

## Vacant Lot Inspection Report

**Inspection Date:** *September 17th, 2025*

**Location:** *Putnam County 42-10-27-6850-2860-0700 (Napoleon St)*

### Observations:

- This lot is approximately 0.17 acres per GIS data (<https://pamap.putnam-fl.gov/PropertyAppraiserPublicMap/>). This is a north facing lot on Napoleon St north of Ocean St and west of N 15<sup>th</sup> St. There are no markers, stakes, iron rods, etc marking the lot corners however there are properties to the east and west with fences that follow front to back that delineate the property's east and west border.
- There are 45 ft tall power poles and lines that cross over Napoleon St and connect to a power pole placed at the northwest corner of the lot. There is a utility junction box here also.
- The property is mostly level, with a slight slope to the south.
- There is no evidence of flooding or erosion on the lot as seen from the air or the ground. Runoff to the south does not appear to collect or erode onto any neighboring properties.
- The property has 10-40ft tall trees with thick bushes and shrubs. There are no clearings that can be seen from the air and the ground with the exception of southernmost part of the property which is partially cleared. Walking through the property is not possible from the frontage (Napoleon St) due to the thick bushes and shrubs. It is possible to access the rear of the property through the neighboring property to the south (1502 Ocean St).
- There are no discernable buildings on the property. There is the hull of a small boat that exists on the southern part of the property. There are several tires that have been disposed of on the northern part of the lot along Napoleon St. Other small waste has collected here as well.
- Neighboring properties to the east and west each have a permanent single family home (1507 Napoleon St and 1014 N 15<sup>th</sup> St).
- Cell reception with Verizon and T-mobile had moderate 4G service with good reception (4 bars). Phone calls and messaging were possible and internet browsing was fast with both services.
- Roads leading to the subject property (16<sup>th</sup> and N 15<sup>th</sup> St) are paved and in good repair.

**Overall, the lot is in good condition and would be suitable for development after being fully cleared and waste items removed.**