

**1200 Blk Lloyd Street**

**And three parcels located at 1200**

**Blk North H Street**

**Pensacola, FL**



**DANNY A. ZIMMERN**



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## **DISCLOSURE**

This property is owned by: The Escambia County School District.

All square footage, dimensions, acreage amounts, and other descriptive information contained in this Property Information Package are based upon information provided by others including: the Sellers, Seller's Consultants, or Seller's Agents and is believed to be correct; however, Purchaser and/or Purchaser's Agent / Broker shall bear total and complete responsibility to confirm any and all information contained herein and shall only rely on that independent investigation and verification. Scoggins III, Inc. nor any of its agents, staff or employees, shall not be responsible or liable for the reliability of the information contained herein, nor in any way if the Seller fails to honor any bid or refuses to or cannot close title in accordance with the winning bid or contract entered in respect thereof. All information contained in these materials was derived from sources believed to be correct, but is not guaranteed. This offer is not available to residents of any State in which this Real Property is not in compliance with the Real Property laws or other laws of that State.

Notice is hereby given that all transactions involving real property must be approved by the School Board (the "Board") after proper notice, presentation and consideration. Any offer to Buy or Sell, shall be presented to the Board at a regularly scheduled meeting of the Board, after proper notice, presentation and consideration. Any Offer to Purchase Real Property owned by The Escambia County School District shall be irrevocable and may not be withdrawn by Seller prior to the scheduled Board Meeting. Once the Board accepts an offer, said offer and acceptance shall become a legally binding contract fully enforceable by either party hereto. If the Board fails to accept an offer said offer shall be automatically withdrawn and from thenceforth shall be null and void with no further action required.

Danny A. Zimmern, and Scoggins III, Inc., may offer guidance regarding the procedure for Real Property matters involving the Escambia County School District. Scoggins III, Inc. acts as a consultant to the Escambia County School District regarding Real Property matters, and all communications with any agent or representative of Scoggins III, Inc., are confidential between the parties.

All direct communications with any staff member, including general delivery mail, of the Escambia County School District are subject to Florida's broad Sunshine Laws.



**Parcel:** 00-0S-00-9050-018-071  
00-0S-00-9050-017-071  
00-0S-00-9050-016-071  
00-0S-00-9050-014-071

**Zoning:** R-1AAA

**Land Size:** Combined parcels: .49 +/- acre; Three parcels fronting H Street .11 +/- Acres, Parcel front Lloyd .16 +/- acres.

**Property Overview:** Property is located at the corner of Lloyd and North H Street. It consist of 4 parcels.

**Showing:** For showing information please contact Danny Zimmern, Agent for Escambia County School District by email at [dannyzuf@aol.com](mailto:dannyzuf@aol.com) or at office 850-434-7777 or cell 850-232-1944.

**Asking \$17,500.00 per Parcel**



# Aerial



# Zoning Overview





# Evacuation & Flood Information

## Escambia County, FL - Address Search

1200 OF NORTH H ST BLK



### Warning: This is not a survey

This site was prepared by the Escambia County GIS Division and is provided for information purposes only. It is not to be used for development of construction plans or any type of engineering services based on the information depicted herein and is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

### Administrative Report

Parcel Site Address:	1200 OF NORTH H ST BLK
Parcel Ref (link to Property Appraiser):	<a href="#">00-0S-00-9050-018-071</a>
Tax Collector ID (link to Tax Collector):	<a href="#">144156000</a>
Commission District:	3
Jurisdiction:	CITY OF PENSACOLA
Zip Code of Site Address:	32501 (Note: Must be verified with USPS)
Water Franchise:	EMERALD COAST UTILITIES AUTHORITY
Elementary School Zone:	Global Learning Academy (Note: Must be verified with the ECSD)
Middle School Zone:	Workman (Note: Must be verified with the ECSD)
High School Zone:	Pensacola (Note: Must be verified with the ECSD)
Voting Precinct:	14
Polling Place:	Fricker Community Center (Note: Must be verified with the ECSOE)

### Emergency Management Report

Hurricane Evacuation Zone:	No
Special Flood Hazard Area:	X
DFIRM Panel:	12033C0390G
Base Flood Elevation:	Not Available
Wind Zone:	140
Fire District:	CITY OF PENSACOLA - 10

# Evacuation & Flood Information

Topographical Report	
Wetlands Attribute (not an official wetland determination):	No
Soils Map Unit Name:	LAKELAND SAND, 0 TO 5 PERCENT SLOPES
Drainage Basin:	PENSACOLA BAY
Drainage Basin Number:	VIII
Land Use Report	
Land use report not available. Please check with the CITY OF PENSACOLA	

# Legal Description

Escambia County Property Appraiser  
**00S009050017071 - Full Legal Description**

S 45 FT OF N 95 FT OF LTS 16 17 18 AND OF E 10 FT OF LT 15 BLK 71 1ST ADDN TO NORTH HILL  
HIGHLANDS PLAT DB 64 P 572 OR 4432 P 445 CA 114

Escambia County Property Appraiser  
**00S009050018071 - Full Legal Description**

S 45 FT OF LTS 16 17 18 AND OF E 10 FT OF LT 15 BLK 71 1ST ADDN TO NORTH HILL HIGHLANDS  
PLAT DB 64 P 572 OR 4545 P 642 CA 114

Escambia County Property Appraiser  
**00S009050016071 - Full Legal Description**

N 50 FT OF LTS 16 17 18 AND OF E 10 FT OF LT 15 BLK 71 1ST ADDN TO NORTH HILL HIGHLANDS  
PLAT DB 64 P 572 OR 4375 P 730 CASE NO 81-1918-CA-01 CA 114

Escambia County Property Appraiser  
**00S009050014071 - Full Legal Description**

LT 14 AND W 20 FT OF LT 15 BLK 71 1ST ADDN TO NORTH HILL HIGHLANDS PLAT DB 64 P 572 OR  
4504 P 437 CA 114