



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	QUISENBERRY ROGER F	Listed on Tax Record
Assessor's Parcel Number:	18E19S03 13420 (Parcel ID) / 1500851 (Altkey)	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	301 S AXIS PT, LECANTO, FL, 34461	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Citrus 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:	W 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 DESC IN O R BK 324 PG 17	Listed on Tax Record
TRS:	T 19S R 18E SEC 3	Township, Range & Section (If applicable)
Parcel Size:	4.77 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:	286.72 feet North 695.97 feet East 290.23 feet South 692.47 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:	11.9 m or 39.0 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	No	Is the property in a flood zone or wetlands? Yes, No, Unknown Fema FZ area
Notes:	N/A	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/5AmLRY4kpgH2VG2jZ	Link to property from google maps
GPS Coordinates (Center):	28.8585, -82.4752	Coordinates for this property
GPS Coordinates (4 corners):	28.8594, -82.4747 NE 28.8575, -82.4746 SE 28.8575, -82.4755 SW 28.8594, -82.4756 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:	Citrus County School District	What school district is the property located in?
Access To Property:	No visible direct road access road access. Assessor's office lists address of 301 S AXIS PT, but it does not appear to be developed. Possible access via unnamed road from south.	Is there direct road access to property, if so what roads/streets?
Road Type:	Dirt	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-44	Use google map
Closest Major City:	Tampa, Florida (1 hr 9 min, 77.0 miles)	Use google map to get mileage/locations
Closest Small Town:	Citrus Hills, Florida (10 min, 5.6 miles)	Use google map to get mileage/locations
Closest Gas Station:	Exxon, 782 S Rowe Terrace, Lecanto, FL 34461 (4 min, 1.6 miles)	Use google map to get mileage/locations
Nearby Attractions:	Hunter Springs Park, 18 NE 2nd St, Crystal River, FL 34429 (16 min, 9.2 miles) Liberty Park, 34420, 268 N Apopka Ave, Inverness, FL 34450 (14 min, 10.2 miles) Boyett's Grove & Citrus Attraction, 4355 Spring Lake Hwy, Brooksville, FL 34601 (39 min, 33.2 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 as it appears limited. Unable to confirm with county or via deed (unavailable online).	Anything you think is important to note?

Property Tax Information		
Assessed Taxable Value:	\$66,840.00	Per Assessors' Website
Assessed Actual Value:	\$66,840.00	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:	\$681.85	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	MEDIUM DENSITY RESIDENTIAL, WITH MOBILE HOMES ALLOWED (MDRMH)	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	Please see attached file.	Per County CC&R's HOA? Attach documents if available.
Time limit to build?	Permit will be good for 6 months.	Find out time lines for building per County CC&R's HOA
Is camping allowed?	Campers/RVs are only allowed if you already have a permanent residence.	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	N/A	Details on camping if allowed or N/A
Are RV's allowed?	Campers/RVs are only allowed if you already have a permanent residence.	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	N/A	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 meet Florida Building Codes.	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:	Must meet Florida Building Codes.	Details on tiny homes if allowed or N/A
Are short term vacation rentals allowed?	Yes	Are vacation rentals allowed per Zoning CC&R's HOA? Yes/No/Unknown
Vacation rental restrictions if any:	No regulations as per county.	Details on rentals if allowed or N/A
Is property part of an HOA or POA?	No	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:	There is a fee of \$1 per page to get a copy of the deed.	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	As per county appraiser, the deed must be prior to 1980, therefore they do not have any relevant document number for the deed and it will not be recorded online.	Reception / Book / Page #'s or Unknown / N/A
Notes:	This parcel is OUTSIDE the city limits. As per county land development, this property is zoned Medium Density Residential (MDR) with mobile homes allowed.	Anything you think is important to note?

Utility Information		
Water?	Would have to drill a well.	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Would have to install a septic system.	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Duke Energy (800) 700-8744 or Withlacoochee River Electric +13527954382	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact Suburban Propane (+13527482101) or Ferrellgas (+18883377355)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Citrus County Solid Waste Management (+13525277670) or Waste Connections - Rip Landfill (+13526280075)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	Utilities may be limited due to location and access. As per Citrus County Water Resources, this property would be on a private well and septic.	Anything you think is important to note?
County Contact Information		
County Website:	https://www.citrusbocc.com	Website Link
Assessor Website:	https://www.citruspa.org/_DNN/	Website Link
Treasurer Website:	http://www.citrustc.us	Website Link
Recorder Website:	https://www.citrusclerk.org	Website Link
GIS Website:	https://www.citruspa.org/_web/maps/mapadv.aspx	Website Link
Zoning Link:	https://gis.citrusbocc.com/viewer.html?service=grcp/zoning	From County Website
Phone number for Planning Dept:	(352) 527-7616	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(352) 341-6424	Phone number per website
Phone number for Treasurer:	(352) 341-6500	Phone number per website
Phone number for Assessor:	(352) 341-6600 / Inverness : (352) 564-7130 / Crystal River	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?