



# PARCEL REVIEW

## DUE DILIGENCE REPORT

### Property Details

Assessor's Parcel Number:	12-13-27-0000-0020-0000 (Parcel ID) / 101945 (Owner ID)
Property Address:	125 DENSON LN, CRESCENT CITY, FL, 32112
County, State:	Putnam County, FL
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	PT OF E 1/2 OF NE 1/4 BK 227 P, 410
TRS:	T13S R27E SEC 12
Parcel Size:	2.44 Acres
Terrain Type:	Wooded
Lot Dimensions:	297.77 feet North 766.36 feet East 823.84 feet West
Elevation:	19.0 m or 62.3 feet
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/a7jk7PYv6J65yoVv6">https://maps.app.goo.gl/a7jk7PYv6J65yoVv6</a>
GPS Coordinates (Center):	29.386706, -81.518245

GPS Coordinates (4 corners):	29.3875, -81.5179 NE 29.3854, -81.5719 SE 29.3875, -81.5188 NW
City or County Limits:	County
School District:	Putnam County School District
Access To Property:	<b>Access via DENSON LN. There is an easement present for legal access, but physical access may be limited.</b>
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	FL-15 / Hwy 17
Closest Major City:	Palm Coast, Florida (50 min (42.4 miles))
Closest Small Town:	Crescent City, Florida 32112 (7 min (3.5 miles))
Closest Gas Station:	Citgo, 300 S Summit St, Crescent City, FL 32112 (7 min (3.1 miles))
Nearby Attractions:	Lake George Conservation Area, Crescent City, FL 32112 (10 min (3.8 miles)) Crescent Lake, 100 N Lake St, Crescent City, FL 32112 (8 min (3.9 miles)) Ace Taliaferro, 269 Co Rd 309, Satsuma, FL 32189 (23 min (18.0 miles))
Notes:	N/A
<b>Zoning &amp; Restriction Information</b>	
Zoning / Property Use Code:	Agriculture General - AG
What can be built on the property?	Please see the land uses details attached.
Time limit to build?	A Permit will be good for 180 days once issued and can be extended after inspection.
Is camping allowed?	Per county, Yes
Are RV's allowed?	Per county, Yes
Are mobile homes allowed?	Per county, Yes

Mobile home restrictions if any:	Must be 1976 or newer.
Are tiny homes allowed?	Yes, per county there are no minimum requirements.
Tiny home restrictions if any:	Just have to follow the building codes
Are short term vacation rentals allowed?	County does not regulate vacation rentals.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	No
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate if any.
CC&R Information:	N/A
Deed Availability:	See attached copy.
Deed Information:	Book / Page: 1434 / 1533
Notes:	<b>This parcel is OUTSIDE the city limits. The information above is based on county restrictions, unable to locate subdivision CC&amp;R's, if any.</b>

### Utility Information

Water?	Would have to drill a well.
Sewer / Septic?	Would need to install a septic system.
Electric?	Contact Clay Electric Coop (800-224-4917)
Gas?	Would have to contact Putnam Propane Inc (+18005158391), Courtesy Gas (+19048292709), etc.
Waste?	Contact Waste Pro - Palatka (+13863285445)
Notes:	<b>As per Putnam County Public Works &amp; Palatka Water Department, there is no water or sewer available, well and septic required. Power poles visible on Denson Ln.</b>

### County Contact Information

County Website:	<a href="http://main.putnam-fl.com/">http://main.putnam-fl.com/</a>
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Assessor Website:	<a href="http://pa.putnam-fl.com/">http://pa.putnam-fl.com/</a>
Treasurer Website:	<a href="https://www.putnamcountytaxcollector.com/">https://www.putnamcountytaxcollector.com/</a>
Recorder Website:	<a href="http://clerk.putnam-fl.com/">http://clerk.putnam-fl.com/</a>
GIS Website:	<a href="https://pamap.putnam-fl.gov/PropertyAppraiserPublicMap/?find=12-13-27-0000-0020-0000">https://pamap.putnam-fl.gov/PropertyAppraiserPublicMap/?find=12-13-27-0000-0020-0000</a>
Zoning Link:	<a href="http://pds.putnam-fl.com/?page_id=308">http://pds.putnam-fl.com/?page_id=308</a>
Phone number for Planning Dept:	(386) 329-0307
Phone number for Recorder:	(386) 326-7680
Phone number for Treasurer:	(386) 329-0282
Phone number for Assessor:	(386) 329-0286
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A