

**MyBestLandDeals.com Due Diligence Sheet**

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	02982-000-000
Property Address:	Nashua Ave, Fountain, FL, 45640
County:	Bay
State:	FL
Lot Number:	Lot 17, 18
Legal Description:	Caravana Manor 1 St Sec Lots 17, 18 Orb 519 P 327 Blk 9 Map 218 D
Parcel Size:	0.18
Subdivision:	Caravana Manor Mobile Homes
Approximate Dimensions:	80x100
GPS Center Coordinates (Approximate):	30.43861
GPS Corner Coordinates (Approximate):	-85.38739
Google map link:	<a href="https://maps.app.goo.gl/vUais6piUZyuf487">https://maps.app.goo.gl/vUais6piUZyuf487</a>
Road Frontage Measurement (In feet):	75 feet
Assessed Value:	\$4,409
Market Value:	\$11,800
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Dirt Road
Is there a Structure (Yes or No (If Yes: Explain))	No

ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Panama City, FL - 36 min
If No Address or 0 address: Closest Property with Numbered Address	Beside 13829 Nashua Ave, Fountain, FL, 32438
Closest small town:	Youngstown, FL - 9 min
Nearby attractions:	Econflina Creek Canoe Livery Pine Log State Forest Falling Waters State Park Panama City Beach St. Andrews State Park Bear Creek Feline Center Camp Helen State Park Vortex Spring Florida Caverns State Park Panama City Mall

COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="https://baypa.net/">https://baypa.net/</a>
Assessor Contact	850-248-8401
Treasurer Website	<a href="https://www.baytaxcollector.com/">https://www.baytaxcollector.com/</a>
Treasurer Contact	850 248 8501
Recorder/Clerk Website	<a href="https://www.baycoderk.com/public-records/official-record-search/">https://www.baycoderk.com/public-records/official-record-search/</a>
Recorder/Clerk Contact	(850)763-9061
Zoning or Planning Department Website	<a href="https://www.baycountyl.gov/276/Planning-Zoning">https://www.baycountyl.gov/276/Planning-Zoning</a>
Zoning or Planning Department Contact	850-248-8250
County Environmental Health Department Website	<a href="https://bay.floridahealth.gov/programs-and-services/environmental-health/index.html">https://bay.floridahealth.gov/programs-and-services/environmental-health/index.html</a>
County Environmental Health Department Contact	(850) 481-4812
GIS Website	<a href="https://gpublic.schneidercorp.com/application.aspx?">https://gpublic.schneidercorp.com/application.aspx?</a>
CAD Website	<a href="https://gpublic.schneidercorp.com/application.aspx?">https://gpublic.schneidercorp.com/application.aspx?</a>

TAX DATA	
QUESTION/S	DATA
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just Current)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? ( From what year to what	
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$107.71
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No

ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	Agricultural
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	AG-1
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc... write whatever the county has to say)	Yes
What can be built on the property? (Different types of homes that we can build on the lots.)	All types of home
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes but only for storage
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the	You couldn't cover a lot with more than 25 percent of structure
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	40 feet
What are the setbacks of the lot?	None
What is the minimum lot size to build on the property?	None
Is there any time limit to build?	12 months
Is there a County or City impact fee required to build and if so how much does this cost?	Variance Needed
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
Is property in a Floodzone? (If yes add link to FEMA Website)	No
Is property wetland?	No

UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit?	Outside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Needs well
How much will it cost (setup cost) to have water connection?	Variance Needed
Does the property currently have Sewer or septic? (Confirm if Sewer or Septic is on Site: Select either; Sewer,	Needs Septic
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
How much will it cost (setup cost) to have sewer connection or septic installed?	Variance Needed
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Powerline available on the street
How much will it cost (setup cost) to have power connection?	Variance Needed
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste....	Private Waste Company

**DISCLAIMER**  
Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed. M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document