

CRYSTAL RIVER - JURASSIC SPRING LOT

SE CULTER SPUR BLVD.
CRYSTAL RIVER, FL 34429

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Property Summary



OFFERING SUMMARY

Sale Price:	\$985,000
Lot Size:	0.23 Acres
Zoning:	Medium Density Residential [R-2]
APN:	17E18S21 23110 0010

PROPERTY OVERVIEW

The Crystal River Jurassic Spring Lot consists of 0.23 acres zoned medium density residential that could be utilized for single-family residential, multiple-family residential, associated accessory structures and essential public services. The property is situated on the Hunter Spring Run and overlooks Jurassic Spring, a second-magnitude spring according to the state of Florida. The spring was renamed Jurassic Spring years ago when a mammoth fossil was discovered there.

Jurassic Spring is one of many springs that comprise the Hunter Springs Run, providing an abundance of recreational opportunities. Manatees are very common in the Crystal River area and frequent the spring often. The property features a dock, a patio area, and a small wooden cabin for relaxation. Don't miss your opportunity to purchase one of the last remaining developable lots with spring frontage in Crystal River. Contact Tyler Davis or Jeremiah Thompson today!

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Residential Development
- Waterfront

Uplands / Wetlands:

100 % Upland Acres

Soil Types:

Quartzipsamments - [0 to 5 percent slopes]

Taxes & Tax Year:

\$3,207.19 for 2021

Zoning / FLU:

MDR - Medium Density Residential [8 Units/Ac]

Lake Frontage / Water Features:

84 ± FT of Frontage on Crystal River/Hunter Spring Run

Structures & Year Built:

200 SF Wood Frame Cabin & Dock

Survey or Site Testing Reports:

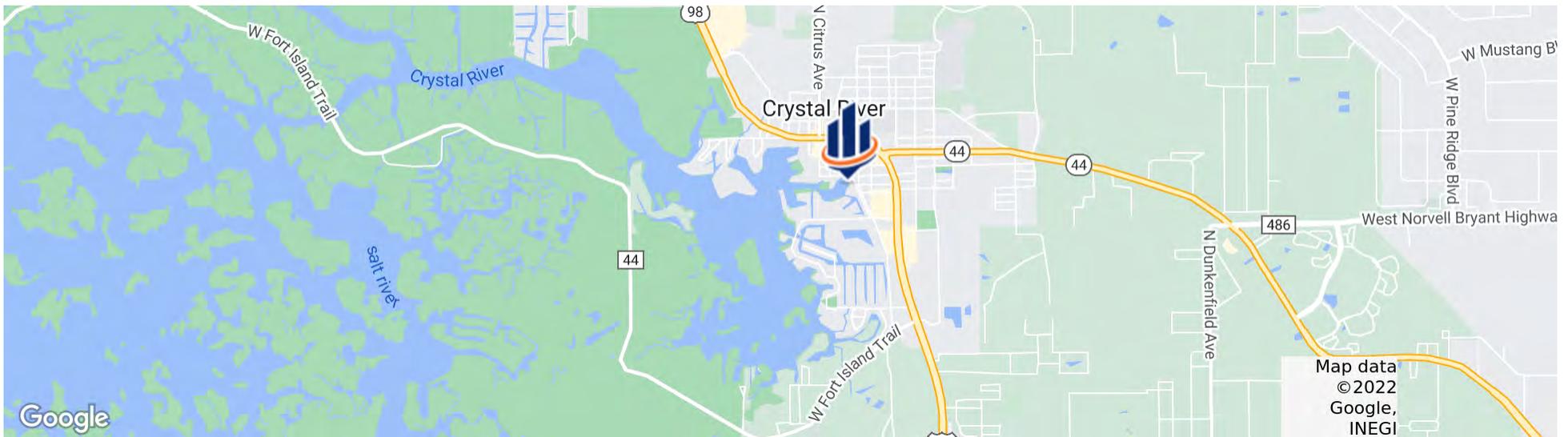
Soil testing reports and survey are available upon request

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 17E18S21 23110 0010
GPS: 28.894994, -82.589784
Driving Directions: Contact Listing Agents
Showing Instructions: Contact Listing Agents





Additional Photos



Additional Photos



Additional Photos



Additional Photos



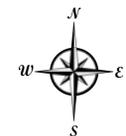


The entrance to Three Sisters Spring is roughly 1,500 FT to the south of the property and is also accessible by water.

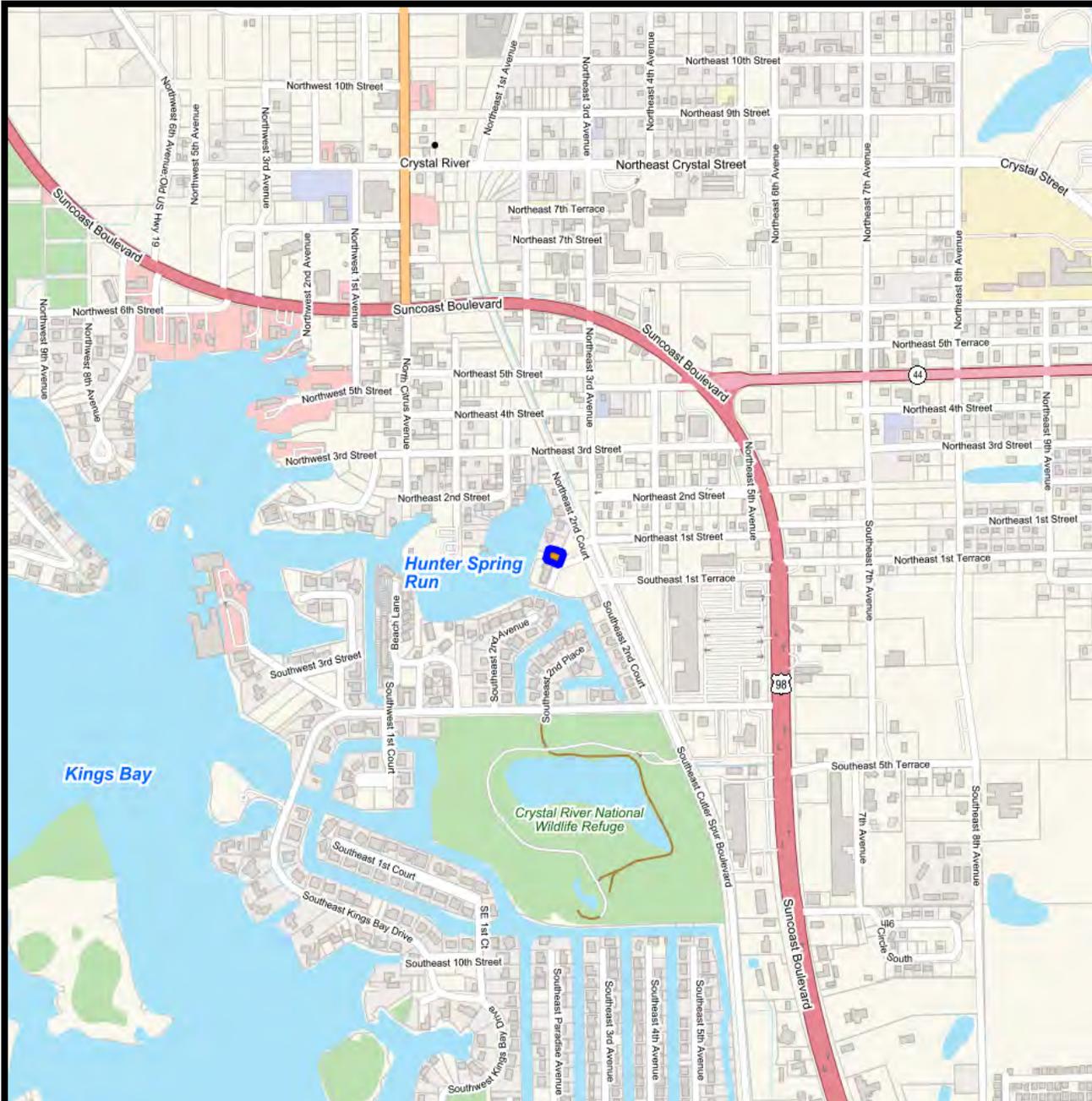


Aerial

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Water Labels
-  Water Labels
-  Water Labels

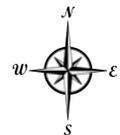


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Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Water Labels
- Water Labels
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Parks Map





TYLER DAVIS, CPA

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PROFESSIONAL BACKGROUND

Tyler Davis is the CFO at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private insurance companies in the country. Tyler worked on several mergers and acquisitions while at PwC with total transaction volume in excess of \$9.1 billion.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. In college, Tyler was a member of Beta Gamma Sigma, Beta Alpha Psi, and Pi Kappa Phi Fraternity. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC. Tyler joined SVN Saunders Ralston Dantzler in May of 2019 where he assists with internal financial accounting issues, leasing, and business brokerage. Tyler is a licensed Florida Real Estate agent, a member of The Lakeland Rotary Club, and a member of the American Institute of Certified Public Accountants.

EDUCATION

Samford University, Bachelor's in Accounting, 2013, summa cum laude

The University of Alabama, Master's in Taxation, 2014, Graduate Council Fellowship

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JEREMIAH THOMPSON

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his clients' needs above all else and providing first-class customer service.

He comes from a fourth-generation Florida agricultural family and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing Real Estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state that are focused on protecting Florida's natural resources

DISCIPLINES

- Agricultural Land
- Ranchland, Recreational Land, Pastureland
- Waterfront Properties
- Timberland

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