



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

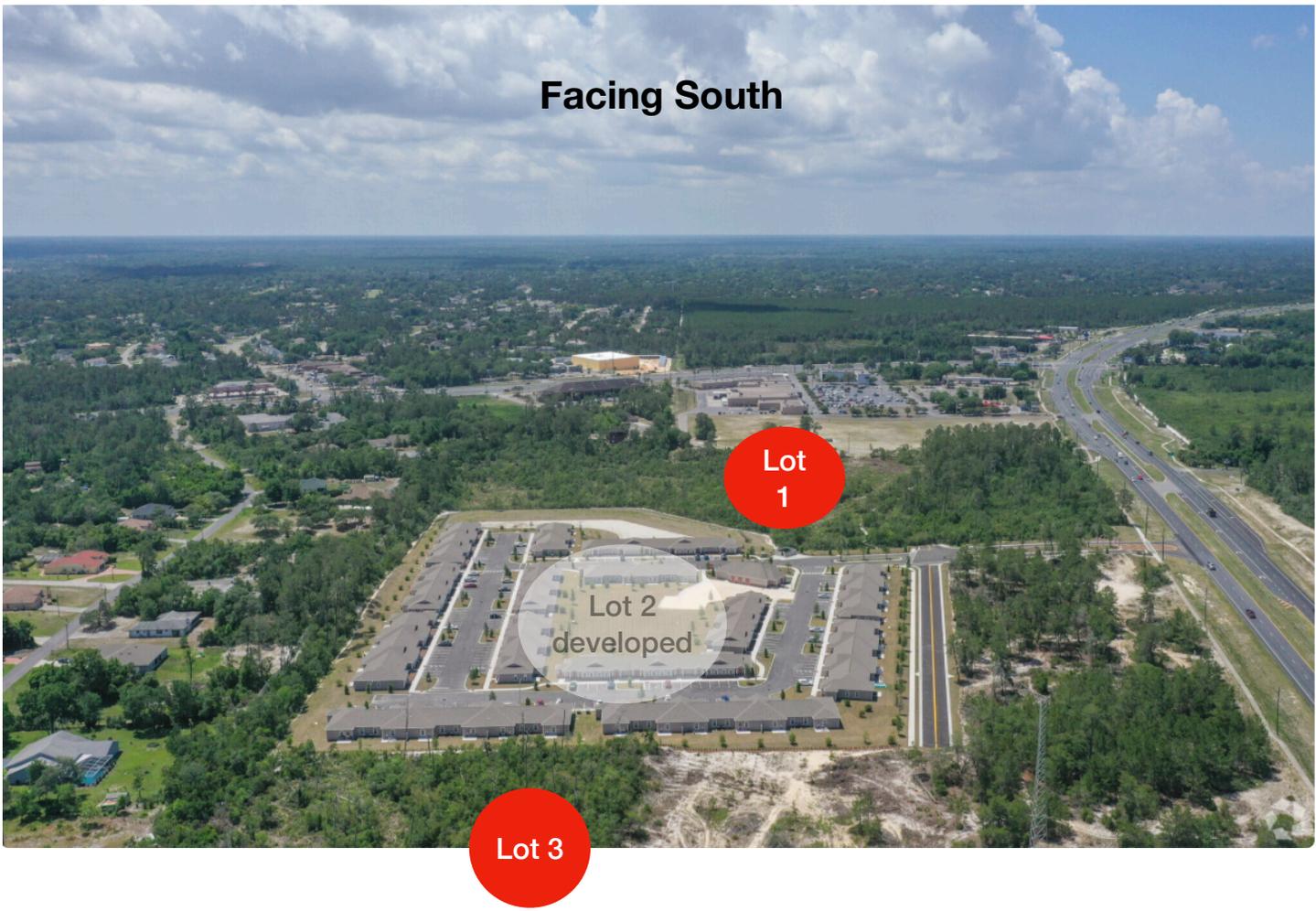
Lot 3
Price: \$2,800,000
Lot Size: 22.53 acres
Zoned: PDP-Multi-Family / Townhomes
Access: US 19 & Lot 2 Frontage Road

For More Information
Buddy Selph
352-796-4948
buddy@tommiedawson.com

Facing North



Facing South



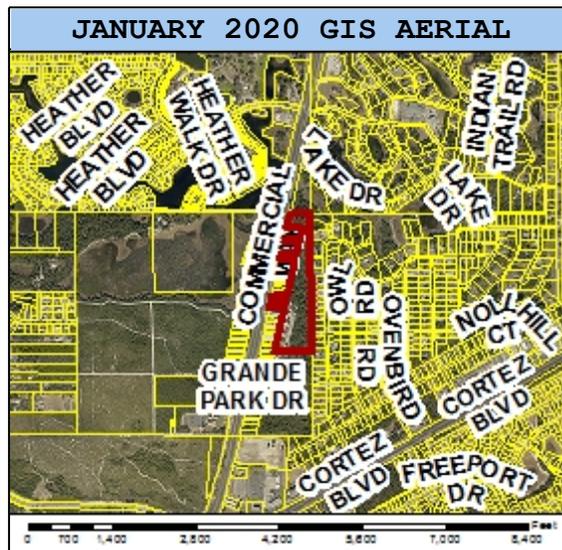


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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

| | | | | | |
|-------------------------|---|--------------------|--|------|---|
| KEY # | 01778222 | PRINTED | 05/08/21 | PAGE | 1 |
| PARCEL # | R35 422 17 7178 0030 0000 | SITUS | COMMERCIAL WAY | | |
| OWNER(S) | EMERALD HERNANDO LLC | PARCEL DESCRIPTION | THAT PART OF GOV LOTS 7 & 8 LOT 3 CLASS C SUB # 7178 ORB 3825 PG 1250 | | |
| MAILING ADDRESS UPDATED | 675 PONCE DE LEON BLVD BROOKSVILLE FL 34601-1906 01/01/57 | UPDATED | 01/01/20 | | |

| MISCELLANEOUS PROPERTY INFORMATION | | |
|------------------------------------|-------|----------------------------|
| SQUARE FOOTAGE | | |
| ACRES | 22.50 | |
| AERIAL MAP | 33C | |
| JURISDICTION | C | COUNTY |
| LEVY CODE | CWES | COUNTY WIDE EMS |
| NEIGHBORHOOD | C19N | COMM WAY, N OF CORTEZ BLVD |
| SUBDIVISION | 7178 | PROMENADE AT GRNDE PARK |
| 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 | 567,000 | 567,000 | 567,000 | | |
| BUILDINGS | + | 0 | 0 | | |
| FEATURES AND OUT BUILDINGS | + | 0 | 0 | | |
| JUST/MARKET VALUE | = | 567,000 | 567,000 | | |
| VALUE PRIOR TO CAP | 4,282 | 4,282 | 4,282 | | |
| ASSESSED VALUE | 4,282 | 4,282 | 4,282 | | |
| EXEMPT VALUE | - | 0 | 0 | | |
| TAXABLE VALUE | = | 4,282 | 4,282 | | |
| CLASSIFIED USE LAND VALUE | 4,282 | AD VALOREM TAXES | 67.07 | NON-AD VALOREM TAXES | 103.29 |

| LAND INFORMATION | | | | | | | | | | | | | |
|------------------|--------------|----|-----------|----------|---------|-------|----------|-------|-------|---------|--|----------|---------|
| CODE | DESCRIPTION | AG | LAST UPDT | CAP YEAR | EXC CAP | GRADE | FRONTAGE | DEPTH | UNITS | MEASURE | | ADJ RATE | VALUE |
| 22 | MULTI FAM AC | N | 2020 | | Y | 4 | | | 22.50 | ACRES | | 25200.00 | 567,000 |
| 54 | NAT STDTIMBR | Y | 2020 | | Y | 3 | | | 22.50 | ACRES | | 190.32 | 4,282 |

| 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 | |
| 01/01/20 | EMERALD HERNANDO LLC | S | SPLIT (REQUIR | Y | QC | 2648 | 0156 | 0 | 100 | |

| PROPERTY APPRAISER INSPECTIONS | | | | |
|--------------------------------|------|------|------|-------------------|
| INSP.DATE | ROLL | EMPL | CODE | REASON |
| 08/10/20 | 2021 | 196 | 015 | GREEN BELT REVIEW |
| 01/01/20 | 2016 | 248 | 021 | VACANT |

