



Property Details

Assessor's Parcel Number:	00298-000-000
Property Address:	Nona Wood Rd, Fountain, FL 32438
County, State:	Bay County FL
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	3 1N 12W 21/2A -31-194A-W1/2 OF W1/2 OF NW1/4 OF NE1/4 OF NW1/4 ORB 3390 P 1501
TRS:	T1N-R12W-SEC 3
Parcel Size:	2.5 Acres
Terrain Type:	Wooded
Lot Dimensions:	192.18 feet North 649.1 feet East 193.87 feet South 649.15 feet West
Elevation:	58.0 m or 190.3 feet
Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/p4wxg9WdM7ertYK7A
GPS Coordinates (Center):	30.52256, -85.43089
GPS Coordinates (4 corners):	30.5235, -85.4306 NE 30.5217, -85.4306 SE 30.5217, -85.4312 SW 30.5235, -85.4312 NW
City or County Limits:	County
School District:	Bay county school district
Access To Property:	Yes, Nona Wood Rd / Duffy Rd
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	YS-231
Closest Major City:	Tallahassee, Florida (1 hr 22 min, 81.1 miles)
Closest Small Town:	Wausau, Florida (30 min, 20.5 miles)
Closest Gas Station:	Valero, 15821 US-231, Youngstown, FL 32466 (10 min, 7.4 miles)
Nearby Attractions:	Pitt and Sylvan Springs, 6315 FL-20, Youngstown, FL 32466 (17 min, 14.4 miles) Seacrest Wolf Preserve, 3449 Bonnett Pond Rd, Chipley, FL 32428 (32 min, 19.4 miles) Leslie Porter Wayside Park, 200 Michigan Ave, Lynn Haven, FL 32444 (36 min, 30.7 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$7,368

Assessed Actual Value:	\$11,710
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$95.27
Notes:	N/A

Zoning & Restriction Information

Zoning / Property Use Code:	AG-1 General Agricultural Zones
What can be built on the property?	1 dwelling unit. (Should be manufactured, modular or site built) See attachment for details.
Time limit to build?	Permit will be good for 6 months.
Is camping allowed?	Per County, Yes
Camping restrictions if any:	Tent camping for recreation is temporarily allowed.
Are RV's allowed?	Per County, No Per deed restrictions, no trailers are allowed.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	Must be windzone2 (must be certified in accordance with the zoning assigned).
Are tiny homes allowed?	Per County, No
Tiny home restrictions if any:	N/A
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:	Please see attached
CC&R Information:	Book/ Page: 87 / 521 (mentioned in current Deed)
Deed Availability:	Deed is attached
Deed Information:	Instrument# 2012011438
Notes:	This parcel is outside the city limits. Information above is based on county restrictions. Please see limited deed restrictions found for additional details.

Utility Information

Water?	Would have to dig a well
Sewer / Septic?	Would have to install a septic
Electric?	Would have to contact Gulf Coast Electric Cooperative (850-265-3631)
Gas?	Would have to contact Ferrellgas (+1 850-872-9253), Florida Gas (+1 850-526-1825).
Waste?	Would have to contact Waste Pro USA Inc (+1 850-271-1112)
Notes:	Per Bay County Utilities, well and septic would be required. Power poles visible on access road.

County Contact Information

County Website:	https://www.co.bay.fl.us/
Assessor Website:	http://baypa.net/index.html

Treasurer Website:	https://www.baytaxcollector.com/
Recorder Website:	http://baycoclerk.com/
GIS Website:	https://qpublic.schneidercorp.com/application.aspx?AppID=834&LayerID=15170&PageTypeID=1&PageID=6822&Q=1601303494&KeyValue=00298-000-000
Zoning Link:	https://www.co.bay.fl.us/276/Planning-Zoning
Phone number for Planning Dept:	(850) 248-8250
Phone number for Recorder:	(850) 763-9061
Phone number for Treasurer:	(850) 248-8501
Phone number for Assessor:	(850) 248-8470
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A

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.

GENERAL WARRANTY DEED

Mail to: Randal Lane, 1086 North Hill Drive, Lincolnton, NC 28092

This instrument was prepared by: Thomas J. Wilson, PA

Revenue: \$ -0-

THIS DEED made this 28th day of February, 2012 by and between

GLORIA LANE

, hereinafter referred to as GRANTOR;

RANDAL LANE

, hereinafter referred to as GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESS, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Bay County, Florida, and more particularly described as follows:

West Half of the West Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section Three (3) – Township One (1) North – Range Twelve (12) West –
Comprising a total of Two and One Half (2 1/2) Acres – more or less – Situated in Bay County – State of Florida.

The foregoing property is subject to restrictions set forth in that certain deed recorded in Deed Book 87, Page 521, Bay County, State of Florida.

NO TITLE SEARCH WAS REQUESTED OR PERFORMED IN THE PREPARATION OF THIS DEED.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 87, Page 521.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

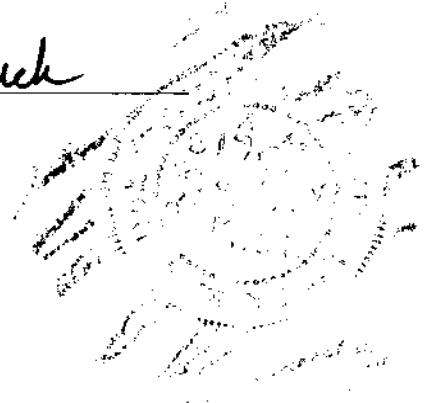
Gloria Lane
Gloria Lane

STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I, the undersigned Notary Public of the County of State aforesaid, certify that Gloria Lane, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this 28th day of February, 2012.

Jinda B. Houch
Notary Public



My commission expires:
December 17, 2014

Carolyn S. Kimbrell
Witness

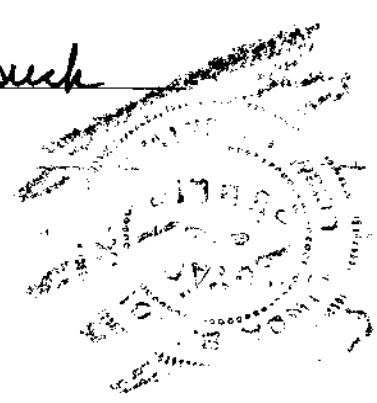
[Signature]
Witness

STATE OF NORTH CAROLINA

COUNTY OF LINCOLN

I, the undersigned Notary Public of the County of State aforesaid, certify that Carolyn S. Kimbrell and Thomas J. Wilson Jr., personally appeared before me this day and witnessed the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this 28th day of February, 2012.

Jinda B. Houch
Notary Public



My commission expires:
December 17, 2014

OWENWOOD DEVELOPMENT COMPANY, INC.

Green Hills (Fountain Post Office) — Florida

GENERAL WARRANTY DEED

(Florida Corporation Form)

THIS INDENTURE, Made, this 7th day of January, A.D. 1963, between OWENWOOD DEVELOPMENT COMPANY, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Bay and State of Florida, and lawfully authorized to transact business in the State of Florida, party of the first part, and

Sgt/5 Clarence L. Lane and Wife Mrs. Glorie Lane
(Jointly or the Survivor of either)
94-832 Arenal St., Apt. C - Waipahu - OAHU - Hawaii

of the County of Oahu and State of Hawaii

parties of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TWENTY-FIVE (\$25.00) DOLLARS together with other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the said parties of the second part, their heirs and assigns forever, the following described land, lying and being in Bay County, Florida, and described as follows:
West Half of the West Half of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section Three (3) - Township One (1) North - Range Twelve (12) West - Comprising a total of Two and One Half (2½) Acres - more or less - Situated in Bay County - State of Florida



RESTRICTIONS:

The use of said Property conveyed herein is restricted in accordance with the following covenants and said property shall be sold and conveyed subject to them—

- (1) Residences must be set back 30' from the front and rear property lines and 10' from side lines.
- (2) ~~No building shall be erected on said property until the design, material, and location thereof have been approved by Seller.~~ No trailer may be placed on said property.
- (3) The Warranty Deed delivered herein shall cover, convey and include 1/4th part of all the Oil, Gas and other Mineral Rights in said Property.

These restrictions run with the property and shall be binding on all persons claiming under them.

And the said party of the first part, for itself, and their heirs, executors, administrators, does covenant with the said parties of the second part, their heirs, assigns, that they are well seized of the said property, and have good right to sell and convey the same; that it is free from any lien or encumbrances in law or equity. (See Exceptions Noted Above) and that said party of the first part and their heirs, executors and administrators, shall and will warrant, and by these presents defend, the title to said premises unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF,
the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Attest: Melvin E. Wagner

Owenwood Development Company, Inc.

SECTION 901. Purpose To provide areas for customary ongoing agricultural production (including forestry activities) and associated activities, low density rural residential development, and other uses as may be desirable and compatible with a rural setting.

SECTION 902. Agriculture Zones. The following zones are hereby established as agriculture zones: AG-1, General Agriculture, and AG-2, Agriculture/Timberland.

SECTION 903. AG-1 General Agriculture Zones.

1. **Allowable Uses.** The following uses are allowed in AG-1 Zones. All other uses are conditional or prohibited.
 - a. All agriculture activities generally coded as 5000 to 6900 in the Department of Revenue Property Use Code or specified in Sector 11 of the North American Industry Classification System, Office of Management and Budget, latest edition when Best Management Practices are used, as published by the Department of Agriculture and Consumer Services, most recent edition. Uses specified in DOR codes 6700 and 6800 or in Subsector 112, "Animal Production" and related activities shall not be allowed in the Deer Point Reservoir Protection Zone (See Section 707).
 - b. Outdoor recreation uses including: government parks, recreation areas, campground, preserves, nature trails, historic sites, or other similar uses; hunting or gun clubs or lodges; canoe, kayak or other small boat rentals; fishing camps or lodges; horseback riding stables and trails; youth, institutional, or day camps or lodges; and, other similar outdoor recreation uses.
 - c. Conservation uses.
 - d. Public/institutional uses.
 - e. Low density rural residential uses and customary accessory uses including barns, storage buildings, etc.
 - f. Communication towers.
 - g. Public utilities including: electric transmission lines and related facilities; water and/or sewer transmission lines, lift

stations, and related facilities; natural gas or petroleum transmission lines; and, other similar public utility uses. (Amended. Ord. No. 15-14, 04-07-15.)

- h. Wind farms and photo-voltaic arrays. (Amended. Ord. No. 21-19, 09-08-21)

- 2. **Conditional Uses.** The following uses may be allowed in AG-1 zones subject to the conditions specified herein, or any other conditions that might be imposed as may be necessary to maintain the integrity of the zone.

- a. Self-contained temporary industrial uses such as portable asphalt plants, pipe storage areas, or equipment storage areas for a specified time period.
- b. Other uses may be allowed subject to the provisions of Chapter 12. Uses where a rural setting may be desirable such as rodeo arenas, car and truck race tracks, wild animal parks, etc. may be allowed as a conditional use.
- c. Neighborhood commercial (C-1) uses as specified in Section 603 of this Code.
- d. Landfills and mining. (Amended. Ord. No. 15-14, 04-07-15)

SECTION 904. AG-2 Agriculture/ Timberland Zones.

- 1. **Allowable Uses.** The following uses are allowed in all AG-2 Zones. All other uses are conditional or prohibited.

- a. All allowable AG-1 uses.
- b. All forestry activities described in Subsector 113 of the North American Industry Classification System, Office of Management and Budget.
- c. All public and private forestry support services such as fire towers and related facilities, sawmills, cut timber storage area, and related uses.

- 2. **Best Management Practices.** All timber harvesting and forestry-related activities shall be undertaken in strict conformance with Silviculture Best Management Practices, most recent edition, published by the Florida Department of Agriculture and Consumer Services.

3. **Conditional Uses.**

- a. Landfills and mining. (Amended. Ord. No. 15-14, 04-07-15.)

SECTION 905. Bulk Regulations. Standards and criteria for AG-1 and AG-2 Zones shall be as prescribed in Table 9.1.

**TABLE 9.1
AGRICULTURE BULK REGULATIONS**

REGULATION	ZONE	
	AG-1 General Agriculture	AG-2 Agriculture / Timberland
MINIMUM LOT AREA	10 acres	20 acres ²
MAXIMUM DENSITY	1 du/10 acres	1 du/20 acres ²
YARD SETBACKS	None	None
MAXIMUM BLDG HEIGHT ¹	50 feet	50 feet
MAXIMUM LOT COVERAGE	25%	10%
¹ Maximum Building Height does not apply to silos, barns, storage buildings, wind tower turbines and blades, and communication towers. ² Not Applicable to cluster development		