

DUE DILIGENCE REPORT



Property Details

Owner Name(s):	CHARLIE RAY BROWN & JACQULAIN S BROWN
Assessor's Parcel Number:	00032-04-065
Property Address:	713 Branch Rd, Timmonsville, SC 29161
County, State:	Florence County, SC
Subdivision:	N/A
Lot Number:	1
Legal Description:	OFF ST HWY 145 LT 1
TRS:	N/A
Parcel Size:	1 acre
Terrain Type:	Plain
Lot Dimensions:	172.46 feet North 249.42 feet East 136.62 feet South 231.77 feet West
Elevation:	42.0 m or 137.9 feet
Flood Zone / Wetlands:	No
Notes:	See attached deed for complete legal description

Property Location / Access

Google Map Link: <https://maps.app.goo.gl/V8CZsSGBNP6zgnWY7>

GPS Coordinates (Center):	34.15640, -79.93075
GPS Coordinates (corners):	34.156462, -79.931196 NW 34.156829, -79.930834 NE 34.156313, -79.930296 SE 34.156064, -79.930637 SW
City or County Limits:	County
School District:	Florence School District 4
Access To Property:	Yes, via Branch Rd
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	SC-403
Closest Major City:	Columbia, South Carolina (1 hr 22 min, 75.8 miles)
Closest Small Town:	Timmonsville, South Carolina (5 min, 2.4 miles)
Closest Gas Station:	bp, 721 E Smith St, Timmonsville, SC 29161 (5 min, 3.1 miles)
Nearby Attractions:	Ebenezer Park, 842 S Ebenezer Rd, Florence, SC 29501 (10 min, 6.6 miles) Lynchburg Savanna Heritage Preserve, Lynchburg, SC 29080 (22 min, 16.4 miles) Environmental Discovery Center, 5094 County Park Rd, Coward, SC 29530 (26 min, 18.3 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$4,500.00
Assessed Actual Value:	\$4,500.00
Back Taxes Owed? If so amount owed:	Yes, \$96.37
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$93.56

Notes:	Taxes are due for the year 2025. The values updated above are for the year 2025 and tax amount is for the year 2025.
Zoning & Restriction Information	
Zoning / Property Use Code:	Unzoned as per County
What can be built on the property?	Single-Family Detached, Manufactured Home, Tiny Home - See the attached file
Time limit to build?	Building permit is good for six months but it can be further extended upon passing an inspection.
Is camping allowed?	Per County, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, No
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	It should not be older than June 15 1976. Would have to follow county regulations.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	Tiny homes are residential structures defined under the 2021 South Carolina Residential Code and are permitted in unzoned areas where standard manufactured homes are allowed.
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	Short-term rentals are regulated as Bed & Breakfast Inns and are permitted in unzoned areas.

Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate CC&R's if any
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	Book / Page: B649 / 1773
Notes:	This parcel is OUTSIDE the city limits. The information above is based on county restrictions, unable to locate subdivision CC&R's if any.

Utility Information

Water?	Water is available. Would have to contact Florence Water Department (843-665-3155).
Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact Duke Energy (800-452-2777) or MPD Electric Cooperative Inc (843-665-4070).
Gas?	Would have to contact Suburban Propane (843-346-2311) or Battle LP Gas Company (843-661-5798).
Waste?	Would have to contact Allied Waste Services (803-428-2590) or Florence Co Recycling Center (843-665-3050).
Notes:	Per Florence Water Department, water is available however septic is required.

County Contact Information

County Website:	https://www.florenceco.org/
Assessor Website:	https://www.florenceco.org/offices/tax-assessor/
Treasurer Website:	https://www.florenceco.org/offices/elected/treasurer.php
Recorder Website:	https://www.florenceco.org/offices/register-of-deeds/
GIS Website:	https://flocogis.maps.arcgis.com/home/index.html
Zoning Link:	https://www.florenceco.org/planning/
Phone number for Planning Dept:	(843) 676-8600
Phone number for Recorder:	(843) 665-3032
Phone number for Treasurer:	(843) 665-3041
Phone number for Assessor:	(843) 665-3056
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A