

**02-2N-11-0083-00J0-0170 & 02-2N-11-0083-00J0-0180 -  
2.30 ACRES - BIG CEDAR DR, MARIANNA, FLORIDA  
32448**

<https://gatewaylandinvestments.com>

Discover the perfect blend of space, privacy, and investment potential with this 2.30-acre double lot, combining Lots 17 and 18 in the desirable Compass Lake Hills Unit 2 subdivision. Made up of a 1.14-acre lot and a 1.16-acre lot, this spacious property offers approximately 108,900 square feet of level land, providing plenty of room to build your dream home, create a private retreat, or invest in one of North Florida's growing communities. The property offers dirt road access with power available nearby. A private well and septic system will be required for development. Zoned Vacant Reside...

**\$29,700**

- Florida
- Available
- Cash Price

## Basics

**Parcel ID:** 02-2N-11-0083-00J0-0170 & 02-2N-11-0083-00J0-0180 **Size:** 2.30 acres

**County:** Jackson

**State:** Florida

**Status:** Available

## Property Details

**Cash Price:** \$29,700

**Owner Financing:** \$300 down, \$640 for 60 months, for a total price of \$38,700

**GPS:** 30.59064, -85.30464

**Legal:** Lot 17 & 18 Blk J Compass Lakehills Unit 2

**Elevation:** 218'

**Terrain:** Level

**Access:** Dirt Road

**Power:** Power in the Area

**Water:** A Well is Required

**Sewer:** A Septic Tank is Required

**Zoning:** Vacant - Residential Land

**RV Living:** Not Allowed

**Mobile Homes:** Allowed

**Manufactured:** Allowed

**Taxes/Year:** \$95.20

**Conveyance:** Warranty Deed

## GPS Coordinates

**Center:** 30.59064, -85.30464

**Northwest:** 30.590315, -85.305007

**Northeast:** 30.590966, -85.304275

**Southwest:** 30.589758, -85.304283

**Southeast:** 30.590423, -85.303570



## HOA / POA Information

**POA Name:** Compass Lake in the Hills (Voluntary Fee)

**Annual Fee:** \$0.00

**Phone:** (850) 579-4303

**Website:** <https://compasslake.org/>