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FROM DREAMS TO DEEDS

## Property Details

Owner Name:	ROSE, BEVERLY ALICE
Assessor's Parcel Number:	C-21-36-29-180-5660-0110
Property Address:	1243 Durrance Rd, Lake Placid, FL, 33852
County, State:	Highlands County, FL
Subdivision:	Leisure Lakes Sec 18
Lot Number:	11
Legal Description:	Leisure Lakes Sec 18 Pb 9 Pg 55 Lot 11 Blk 566
TRS:	T36S R29E SEC 17
Parcel Size:	0.29 acres
Terrain Type:	Wooded
Lot Dimensions:	125 ft N 100 ft E 122 ft S 90 ft W



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Elevation:	115 ft
Flood Zone / Wetlands:	No
Notes:	<b>See deed attached for complete legal description.</b>

## Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/VWKDKfWSy2FNmoUG9">https://maps.app.goo.gl/VWKDKfWSy2FNmoUG9</a>
GPS Coordinates (Center):	27.35272, -81.44883
GPS Coordinates (4 corners):	27.3528, -81.4486 NE 27.3525, -81.4486 SE 27.3526, -81.449 SW 27.3528, -81.449 NW
City or County Limits:	County
School District:	Highlands County School District
Access To Property:	Durrance Rd.
Road Type:	Paved
Who Maintains Roads:	County



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Closest Highways:	US HWY-27
Closest Major City:	Fort Myers, Florida, 1 hr. 35 min (79.8 miles)
Closest Small Town:	Lake Placid, Florida, 16 min (9.6 miles)
Closest Gas Station:	Sunoco Gas Station, 11911 US Hwy 27 S, Sebring, FL 33876, 10 min (6.7 miles)
Nearby Attractions:	American Clown Museum & School, 109 W Interlake Blvd, Lake Placid, FL 33852, 16 min (9.4 miles) Tour Lake Placid, 18 N Oak Ave, Lake Placid, FL 33852, 16 min (9.5 miles) Solomon's Castle, 4533 Solomon Rd, Ona, FL 33865, 54 min (48.3 miles)
Notes:	N/A

## Property Tax Information

Assessed Taxable Value:	\$3,327
Assessed Actual Value:	\$6,600
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$91.53



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Notes:

**Taxes are current**

## 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.

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 or 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



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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?	County could not confirm association status and nothing relevant found online.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any. (Previous restrictions have been released)
CC&R Information:	N/A
Deed Availability:	See attached.
Deed Information:	1273 / 1190
Notes:	<b>Information above is based on County restrictions. Unable to locate current CC&amp;R's, if any.</b>

## Utility Information

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



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Gas?	Would have to contact Suburban Propane (863-402-0011), Coker Fuel Inc (863-385-0194), etc.
Waste?	Would have to contact County / Waste Connections (863-655-0005)
Notes:	N/A

## County Contact Information

County Website:	<a href="https://www.highlandsfl.gov">https://www.highlandsfl.gov</a>
Assessor Website:	<a href="https://www.hcpao.org">https://www.hcpao.org</a>
Treasurer Website:	<a href="https://www.hctaxcollector.com">https://www.hctaxcollector.com</a>
Recorder Website:	<a href="https://www.highlandsclerkfl.gov/popular_services/official_records_search.php">https://www.highlandsclerkfl.gov/popular_services/official_records_search.php</a>
GIS Website:	<a href="https://www.hcpao.org/gis/">https://www.hcpao.org/gis/</a>
Zoning Link:	<a href="https://www.highlandsfl.gov/departments/development_services/zoning/index.php">https://www.highlandsfl.gov/departments/development_services/zoning/index.php</a>
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