

Ben Jones
Broker



13.0 Acres



Mossy Oak Properties

145 NW Cantey Ave
Madison, FL 32340
850-973-2200

Property Overview



13.0 Acres, 2 Boundaries



Property Overview



Madison County, FL

0.9 Acres, Boundary 1 of 2



Madison County, FL Township: 001N	Locations 08 01N 11E	Acres 0.88	Parcel # 08-1N-11-6181-0ED-032
Owner 1 RICHARD TOMASELLO	Owner 2 SYLVIA TOMASELLO	Owner Address 5906 CENTER ST JUPITER FL 334583973	Property Address 3084 NE CHERVIL DR, LEE, FL 320594250
Total Assessed Value \$6,223	Assessed Land Value -	Assessed Improvement -	Assessed Land Year 2024
County Use Description -	Legal Description EDGEWATER S/D LOT 32 OR 698 /160 OR 975/76 OR 975/82		

Property Overview

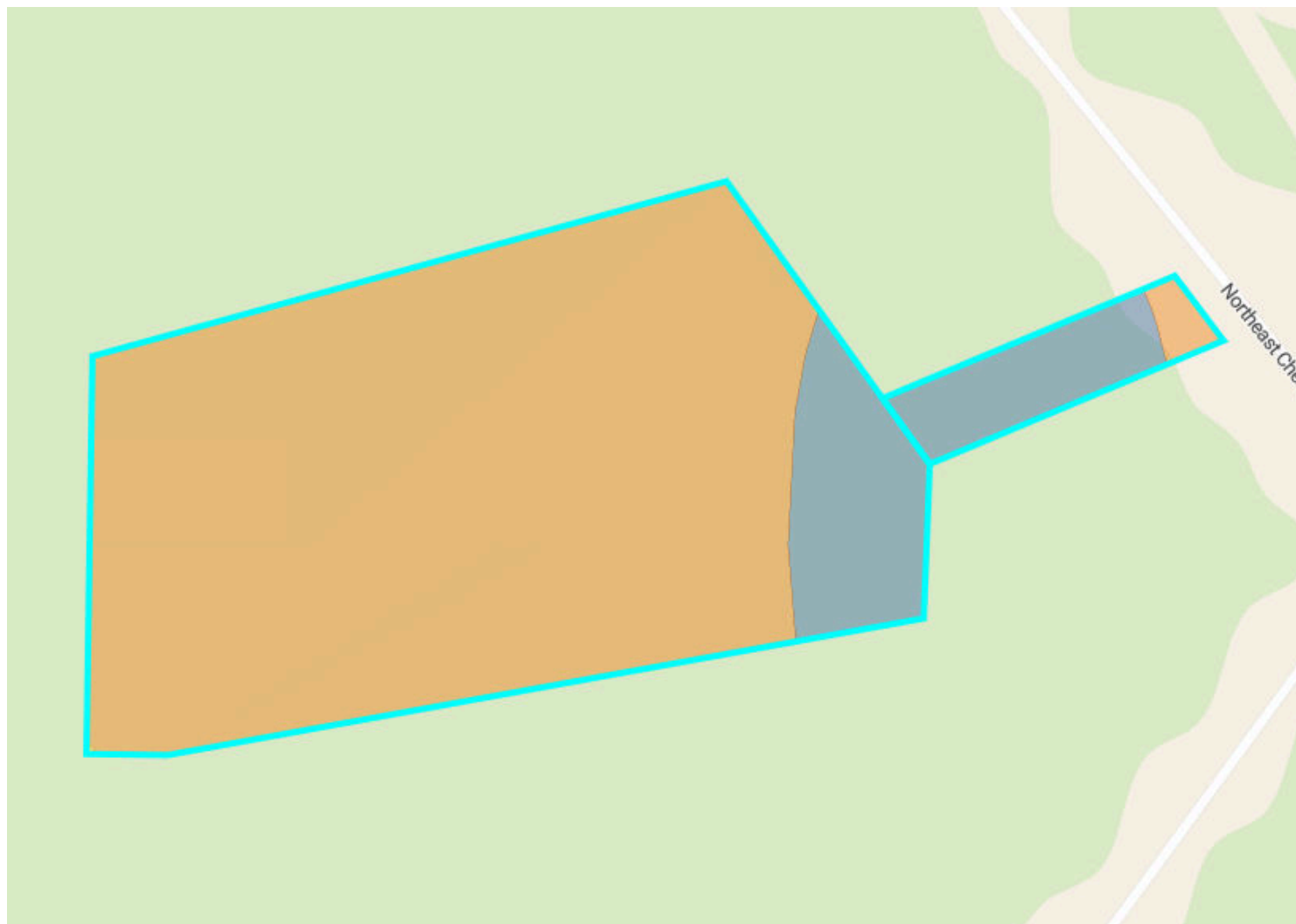


Madison County, FL

12.1 Acres, Boundary 2 of 2



Madison County, FL Township: 001N	Locations 08 01N 11E	Acres 12.08	Parcel # 08-1N-11-6181-012-000
Owner 1 RICHARD TOMASELLO	Owner 2 SYLVIA TOMASELLO	Owner Address 5906 CENTER ST JUPITER FL 334583973	Property Address NE CHERVIL DR, LEE, FL 32059
Total Assessed Value \$34,037	Assessed Land Value -	Assessed Improvement -	Assessed Land Year 2024
County Use Description -	Legal Description PARCEL 5-I OR 698/160 OR 975/76 OR 975/82		

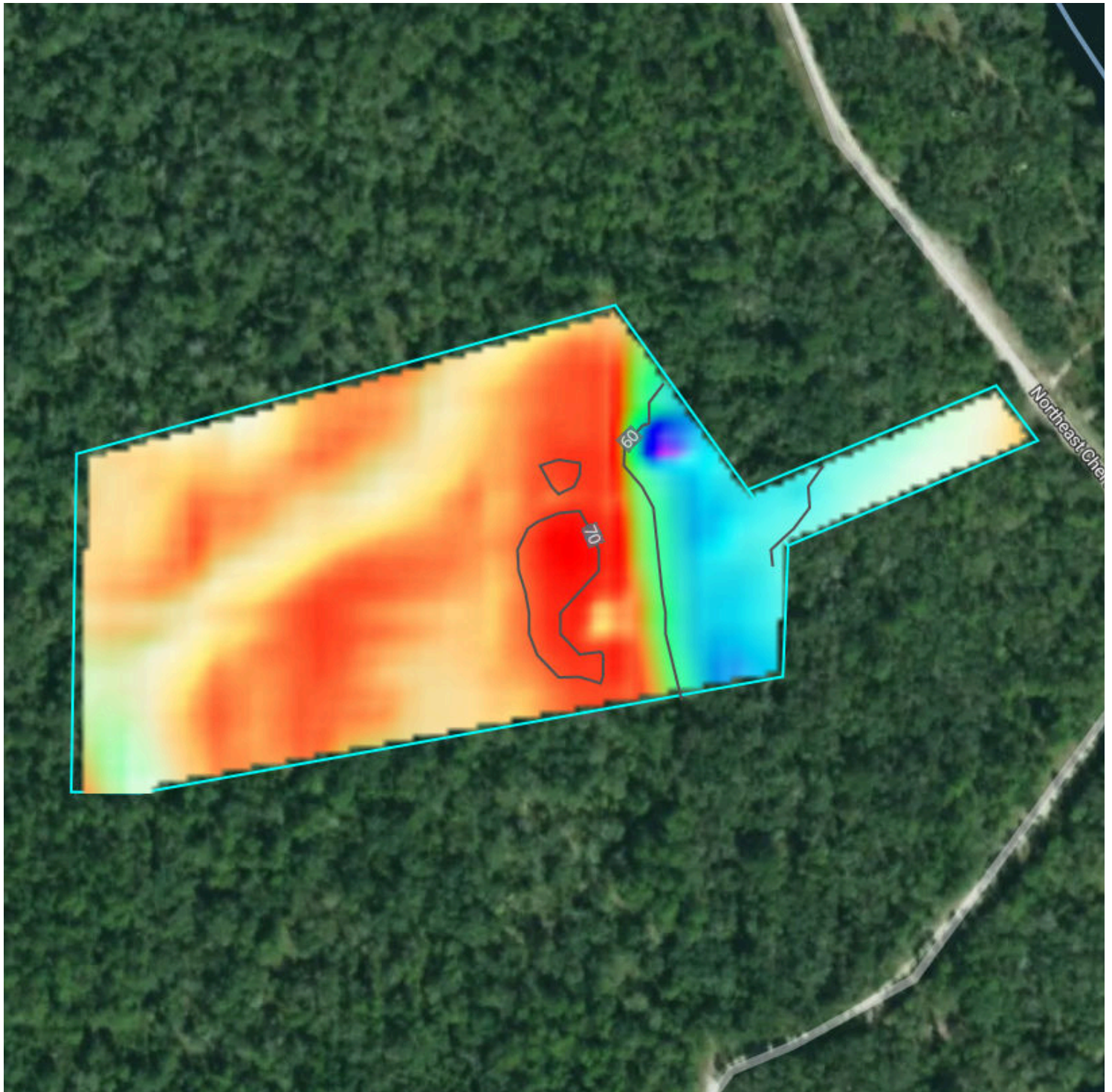


23.7 / 100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	78	Alpin fine sand, occasionally flooded	85.1%	11	4s	--	23.8
●	77	Surrency, Plummer, and Cantey soils, frequently flooded	14.9%	1.9	6w	--	23.3
●	27	Troup sand, 5 to 8 percent slopes	<0.1%	0	4s	--	37.3

Elevation

13.0 Acres, 2 Boundaries



Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 18.1 feet

Min: 52.9 feet

Max: 71 feet

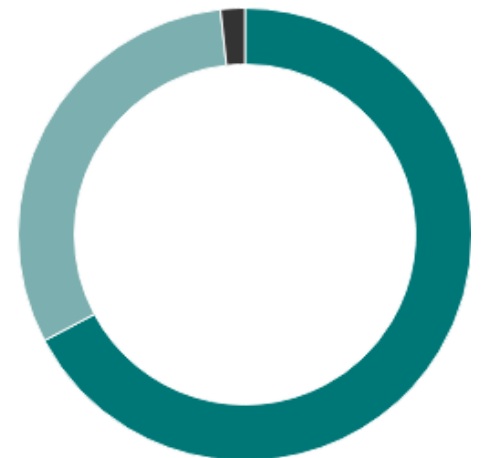
Slope: 3.2%

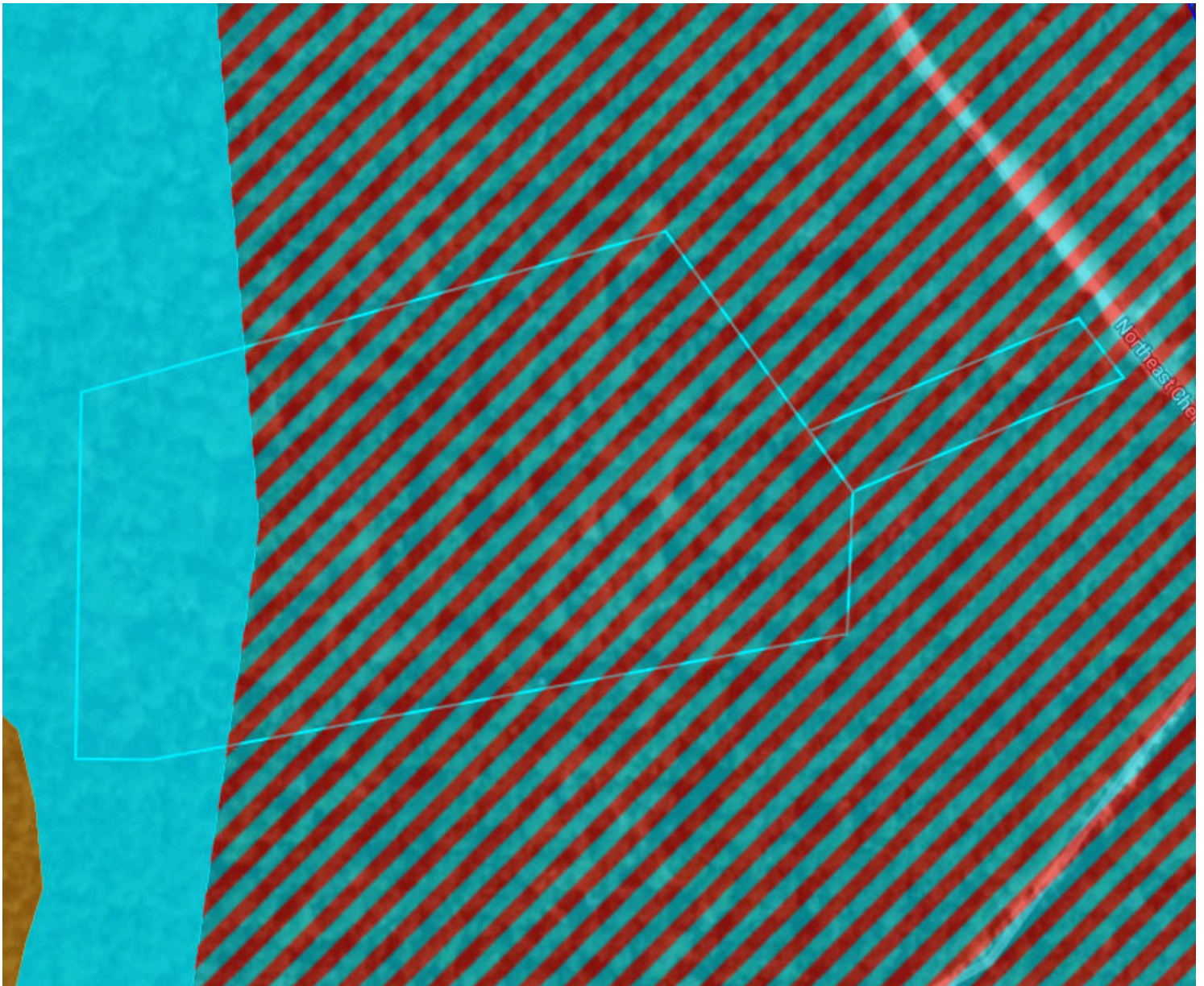
Min: 0.1%

Max: 24.5%











Type	% Coverage
● Evergreen Forest	67.2 %
● Woody Wetlands	31 %
● Other	1.7 %





Flood Zone Hazard

-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands