Gamrott Ave, North Port, FL 34291

Parcel 0953149305 - Sarasota County - Tax-deed case 2026 TD 000345 (cert 3548.0000), sale Wed Nov 4, 2026. Report prepared Oct 30, 2026 from primary public sources (cited per section). SAMPLE - this parcel's deep read, free.

VERDICT: CAUTION - evidence score 83/100

Split flood zone. Roughly three quarters of this lot sits outside the Special Flood Hazard Area, so a buildable pad likely exists - but part of the lot is in zone AE, and that drives insurance, lending, and pad placement. Details below.

County record (Sarasota County Property Appraiser)

Owner of record: JOHNSON DONALD F JOHNSON ANNA J 12 STATE ST, WATERFORD, NY, 12188-2009
Legal: LOT 5 BLK 1493 30TH ADD TO PORT CHARLOTTE (1584 - PORT CHARLOTTE SUB 30)
Zoning / use: R1 - 0000 - Vacant Land
Lot: 10,000 sq ft (0.23 acre)

Year	Land	Just	Assessed	Taxable
2026	$10,100	$10,100	$6,024	$6,024
2025	$10,700	$10,700	$5,476	$5,476
2024	$10,400	$10,400	$4,978	$4,978
2023	$10,500	$10,500	$4,525	$4,525
2022	$11,400	$11,400	$4,114	$4,114
2021	$3,900	$3,900	$3,740	$3,740

Flood - FEMA NFHL + county flood table

The Property Appraiser's own FEMA table for this parcel (FIRM panel 0377F, community 120279) lists TWO rows: zone AE with SFHA = IN, and zone X with SFHA = OUT - a split-zone parcel. Our independent check against the FEMA NFHL layer (parcel polygons + a 7x7 grid of sample points over the official SWFWMD parcel geometry) agrees: 12 of 49 points (24%) fall in AE, the rest in X. Zone AE = 1%-annual-chance flood hazard; a federally backed mortgage on a structure in the SFHA requires flood insurance. Siting the building footprint entirely on the X portion is the standard mitigation - confirm with a survey and, if needed, an elevation certificate. Note the county warns a Letter of Map Change may affect the designation; none is shown on the parcel page.

Wetlands - USFWS National Wetlands Inventory

No NWI wetland polygons intersect this parcel. NWI is a screening layer, not a jurisdictional delineation.

Water / wastewater - FL DOH / DEP (FLWMI)

No public water system facility and no wastewater facility or plant appears within 500 m of the parcel centroid in the FLWMI layers, so this screen cannot confirm utility service. Platted Port Charlotte / North Port lots vary street by street: confirm water and sewer availability (or well/septic requirements) with City of North Port Utilities before bidding. Pre-permit septic systems may not appear in any state layer.

Park / leased-land registry - FL DOH

PASS. The parcel's address, legal description, and subdivision were matched against the FL DOH licensed mobile-home / RV park registry (Jan 26, 2026 release; 4,241 parks with spaces) using the same matching FloridaPropertyHunter runs in production - no park match, so this is an owned platted lot, not leased land in a licensed park.

HOA / deed restrictions

No HOA evidence appears in the public sources screened for this vacant lot. That is not proof of no HOA: for platted subdivisions the confirming step is a Sarasota Clerk Official Records search of the subdivision's deed restrictions (30th Addition to Port Charlotte). Budget for that check in your own diligence.

Tax-deed context

Case 2026 TD 000345, certificate 3548.0000, scheduled Wed Nov 4, 2026, 9:00 AM ET, online via the Clerk's RealAuction calendar; status on Oct 30: upcoming (not redeemed). Tax-deed sales are as-is; some liens (notably governmental) can survive a tax deed, and a quiet-title action is the usual route to insurable title - this report is a screen, not a title search or legal advice. Confirm status and the opening bid on the Clerk's calendar on sale morning.

Sources

Sarasota County Property Appraiser parcel page (sc-pa.com/propertysearch/parcel/0953149305) - owner, legal, values, county flood table. FEMA NFHL MapServer layer 28 - zones/polygons. SWFWMD parcel layer - official geometry. USFWS NWI Wetlands service. FL DOH park registry .xls (2026-01-26). FL DOH/DEP FLWMI MapServer layers 6/7/8. Sarasota Clerk tax-deed calendar + RealAuction preview for 11/04/2026. All retrieved Oct 30, 2026.