



County: Alachua
Subdiv: LAKE BONNET FARMS
Subdiv/Condo:
Style: Unimproved Land
On Market Date: 01/23/2024
Total Acreage: 5 to less than 10
Price Per Acre: \$16,543.00
Flood Zone Code: x
For Lease: No
Total Annual Assoc Fees: 800.00
Average Monthly Fees: 66.67
Status: Active
List Price: \$89,000
Special Sale: None
ADOM: 0
CDOM: 484
Pets: Yes

Build your dream home on over 5 acres with access to Bonnet Lake! This wooded lot provides a great opportunity to customize your home. Natural, wooded land with trees and some cleared areas, with gazebo and dock on Bonnet Lake provided by the HOA. A short ride on the public road gives access to the water to enjoy a day of fishing and clear skies and trees surrounding you in this Florida wilderness. Indulge in water activities, host lakeside gatherings, and savor the serenity of the natural surroundings.

Land, Site, and Tax Information

SE/TP/RG: 9-09-22	Zoning: A	Block/Parcel:
Subdivision #:	Future Land Use:	Front Footage: 693
Between US 1 & River:	Zoning Comp:	Front Exposure: South
Tax ID: 18648-001-006	Tax Year: 2023	Lot #: 6
Taxes: \$1,457	Annual CDD Fee:	Subdiv/Condo:
Homestead:	Development: Lake Bonnet Farms	Flood Zone: x
AG Exemption YN:	Additional Tax IDs:	
Alt Key/Folio #:	Complex/Comm Name:	
Add Parcel: No	Land Lease Fee:	
Legal Desc: LAKE BONNET FARMS UNREC'D S/D LOT 6 OR 4161/0237	Lot Size Acres: 5.38	Lot Size: 234,353 SqFt / 21,772 SqM
Ownership: Fee Simple	Waterfront Ft: 0	
Book/Page:	Water Name: LAKE BONNET	
Lot Dimensions: 326x693	Water Extras: Yes-Fishing Pier	
Water Frontage: No		
Water Access: Yes-Lake		
Water View: No		
Utilities: Electrical Nearby	Road Surface Type: Dirt, Paved, Unimproved	
Water: None, Well Required		
Sewer: None, Septic Needed		
Horse Amenities:		
Road Surface Type: Dirt, Paved, Unimproved		
View: Trees/Woods		

Community Information

HOA / Comm Assn: Yes	HOA Fee: \$800	HOA Pmt Sched: Annually	Mo Maint\$(add HOA):
Master Assn/Name: No		Master Assn Fee:	Master Assn Ph:
Elementary School: Chester Shell Elementary School-AL		Middle School: Hawthorne Middle/High School-AL	High School: Hawthorne Middle/High School-AL

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