



Property Details

Owner Name:	ALEXANDER JACQUES + ALEXANDRE SABINE
Assessor's Parcel Number:	C-04-34-28-070-0920-0410
Property Address:	7939 Tiziano Dr, Sebring, FL 33872
County, State:	Highlands County, FL
Subdivision:	SUN N LAKE EST OF SEBRING
Lot Number:	41
Legal Description:	SUN N LAKE EST OF SEBRING UNIT 7 PB 9 PG 53 LOT 41 BLK 92
TRS:	N/A
Parcel Size:	0.23 Acres
Terrain Type:	Plain / Wooded
Lot Dimensions:	79.96 feet North 125.81 feet East 79.6 feet South 125.09 feet West



Elevation:	37.0 m or 121.4 feet
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/UzJDLhSZsqAJZXq97
GPS Coordinates (Center):	27.521787, -81.542288
GPS Coordinates (4 corners):	27.521962, -81.542148 NE 27.521624, -81.542179 SE 27.521645, -81.542427 SW 27.521984, -81.542396 NW
City or County Limits:	County / District
School District:	Highlands county school district
Access To Property:	No visible direct road access, there appears to be platted access via Tiziano Dr, but roads are not built out.
Road Type:	N/A
Who Maintains Roads:	County / District



Closest Highways:	US Hwy 27 N
Closest Major City:	Lakeland, Florida (1 hr 8 min (57.3 miles))
Closest Small Town:	Sebring, Florida (Sebring, Florida, USA)
Closest Gas Station:	Citgo, 3650 US Hwy 27 N, Sebring, FL 33870, United States (9 min (3.9 miles))
Nearby Attractions:	Veterans Beach Purple Heart Memorial, 4250 Lakeview Dr, Sebring, FL 33870 (13 min (5.5 miles)) SFSC Museum of Florida Art and Culture, 600 W College Dr, Avon Park, FL 33825 (12 min (5.8 miles)) Highlands Hammock State Park, 5931 Hammock Rd, Sebring, FL 33872 (18 min (8.8 miles))
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$1,000
Assessed Actual Value:	\$1,000
Back Taxes Owed? If so amount owed:	Yes, \$755.13
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$55.82



Notes:	N/A
--------	-----

Zoning & Restriction Information

Zoning / Property Use Code:	Per County, Single Family Residential (R-1)
What can be built on the property?	Single Family Residential - Please see the attachment for more details. Per research, it doesn't appear this lot is buildable as there is no road access. Also, see attached document stating the Sun 'n Lake District plan to purchase lots in certain units for waste water plant.
Time limit to build?	Permit is good for 6 months but it can be extended
Is camping allowed?	Per County, Not allowed.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Not allowed to live in, can be stored and used during construction.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Not allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, Not allowed, the minimum size: 750 sq. ft. of living space.
Tiny home restrictions if any:	N/A



Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	No regulations as per county.
Is property part of an HOA / POA?	Found Sun 'n Lake District, they are not an HOA. https://www.snldistrict.org This parcel does not appear to be part of any HOA within the District. https://www.snldistrict.org/residents/hoa_contacts.php
HOA / POA dues, if any:	Sun n Lake District charge. \$160.97 / Yearly assessment fee (Estimated) They will only provide back dues information to the owner, would recommend confirming.
Subdivision CC&R Availability:	Deed restrictions found and attached, but nothing relevant to note.
CC&R Information:	Pulled from district website.
Deed Availability:	Deed is attached
Deed Information:	Instrument# 1384968
Notes:	This parcel is outside the city limits. Information above is based on county restrictions and deed restrictions found within district website. Please review restrictions and district website for details.

Utility Information

Water?	Would have to dig a well
Sewer / Septic?	Would have to install a septic
Electric?	Would have to contact Glades Electric Cooperative (863-946-6200).



Gas?	Would have to contact Suburban Propane (863-402-0011), Coker Fuel Inc (863-385-0194), etc.
Waste?	Would have to contact Waste Connections (863-655-0005)
Notes:	Per Sun n Lake District, they do not provide water or sewer to this area. The lack of road access will also make utilities difficult to obtain.

County Contact Information

County Website:	https://www.highlandsfl.gov
Assessor Website:	https://www.hcpao.org
Treasurer Website:	https://www.hctaxcollector.com
Recorder Website:	http://www.hcclerk.org/Home.aspx
GIS Website:	https://www.hcpao.org/gis/default.htm#28340407009200410C
Zoning Link:	https://www.highlandsfl.gov/departments/development_services/zoning/index.php
Phone number for Planning Dept:	(863) 402-6650
Phone number for Recorder:	(863) 402-6565
Phone number for Treasurer:	(863) 402-6685



Phone number for Assessor:	(863) 402-6659
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A

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**