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FROM DREAMS TO DEEDS

Property Details

Assessor's Parcel Number:	C-04-34-28-070-0940-0350
Property Address:	7837 Aragon Dr, Sebring, FL 33872
County, State:	Highlands County, FL
Subdivision:	SUN N LAKE EST OF SEBRING
Lot Number:	35
Legal Description:	SUN N LAKE EST OF SEBRING UNIT 7 PB 9 PG 53 LOT 35 BLK 94
TRS:	N/A
Parcel Size:	0.23 Acres
Terrain Type:	Plain
Lot Dimensions:	80.01 feet North 125.46 feet East 80.03 feet South 124.55 feet West
Elevation:	38.0 m or 124.7 feet



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Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/CYUYv5UYF3v9qS5P7
GPS Coordinates (Center):	27.523415, -81.541883
GPS Coordinates (4 corners):	27.523594, -81.541745 NE 27.523255, -81.541774 SE 27.523272, -81.542022 SW 27.523611, -81.541991 NW
City or County Limits:	County
School District:	Highlands county school district
Access To Property:	No visible direct road access. Per GIS, there is platted access via Aragon Dr, but roads are not built out.
Road Type:	N/A
Who Maintains Roads:	County / District
Closest Highways:	US Hwy 27 N



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Closest Major City:	Lakeland, Florida (1 hr 6 min (57.1 miles))
Closest Small Town:	Sebring, Florida (15 min (8.3 miles))
Closest Gas Station:	Shell, 6229 US Hwy 27 N, Sebring, FL 33870 (7 min (3.0 miles))
Nearby Attractions:	Sun N' Lake, 5510 Balboa Blvd, Sebring, FL 33872 (3 min (1.2 miles)) Lake Granada, 3500 Edgewater Dr, Sebring, FL 33872 (5 min (2.1 miles)) Veterans Beach Purple Heart Memorial, 4250 Lakeview Dr, Sebring, FL 33870 (12 min (5.7 miles))
Notes:	N/A

Property Tax Information

Assessed Taxable Value:	\$1,000.00
Assessed Actual Value:	\$1,000.00
Back Taxes Owed? If so amount owed:	Yes, \$833.41
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$78.60
Notes:	Taxes are due since 2016 Values updated above is for the year 2023



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 assesment fee (Estimated) They did not provided the DUES amount information, since we are not the owner.
Subdivision CC&R Availability:	Deed restrictions found and attached, but nothing relavant to note.
CC&R Information:	Pulled from district website.
Deed Availability:	See attached
Deed Information:	Book/ Page: 1962/ 1027
Notes:	This parcel is outside the city limits. The 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?	Water unavailable. Would require well.
Sewer / Septic?	Sewer unavailable. Would require septic system.
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.



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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#28340407009400350C
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	The information in MyBestLandDeals.com's Due Diligence reports is for general purposes only. Buyers must conduct their own due diligence. MyBestLandDeals.com is not liable for any inaccuracies.
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REC. \$10.00
DOC. \$51.10
TAX DEED NO: 050010021DS
PROPERTY ID: C043428-07009400350

T A X D E E D

STATE OF FLORIDA
COUNTY OF HIGHLANDS

THE FOLLOWING TAX SALE CERTIFICATE NUMBERED 99/2156, ISSUED ON 06/01/1999 WAS FILED IN THE OFFICE OF THE TAX COLLECTOR OF THIS COUNTY AND APPLICATION MADE FOR THE ISSUANCE OF A TAX DEED. THE APPLICANT HAVING PAID OR REDEEMED ALL OTHER TAXES OR TAX SALE CERTIFICATES ON THE LAND DESCRIBED AS REQUIRED BY LAW TO BE PAID OR REDEEMED, AND THE COSTS AND EXPENSES OF THIS SALE, AND DUE NOTICE OF SALE HAVING BEEN PUBLISHED AS REQUIRED BY LAW, AND NO PERSON ENTITLED TO DO SO HAVING APPEARED TO REDEEM SAID LAND. SUCH LAND WAS ON 04/12/2006, OFFERED FOR SALE AS REQUIRED BY LAW FOR CASH TO THE HIGHEST BIDDER AND WAS SOLD TO JACQUES ALEXANDER & SABINE ALEXANDRE, WHOSE ADDRESS IS 13004 S.W. 24 ST., MIRAMAR, FL 33027. BEING THE HIGHEST BIDDER & HAVING PAID THE SUM OF HIS BID AS REQUIRED BY THE LAWS OF FLORIDA.

NOW, ON 04/12/2006, IN THE COUNTY OF HIGHLANDS, STATE OF FLORIDA IN CONSIDERATION OF THE SUM OF \$7,300.00, BEING THE AMOUNT PAID PURSUANT TO THE LAWS OF FLORIDA DOES HEREBY SELL THE FOLLOWING LANDS SITUATED IN THE COUNTY AND STATE AFORESAID AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION OF LAND

C043428-07009400350
LOT 35, BLOCK 94, SUN N LAKE ESTATES OF SEBRING,
UNIT 7, ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 9, PAGE 53, OF THE PUBLIC RECORDS OF
HIGHLANDS COUNTY, FLORIDA.

WITNESS
Christina Dahman
Kurtis Stone

STATE OF FLORIDA
COUNTY OF HIGHLANDS

For / Robert W. Germaine, P.C.
L.E. "LUKE" BROOKER
CLERK OF CIRCUIT COURT
HIGHLANDS COUNTY, FLORIDA

FOR ROBERT W. GERMAINE

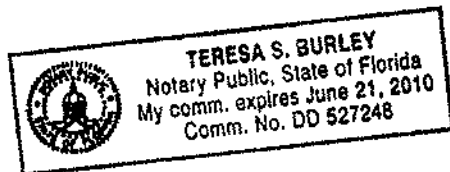
ON THIS 04/12/2006, BEFORE ME PERSONALLY APPEARED L.E. "LUKE" BROOKER, CLERK OF THE CIRCUIT COURT OR COUNTY COMPTROLLER IN AND FOR THE STATE AND THIS COUNTY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT TO BE HIS OWN FREE ACT AND DEED FOR THE USE AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL DATE AFORESAID.

PREPARED BY: KATHY WHITLOCK
430 S. COMMERCE AVE.
SEBRING, FL 33870-3701

Teresa S. Burley
NOTARY PUBLIC (SEAL)

TDTXDEED



HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 Special use permit approved by the BCC. (Ord No. 05-06-05 § 15; Ord No. 05-06-30 § 15)

(Ord. No. 99-18 § 23) (Res. of 8-18-70, § 5 (sched. EU); Ord. No. 90-02; Ord. No. 93-15, §§ 19-21; Ord. No. 94-4, §§ 9, 10; Ord. No. 96-10, § 1; Ord. No. 96-30, § 5; Ord. 98-04 §4; Ord. 98-22 § 2, Ord. 99-3, § 4; Ord. No. 99-18 §§ 4, 23 Ord No. 00-01-11 §11; Ord No. 00-01-25 § 6)(Ord No. 03-04-1)(Old Sec. 12-83) (Ord. No. 05-06-05, §§ 13--15; Ord. No. 05-06-30, §§ 13--15; Ord. No. 06-07-37, § 6; Ord. No. 07-08-32, §§ 7, 8; Ord. No. 09-10-03 § 2)

Sections 12.05.202--12.05.209. Reserved.

Section 12.05.210. R-1A residential district.

- A. **Intent.** The R-1A residential district is intended to be single-family residential area, medium population density with minimum lot area.
- B. **Permitted principal uses and structures are as follows:**
 1. Any use permitted in EU district.
 2. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.
 3. Schools, public and private (see definitions in # 263). (Ord. No. 06-07-37 § 7)
- C. **Permitted accessory uses and structures.** Permitted accessory uses and structures in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in the EU district.
- D. **Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are any special exception in EU district except the following:
 1. The keeping or pasturing of livestock or animals.
 2. Unattached guesthouse.
 3. Wastewater and water treatment facilities serving more than one development when the water treatment facility is not included in the definition of a potable water facility.
- E. **Minimum lot requirements** in regard to area and width, in this district are 10,000 square feet lot area; minimum 80-foot frontage.
- F. **Maximum lot coverage by all buildings and maximum impervious surface.** The maximum lot coverage by all buildings in this district shall be 35 percent and the maximum impervious surface is up to 60 percent site coverage. (Ord No. 05-06-05 § 16; Ord No. 05-06-30 § 16)

HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

- G. **Minimum yard requirements.** The minimum depth of front and rear yards and width of side yards, for a residence in this district shall be:
1. **Front:** 25 feet.
 2. **Side:** Seven and one-half feet.
 3. **Rear:** 25 feet.
 4. **Corner:** 15 feet side street setback.
- H. **Maximum height of structures.** Maximum height of structures shall be as follows:
1. **Residence:** No dwelling shall exceed 35 feet in height, except as provided in Section 12.05.302. See definition of Height of buildings in Section 12.02.104.
 2. **Permitted nonresidential:** Same as EU Estate District. (Ord. No. 09-10-03 § 3)
- I. **Permitted nonresidential structure or use yards.** Yards of permitted nonresidential structures or uses in this district shall be subject to the same requirements as for the EU district.
- J. **Minimum floor area** in this district shall be 1,000 square feet, 750 square feet ground floor level, excluding carports, porches, patios, storage, and utility rooms.
- K. **Limitation on signs shall apply in this district.** No signs intended to be read from off the premises, except:
1. Same as EU district.
- L. **Limitations on uses.** The following limitations on uses apply in this district:
1. Wastewater treatment facilities or structures or water treatment facilities or structures shall conform to the standards contained in section 12.08.131.
 2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 special use permit approved by the BCC. (Ord No. 05-06-05 § 17; Ord No. 05-06-30 § 17)

(Res. of 8-18-70, § 5 (sched. R-1A); Ord. No. 90-02; Ord. No. 91-11, § 2; Ord. No. 93-15, §§ 22, 24; Ord. No. 94-4, § 11; Ord. No. 99-18 §§ § 5, 24, 43 Ord No. 00-01-11 §12; Ord No. 00-01-25 § 7)(Ord No. 03-04-1)(Old Sec. 12-84) (Ord. No. 05-06-05 §§ 16, 17; Ord. No. 05-06-30, §§ 16, 17; Ord. No. 06-07-37, § 7; Ord. No. 09-10-03 § 3)

HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

Section 12.05.211. R-1 residential district.

Regulations for the R-1 residential district shall be the same as the R-1A district, except the minimum floor area shall be 750 square feet with same exclusions.

(Res. of 8-18-70, § 5 (sched. R-1)(Ord No. 03-04-1) (Old Sec. 12-85) (Ord. No. 05-06-05)

Section 12.05.212. R-2 two-family dwelling district.

A. **Permitted principal uses and structures** in the R-2 two-family dwelling district shall be:

1. Any use permitted in R-1 district, subject to the limitations, requirements and procedures specified for such use, unless such use is specifically permitted in this district.
2. Two-family dwelling, which may be under multiple ownership with proper fire separation as required under section 704.4 Standard Building Code.
3. Two one-family dwellings.
4. Church.
5. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.

B. **Permitted accessory uses and structures** in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in R-1 district.

C. **Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are:

1. Public utility buildings.
2. Same as for R-1 district, except that churches are permitted in R-2 districts.
3. Wastewater and water treatment facilities serving more than one development when the water treatment facility is not included in the definition of a potable water facility.

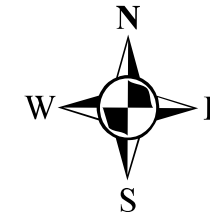
D. **Minimum lot requirements** in this district, in regard to area and width, are: Residential: 10,000 square feet; frontage, 80 feet.

E. **Maximum impervious surface and maximum lot coverage.** Maximum lot coverage by all buildings in this district shall be 40 percent and the maximum impervious surface is up to 60 percent site coverage.
(Ord No. 05-06-05 § 18; Ord No. 05-06-30 § 18)



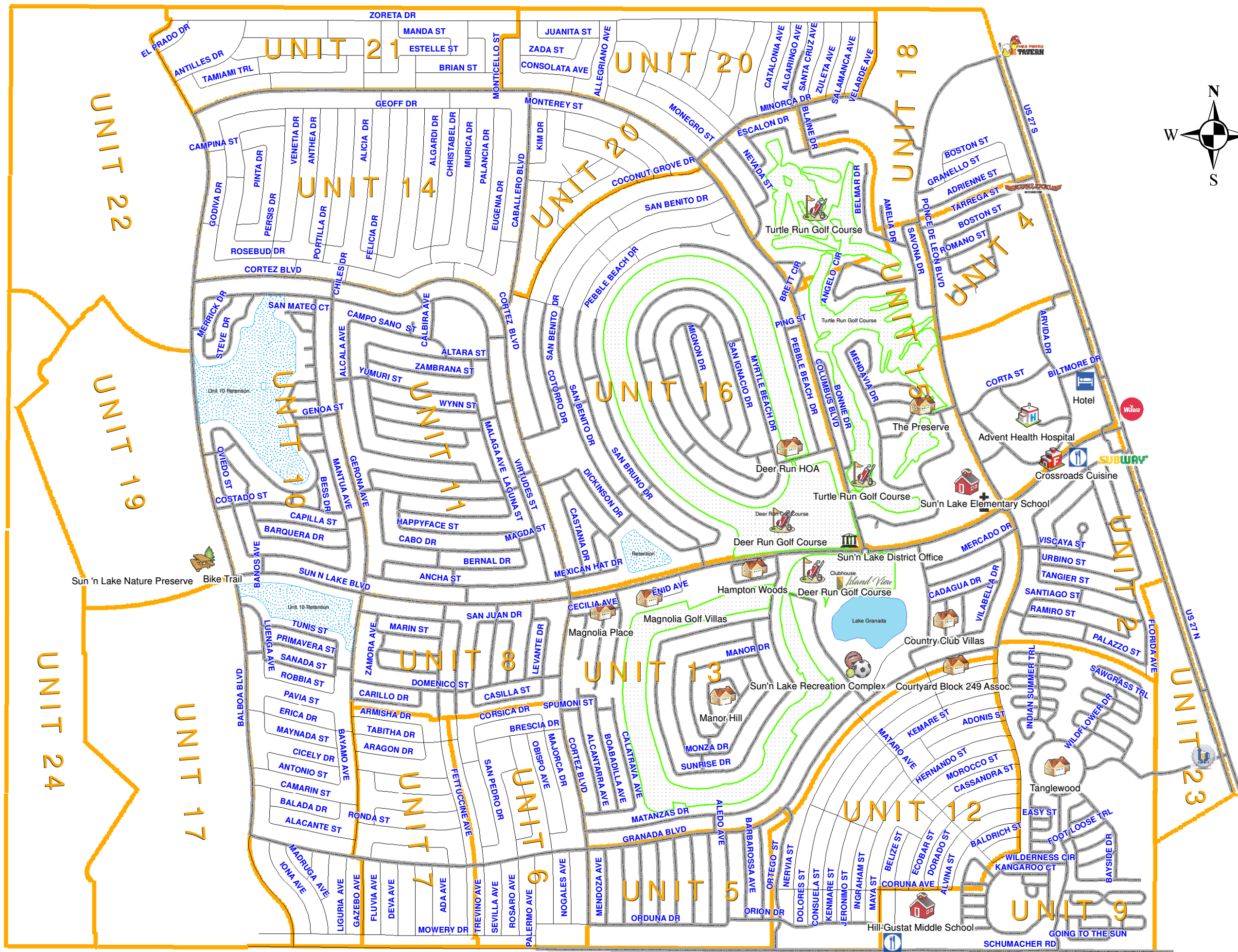
SUN'N LAKE

FLORIDA'S CENTERPIECE COMMUNITY



Legend

- Symbols
- Hotel
 - Community/Recreation Center
 - Church
 - Restaurant
 - Fire Station
 - Office
 - Hospital
 - School
 - HOA / Subdivision
 - Golf
 - Park
 - Island View Restaurant
 - Turn 2 Brewery
 - Subway
 - Bufalucca
 - Wawa
 - Wild Turkey Tavern
 - Golf Course
 - Lake
 - Retention Area
 - Unit Boundary
 - Paved Road



MAP SUBJECT TO ERRORS. THIS MAP SHOULD BE USED FOR ILLUSTRATIVE PURPOSES ONLY.



Plot Date: 2/26/2024