5711 Miley Rd — Property Disclosure Summary

Nov 4, 2026 · @Melissa Connell

5711 Miley Rd, Plant City, FL 33565 | Folio 080932-1510 | Unincorporated Hillsborough County

Home and Systems

- **Home:** Single-story concrete block home built 1963. 2 bedrooms, 1 bath, 960 heated sq ft per the Property Appraiser.
- **Lead-based paint:** Built before 1978; the federal lead-based paint disclosure applies.
- **Roof:** Metal 5V roof installed in 2015.
- **HVAC:** Daikin split-system heat pump, installed 2023.
- **Plumbing:** Re-piped with CPVC in 2024.
- **Water heater:** Electric tank, installed 2024.
- **Bathroom:** Remodeled in 2024 with a tiled walk-in shower.
- **Kitchen:** Granite counters; cabinets refinished and appliances replaced in 2025.
- **Water:** Private well drilled in 2021 under SWFWMD Well Construction Permit 899801 (5″ diameter, 260 ft deep); it serves the entire property. Water softener and iron filter. A shallow 2″ well near the house is capped and not in use.
- **Septic:** Conventional septic system, maintained by Bingham; last pumped in 2025. The bathroom in the 40x50 building connects to the home's septic through a lift station.
- **Electrical:** 125 amp main panel. Generator transfer switch. Electric service by TECO.
- **Internet:** Frontier fiber available.

Outbuildings and Permits

- **80x140 metal barn (11,200 sq ft, red iron):** Built 2023 under Hillsborough County permit HC-BLD-23-0043925, final inspection approved 06/22/2023. Finished floor required at or above the 86.1 ft base flood elevation. 200 amp electrical service under permit HC-BTR-23-0170898, finaled.

- **40x50 metal building (2,000 sq ft):** Built 2021 under Florida's agricultural building exemption (s. 604.50, F.S.). 200 amp electrical service under permit HC-BTR-21-0025270, finaled. Includes an air-conditioned office, a bathroom and a sink.
- **Open permits:** None on record with Hillsborough County.
- **No county permit on file for:** metal roof (2015), HVAC (2023), re-piping, water heater and bathroom remodel (2024), and the office, mini-split and bathroom in the 40x50 building. All are reported in working order.

Land, Easements and Flood

- **Acreage:** 7.85 acres per a 2022 boundary survey. The 2022 survey predates the 80x140 barn; a buyer will need an updated survey.
- **Road:** About 165 ft of frontage on Miley Rd, a public paved road. The north 30 ft is county right-of-way.
- **Easements:** Recorded TECO utility easement (a 15 ft strip centered on the power lines as installed).
- **Flood zone:** Zones AE and X, FIRM panel 12057C0262H, effective 08/28/2008. Base flood elevation 86.1 ft.
- **Flood insurance:** Current policy carried; not lender-required. No elevation certificate on file.
- **Wetlands and pond:** Wetlands are mapped on the parcel, around a stocked pond (about 1 acre of lowlands).
- **Pasture:** 3.82 acres of fenced improved pasture, currently leased for cattle under a verbal annual agreement that ends at closing unless the buyer elects to continue it.
- **Fencing and drive:** Vinyl privacy fencing across the front, field and barbed-wire fencing at the back, automatic gate, heavy-duty concrete driveway.

Zoning, Use and Taxes

- **Zoning:** AS-1 (Agricultural, Single-Family), unincorporated Hillsborough County.
- **Zoning Verification 22-1104 (08/02/2022):** Hillsborough County confirmed a well drilling business as a permissible Home-Based Business Conditional Use on this parcel, subject to LDC Section 6.11.48. Open storage is not permitted. Buyers should obtain their own zoning verification for their intended use.

- **County records:** A 2022 county inquiry about the home-based business was resolved. The sellers obtained Zoning Verification 22-1104, and the county closed the matter as complied on 09/01/2022.
- **Current use:** A home-based business currently operates on the property. All business equipment and materials, including two above-ground diesel tanks, will be removed by the sellers.
- **Agricultural classification:** The pasture currently carries an agricultural classification. It does not transfer automatically; the buyer must apply.
- **Property taxes:** 2026 tax bill $11,367.94 with homestead exemption and agricultural classification. Taxes will be reassessed after the sale.

Included and Excluded Items

Included: refrigerator, range, microwave, dishwasher, washer, dryer, water softener and filter, light fixtures, ceiling fans, garage door remotes, cattle water trough, cattle shelter, feed trough.

Excluded: garage refrigerator, garage storage racks, golf cart, front porch swing, ice maker, above-ground diesel tanks, and all business equipment and materials.

Disclaimer

All information is deemed reliable but is not guaranteed and must be independently verified by the buyer, including square footage, acreage, permits, zoning and intended use, flood zone, taxes and the condition of all systems and structures. This summary does not replace the Seller's Property Disclosure.