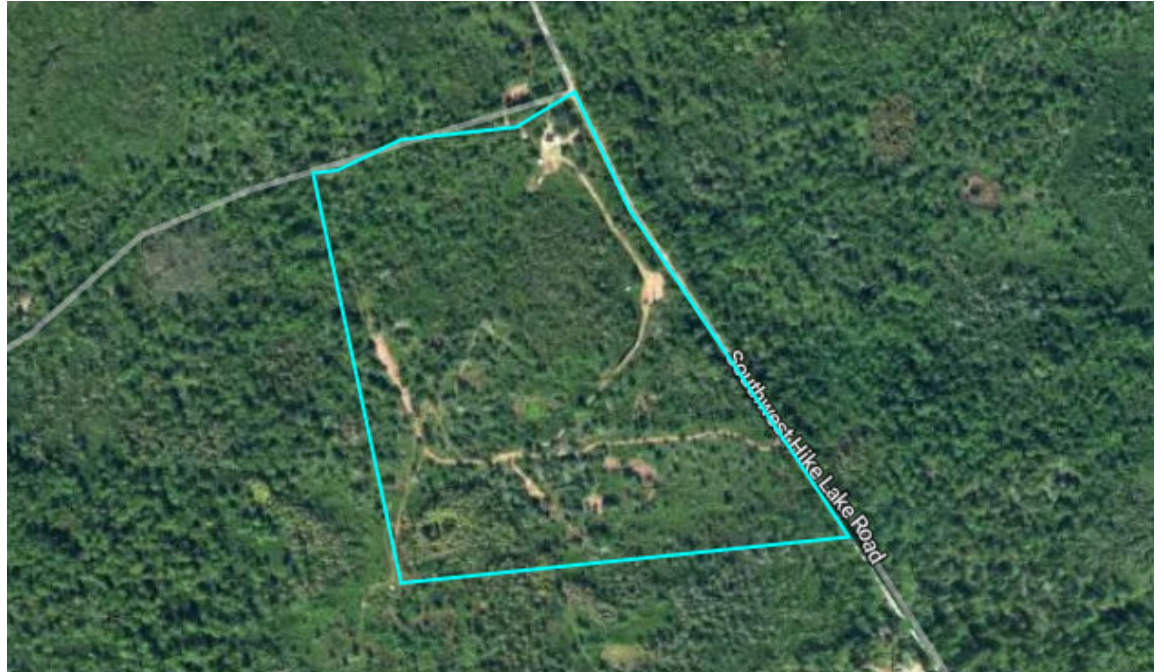


Ben Jones
Broker



40.5 Acres



Mossy Oak Properties

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

40.5 Acres, 1 Boundary



Property Overview

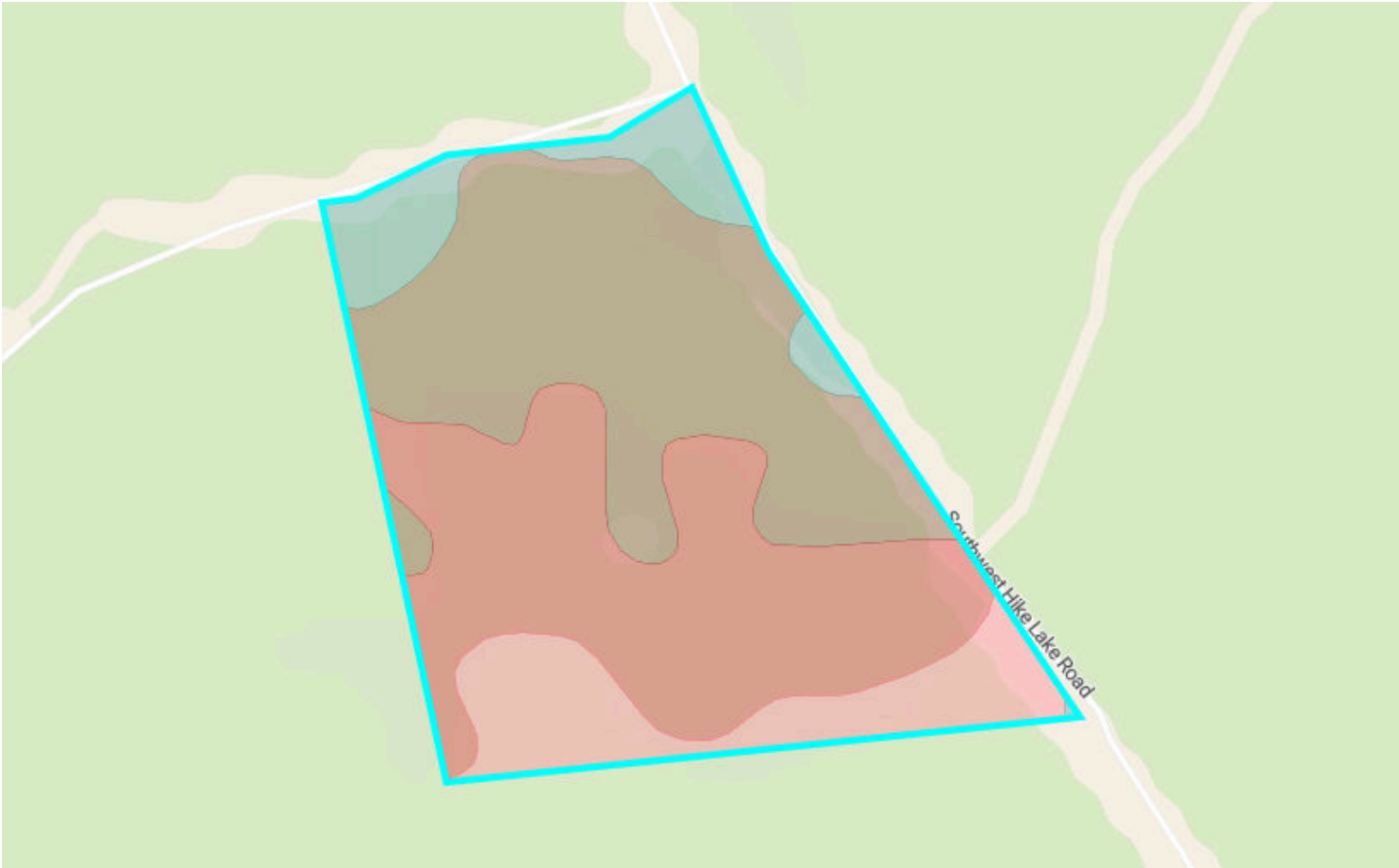


Madison County, FL





40.5 Acres, Boundary 1 of 1



Madison County, FL Township: 001S	Locations 35 01S 09E	Acres 40.46	Parcel # 35-1S-09-0985-005-000
Owner 1 E-BAR RERA LLC	Owner 2 -	Owner Address 1916 DOVE FIELD PL BRANDON FL 335102218	Property Address 119 SW HIKE LAKE RD, MADISON, FL 32340
Total Assessed Value \$94,288	Assessed Land Value -	Assessed Improvement -	Assessed Land Year 2024
County Use Description -	Legal Description LOT # 95 OR 286 PG 90 OR 1306 PG 170 OR 1368 PG 300 OR 1370 PG 249		



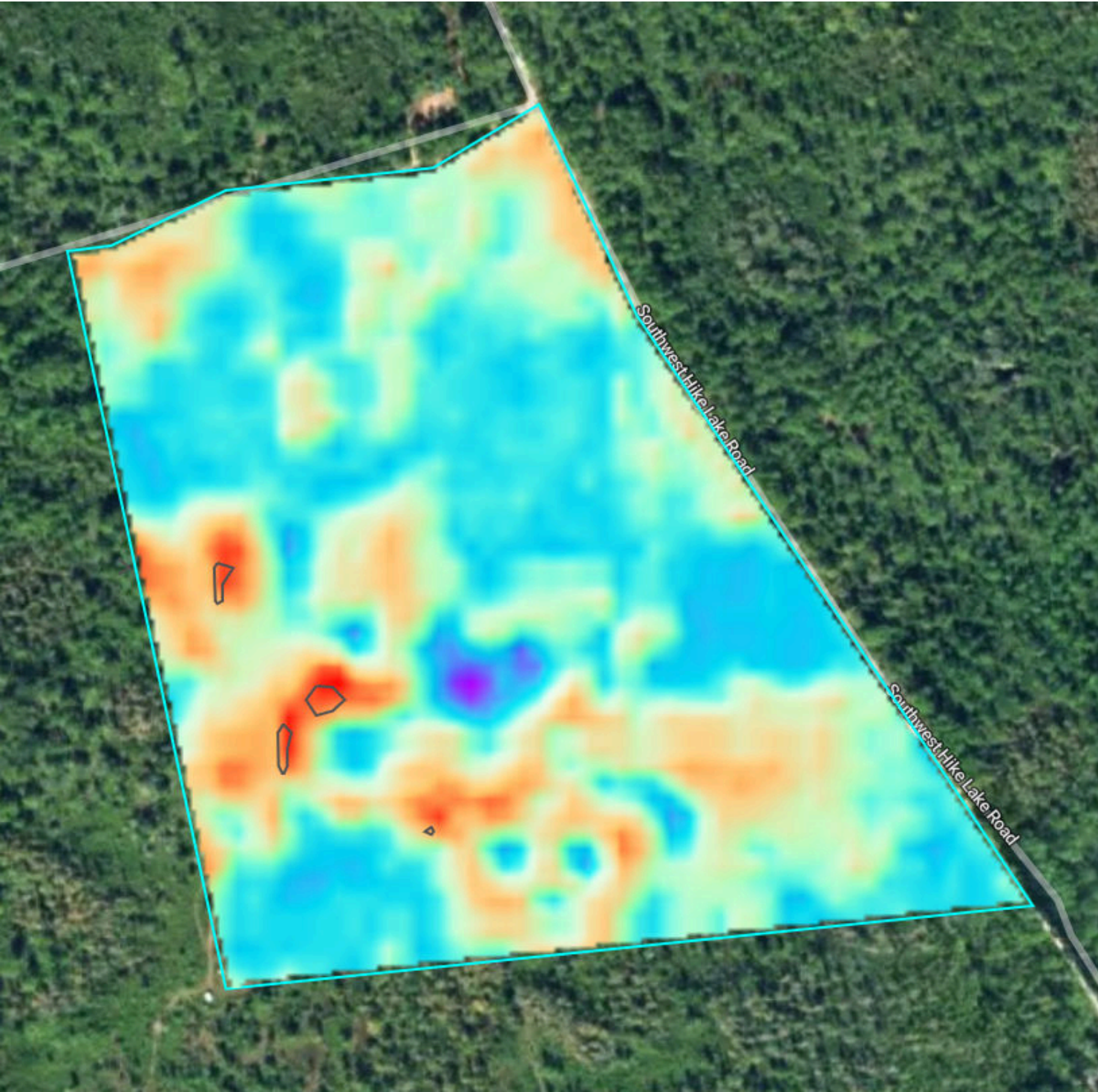
 **20.8**/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	48	Plummer and Surrency soils, depressional	40.1%	16.3	5w	--	8
	15	Mascotte sand	37.2%	15.1	4w	--	36.2
	74	Dorovan and Pamlico soils, depressional	14.0%	5.7	7w	--	13.2
	34	Sapelo-Sapelo, wet, sand, 0 to 2 percent slopes	8.7%	3.5	4w	--	26.4

Elevation



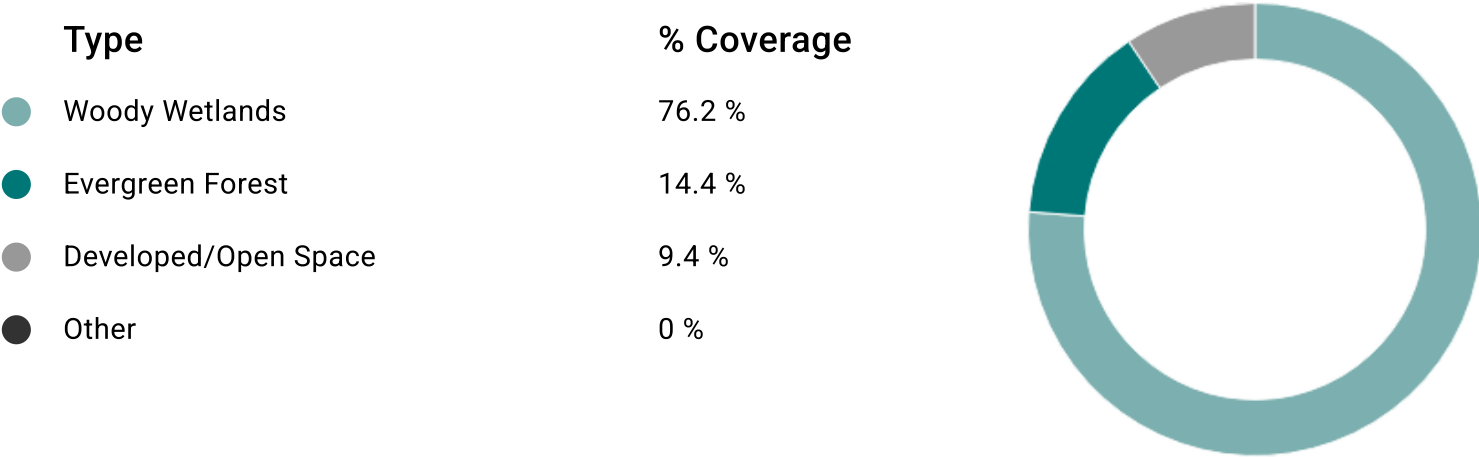
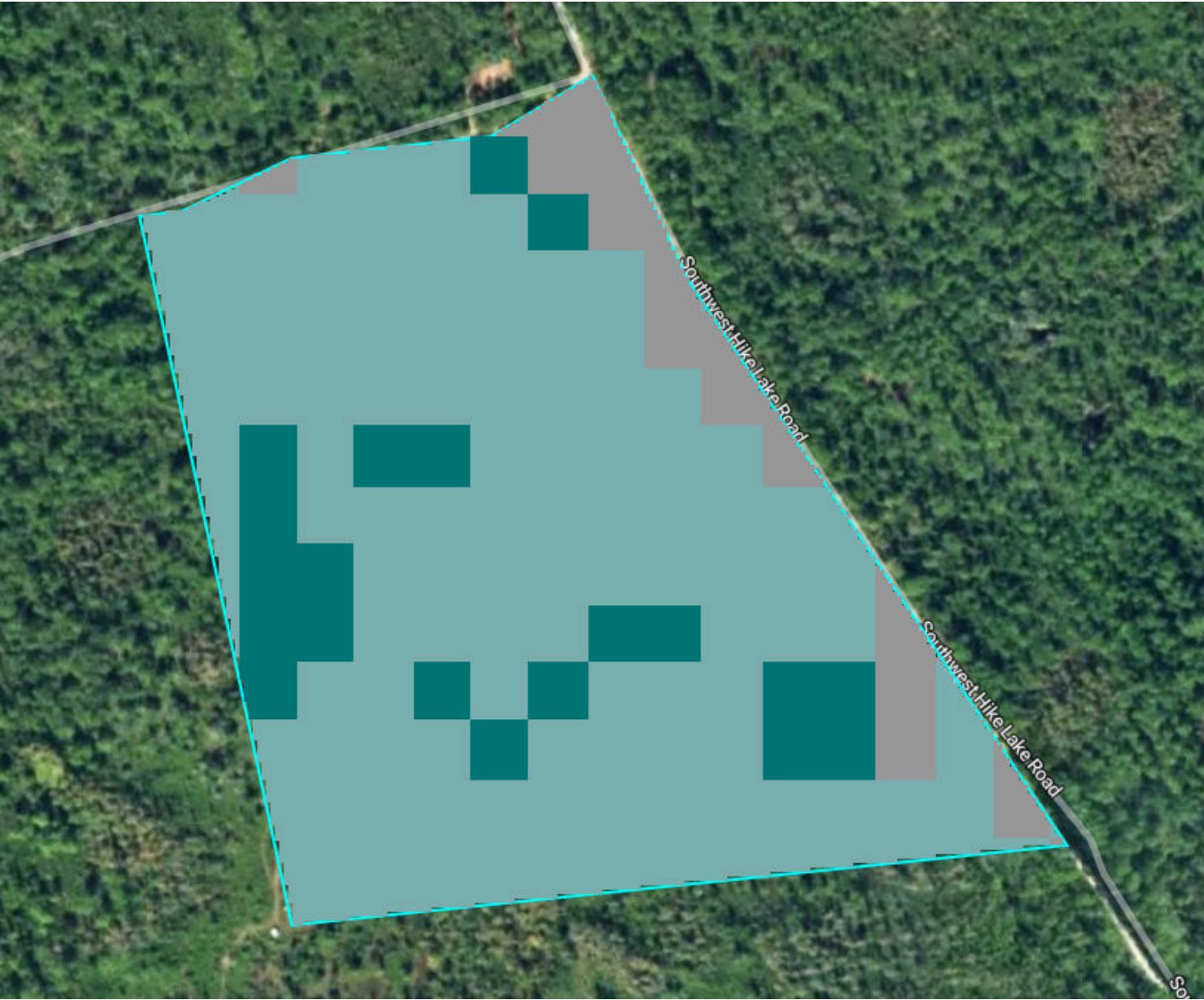
40.5 Acres, 1 Boundary



96.7 feet

100.3 feet

Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 3.5 feet	Min: 96.7 feet	Max: 100.3 feet
		Slope: 1%	Min: 0%	Max: 4%

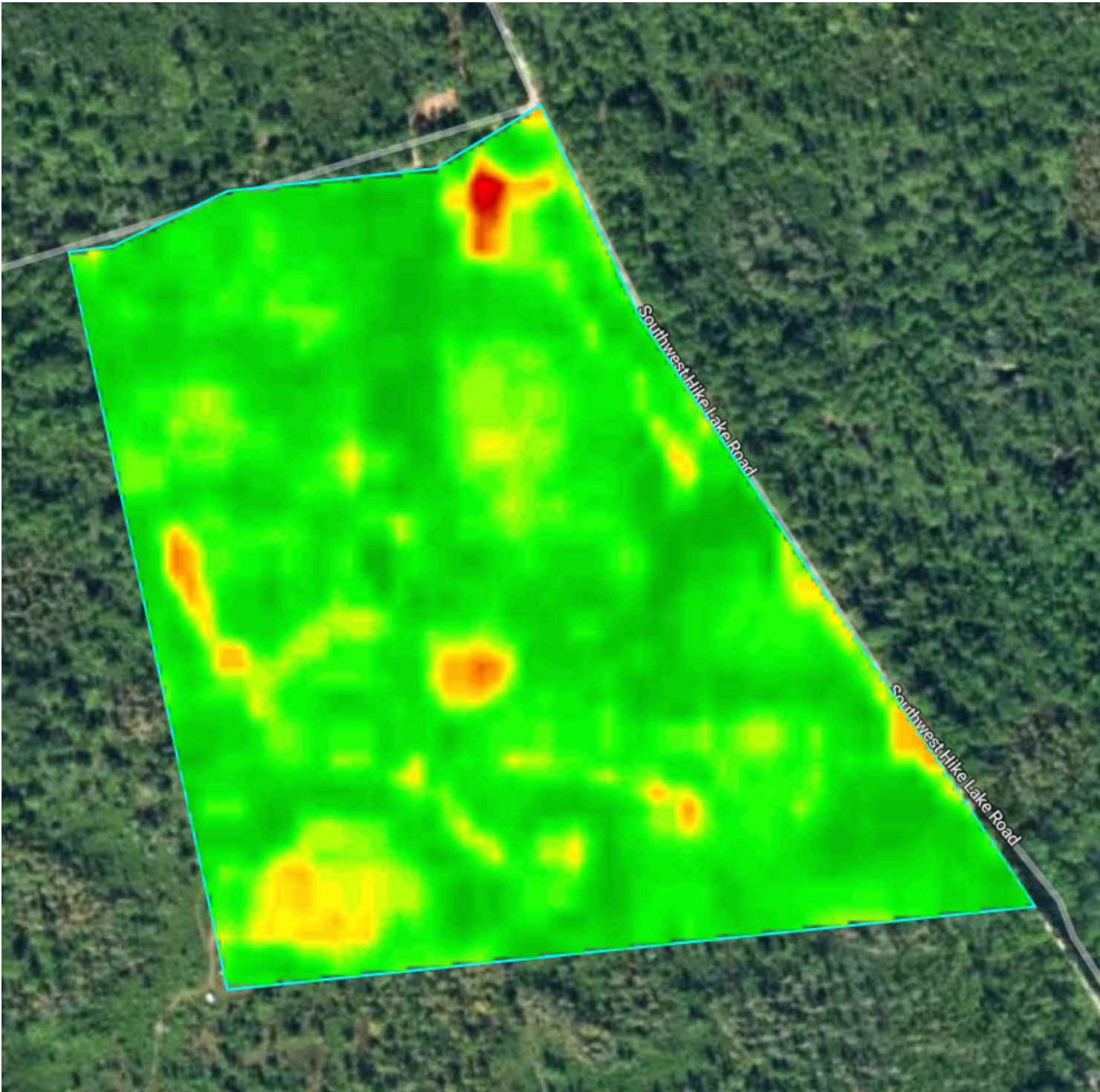


Vegetation Index



40.5 Acres, 1 Boundary

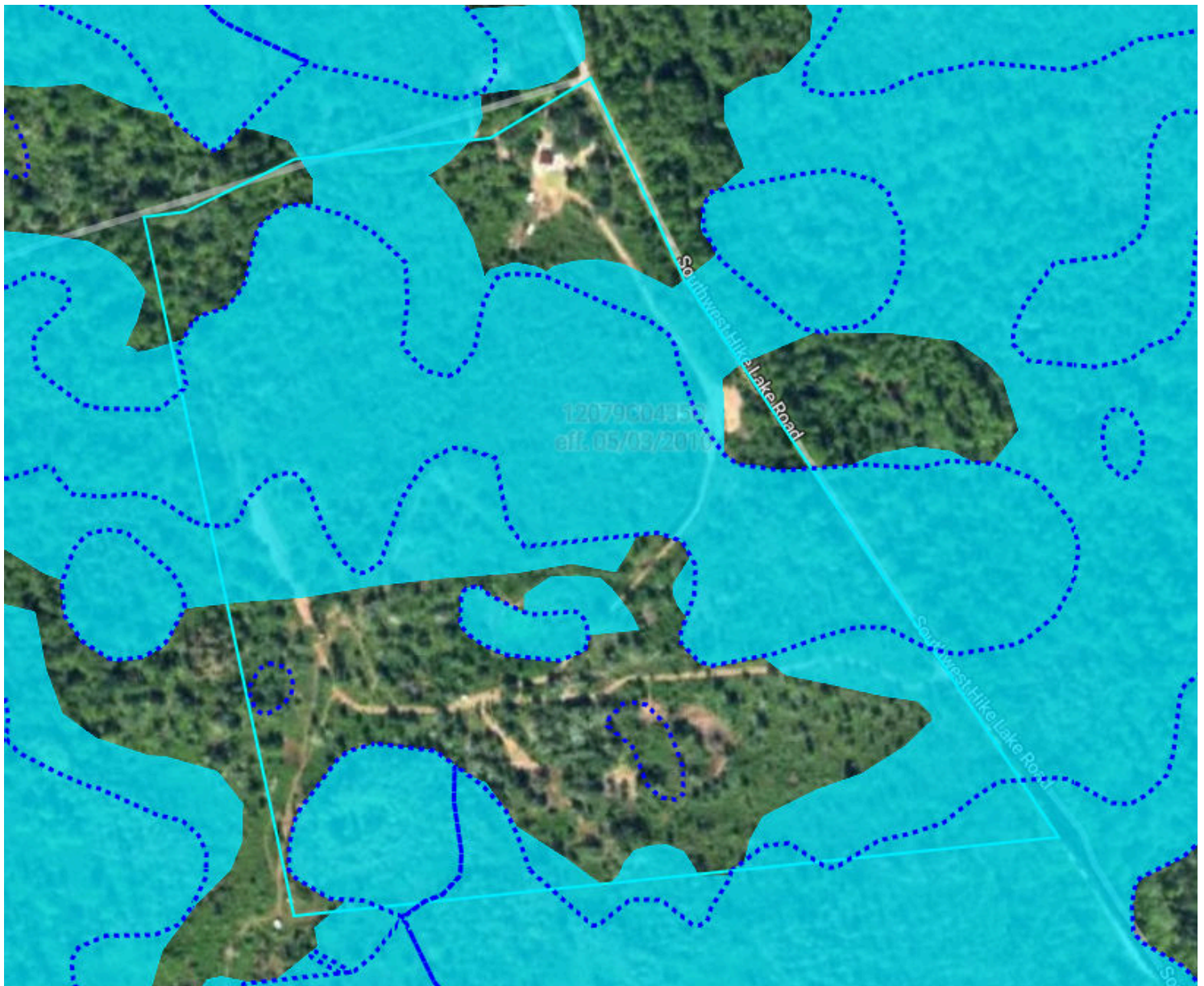
2024



Standard Deviation: 2.8 Mean: 80.4 Min: 59.5 Max: 87.2

40.5 Acres, 1 Boundary





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

40.5 Acres, 1 Boundary

2023



2021

