



**Developed 80 Townhomes For Rent**

**Lot 1**  
Price: \$1,500,000  
Lot Size: 12.07 acres  
Zoned: PDP-Multi-Family / Townhomes  
Access: US 19 & Lot 2 frontage Road  
Utilities: County Water & Sewer

**Lot 3**  
Price: \$2,800,000  
Lot Size: 22.53 acres  
Zoned: PDP-Multi-Family / Townhomes  
Access: US 19 & Lot 2 Frontage Road

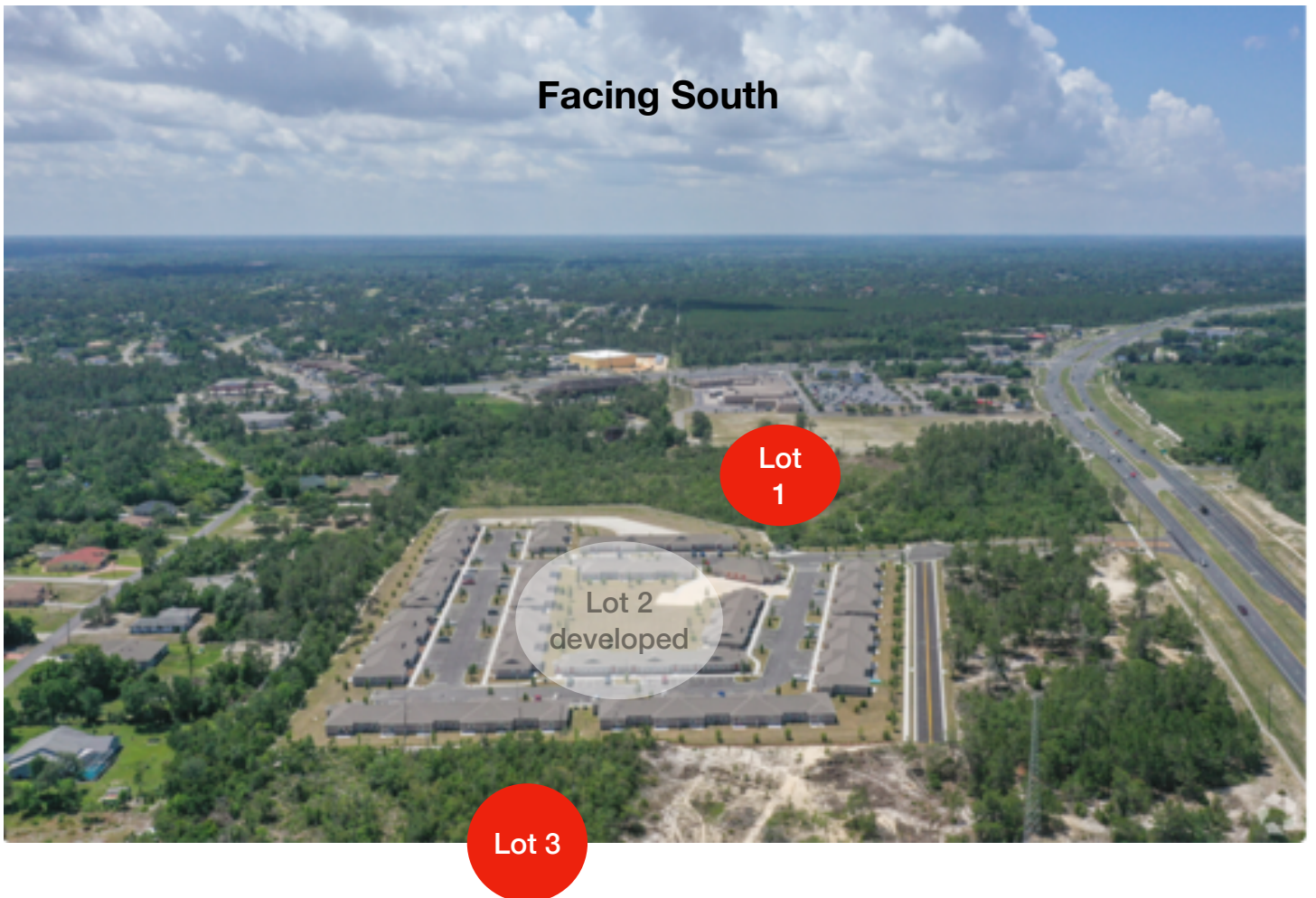
For More Information  
Buddy Selph  
352-796-4948  
[buddy@tommiedawson.com](mailto:buddy@tommiedawson.com)



# Facing North



# Facing South







# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.8

## 2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00341749	PRINTED	05/08/21	PAGE	1
PARCEL #	R35 422 17 7178 0010 0000	SITUS	COMMERCIAL WAY		
OWNER(S)	EMERALD HERNANDO LLC	PARCEL DESCRIPTION	PROMENADE AT GRANDE PARK		
MAILING ADDRESS UPDATED	675 PONCE DE LEON BLVD BROOKSVILLE FL 34601-1906	UPDATED	01/01/20		
ADDRESS UPDATED			LOT 1 CLASS C SUB # 7178 ORB 3825 PG 1250		
05/01/09					

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	12.10	
AERIAL MAP	33C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C19N	COMM WAY, N OF CORTEZ BLVD
SUBDIVISION	0	
DOR LAND USE	54	TIMBER NATURAL STAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2020-03-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	
LAND	338,800	338,800	338,800		
BUILDINGS	+	0	0		
FEATURES AND OUT BUILDINGS	+	0	0		
JUST/MARKET VALUE	=	338,800	338,800		
VALUE PRIOR TO CAP		2,303	2,303		
ASSESSED VALUE		2,303	2,303		
EXEMPT VALUE	-	0	0		
TAXABLE VALUE	=	2,303	2,303		
CLASSIFIED USE LAND VALUE	2,303	AD VALOREM TAXES	36.06	NON-AD VALOREM TAXES	103.29

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
22	MULTI FAM AC	N	2020		Y	2			12.10	ACRES		28000.00	338,800
54	NAT STDTIMBR	Y	2020		Y	3			12.10	ACRES		190.32	2,303

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
	COMMERCIAL WAY

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
01/28/09	EMERALD HERNANDO LLC	X	DISQ SALE /RE	Y	QC	2648	0156	0	100	
03/31/06	EMERALD HERNANDO LLC	M	MULTIPLE PARC	Y	WD	2232	1035	0	2,263,100	
01/01/80	RKF INCORPORATED INC	D	DISQUALIFIED	Y	WD	0441	0178	0	9,600	
01/01/80	LEVIN TOWNSEND FLA INC		INVALID CODE	N		0000	0000	0	0	





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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
06/02/20	2020	196	015	GREEN BELT REVIEW
05/15/20	2020	248	021	VACANT
12/18/15	2016	248	021	VACANT
12/28/12	2013	184	015	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES
JANUARY 01 2017
MASTER PLAN RE-ESTABLISHED FOR PDP(MF)
(REZONED 2006 & RE-ESTABLISHED IN 2008 & 2011)
FILE H-11-24