



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	Connolly Richard W	Listed on Tax Record
Assessor's Parcel Number:	15-2S-26-0000-06100-0000	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	Timber Ln, Navarre, FL 32566	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Santa Rosa 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:	E2 OF SW4 OF NE4 OF SE4 OF SE4LESS S 33 FT FOR RDAS DES IN OR 656 PG 170	Listed on Tax Record
TRS:	T2S R26W SEC15	Township, Range & Section (If applicable)
Parcel Size:	1.13 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:	165.1 feet North 299.48 feet East 165.98 feet South 300.41 feet West	Lot Dems, 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:	7.0 m or 23.0 feet	What is the elevation of the property, in feet?
Flood Zone / Wetlands:	Yes. The location of this parcel falls within a designated "Wetland" zone.	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/JxZZ5gB2NCYHPieX8	Link to property from google maps
GPS Coordinates (Center):	30.4122, -86.8349	Coordinates for this property
GPS Coordinates (4 corners):	30.4126, -86.8347 NE 30.4118, -86.8347 SE 30.4118, -86.8352 SW 30.4126, -86.8352 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:	Santa Rosa County School District	What school district is the property located in?
Access To Property:	Yes, Timber Ln	Is there direct road access to property, if so what roads/streets?
Road Type:	Paved	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:	Navarre Pkwy	Use google map
Closest Major City:	Mobile, Alabama (1 hr 25 min, 87.3 miles)	Use google map to get mileage/locations
Closest Small Town:	Navarre, Florida 32566 (10 min, 5.5 miles)	Use google map to get mileage/locations
Closest Gas Station:	Exxon, 8070 Navarre Pkwy, Navarre, FL 32566 (6 min, 3.4 miles)	Use google map to get mileage/locations
Nearby Attractions:	Navarre Beach Marine Park, 8739 Gulf Blvd, Navarre, FL 32566 (7 min, 3.4 miles) Gulfarium Marine Adventure Park, 1010 Miracle Strip Pkwy SE, Fort Walton Beach, FL 32548 (22 min, 15.3 miles) Gulf Breeze Zoo, 5701 Gulf Breeze Pkwy, Gulf Breeze, FL 32563 (14 min, 9.5 miles)	Use Google Map to get mileage/locations (State parks, lakes, rivers, beaches, mountains, adventures, museums, theme parks, etc.)

Notes:	N/A	Anything you think is important to note?
Property Tax Information		
Assessed Taxable Value:	\$23,636.00	Per Assessors' Website
Assessed Actual Value:	\$23,636.00	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:	\$307.06	Yearly amount per county website
Notes:	N/A	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	MIXED RESIDENTIAL SUBDIVISION (R-1M)	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 is good for 6 months	Find out time lines for building per County CC&R's HOA
Is camping allowed?	No	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?	No	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:	Has to meet windzone requirement.	Details on mobile homes if allowed or N/A
Are tiny homes allowed?	No	Are tiny homes allowed per Zoning CC&R's HOA? Yes/No/Unknown
Tiny home restrictions if any:	N/A	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:	Deed is attached.	Copy of current deed (If available at no charge) Attach documents if available.
Deed Information:	Book/Page: 656/170	Reception / Book / Page #'s or Unknown / N/A

Notes:	This parcel is OUTSIDE the city limits. The information above is based on county restrictions.	Anything you think is important to note?
Utility Information		
Water?	Water is available. Contact Holley-Navarre Water & Sewer (850) 939-2427).	What does the property call for - City or Well? Confirm with County / City / HOA
Sewer / Septic?	Sewer is available. Contact Holley-Navarre Water & Sewer (850) 939-2427).	What does the property call for - Sewer or Septic? Confirm with County / City / HOA
Electric?	Would have to contact Florida Power & Light Company (+18002255797)	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact AmeriGas Propane (+18504327794), Propane Refill at U-Haul ((850) 659-6113).	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Would have to contact Waste Pro (850) 365-1900	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	As per Holley-Navarre Water & Sewer, they will provide water and sewer services to this address.	Anything you think is important to note?
County Contact Information		
County Website:	https://www.santarosa.fl.gov/	Website Link
Assessor Website:	https://srcpa.gov/	Website Link
Treasurer Website:	https://srctc.com/	Website Link
Recorder Website:	https://acclaim.srccol.com/AcclaimWeb/	Website Link
GIS Website:	https://www.srcpa.gov/Map?parcel=15-2S-26-0000-06100-0000	Website Link
Zoning Link:	https://www.santarosa.fl.gov/175/Planning-Zoning	From County Website
Phone number for Planning Dept:	(850) 981-7000	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(850) 981-5554	Phone number per website
Phone number for Treasurer:	(850) 983-1800	Phone number per website
Phone number for Assessor:	(850) 983-1880	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?