

**MyBestLandDeals.com Due Diligence Sheet**

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	03-12078
Account # or GEO #:	0132-10 000-236
Property Address:	170 Blue St, Brunswick, GA, 31523
County:	Glynn
State:	GA
Lot Number:	170 BLUE ST
Legal Description:	.918 AC HILL PARK
Parcel Size:	0.9 acres
Subdivision:	HILL PARK
GPS Center Coordinates (Approximate):	31.16512
GPS Corner Coordinates (Approximate):	-81.60964
Google map link:	<a href="https://www.google.com/maps/place/31%C2%B009'54.3%22N+81%C2%B036'34.7%22W/@31.1650982,-81.6122215,17z/data=!3m1!4b1!4m4!3m3!8m2!3d31.1650936!4d-81.6096466?entry=ttu">https://www.google.com/maps/place/31%C2%B009'54.3%22N+81%C2%B036'34.7%22W/@31.1650982,-81.6122215,17z/data=!3m1!4b1!4m4!3m3!8m2!3d31.1650936!4d-81.6096466?entry=ttu</a>
Elevation:	Flat
Assessed Value:	\$8,760
Market Value:	\$21,500
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved Road
Is there a Structure (Yes or No (If Yes: Explain))	No
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Jacksonville, FL - 59 min drive
If No Address or 0 address: Closest Property with Numbered Address	170 Blue St, Brunswick, GA, 31523
Closest small town:	Brunswick, GA - 18 min
Nearby attractions:	Jekyll Island St. Simons Island Historic Downtown Brunswick Golden Isles Speedway Altamaha River Marshes of Glynn Overlook Park Blythe Island Regional Park Brunswick Landing Marina Coastal Georgia Botanical Gardens Fort King George State Historic Site
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	<a href="https://www.glynncounty.org/200/Assessors-Office">https://www.glynncounty.org/200/Assessors-Office</a>
Assessor Contact	(912) 554-7093 <b>Ron Glisson</b>
Treasurer Website	<a href="https://www.glynnntaxoffice.org/">https://www.glynnntaxoffice.org/</a>
Treasurer Contact	(912) 554-7000
Recorder/Clerk Website	<a href="https://www.glynncounty.org/140/County-Clerk">https://www.glynncounty.org/140/County-Clerk</a>
Recorder/Clerk Contact	(912) 554-7400
Zoning or Planning Department Website	<a href="https://www.glynncounty.org/194/Planning-Zoning">https://www.glynncounty.org/194/Planning-Zoning</a>
Zoning or Planning Department Contact	(912) 554-7428
County Environmental Health Department Website	<a href="https://coastalhealthdistrict.org/programs-services/environmental-health-2/">https://coastalhealthdistrict.org/programs-services/environmental-health-2/</a>
County Environmental Health Department Contact	(912) 279-2940
GIS Website	<a href="https://property.glynncounty-ga.gov/Datalets/Datalet.aspx?slindex=0&amp;idx=1">https://property.glynncounty-ga.gov/Datalets/Datalet.aspx?slindex=0&amp;idx=1</a>
CAD Website	<a href="https://gpublic.schneidercorp.com/Application.aspx?ApplID=964&amp;LayerID=19142&amp;PageTypeID=1&amp;PageID=8445&amp;KeyValue=03-12078">https://gpublic.schneidercorp.com/Application.aspx?ApplID=964&amp;LayerID=19142&amp;PageTypeID=1&amp;PageID=8445&amp;KeyValue=03-12078</a>
TAX DATA	
QUESTION/S	DATA
How much is the annual property tax? (Current Year if available, if not get the previous year)	\$215.27
HOA Name?	NA
Is property part of an HOA (Home Owners Association) or any communities? (Yes/No)	No
ZONING DATA	
QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	FA - Forest Agricultural
Terrain type? (Is it flat /slope/etc)	Flat
Property use code?	R3 - Residential Lots
Is the land cleared? (Yes/No)	No
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Variance Needed
What can be built on the property? (Different types of homes that we can build on the lots.)	Single Family Dwelling/ Barns/ Cabins etc.
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	60 ft
What are the setbacks of the lot?	20 ft front 7 ft on the sides and rear
What is the minimum lot size to build on the property?	Needs a minimum of 1 acre if you were to build a well and a septic but there was a survey in 1989 that shows the property having a septic and well
Is there any time limit to build?	12 months
Is there a County or City Impact fee required to build and if so how much does this cost?	impact fee is calculated based on various factors such as projected needs for public facilities, service areas, levels of service, and planned improvement projects over a 30-year planning period.
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	No
Is property in a Floodzone? (if yes add link to FEMA Website)	No
<a href="#">Link to FEMA website</a>	Link the document here
Is property wetland?	No

<a href="#">Link to Wetland website</a>	Link the document here
County Operator Details who Confirmed the Information:	Stephanie from Zoning Department Glynn County
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit?	Outside City Limits
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	No
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where	Need to dig a well
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer,	None
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Needs to install a septic
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
Does the property currently have electricity connected? (Yes, No or Do Not Know)	No
What is the electric company name (Confirm if there is Electric company Service in the area - Select either City,	(800) 262-5131 - <a href="https://www.oremc.com/">https://www.oremc.com/</a>
How much will it cost (setup cost) to have power connection?	Variance Needed
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Tank Gas
For waste....	Glynn County
DISCLAIMER	
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