



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Owner Name:	MCDOWELL BRENT J AND ELIZABETH A MCDOWELL
Assessor's Parcel Number:	02-2N-11-0084-0580-0070
Property Address:	Cane St, Marianna, FL 32448
County, State:	Jackson County, FL
Subdivision:	COMPASS LAKE HILLS
Lot Number:	7
Legal Description:	LOT 7 BLK 58 COMPASS LAKE HILLS UNIT 3 BEING IN 01-2N-11 OR 313 P 164 OR 731 P 267
TRS:	T2N R11W SEC 1
Parcel Size:	1.27 Acres
Terrain Type:	Wooded / Slope
Lot Dimensions:	134 feet North 256.86 feet East 224.09 feet South 359.79 feet West
Elevation:	72.5 m or 237.8 feet
Flood Zone / Wetlands:	No
Notes:	<b>See deed attached for complete legal description.</b>

### Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/VpjBkfcQuT7AfaFT9">https://maps.app.goo.gl/VpjBkfcQuT7AfaFT9</a>
GPS Coordinates (Center):	30.606000, -85.296800

GPS Coordinates (4 corners):	30.6063, -85.2965 NE 30.6056, -85.2964 SE 30.6056, -85.2971 SW 30.6065, -85.2968 NW
City or County Limits:	County
School District:	Jackson County School District
Access To Property:	Yes, Cane St
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	US-231
Closest Major City:	Tallahassee, Florida (1 hr 15 min (79.7 miles))
Closest Small Town:	Alford, Florida (16 min (11.3 miles))
Closest Gas Station:	Gulf, 4255 South St, Marianna, FL 32448 (19 min (15.6 miles))
Nearby Attractions:	Spring Creek Park, 4289 US-90, Marianna, FL 32446 (26 min (20.3 miles)) Gateway Overlook Park, 4535 Lafayette St, Marianna, FL 32446 (23 min (18.0 miles)) Jackson County Visitors Center Public Park, 2915 Russ St, Marianna, FL 32446 (22 min (16.5 miles))
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$3,661
Assessed Actual Value:	\$6,800
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$64.35
Notes:	N/A

## Zoning & Restriction Information

Zoning / Property Use Code:	Residential
What can be built on the property?	SFR. Please see attached subdivision ordinances for more details.
Time limit to build?	Permit will be good for 6 months.
Is camping allowed?	Per County, Yes
Camping restrictions if any:	You can camp for 7 consecutive days in a year.
Are RV's allowed?	Per County, Yes
RV restrictions if any:	You can use an RV for 7 consecutive days in a year.
Are mobile homes allowed?	Per County, No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, No
Tiny home restrictions if any:	Minimum size requirement is 1000 sq. feet living area. This excludes the garage and porches.
Are short term vacation rentals allowed?	No regulations as per county.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	County does not possess any information regarding associations and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	N/A
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	Book/ Page 731/267
Notes:	<b>This parcel is outside the city limits. As per county planner, Jackson County does not use traditional zoning but has broad land use designations. The Future Land Use Designation is Residential.</b>

## Utility Information

Water?	Would have to drill a well
Sewer / Septic?	Would have to install a septic system
Electric?	Would have to contact West Florida Electric Co-Op (+18502633231)
Gas?	Would have to contact AmeriGas Propane (+18504823311), Ferrellgas (+18508729253), etc.
Waste?	Would have to contact Jackson County Utilities (850) 718-0437 / Waste Management (866-230-1547)
Notes:	<b>As per Jackson County Planner, no water &amp; sewer is in that area, well and septic would be required.</b>

## County Contact Information

County Website:	<a href="https://jacksoncountyfl.gov/">https://jacksoncountyfl.gov/</a>
Assessor Website:	<a href="https://www.qpublic.net/fl/jackson/index.html">https://www.qpublic.net/fl/jackson/index.html</a>
Treasurer Website:	<a href="https://www.jacksoncountytaxcollector.com/">https://www.jacksoncountytaxcollector.com/</a>
Recorder Website:	<a href="https://www.deeds.com/recorder/florida/jackson/">https://www.deeds.com/recorder/florida/jackson/</a>
GIS Website:	<a href="https://qpublic.schneidercorp.com/Application.aspx?AppID=851&amp;LayerID=15884&amp;PageTypeID=1&amp;PageID=7080&amp;KeyValue=02-2N-11-0084-0580-0070">https://qpublic.schneidercorp.com/Application.aspx?AppID=851&amp;LayerID=15884&amp;PageTypeID=1&amp;PageID=7080&amp;KeyValue=02-2N-11-0084-0580-0070</a>
Zoning Link:	N/A
Phone number for Planning Dept:	(850) 482-9637
Phone number for Recorder:	(850) 482-9552
Phone number for Treasurer:	(850) 263-3218
Phone number for Assessor:	(850) 482-9646
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A