



Since 1952

TOMMIE DAWSON REALTY



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

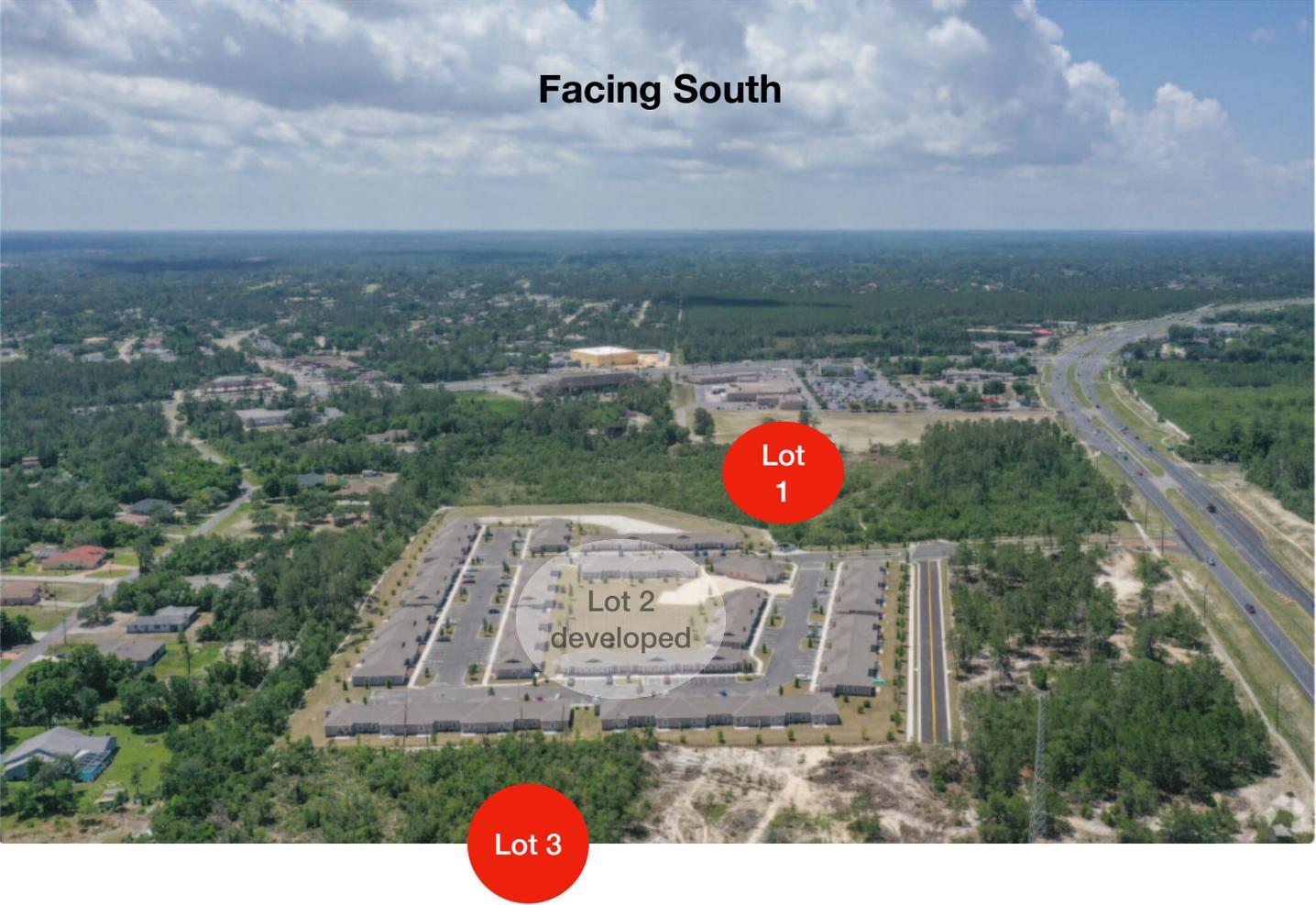
Lot 3
Price: \$2,800,000
Lot Size: 22.53 acres
Zoned: PDP-Multi-Family / Townhomes
Access: US 19 & Lot 2 Frontage Road

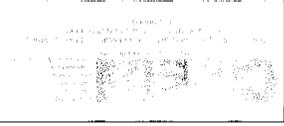
For More Information
Buddy Selph
352-796-4948
buddy@tommiedawson.com

Facing North



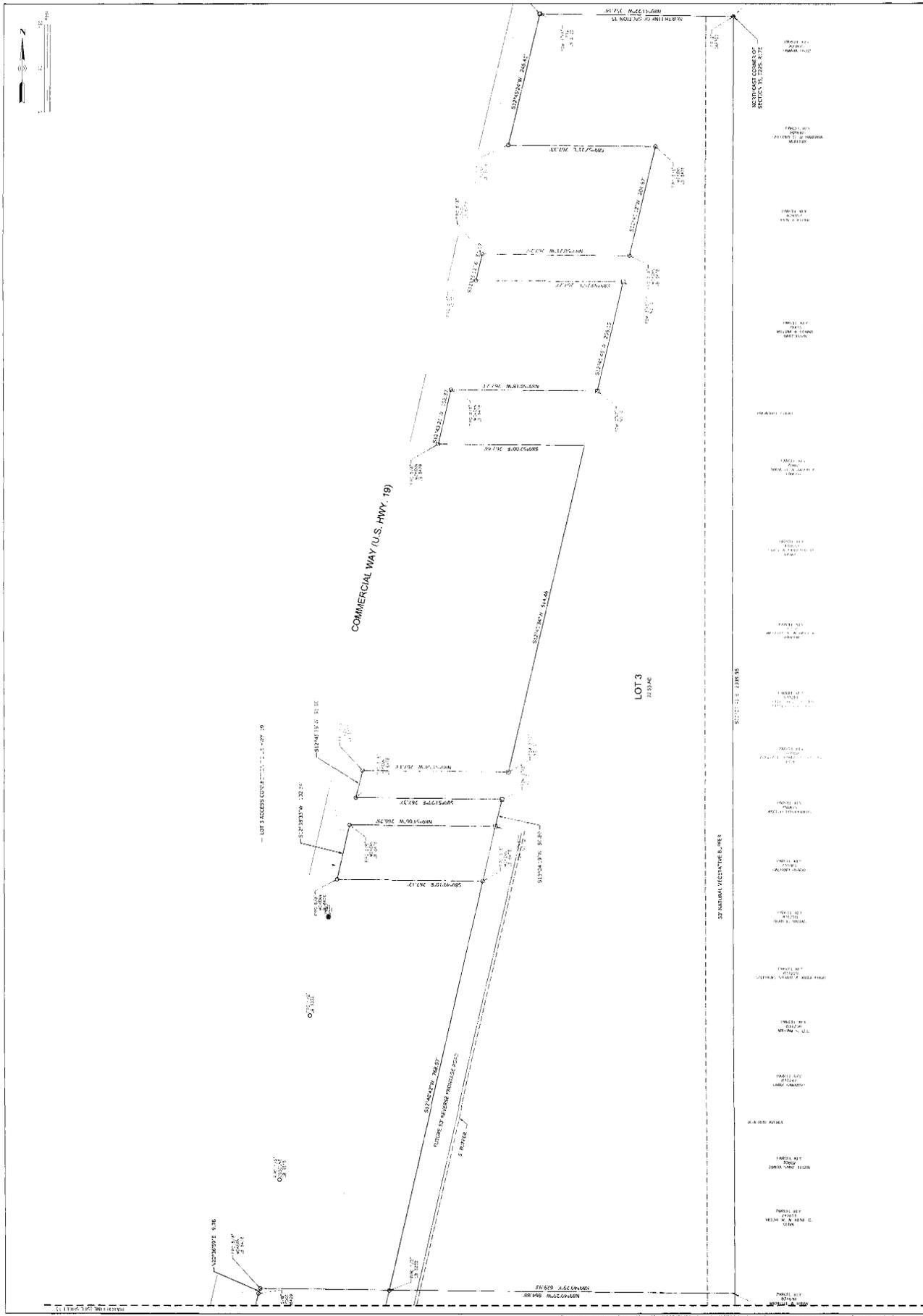
Facing South





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DATE	BY	REVISION



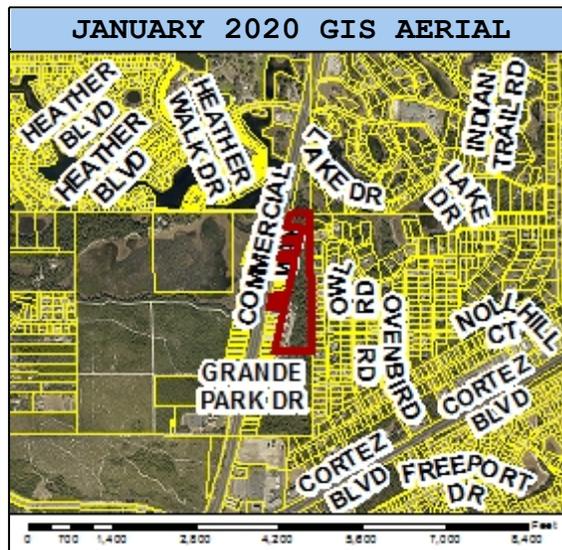


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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		
MAILING ADDRESS UPDATED	675 PONCE DE LEON BLVD BROOKSVILLE FL 34601-1906	UPDATED	01/01/20		
			CLASS C SUB # 7178 ORB 3825 PG 1250		

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	GRA DE	FRON TAGE	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

