coordinates (Approximate):	28.067699, -81.587108 28.067700, -81.586796 28.066491, -81.586789 28.066494, -81.587104
Google map link:	<a href="https://maps.app.goo.gl/V5qo3ofauuU2qPwR8">https://maps.app.goo.gl/V5qo3ofauuU2qPwR8</a>
Elevation:	107.4 feet
Market Value:	\$128,700
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Landlocked) or Other)	Paved road of White Clay Pit Rd - <a href="https://drive.google.com/file/d/1WN9S03c3gmmP9Q705ByPiVsHZ0qx9YYL/view?usp=sharing">https://drive.google.com/file/d/1WN9S03c3gmmP9Q705ByPiVsHZ0qx9YYL/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	
Closest major city:	Haines City, Florida - 29 min (5.8 miles)
Closest small town:	Dundee, Florida - 25 min (5.1 miles)
Nearby attractions:	Lake Eva Community Park - 28 min (5.7 miles) Cypress Gardens - 27 min (5.5 miles) Peppa Pig Theme Park Florida - 56 min (11.2 miles) Bok Tower Gardens - 1 hr 14 min (15.4 miles) MINILAND USA - 54 min (10.7 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	<a href="#">Link</a>
Assessor Contact	(863) 802-6150
Treasurer Website	<a href="#">Link</a>
Treasurer Contact	(863) 534-4700
Recorder/Clerk Website	<a href="#">Link</a>
Recorder/Clerk Contact	863-534-4000
Zoning or Planning Department Website	<a href="#">Link</a>
Zoning or Planning Department Contact	(863) 534-6084
County Environmental Health Department Website	<a href="#">Link</a>
County Environmental Health Department Contact	863-519-8330
GIS Website	<a href="#">Link</a>
CAD Website	<a href="#">Link</a>
TAX DATA	
QUESTION/S	
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)	
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$84.19

<p><b>Are there any tax liens for this property?</b> If yes, how much is the amount owed?( From what year to what year?</p> <p><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></p>	N/A
<p><b>Is property part of an HOA (HomeOwners Association) or any communities?</b> (Yes/No)</p>	No
<p><b>How much is the annual HOA due?</b></p>	N/A
<p><b>Are there any HOA dues?</b> If yes, how much is the total amount owed?</p>	N/A
<p><b>County Operator Details who Confirmed the Information:</b></p>	<a href="#">Property Tax Information</a>
<b>ZONING DATA</b>	
<b>QUESTION/S</b>	
<p><b>What is the zoning of the property?</b> (Residential/Commercial/Agricultural/etc)</p>	Rural (A/RR)
<p><b>Terrain type?</b> (Is it flat /slope/etc)</p>	Level
<p><b>Property use code?</b></p>	Rural Residential
<p><b>Is the land cleared?</b> (Yes/No)</p>	Yes
<p><b>Is the property buildable?</b> (Yes/ No/Maybe/ etc.. write whatever the county has to say)</p>	TBD
<p><b>What can be built on the property?</b> (Different types of homes that we can build on the lots.)</p>	<p>Single-Family Residential Homes</p> <p>Mobile Homes</p> <p>Agricultural use</p>
<p><b>Can we camp on the property?</b> (If we buy this property can the owner camp there?) Yes/No</p>	Yes
<p><b>Notes on Camping</b> (please take note of the allowed time for camping or whatever the county has to say)</p>	<p>may be allowed temporarily but not as a permanent or long-term use. This often falls under temporary use permits—check with the Polk County Land Development office for specifics.</p>
<p><b>Are RV's allowed on the property?</b> (Please ask if there are any restrictions.) Yes/ No</p>	No
<p><b>Notes on RV's</b> (jot down notes whatever the county has to say)</p>	<p>RVs are generally not permitted as permanent dwellings. However, they may be allowed temporarily under specific conditions or for use during active construction</p>

	with proper permits.
<b>Are Mobile homes allowed on the property?</b> (Please ask if there are restrictions.) Yes/No	Yes
<b>Notes on mobile homes</b> (jot down notes whatever the county has to say)	Yes, mobile homes are typically allowed in A/RR zoning. However, they must meet HUD standards and be placed according to county installation and permitting rules.
<b>Are tiny houses or small cabins allowed in the property?</b> Yes/ No (Please ask if there are restrictions.) Yes/No	Tiny houses may be allowed if they meet Florida Building Code and local minimum dwelling size standards. Cabins are treated like any other residential structure—must meet code and get permits.
<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 yard: 50 feet  Side yard: 25 feet  Rear yard: 50 feet
<b>What is the minimum lot size to build on the property?</b>	The minimum lot size in A/RR zoning is 5 acres for new development, unless the parcel predates certain code updates or falls under specific exemptions.
<b>Is there any time limit to build?</b>	There is no strict time limit, but once a permit is issued, you typically have 6-12 months to start construction and possibly 18-24 months to complete it, depending on the permit.
<b>Is there a County or City Impact fee required to build and if so how much does this cost?</b>	Single-Family Detached Home: ~\$10,054 (Varies slightly based on location and school district)  Breakdown (approximate values):  Transportation: \$4,336  Schools: \$3,754
<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 a flood zone area
<b>Any other restrictions?</b>	<a href="https://library.municode.com/fl/polk_county/codes/land_development_code?nodeId=CH2LAUSDIRE">https://library.municode.com/fl/polk_county/codes/land_development_code?nodeId=CH2LAUSDIRE</a>
<b>Is property in a Flood Zone? (if yes add link to FEMA</b>	Zone X - minimum floodway hazard

Website)	
<a href="#">Link to FEMA website</a>	See image below
Is property wetland?	Not on wetlands
<a href="#">Link to Wetland website</a>	See image below
County Operator Details who Confirmed the Information:	
<b>UTILITIES DATA</b>	
QUESTION/S	DATA
<p><b>Is the property located inside or outside the 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
<b>Does the property have water connected?</b> (Yes, No, Waterline on the street/road or Do Not Know)	Not available in the area
<b>If YES...</b> (Put the company name and the phone number of the provider)	Spivey Well Drilling Inc - +18636761635
<b>If it's in the area</b> (Put the street name where the main water line is located.)	N/A
<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.)	Would need to dig a well
<b>Does the property currently have Sewer or septic?</b> (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
<b>If YES</b> (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
<b>Please ask the details of the Company Name &amp; the Contact information ....</b> (Call and Confirm if it's the right company)	Economy Septic Systems - +18634219097
<b>If NO:</b> Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
<b>If the septic system has to be installed,</b> (Ask if we need to percolate the soil?)	N/A
<b>Does the property currently have electricity connected?</b> (Yes, No or Do Not Know)	Powerpole in the area

<b>What is the electric company name</b> (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	City of Bartow - Electric Department - +18635340134
<b>What type of gas does this area service?</b> (Propane gas/Natural gas/ tank gas/etc)	Propane Propane Ninja Exchange
<b>For waste....</b> <b>Will the county or city pick up the trash?</b>	County/Owner
<b>If YES...</b> Get the details of the company name and contact information for that service in the area...  <b>NOTE: If NO,</b> (Ask if it's the responsibility of the property owner.)	Omni Waste of Polk, LLC - +18634221537
<b>County Operator who Confirmed the Information:</b>	
<b>GENERAL DD NOTES FROM LM TEAM:</b>	
<b>DISCLAIMER</b>	
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.	