



**AREA:** 2-Flagler Beach  
**SUBDIVISION:** Atlanta Beach  
**NEIGHBORHOOD:** Not Assigned  
**COUNTRY:**  
**ZONING:** SFR  
**LOCATION:** Other-See Remarks  
**PRESENT USE:** Vacant  
**LAND TYPE:**  
**LOT DESCRIPTION:** Regular Lot  
**ACREAGE:** 0.19  
**PARCEL SIZE:**  
**PROPERTY SQFT:** 8150

**LEGAL DESCRIPTION:** Flagler beach. lot 16  
**LOT SIZE:** 50x163  
**WATERFRONT FEET:** 0  
**REAR EXPOSURE:** S  
**FRONTAGE:** Ocean View  
**NAVIGABLE:**  
**PRESENTLY ZONED:** Single Family  
**PAID SEWER:** 0  
**TAX ID:**  
**TAX AMOUNT:** 4762  
**TAX YEAR:** 2005  
**HOA :** No  
**CONDO/HOA FEE \$:**  
**HOA PAYMENT:**  
**MAINTENANCE FEE/ANNUAL:** 0  
**HOA NAME:**  
**HOA PHONE:**  
**COMMON CLUB AMENITIES:**  
**ASSESSMENT:**

**CHARACTER OF AREA:** Scenic  
**CHARACTER OF AREA II:**  
**RESTRICTIONS/REQUIREMENTS:**  
**GARAGE DIMENSIONS:**  
**CONSTRUCTION:**  
**BUILDINGS:**  
**IMPROVEMENTS:** None  
**FENCING:**  
**ROAD:** Government Maintained, Paved  
**UTILITIES:** Cable, Sewer-Public, Water-Public, Other-See Remarks  
**WATER:** City  
**SEWER:** City Sewer

**DRIVING DIRECTIONS:** A1A between 25th & 26th South

**PUBLIC REMARKS:** Zoned single family. Drive by on A1A with unobstructed ocean views. Property goes street to street for easy access and egress.



**TIMOTHY KENNELLY, JR.**  
 Contact #: (386) 503-9064  
 Agent Email: [tim@palmcoastagent.com](mailto:tim@palmcoastagent.com)  
**PRUDENTIAL WARREN REAL ESTATE**

