



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	OUTCALT EDGAR E & LOIS R	Listed on Tax Record
Assessor's Parcel Number:	35-24-24-0004-000-07200	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	GROVELAND FL, 34736	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Lake County, FL	County and State property is located in
Subdivision:	N/A	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	N/A	What is the lot number (If applicable)
Legal Description:	SW 1/4 OF SE 1/4 OF SW 1/4 OF SE 1/4 ORB 502 PG 362	Listed on Tax Record
TRS:	T24S R24E S35	Township, Range & Section (If applicable)
Parcel Size:	2.5 Acres	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	341 feet north 320.18 feet east 342 feet south 321.18 feet west	Lot Dims, approximate in feet (N, E, S, W or Front, Sides, Rear from road) Please specify depending on shape of property. Use GIS / MapRight measure tool
Elevation:	31.0 m or 101.7 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	Yes. The location of this parcel falls within a designated "Flood-Zone & Wetland" area.	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	See deed attached for complete legal description.	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/p2pnfD65h9VCQfnn7	Link to property from google maps
GPS Coordinates (Center):	28.346234, -81.879131	Coordinates for this property
GPS Coordinates (4 corners):	28.346691, -81.878598 NE 28.345808, -81.878602 SE 28.345796, -81.87967 SW 28.34668, -81.879667 NW	Coordinates from all 4 corners of this property (if more than 4 corners, list main points, no curves)
City or County Limits:	County	Is the property within the city or county limits? Use Google / MapRight
School District:	Lake County School District	What school district is the property located in?
Access To Property:	The property does not have a visible direct road access and may be landlocked. Possible access via Van Fleet Trail - Green Pond Trailhead, from east.	Is there direct road access to property, if so what roads/streets?
Road Type:	N/A	What are the roads like? (dirt, gravel, paved) Use GIS / Google Maps / Street View
Who Maintains Roads:	County	City, County, Private, HOA or Not Maintained?
Closest Highways:	FL-33	Use google map
Closest Major City:	Lakeland, Florida (42 min, 29.8 miles)	Use google map to get mileage/locations
Closest Small Town:	Polk City, Florida 33868 (19 min, 12.8 miles)	Use google map to get mileage/locations
Closest Gas Station:	Sunoco Gas Station, 3744 FL-33, Clermont, FL 34714 (14 min, 8.2 miles)	Use google map to get mileage/locations
Nearby Attractions:	Revolution Adventures, 4000 FL-33, Clermont, FL 34714 (13 min, 8.4 miles) Fantasy of Flight, 1400 Broadway Blvd SE, Polk City, FL 33868 (21 min, 14.2 miles) Safari Wilderness, 10850 Moore Rd, Lakeland, FL 33809 (23 min, 17.8 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)
Notes:	Would recommend confirming legal access with property owner, deed mentions easement for access purposes.	Anything you think is important to note?

Property Tax Information		
Assessed Taxable Value:	\$113.00	Per Assessors' Website
Assessed Actual Value:	\$113.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Tax Liens? If so amount owed:	No	Yes/No & Amount if applicable Confirm with tax office via phone
Annual Property Taxes:	\$1.52	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	A (Agricultural District)	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	Please see the details attached.	Per County CC&R's HOA? Attach documents if available.
Time limit to build?	The permit will be good for a year after passing the inspection after 6 months.	Find out time lines for building per County CC&R's HOA
Is camping allowed?	Yes	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	A permit from building department is required	Details on camping if allowed or N/A
Are RV's allowed?	Yes	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	A permit from building department is required	Details on RV's if allowed or N/A
Are mobile homes allowed?	Yes	Are mobile homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Mobile home restrictions if any:	Must be double wide.	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	Yes	Are tiny homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Tiny home restrictions if any:	As long as we meet the minimum structure (850 sq. ft.) and should be on a permanent foundation.	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	No	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unknown
Vacation rental restrictions if any:	N/A	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	The county does not have this information about this and nothing found online. Better to confirm with the owner.	Is the land part of an existing association? Yes/No/Unknown
HOA or POA dues, if any:	N/A	What are the dues / back dues owed, if any? Unknown / N/A
Subdivision CC&R Availability:	Unable to locate, if any	Copy of CC&R's (If available at no charge) Attach documents if available.
CC&R Information:	N/A	Reception / Book / Page #'s or Unknown / N/A
Deed Availability:	Deed is attached	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Document # 73007449	Reception / Book / Page #'s or Unknown / N/A
Notes:	This parcel is "OUTSIDE" the city limits. Information above is based on county restrictions. This parcel will be very difficult to develop due to access issues and wetlands.	Anything you think is important to note?

Utility Information		
Water?	Would have to dig a well	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Would have to install a septic	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Duke Energy (+18007779898) or SECO Energy (+13527933801)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact Warren's Propane (+18639047346) or Heritage Propane (+18636656016)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Lake County Solid Waste (+13523433776)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	As per County Planning and Zoning department Well and septic required. Utilities will be difficult to obtain due to access and location.	Anything you think is important to note?
County Contact Information		
County Website:	https://www.lakecountyfl.gov/	Website Link
Assessor Website:	https://www.lakecopropappr.com/	Website Link
Treasurer Website:	https://laketax.com/	Website Link
Recorder Website:	https://www.lakecountyclerk.org/	Website Link
GIS Website:	https://gis.lakecountyfl.gov/gisweb/?x=509644.4417173889&y=1678612.6563688864&l=15&qury=361728010010800400	Website Link
Zoning Link:	https://www.lakecountyfl.gov/planning-and-zoning	From County Website
Phone number for Planning Dept:	(352) 343-9641	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(352) 253-2600 / (352) 253-2600	Phone number per website
Phone number for Treasurer:	(352) 343-9602	Phone number per website
Phone number for Assessor:	(352) 253-2150	Phone number per website
City Website:	N/A	Website (if within city limits or N/A)
Phone number for City:	N/A	Phone number per website (if within city limits or N/A)
Notes:	N/A	Anything you think is important to note?