

# DUE DILIGENCE REPORT



## Property Details

Owner Name(s):	MARQUISE ALEXANDRE
Assessor's Parcel Number:	088-00-04-060
Property Address:	Rosemary Rd, Yemassee, SC 29945
County, State:	Jasper County, SC
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	South Of Point South Old Address Rt 2 Box 421 Ridgeland
TRS:	N/A
Parcel Size:	0.77 acres
Terrain Type:	Plain / Wooded
Lot Dimensions:	119.61 feet North 307.15 feet East 194.98 feet South 222.16 feet West
Elevation:	13.0 m or 42.7 feet
Flood Zone / Wetlands:	No
Notes:	<b>See attached deed for complete legal description</b>

## Property Location / Access

Google Map Link: <https://maps.app.goo.gl/6dcmx1oLRc5RxvVo9>

GPS Coordinates (Center):	32.60850, -80.88475
GPS Coordinates (corners):	32.608714, -80.884919 NW 32.608703, -80.884531 NE 32.608078, -80.884298 SE 32.608108, -80.884944 SW
City or County Limits:	County
School District:	Jasper County School District
Access To Property:	Yes, via Rosemary Rd
Road Type:	Dirt
Who Maintains Roads:	County
Closest Highways:	US-17
Closest Major City:	Savannah, Georgia (50 min, 44.9 miles)
Closest Small Town:	Yemassee, South Carolina (13 min, 8.1 miles)
Closest Gas Station:	Shell, 3474 Point S Dr, Yemassee, SC 29945 (5 min, 2.4 miles)
Nearby Attractions:	Old Sheldon Church Ruins, Old Sheldon Church Rd, Yemassee, SC 29945 (14 min, 8.9 miles) Brays Island Golf, 1 Bryans Ferry Pl, Sheldon, SC 29941 (17 min, 10 miles) Henry Chambers Waterfront Park, Bay St, Beaufort, SC 29902 (37 min, 26.2 miles)
Notes:	N/A
<b>Property Tax Information</b>	
Assessed Taxable Value:	\$600.00
Assessed Actual Value:	\$10,000.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$203.40

Notes:	The values updated above are for the year 2025 and tax amount is for the year 2025.
<b>Zoning &amp; Restriction Information</b>	
Zoning / Property Use Code:	RESIDENTIAL DISTRICT - (R)
What can be built on the property?	<b>Single-Family Detached, General Farms, Schools, Golf Courses and Country Clubs - Please see the file attached for more details</b>
Time limit to build?	Building permit is good for six months but it can be further extendable.
Is camping allowed?	Per County, No
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Yes
RV restrictions if any:	RVs are only allowed for temporary stays of up to seven consecutive days. After this period, the RV must be stored in a designated parking area.
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	Only one mobile home is permitted per lot in this zoning district. It must be less than 30 years old and comply with all building codes and setback requirements.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	There is no minimum size requirement for a tiny home. Would have to follow building code and setbacks.
Are short term vacation rentals allowed?	Per County, No
Vacation rental restrictions if any:	N/A

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:	<b>Unable to locate CC&amp;R's if any</b>
CC&R Information:	N/A
Deed Availability:	Deed is attached
Deed Information:	Deed Book/Page: 1135/893
Notes:	<b>This parcel is OUTSIDE the city limits. The information above is based on county restrictions, unable to locate subdivision CC&amp;R's if any.</b>

### Utility Information

Water?	Would have to dig a well.
Sewer / Septic?	Would have to install a septic.
Electric?	Would have to contact Palmetto Electric Cooperative (866-445-5551) or Dominion Energy (888-333-4465).
Gas?	Would have to contact Propane refilled at KOA (843-726-5733) or Blue Rhino Propane.
Waste?	Would have to contact Jasper County Solid Waste Collection & Recycling (843-726-7740).
Notes:	<b>Per County's Planner and Beaufort-Jasper Water &amp; Sewer Authority, well and septic is required.</b>

### County Contact Information

County Website:	<a href="https://www.jaspercountysc.gov/">https://www.jaspercountysc.gov/</a>
Assessor Website:	<a href="https://qpublic.net/sc/jasper/">https://qpublic.net/sc/jasper/</a>
Treasurer Website:	<a href="https://www.jaspercountysc.gov/services/taxes/treasurer/">https://www.jaspercountysc.gov/services/taxes/treasurer/</a>
Recorder Website:	<a href="https://www.jaspercountysc.gov/services/register-of-deeds/">https://www.jaspercountysc.gov/services/register-of-deeds/</a>
GIS Website:	<a href="https://www.jaspercountysc.gov/services/maps-and-gis/">https://www.jaspercountysc.gov/services/maps-and-gis/</a>
Zoning Link:	<a href="https://www.jaspercountysc.gov/services/planning-and-building/">https://www.jaspercountysc.gov/services/planning-and-building/</a>
Phone number for Planning Dept:	(843) 717-3650
Phone number for Recorder:	(843) 717-3615
Phone number for Treasurer:	(843) 717-3610
Phone number for Assessor:	(843) 717-3620
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A