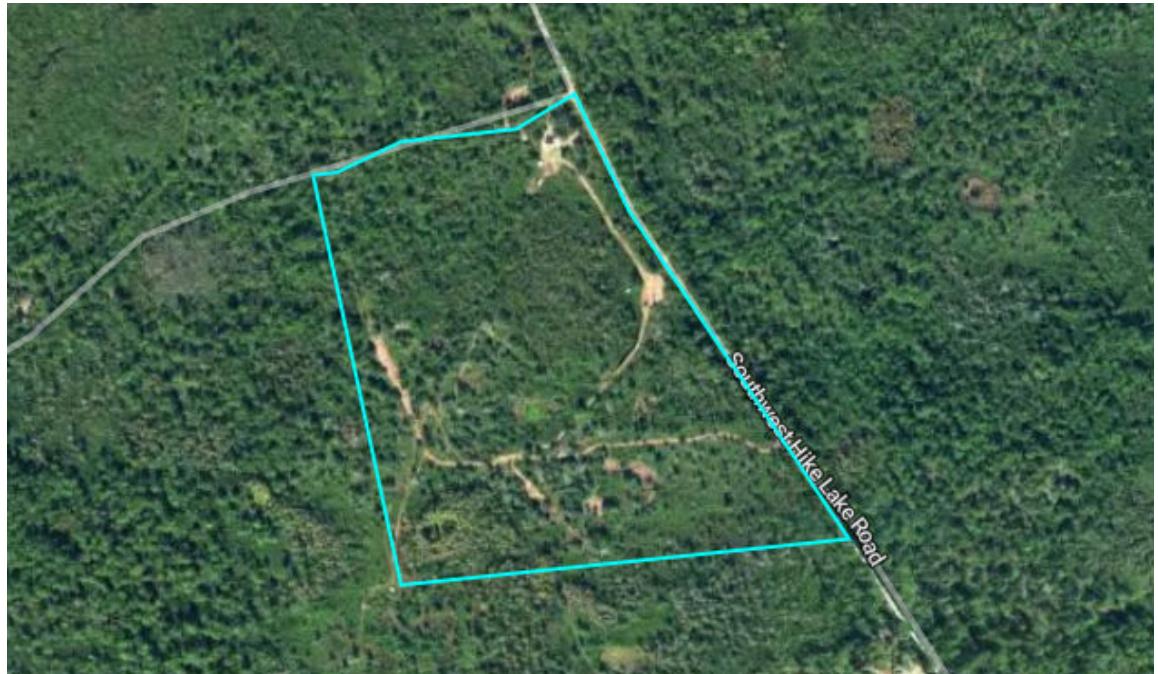


Ben Jones

Broker



40.5 Acres



## Mossy Oak Properties

145 NW Caney Ave

Madison, FL 32340

850-973-2200

# Property Overview



40.5 Acres, 1 Boundary



# Property Overview



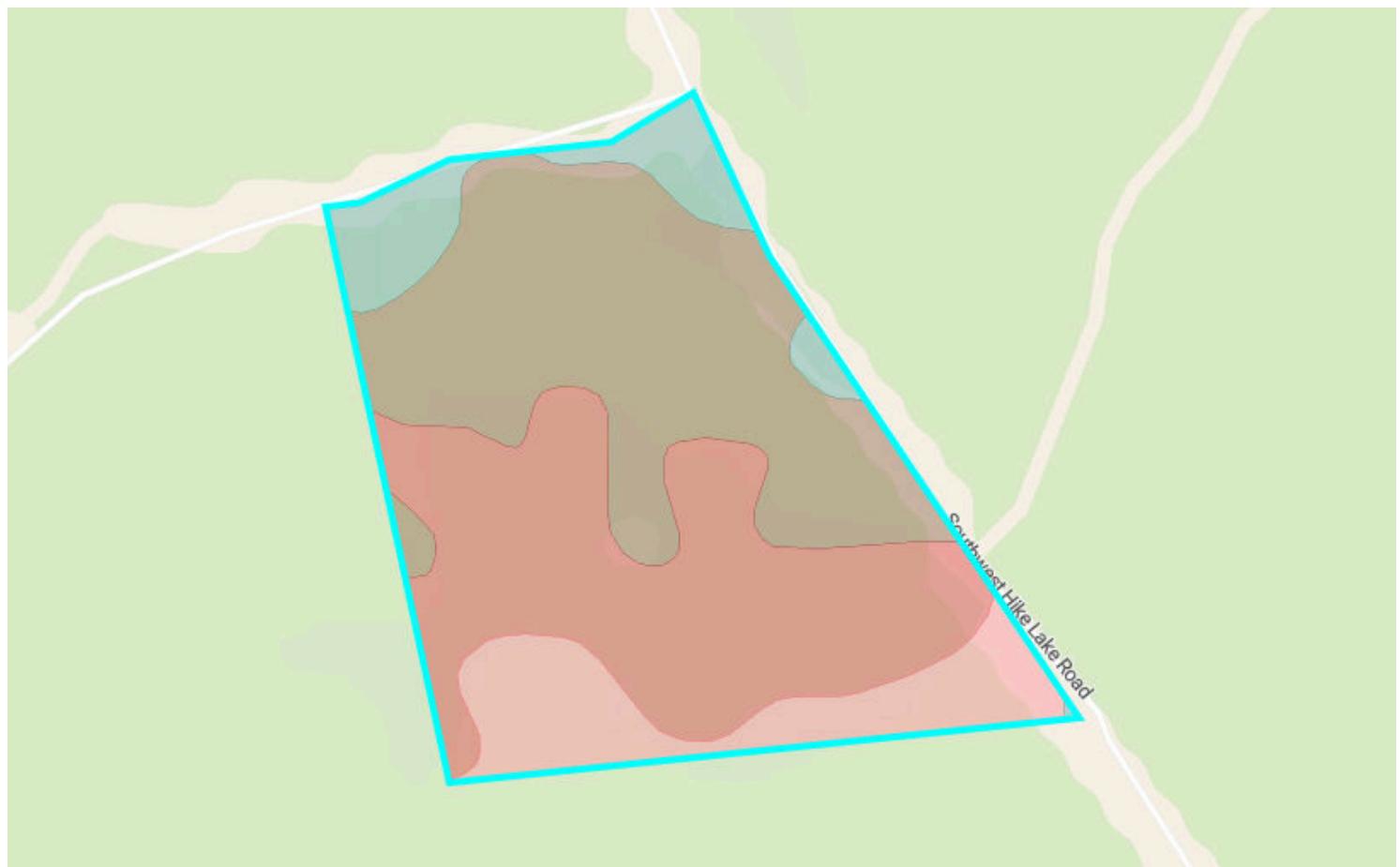
Madison County, FL

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 -	<b>Legal Description</b> LOT # 95 OR 286 PG 90 OR 1306 PG 170 OR 1368 PG 300 OR 1370 PG 249		

40.5 Acres, 1 Boundary



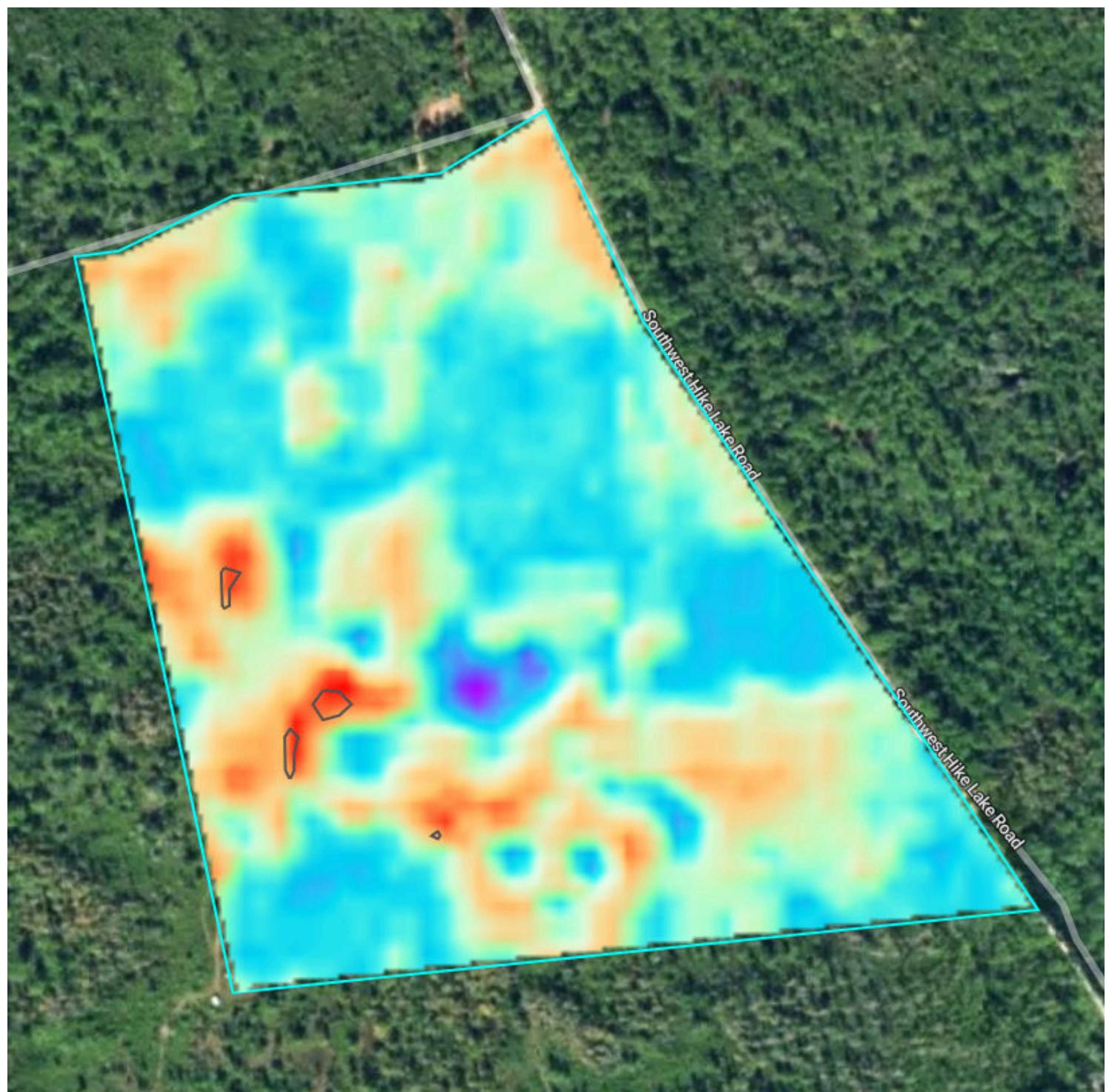
○ 20.8/100 NCCPI

	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%

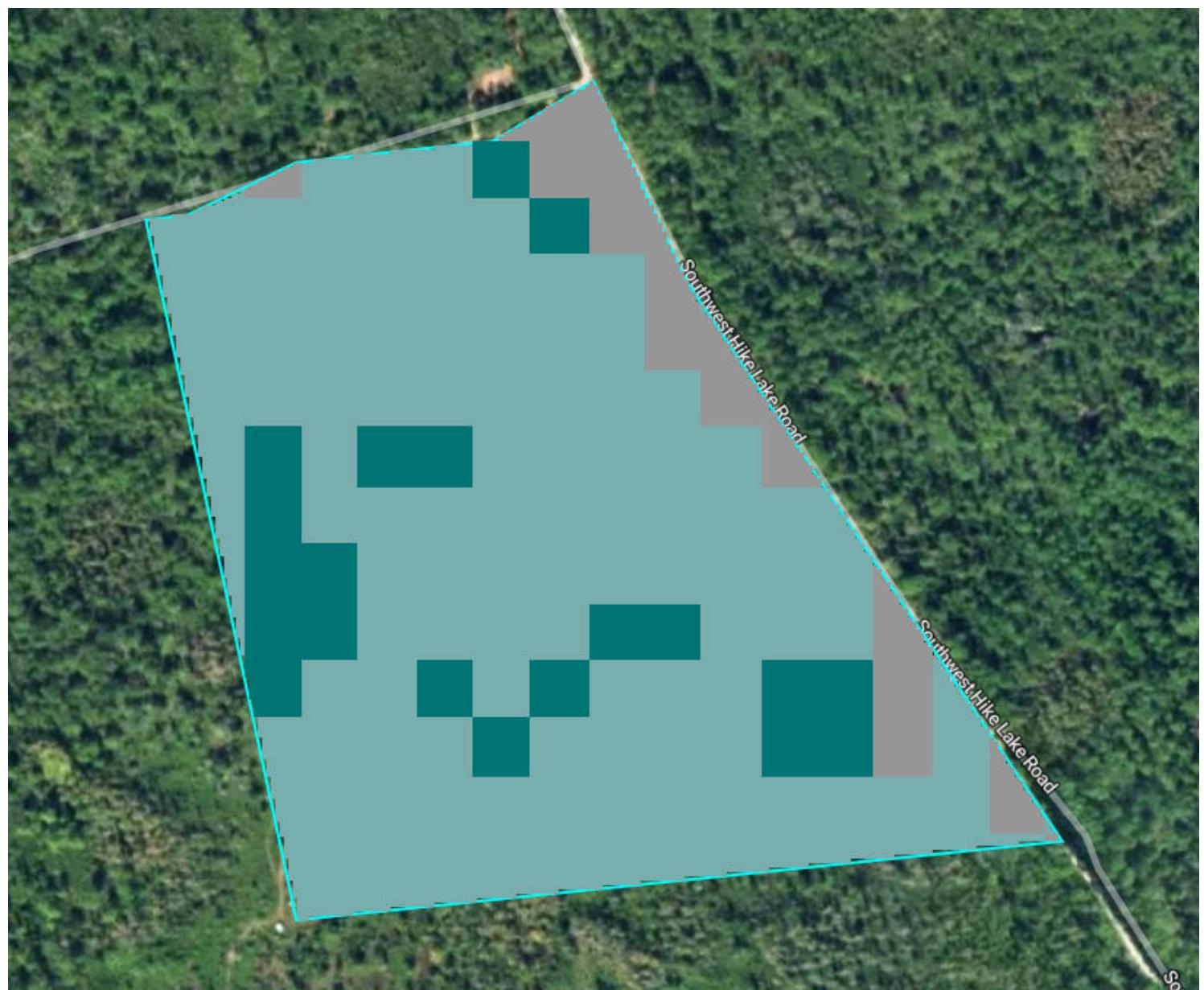
Min: 0%

Max: 4%

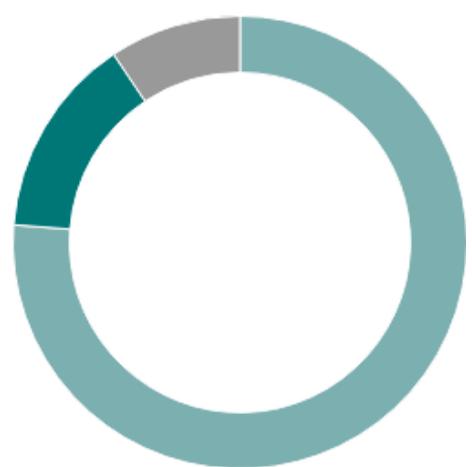
# Land Cover - 2024



40.5 Acres, 1 Boundary



Type	% Coverage
Woody Wetlands	76.2 %
Evergreen Forest	14.4 %
Developed/Open Space	9.4 %
Other	0 %

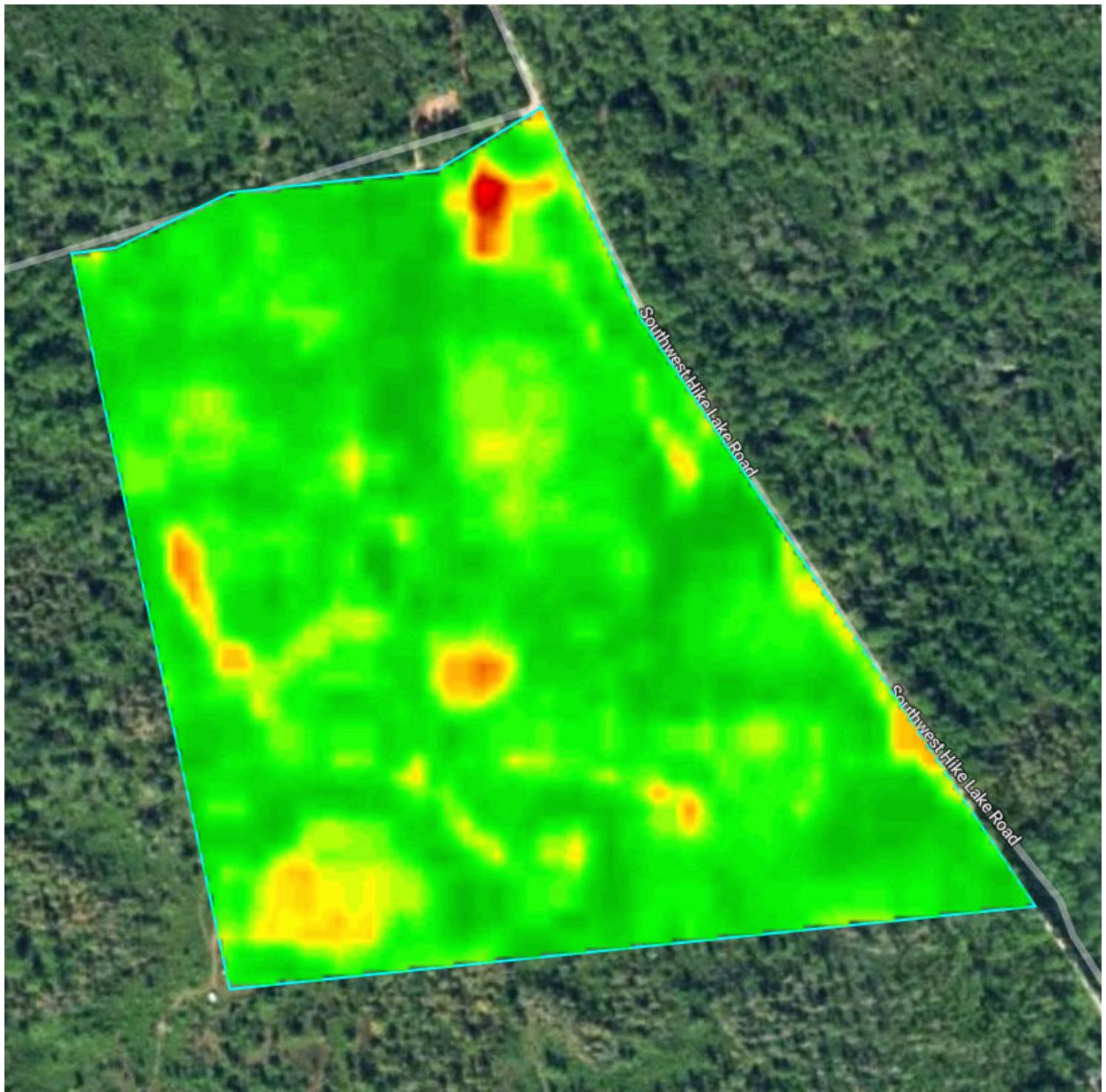


# Vegetation Index



40.5 Acres, 1 Boundary

2024



0 (unhealthy)

100 (healthy)

Standard Deviation: 2.8

Mean: 80.4

Min: 59.5

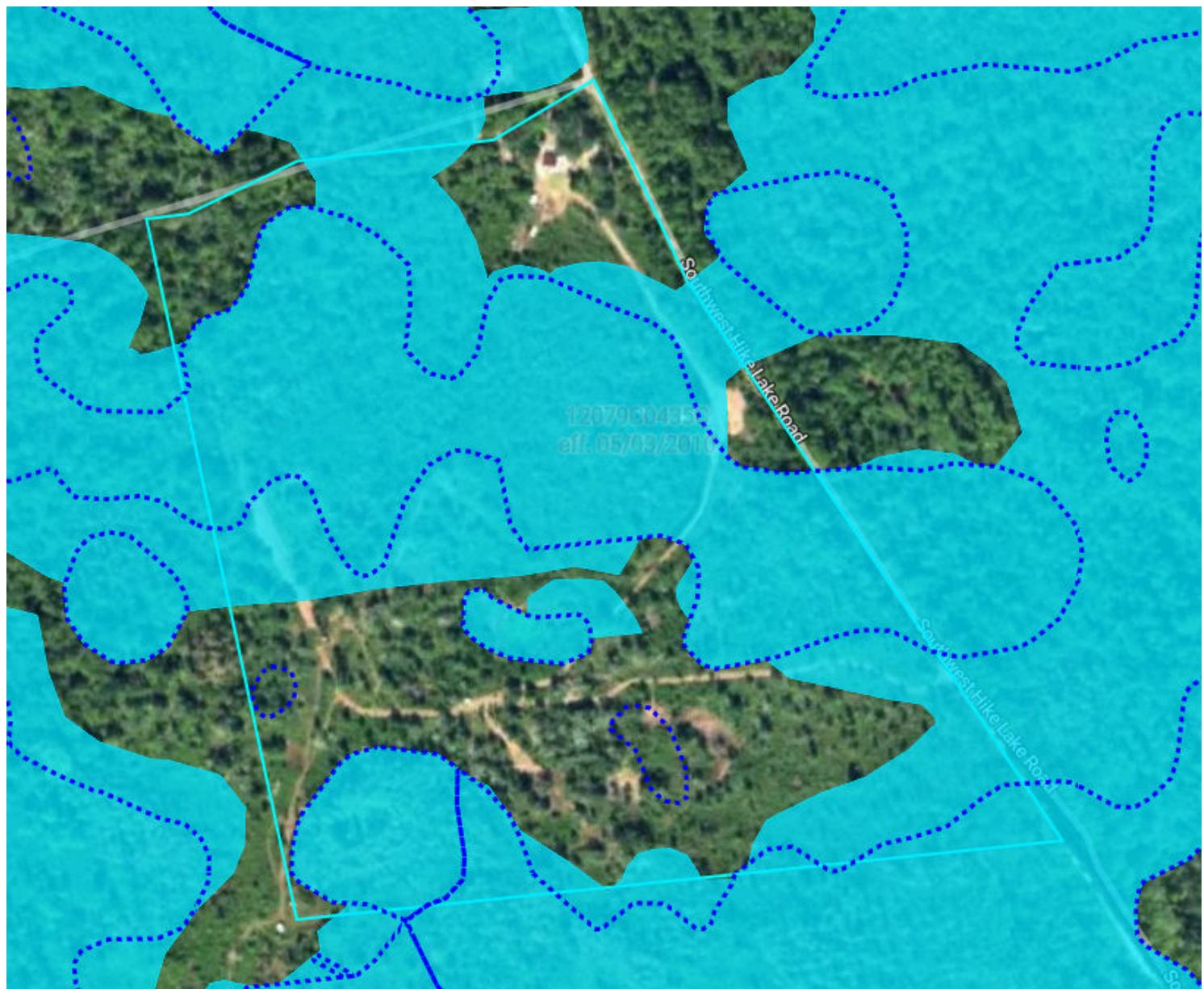
Max: 87.2

**40.5 Acres, 1 Boundary**

# Flood (FEMA Report)



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

# Historical Imagery



40.5 Acres, 1 Boundary

2023



2021

