The Rural Landowner’s Fence & Boundary Audit

A Professional Guide by Bubba Land Company

PHASE 1 — Documentation Audit (Desk Work)

1. **Survey Located:** Most recent survey found; pins or monuments identified.
2. **Deed Reviewed:** Checked for easements, covenants, or fence restrictions.
3. **Jurisdiction Confirmed:** County rules vs. city or town ordinances identified.
4. **Prior Agreements Checked:** Searched county records for fence or boundary agreements.

PHASE 2 — Physical Inspection (Field Work)

1. **Lawful Standard Noted:** State fence height, wire count, and material requirements identified.
2. **Fence Classified:** Division (shared) fence or private fence set back from the line.
3. **Condition Documented:** Functional, failing, or non-existent.
4. **Photos Taken:** Boundary photographed every 50–100 ft and at failure points.

PHASE 3 — Neighbor Communication

1. **Initial Discussion Attempted:** Informal conversation held and documented.
2. **Ownership Verified:** Confirmed neighbor is the deeded owner.
3. **Written Notice Sent:** Formal notice provided if cost sharing may apply.
4. **Bids Collected:** At least two fencing quotes obtained.

PHASE 4 — Risk & Cost Reality Check

1. **Cost Exposure Understood:** Know what you may be expected to pay versus escalating a dispute.
2. **Insurance Reviewed:** Liability coverage confirmed during fence work or replacement.
3. **Permits Checked:** Local permits verified if inside city limits.
4. **Worth the Hassle:** If not, consider selling your property to an all-cash buyer like **Bubba Land Company**.

BOUNDARY SKETCH

NOTES

LOOKING TO SELL YOUR LAND? THEN CONTACT:

Bubba Peek | Owner | Bubba Land Company

13475 Atlantic Blvd | Suite 8 - M569 | Jacksonville, FL 32225

O: (904) 595-6095 | **C:** (904) 710-7832 | **bubba-land.com**