

Due Diligence Report

FL-Marion-1813-007-025

Property Details

Owner Name	PDX Properties LLC, a Delaware Limited Liability Company
Owner Address	157 BRIDGETON PIKE SUITE 200-141 HARRISON TOWNSHIP NJ 08062-2618
Assessor's Parcel Number	1813-007-025

Property Facts

Address	Sw Tiger Lave Blvd		
County	Marion		
State	FL		
Subdivision/Block/Lot	RAINBOW LAKES ESTATES SEC L BLK 7 LOT 25		
Legal Description (unofficial)	Lot 25, Block 7, of Rainbow Lakes Estates Section L, according to the plat thereof as recorded in Plat Book G, Page(s) 7, 7A through 7C, inclusive, of the Public Records of Marion County, Florida.		
T R S	T-15, R-18, S-31		
Parcel Size	0.27		
Number of Parcels	1		
GPS Coordinates		Latitude/Longitude	Elevation
	Center	29° 07' 36,57"N 082° 31' 30,10"W	82.02 ft
	NW	29° 07' 37,38"N 082° 31' 30,48"W	85.30 ft
	NE	29° 07' 37,38"N 082° 31' 29,69"W	85.30 ft
	SW	29° 07' 35,70"N 082° 31' 30,47"W	78.74 ft
	SE	29° 07' 35,71"N 082° 31' 29,69"W	78.74 ft
Google Map Link	https://www.google.com/maps/@29.12682,-82.52503,1540m/data=!3m1!1e3?entry=ttu		

Property Record	https://nvweb.marioncountyclerk.org/BrowserView/	
Previous Transfer Info	Deed Type	Warranty Deed
	Deed Transfer Date	04/24/2023
	Deed Record Location	File Number 2023049819 Book/Page: 8031/1599

County Website Information

County	https://www.marionfl.org	(352) 438-2300
Assessor	https://www.pa.marion.fl.us	(352) 368-8300
Treasurer	https://www.mariontax.com	(352) 368-8200
Recorder/Clerk	https://nvweb.marioncountyclerk.org/searchng_SSL/default.aspx	(352) 671-5630
Planning/Zoning	https://www.marionfl.org/agencies-departments/departments-facilities-offices/growth-services/planning-zoning	(352) 438-2600
GIS Website	https://www.marionfl.org/i-want-to/view/maps	

Property Tax Information

Assessed Property Value	\$3,086
Actual Property Value	\$12,000
Back Taxes Owed	\$181.73
Tax Liens	\$0.00
Annual Property Taxes	\$75.35

Actual Property Details/Information

Access Road	Sw Tiger Lave Blvd, Sw South Wind Ct, S View Ct, S Heave Ct
Road Surface	Paved
Road Maintenance	County
Elevation (ft)	Low: 78.74 ft High: 85.30 ft

Flood Zone?	NO
Terrain Type	Flat, Plain, Vegetation
Closest Highways	US Route 41, State Road 40
Closest Major Cities	Williston, Dunnellon, Ocala
Closest Gas Station	Circle K
Closest Grocery Store	Circle K, Dollar General, Walmart Supercenter.
Nearby Attractions	BAC Archery, Orange Blossom Trail Rides, Buck Island Pond Trailhead, Goethe Trailhead Ranch RV Campground, Tidewater Trailhead, Goethe State Forest, Sea Cliff Community Park, Beautiful Creatures Animal Ranch, Party Animals Pony Rides, Tiger Lake, Bonable Lake, South Sea's Marketing LLC,

County Details

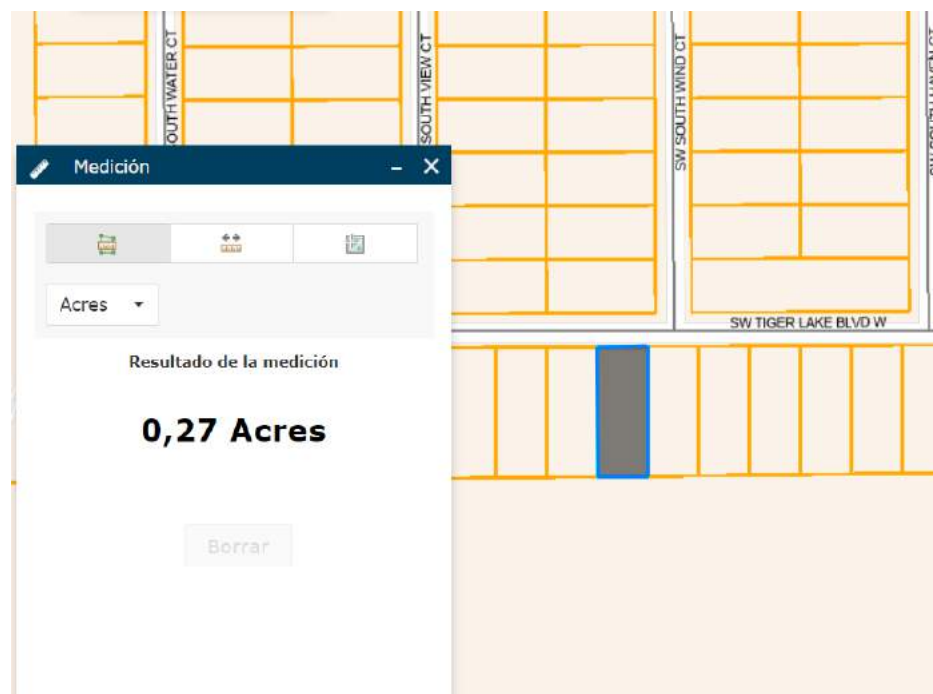
Zoning	SINGLE-FAMILY DWELLING DISTRICT
Property Use Code	R-1
What Can Be Built?	House
Time Limit To Build?	The time limit to build a structure in Marion County, Florida, can vary depending on several factors, including the specific zoning regulations and permitting requirements for your property. These regulations can change over time and may vary depending on the location within the county and the type of structure you plan to build. It is essential to check with the Marion County Building Department or the local municipal government where your property is located to get the most accurate and up-to-date information regarding building timelines and permitting requirements for your specific project. The contractor licensing division must ensure contractors working in Marion County are properly licensed by Marion County &/or the state of Florida. A contractor licensing representative maintains records for the division & conducts a license check for each new permit. Building inspectors & code enforcement officers will visit sites in the field to ensure projects are permitted. 352-438-2400

What Can You Do On/Near Property	Reside
Camping/Notes	No Camping is allowed unless it's in an RV Park or Campsite.
RVs/Notes	<p>A manufactured home, park trailer or travel trailer may be used as a temporary residence incidental to construction on or development of property for a residential use on which the manufactured home, park trailer or travel trailer is located only during the time in which construction or development is actively underway with an active building permit, and in no case for more than six months, subject to renewal. Except that a manufactured home is prohibited from use as temporary residence on R-1 zoned property. Such use is subject to the approval of the Growth Services Director</p> <p>A single recreational vehicle which has a self-contained disposal system shall be permitted to be occupied in any residential zoning as a non-commercial guest of the resident of the property involved, for a period not to exceed 21 days in any 60-day period by a Temporary Use Permit through the Growth Services Planning and Zoning Division.</p> <p>Recreational vehicles which have a self-contained disposal system shall be permitted to be occupied in any agriculture zoning as a non-commercial guest of the owner or resident of the property involved, for a period not to exceed 60 days in any 365-day period. A limit of five travel trailers or recreation vehicles is permitted at one time by a Temporary Use Permit through the Growth Services Planning and Zoning Division, six or more by Special Event Permit with the approval of the Marion County Department of Health and the County Administrator.</p>
Mobile Home/Notes	No person shall park or store a mobile home in any residential district except in a completely enclosed structure; provided, however, that this provision shall not apply in MH districts. Travel trailers may be parked or stored in residential districts, but not for living purposes, in rear yards but not in required side yards, or in front yards further streetward than the building line of the residence except as provided in section 122-245(6).

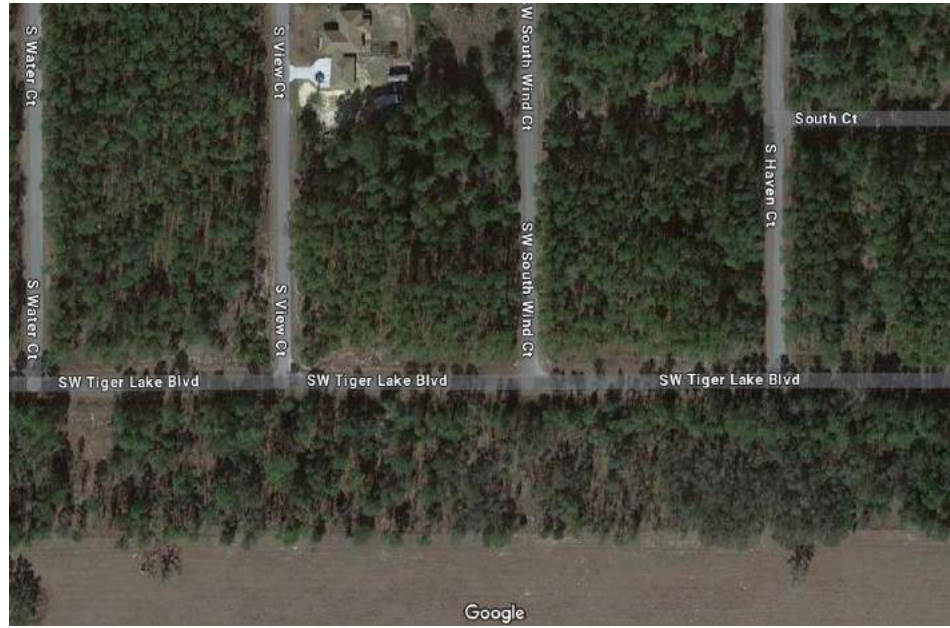
	<p>No person shall occupy a mobile home for living purposes except:</p> <p>Such use is permitted in an approved mobile home park or mobile home subdivision, except as provided in section 122-245(6).(2)A person may occupy a mobile home in any residential district as the guest of the resident of the property involved for a period of not over 15 days in any 60-day period.</p>
Water	Would need to dig a water well
Sewer/Septic	Would need to install a septic system
Electric	Power in the area – Seco Energy works in the area.
Gas	Use Propane tanks.
Waste	<p>Residents who live in unincorporated areas of the county pay an annual assessment fee to use the recycling centers at no additional cost, but also have the option to contract with private franchise haulers for curbside pickup & other services.</p> <p>All residents of incorporated areas within the county, businesses & those wanting to dispose of more than what is accepted at the recycling centers can use the Marion County Baseline Landfill.</p> <p>Phone: 352-671-8465</p>
HOA/Fees	Not part of an HOA

Photos

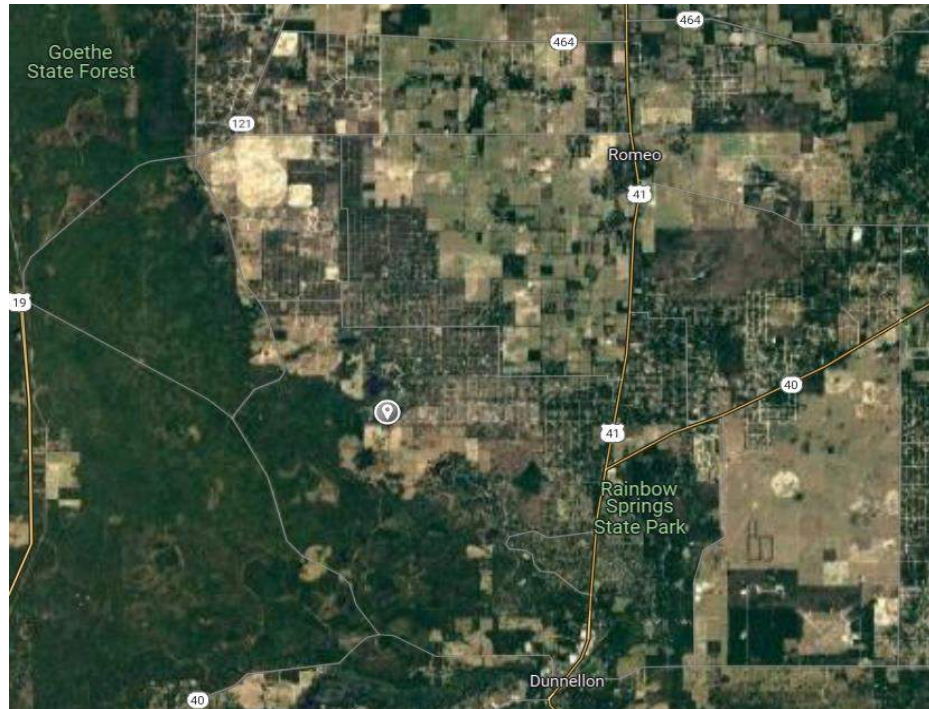
Nearby Property
Bounds



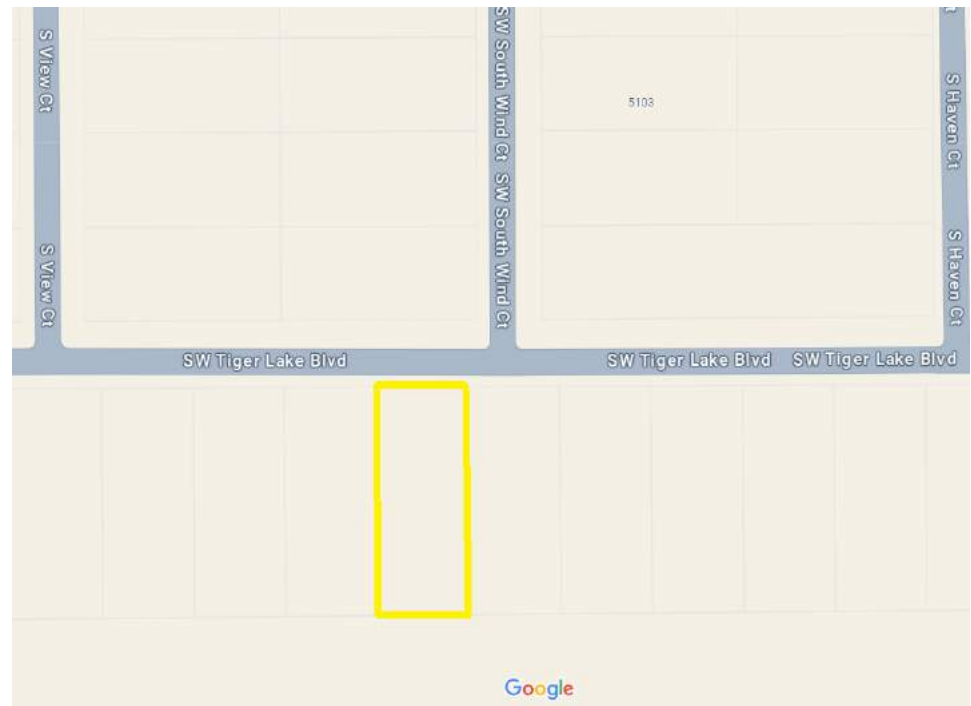
Close Up



Main Roads Overview



Terrain



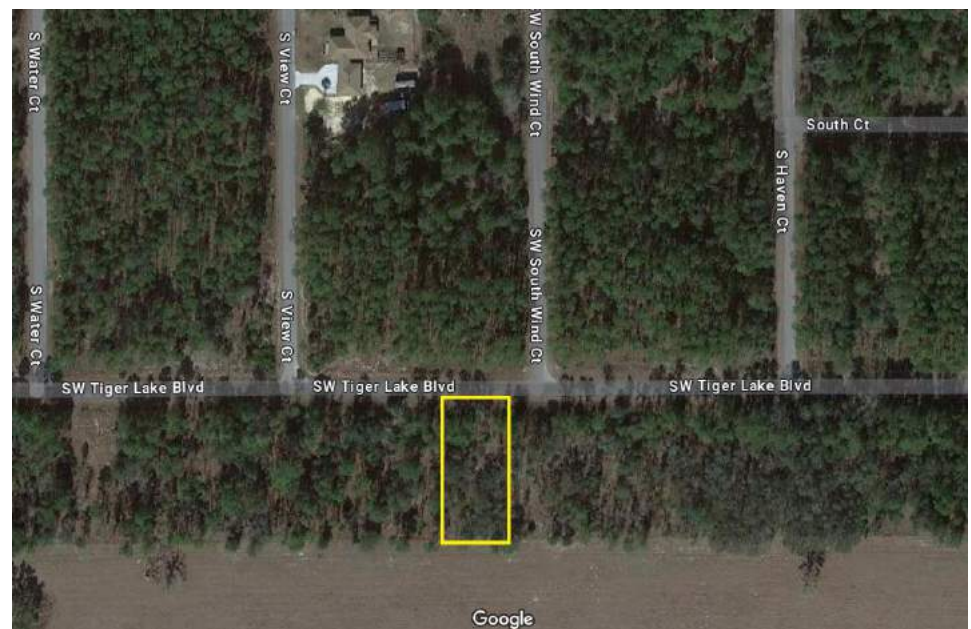
Aerial



GIS



Street





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