

**Variance Application: VAR 25-0638**

LUHO Hearing Date:

May 27, 2025

Case Reviewer:

Joseph Reinbold

**Hillsborough  
County Florida**

Development Services Department

Applicant: Thomas E. Marvin III &amp; Casey L. Marvin Zoning: ASC-1

Address/Location: 3311 Pearson Rd., Valrico, FL 33596; Folio #'s 87251.4000 &amp; 87251.4025

**Request Summary:**

The applicant is requesting a variance to flag lot access requirements to allow for a flag lot in the Urban Service Area.

**Requested Variances:**

LDC Section:	LDC Requirement:	Variance:	Result:
6.02.01.B.4	A flag lot may be created to serve a single parcel provided the subdivision is located within the Rural Area and an agricultural zoning district.	Allow the creation of a new flag lot within the Urban Service Area	New flag lot within the Urban Service Area

**Findings:**

The subject parcels are part of the certified parcel subdivision application, PI 6055. Folio 87251.4025 requires a variance for a flag lot in the Urban Service Area.

**Zoning Administrator Sign Off:**Colleen Marshall  
Tue Apr 22 2025 09:48:37**DISCLAIMER:**

The variance(s) listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

## SURVEY/SITE PLAN

Received on  
03/25/2025

Development Services

**MAP OF SURVEY**Section 5, Township 30 South, Range 21 East  
Hillsborough County, FloridaBEARINGS BASED AS NOTED  
DRAWING SCALE 1" = 100'THIS IS A SPECIFIC PURPOSE SURVEY TO SHOW THE PROPOSED LOT  
SPLIT FOR CONVEYANCE, THIS IS NOT NOR INTENDED TO BE A  
BOUNDARY SURVEY.BOUNDARY INFORMATION SHOWN HEREON IS BASED ON HISTORICAL  
SECTIONAL INFORMATION, THE BOUNDARY HAS NOT BEEN FIELD  
VERIFIED.**PARCEL 1**A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 5, TOWNSHIP 30 SOUTH, RANGE 21 EAST HILLSBOROUGH COUNTY FLORIDA. BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF  
TH SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE PROCEED  
N01°30'17"E AN ASSUMED BEARING ALONG THE WEST BOUNDARY OF THE SOUTH 1/2 OF TH  
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 198.06 FEET,  
THENCE DEPARTING SAID WEST BOUNDARY S89°52'01"E A DISTANCE OF 25.01 FEET TO  
THE APPEARANT EAST RIGHT OF WAY LINE OF PEARSON ROAD AND THE POINT OF  
BEGINNING, THENCE CONTINUE S89°52'01"E A DISTANCE OF 250.06 FEET, THENCE  
N01°30'17"E A DISTANCE OF 213.51 FEET, THENCE N89°44'01"W A DISTANCE OF 250.06  
FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE, THENCE S01°30'17"W  
ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 214.10 FEET TO THE POINT OF  
BEGINNING.  
CONTAINING 1.227 ACRES MORE OR LESS**PARCEL 2**A PARCEL OF LAND IN THE SOUTH 1/2 OF TH SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 5, TOWNSHIP 30 SOUTH, RANGE 21 EAST HILLSBOROUGH COUNTY FLORIDA. BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF  
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE PROCEED  
N01°30'17"E AN ASSUMED BEARING ALONG THE WEST BOUNDARY OF THE SOUTH 1/2 OF TH  
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 198.06 FEET,  
THENCE DEPARTING SAID WEST BOUNDARY S89°52'01"E A DISTANCE OF 275.03 FEET TO  
THE POINT OF BEGINNING, THENCE CONTINUE S89°52'01"E A DISTANCE OF 292.99 FEET,  
THENCE N01°30'17"E A DISTANCE OF 466.64 FEET, THENCE N89°44'01"W A DISTANCE OF  
128.54 FEET, THENCE S01°30'17"W A DISTANCE OF 223.80 FEET, THENCE N89°44'01"W A  
DISTANCE OF 414.50 FEET TO THE APPEARANT EAST RIGHT OF WAY LINE OF PEARSON  
ROAD, THENCE S01°30'17"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET,  
THENCE DEPARTING SAID RIGHT OF WAY LINE S89°44'01"E A DISTANCE OF 250.06 FEET,  
THENCE S01°30'17"W A DISTANCE OF 213.51 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2.468 ACRES MORE OR LESS**HILLSBOROUGH  
SURVEYING, INC**1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567  
(813) 707-9086 (813) 717-9017 FAX  
TIM@HILLSBOROUGHSURVEYING.COM  
LICENSED BUSINESS 6582

JOB # MARVIN SK

**SURVEYOR'S CERTIFICATION**I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY  
THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT  
SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE,  
INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE  
REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND  
THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND  
SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.050  
THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C.).

SHEET 1 OF 1

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NOT VALID WITHOUT THE SIGNATURE AND  
RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

PEARSON RD.

BLOOMINGDALE AVE.

NW CORNER  
S 1/2 SW 1/4 SE 1/4  
SEC. 5-30-21NE CORNER  
S 1/2 SW 1/4 SE 1/4  
SEC. 5-30-21SW CORNER  
S 1/2 SW 1/4 SE 1/4  
SEC. 5-30-21SE CORNER  
S 1/2 SW 1/4 SE 1/4  
SEC. 5-30-21



## Project Description (Variance Request)

1. In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

Variance to allow a flag lot within the urban service area.

The Marvin's purchased Folio no. 087251.2000 in 2015 with the intention of expanding/purchasing surrounding property to build homes for family.

Bivins & Hemenway, P.A. submitted for the Certified Parcel on November 16, 2021 - PI#6055 - Zoning comment response did not mention the flag lot as an issue in comments issued on December 2, 2021, Bivins & Hemenway, P.A. never resubmitted and the project lagged until another surveyor / submittal agent was retained.

Price recorded the deed for the Certified Parcel (087251.4000-Parent Tract / 087251.4025) 04/25/2023.

Landmark Engineering & Surveying Corp. was contracted to take over the project from Bivins & Hemenway, P.A. and we resubmitted, per Site In-Take's email from April 2024.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

LDC Sec. 11.04.02

## Additional Information

1. Have you been cited by Hillsborough County Code Enforcement? ☒ No ☐ Yes  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
☐ No ☒ Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): PI#6055
3. Is this a request for a wetland setback variance? ☒ No ☐ Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
4. Please indicate the existing or proposed utilities for the subject property:  
☒ Public Water ☒ Public Wastewater ☐ Private Well ☐ Septic Tank
5. Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
☒ No ☐ Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Re-claimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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## Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

Several surrounding properties have flag lots and shared driveways, (as recent as 2019).  
When initially submitted flag lot was not commented on.  
Please see attached aerial.

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

Several surrounding properties have flag lots and shared driveways, (as recent as 2019).  
When initially submitted flag lot was not commented on.  
Please see attached aerial.

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

This variance would allow the property to be cohesive with surrounding properties.  
The homes within perimeter of Falling Oaks Drive, Little Road and between Bloomingdale Ave to the Cul-de-sa named Cinnamon Trace Drive have shared driveways on flag lots and have harmoniously maintained these drives on the these lots. Cascio Way, Carpe Diem Court, Family Court and Rockin J Court included.

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (*refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose*).

The flag lot was in apparent harmony in when initially submitted in 2021. The variance would allow for the property to be aligned with the surrounding communities and equivalent to businesses along Bloomingdale Ave and homes along Pearson Road. This particular flag lot is not secluded in nature and does not posses a visibility disadvantage. Parking is not an issue.

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

-The Marvin's purchased Folio no. 087251.2000 in 2015 with the intention of expanding/purchasing surrounding property to build homes for family.  
-Bivins & Hemenway, P.A. submitted for the Certified Parcel on November 16, 2021 - PI#6055 - Zoning comment response did not mention the flag lot as an issue in comments issued on December 2, 2021, Bivins & Hemenway, P.A. never resubmitted and the project lagged until another surveyor / submittal agent was retained.  
-Price recorded the deed for the Certified Parcel (087251.4000-Parent Tract / 087251.4025) 04/25/2023.  
-Landmark Engineering & Surveying Corp. was contracted to take over the project from Bivins & Hemenway, P.A. and we resubmitted, per Site In-Take's email from April 2024.

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Was ok in 2019 submittal, several other flag lots in the vicinity, aerial attached. Neither owner currently has issue with driveway access on Pearson Road.

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This document prepared by  
And after recording return to:

Emma Hemness, Esquire  
Hemness Faller Elder Law  
309 North Parsons Avenue  
Brandon, Florida 33510

Property Appraiser's Folio Number(s): 087251-4000

**QUIT CLAIM DEED**  
**(As to Enhanced Life Estate Interest)**

THIS INDENTURE, made this November 5, 2020, by and between GRANTOR, NOLAN T. PRICE, a married man, whose mailing address is 3311 Pearson Road, Valrico, Florida 33596, and GRANTEE, MARY L. PRICE, a married woman, whose mailing address is 3311 Pearson Road, Valrico, Florida 33596, of the County of Hillsborough, State of Florida,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of \$10.00 Dollars, and other valuable consideration, lawful money of the United States of America, to him in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed to the GRANTEE, her heirs and assigns forever, all the right, title, interest and claim of the GRANTOR in and to the following described real property in Hillsborough County, Florida, to-wit:

The West 567.91 feet of the South ½ of the SW ¼ of the SE ¼ of Section 5, Township 30 South, Range 21 East Less the South 198.00 feet thereof and Less the North 208.75 feet of the West 233.71 feet and Less the West 25.00 feet thereof for road all lying and being in Hillsborough County, Florida.

LESS

A parcel of land lying in Section 5, Township 30 South, Range 21 East, Hillsborough County, Florida, described as follows: The North 223.75 feet of the West 439.40 feet of the S. ½ of the SW ¼ of the SE ¼ of said Section 5, LESS the North 208.75 feet of the West 233.71 feet of the S ½ of the SW ¼ of the SE ¼ of said Section 5. AND LESS the West 25.00 feet thereof for road right-of-way.

**THIS PROPERTY IS THE HOMESTEAD PROPERTY OF THE GRANTOR AND GRANTEE.**

**N.B. Grantor, NOLAN T. PRICE, and Grantee, MARY L. PRICE, previously reserved, as Life Tenants, an enhanced life estate with a contingent remainder interest subject to divestment, in a conveyance dated April 16, 2013, recorded in BK 21818, PG 0610 on 04/16/2013. The sole purpose of this deed is to convey all of the Grantor's interest in the enhanced life estate he previously reserved to the Grantee. Henceforth, the Grantee shall hold such subject property in fee simple subject to divestment.**

By execution of this deed the GRANTOR, NOLAN T. PRICE, irrevocably waives, releases and renounces any and all rights of marital election and/or homestead which he could have or enjoy by reason of him surviving his spouse, MARY L. PRICE; and he does further appoint MARY L. PRICE as his Agent under a limited Durable Power of Attorney provision: to make, execute and deliver any and all further instruments or documents necessary to effectuate the intent and purposes of the above noted waiver, release and renunciation; this provision of power of attorney shall not be affected by the subsequent incapacity or disability of NOLAN T. PRICE N.T.P. [initial]

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this deed under seal on the date aforesaid.

Signed, sealed and delivered  
in the presence of:

Molly Ames  
Witness Print: Molly Ames  
Jamie Holmberg  
Witness Print: Jamie Holmberg

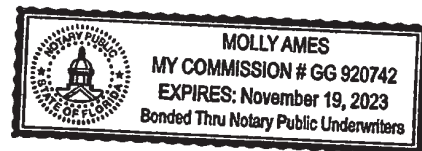
Nolan T. Price  
NOLAN T. PRICE  
3311 Pearson Road  
Valrico, Florida 33596

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of X physical presence or  
online notarization November 5, 2020 by NOLAN T. PRICE, who has produced  
FLDL as identification.

Personally Known \_\_\_\_\_  
Produced Identification X  
Type of Identification FLDL

Molly Ames  
Notary Public--State of Florida  
Print Notary Name: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Prepared by:  
Record and Return to:  
Thomas Edward Marvin III  
3710 Bloomingdale Avenue  
Valrico, FL 33596

### Quit Claim DEED

This Quit Claim Deed made on the 28th day of April, 2023  
Between Mary L Price & Jujuan L Doyle  
Whose mailing address is: 3311 Pearson Road Valrico, FL 33596  
Hereinafter called the first party,

and Thomas Edward Marvin III & Casey Lynn Marvin  
Whose mailing address is: 3710 Bloomingdale Avenue Valrico, FL 33596  
Hereinafter called the second party,

**WITNESSETH**, that the first party, for and in consideration of the sum of \$ 10.00  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby  
remise, release, and quit-claim unto the said second party forever,

       ☐ as joint tenants with right of survivorship [check and initial this line **ONLY**  
if creating a right of survivorship]

all the right, title, interest, claim and demand which the said first party has in and to the  
following described lot, piece or parcel of land, situate, lying and being in the County of  
Hillsborough, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

**TAX FOLIO NUMBER:** 0872514000

To have and to hold the same together with all and singular the appurtenances thereunto belonging  
or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim  
whatsoever of the said first party either in law or equity, to the only proper use, benefit and  
behoof of the said second party.

IN WITNESS WHEREOF, the first party has caused these presents to be executed in his or her  
name this 28th day of April, 2023.

(Wit.) Lori Bullard

(Grantor) Mary L Price

(Wit.) Abigail Sanchez

(Grantor) Jujuan Doyle

State of Florida  
County of Hillsborough

The foregoing instrument is acknowledged before me by means of [X] physical presence or  
[ ] online notarization on this 28th day of April, 2023 by  
Mary L Price & Jujuan L Doyle, the first party, and  
Lori Bullard and Abigail Sanchez as Witnesses, who is/are  
personally known to me or who has/have produced N/A as  
identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Julie Ann Gornik  
Notary Public

My commission expires 03/17/2024  
(Affix Notary Seal)  
Julie Ann Gornik  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG951575  
Expires 3/17/2024

**SCHEDULE A  
LEGAL DESCRIPTION**

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 21 EAST HILLSBOROUGH COUNTY FLORIDA. BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE PROCEED N01°30'17"E AN ASSUMED BEARING ALONG THE WEST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5 A DISTANCE OF 198.06 FEET, THENCE DEPARTING SAID WEST BOUNDARY S89°52'01"E A DISTANCE OF 275.03 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S89°52'01"E A DISTANCE OF 292.99 FEET, THENCE N01°30'17"E A DISTANCE OF 466.64 FEET, THENCE N89°44'01"W A DISTANCE OF 128.54 FEET, THENCE S01°30'17"W A DISTANCE OF 223.80 FEET, THENCE N89°44'01"W A DISTANCE OF 414.50 FEET TO THE APPARENT EAST RIGHT OF WAY LINE OF PEARSON ROAD, THENCE S01°30'17"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE S89°44'01"E A DISTANCE OF 250.06 FEET, THENCE S01°30'17"W A DISTANCE OF 213.51 FEET TO THE POINT OF BEGINNING. CONTAINING 2.468 ACRES MORE OR LESS

03/25/2025

Development Services



**Hillsborough  
County Florida**  
Development Services

## Property/Applicant/Owner Information Form

Application No: <u>25-0638</u>	Official Use Only	Intake Date: <u>03/25/2025</u>
Hearing(s) and type: Date: <u>05/27/2025</u>	Type: <u>LUHO</u>	Receipt Number: <u>462957</u>
Date: _____	Type: _____	Intake Staff Signature: <u>Alexandra Prado</u>

### Property Information

Address: 3311 Pearson Road City/State/Zip: Valrico, Florida 33596  
 TWN-RN-SEC: 05/30/21 Folio(s): 087251.4000 Zoning: ASC-1 Future Land Use: R-4 Property Size: 3.695-acres

### Property Owner Information

Name: Mary L Price & Jajuan L. Doyle Daytime Phone 813-363-3972  
 Address: 3311 Pearson Road City/State/Zip: Valrico, Florida 33596  
 Email: jujuandoyle@rocketmail.com Fax Number n/a

### Applicant Information

Name: Thomas E. Marvin III & Casey L. Marvin Daytime Phone (813)-525-4387  
 Address: 3710 Bloomingdale Avenue City/State/Zip: Valrico, Florida 33596  
 Email: nmarvin@sitelinebuilding.com Fax Number n/a

### Applicant's Representative (if different than above)

Name: Scott R. Fowler, LS of Landmark Engineering & Surveying Corp. Daytime Phone (813)-621-7841 Ext.124  
 Address: 8515 Palm River Road City/State/Zip: Tampa, Florida 33619  
 Email: srf@lesc.com & comments@lesc.com Fax Number (813)-621-6761

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application

Signature of the Applicant

Thomas E. Marvin III & Casey L. Marvin

Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Signature of the Owner(s) – (All parties on the deed must sign)

Mary L. Price Life Estate & Jajuan L. Doyle

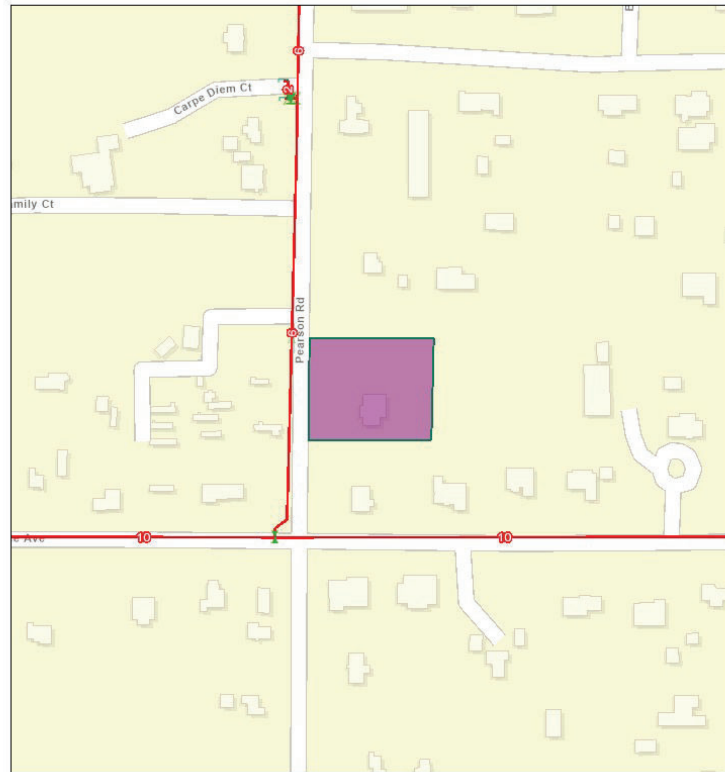
Type or print name



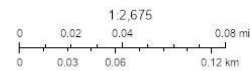
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:A	
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Valrico
Census Data	Tract: 013206 Block: 3000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 87251.4000



March 26, 2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

**Folio:** 87251.4000  
**PIN:** U-05-30-21-ZZZ-000004-27560.0  
**Mary L Price /Life Estate**  
**Mailing Address:**  
 3311 Pearson Rd  
 null  
 Valrico, FL 33596-6054  
**Site Address:**  
 3311 Pearson Rd  
 Valrico, FL 33596  
**SEC-TWN-RNG:** 05-30-21  
**Acreage:** 1.21  
**Market Value:** \$318,602.00  
**Landuse Code:** 0100 SINGLE FAMILY

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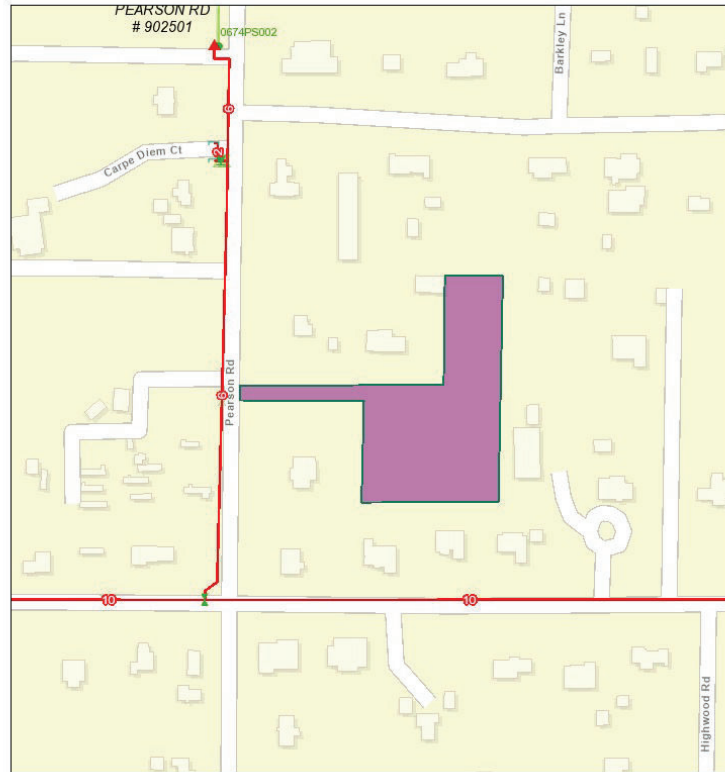
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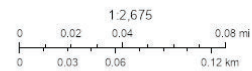
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	ASC-1
Description	Agricultural - Single-Family Conventional
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0415H
FIRM Panel	12057C0415H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120415C
County Wide Planning Area	Valrico
Census Data	Tract: 013206 Block: 3000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	Outside 140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 87251.4025



March 26, 2025



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, EGIS

Hillsborough County Florida

**Folio: 87251.4025**  
**PIN: U-05-30-21-ZZZ-000004-27560.1**  
**Thomas Edward Iii And Casey Lynn Marvin**  
**Mailing Address:**  
 3710 Bloomingdale Ave  
 null  
 Valrico, FL 33596-6005  
**Site Address:**  
 0  
 null, FL null  
**SEC-TWN-RNG: 05-30-21**  
**Acreage: 2.33**  
**Market Value: \$241,196.00**  
**Landuse Code: 0000 VACANT RESIDENT**

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