

How to Build on This Property – Simplified Steps

1. Obtain a Survey

A survey confirms property boundaries and the buildable area, and is required for permitting, septic approval, and site planning. This parcel is zoned Urban Residential, allowing for a site-built or mobile/manufactured home.

2. Apply for E911 Address

Apply through Walton County to assign an official property address. This typically requires the parcel ID and a basic site plan showing the intended structure location.

3. Septic Evaluation & Approval

Required prior to building. This includes scheduling a soil (perc) test and working with a septic company to design a system, which must be approved by the health department before installation.

Estimated soil test cost: \$300–\$800

4. Utility Connections

Electric pole is already located on site. Buyer will need to set up meter service with the power company. Public water is available, and a connection will need to be established.

5. Site Preparation

Includes removal of the existing mobile home, cleanup of debris, and preparing the build area. Seller is currently obtaining quotes for removal and cleanup.

6. Building Permit Submission

Typically completed by the builder. This includes submitting the survey, septic approval, house plans, and a basic site plan to Walton County.

7. Build or Install Home

Property allows for either a site-built home or a mobile/manufactured home, per zoning.

Quick Summary

Survey → Address → Septic Approval → Permits

If Holding the Property

No immediate development is required. Ownership primarily involves maintaining the property and paying annual taxes.