



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name(s):	POLK SHEILA L & ANDREW S JR	Listed on Tax Record
Assessor's Parcel Number:	17-09-16-0078-0000-0080	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #, etc.
Property Address:	SE 45th Ave, Trenton, FL 32693, USA	#, street name, city, state, zip (Use Assessor data if available - then Google)
County, State:	Gilchrist County, FL	County and State property is located in
Subdivision:	HOLLY FOREST SUBD	Is the property in a subdivision? Yes/No/Unknown
Lot Number:	8	What is the lot number (If applicable)
Legal Description:	LOT 8 HOLLY FOREST SUBD 96/127 112/111 177/458 2000/ 4355	Listed on Tax Record
TRS:	SEC 17 TWN 09S RNG 16E	Township, Range & Section (If applicable)
Parcel Size:	1.22	What is the acre size? Listed on Tax Record
Terrain Type:	Wooded/ Plain	What is the land like? (desert, plain, wooded, flat, slope, hill, mountain, etc.)
Lot Dimensions:	180.12 feet North 303.14 feet East 207.15 feet South 259.06 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:	25.6 m or 84.1 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:	See deed attached for complete legal description.	Anything you think is important to note?

Property Location / Access

Google Map Link:	https://goo.gl/maps/US71WJcki5tFps199	Link to property from google maps
GPS Coordinates (Center):	29.710451, -82.732140	Coordinates for this property
GPS Coordinates (4 corners):	29.710852, -82.731857 NE 29.710020, -82.731855 SE 29.710111, -82.732459 SW 29.710847, -82.732421 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:	Gilchrist County School District	What school district is the property located in?
Access To Property:	Yes, SE 45th Ave/ SE 46th Way	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:	FL- 47	Use google map
Closest Major City:	Gainesville, Florida (46 min, 29.6 miles)	Use google map to get mileage/locations
Closest Small Town:	Trenton, Florida 32693 (14 min, 10.9 miles)	Use google map to get mileage/locations
Closest Gas Station:	Circle K, 705 N Main St, Trenton, FL 32693 (13 min, 10.6 miles)	Use google map to get mileage/locations
Nearby Attractions:	Gilchrist County Santa Fe River Park, 8500 NE, State Rd 47, High Springs, FL 32643 (13 min, 11.7 miles) Ichetucknee Springs State Park, 12087 Southwest, US-27, Fort White, FL 32038 (27 min, 21.3 miles) Glen Dyals Park, 21354 SE 349 Hwy, Suwannee, FL 32692 (48 min, 43.0 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:	\$8540.00	Per Assessors' Website
Assessed Actual Value:	\$8540.00	Per Assessors' Website (if different from assessed) or N/A
Back Taxes Owed? If so amount owed:	Yes, \$122.77	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:	\$125.28	Yearly amount per county website
Notes:	Taxes due for 2022.	Anything you think is important to note?
Zoning & Restriction Information		
Zoning / Property Use Code:	AGRICULTURAL DISTRICT, A-2	What is the property zoned for per County CC&R's HOA?
What can be built on the property?	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?	Yes	Is camping allowed per Zoning CC&R's HOA? Yes/No/Unknown
Camping restrictions if any:	An RV permit is required.	Details on camping if allowed or N/A
Are RV's allowed?	Yes	Are RV's allowed per Zoning CC&R's HOA? Yes/No/Unknown
RV restrictions if any:	An RV permit is required.	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:	No regulations as per county.	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:	Would have to meet the Florida Building Code Requirements	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?	County does not have information about this and nothing found online. Better to confirm with the owner.	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: 2000/4355	Reception / Book / Page #'s or Unknown / N/A
Notes:	Information above is based on county restrictions. Unable to locate subdivision CC&R's. This parcel is OUTSIDE the city limits.	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 Central Florida Electric Cooperative +13524932511 or Clay Electric Cooperative, Inc. +13523728543	Is there service available in the area? List contact info. Confirm with County / City / HOA
Gas?	Would have to contact Amerigas Propane Exchange +18884289779 or Wilson Gas and Service +13524631688	Is there service available in the area? List contact info. Confirm with County / City / HOA
Waste?	Waste Pro USA - Fanning Springs +13524636200, Gilchrist County Southeast Recycling Center +13524721140 or Junk Removal +18338692783	Is there service available in the area? List contact info. Confirm with County / City / HOA
Notes:	As per county planner, well and septic is required.	Anything you think is important to note?
County Contact Information		
County Website:	https://gilchrist.fl.us	Website Link
Assessor Website:	https://www.qpublic.net/fl/gilchrist/	Website Link
Treasurer Website:	https://fl-gilchrist-taxcollector.publicaccessnow.com	Website Link
Recorder Website:	https://www.gilchristclerk.com	Website Link
GIS Website:	https://qpublic.schneidercorp.com/Application.aspx?App=GilchristCountyFL&Layer=Parcels&PageType=Map	Website Link
Zoning Link:	https://gilchrist.fl.us/zoning/	From County Website
Phone number for Planning Dept:	(352) 463-4620 3198	Phone number per website (zoning/building/planning)
Phone number for Recorder:	(352) 463-3170	Phone number per website
Phone number for Treasurer:	(352) 463-3178	Phone number per website
Phone number for Assessor:	(352) 463-3190	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?