

Available For Sale

8092 Mary's Fish Camp Rd
Weeki Wachee, FL 34607

For More Information Contact:

John Burpee
727-828-9498

John@BurpeeCommercial.com

Troy Weintraub
813-442-0063

Troy@BurpeeCommercial.com



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- 02 Property Overview
- 02 Financial Analysis
- 03 Location Overview
- 04 Photo Gallery
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B



01 Executive Summary

Mary's Fish Camp

The RV Park Division Brokerage Team of John Burpee & Troy Weintraub are proud to present the Mary's Fish Camp located at 8092 Mary's Fish Camp Rd, Bayport, FL 34607 for your review.

Mary's Fish Camp is a distinctive outdoor hospitality and retail property located at 8092 Mary's Fish Camp Rd, Bayport, FL 34607, within Florida's highly desirable Nature Coast region. The property consists of six parcels totaling 10.00± acres and offers a diversified mix of RV sites, cabins, tent camping, retail operations, and family-friendly amenities, all positioned just minutes from the world-renowned Weeki Wachee Springs.

The park includes 23 RV sites, featuring 9 sites with 50-amp service and 11 sites with 30-amp service, accommodating a wide range of RV travelers. In addition, the property offers 7 fully renovated cabins, originally constructed in the 1950s, which retain classic Old Florida fish camp character while benefiting from modern upgrades. The property also includes 4 tent-style camping sites and a children's playground, creating a well-rounded destination for families, outdoor enthusiasts, and seasonal visitors. An on-site retail store with a 2 COP beer and wine license provides an additional revenue stream while serving campers, boaters, and visitors to the surrounding waterways.

The property is serviced by on-site well water and septic systems, offering operational independence from municipal utilities and potential long-term cost efficiencies—an important consideration for rural and recreational hospitality assets. The park is located approx. 1 mile from public sewer and water services.

Beyond lodging, Mary's Fish Camp generates revenue through a variety of experiential and recreational offerings, including daily fishing rates, kayak rentals, clear kayak tours, and airboat tours, capitalizing on the area's renowned waterways and wildlife. The property also hosts live music, enhancing guest experience and driving incremental retail and beverage sales.

Mary's Fish Camp is located along the Mud River, a scenic tidal waterway providing direct access to the Weeki Wachee River and the Gulf of Mexico. The Mud River is popular for kayaking, fishing, boating, and wildlife viewing, while nearby Weeki Wachee Springs is a major regional attraction known for its crystal-clear spring waters, constant 72-degree temperatures, paddle sports, and iconic mermaid shows. These natural amenities attract strong year-round tourism and repeat visitation.

Offer Price

- \$4,000,000

CAP Rate

- 7.78%





01 Executive Summary

2024 Hurricane Impacts and Recovery

In 2024, Florida experienced an unusually active hurricane season that directly affected the Nature Coast. The region was impacted by three named hurricanes: Hurricane Debby (August 5, 2024), Hurricane Helene (September 26, 2024), and Hurricane Milton (October 9, 2024). The cumulative effect of these storms significantly impacted RV park revenue both prior to landfall and in the months following.

Hurricane Milton caused severe flooding at the property, damaging 3 of the 7 cabins. As a result, the park was closed for approximately four months during peak season, with residual impacts extending into the first 3–4 months of 2025.

As part of the recovery and adaptive reuse strategy: One damaged cabin was converted into two RV sites, which became operational in April 2025.

The remaining two damaged cabins were fully repaired and returned to service in September 2025.

The occurrence of three named hurricanes impacting the Nature Coast within a single season is considered rare for this region, underscoring that the 2024 operational disruption was an extraordinary event rather than indicative of normalized performance.

Current Status and Investment Opportunity

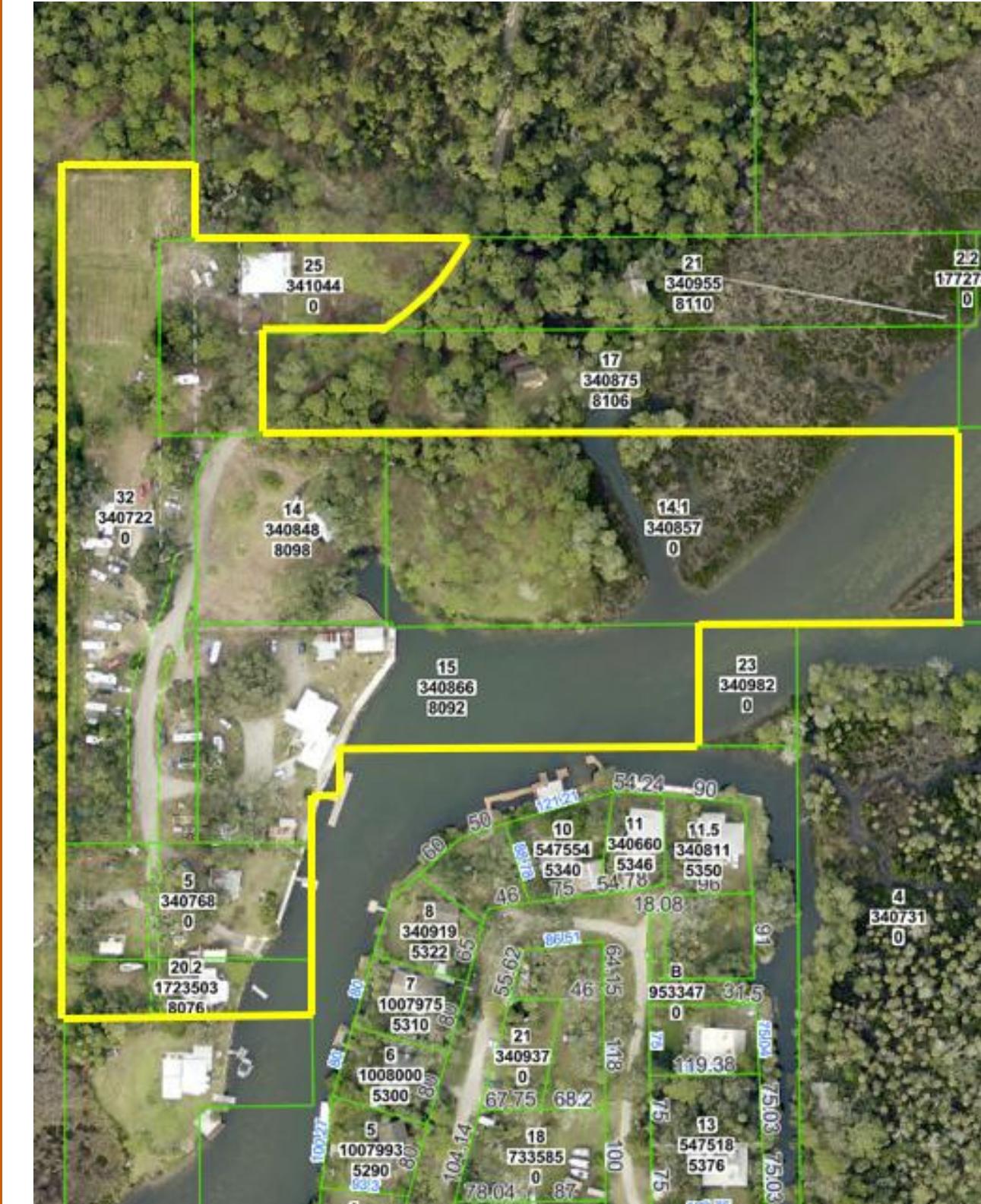
Mary's Fish Camp is now fully operational, with all RV sites, cabins, retail operations, recreational amenities, and experiential offerings back online. With restored infrastructure, independent utilities, multiple income streams, waterfront access, and proximity to one of Florida's most visited natural attractions, the property represents a compelling opportunity for investors seeking a stabilized, experience-driven asset in the growing outdoor hospitality market along Florida's Nature Coast.

[Weeki Wachee - Kayaking Drone Footage on Vimeo](#)



01 Property Overview

| | |
|--------------------------|---|
| Address | 8092 Mary's Fish Camp Road, Weeki Wachee, FL 34607 |
| Parcel ID | R29-422-17-0000-0320- 0000 |
| Legal Description | N736 FT OF E145 FT OF S1404 FT OF W1/2 OF NW1/4 LESS A TR 38FT X 209FT MOL DES IN ORB 2280 PG 552 LESS A TR 38FT X 212FT MOL DES IN ORB 2280 PG 554 |
| Year Built | 1956 |
| Stories | 1 |
| Lot Size | 99,233 SQ FT / 2.28 AC |



01 Property Overview - Taxes



AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |
|----------------------|-------------|--------------|
| 340866 | | CWES |

MUDDY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814
R29-422-17-0000-0150-0000
8092 MARYS FISH CAMP RD
W550 FT OF N132 FT OF S900 FT
OF W1/2 OF SE1/4 OF NW1/4 &
W125 FT OF S50
See Additional Legal on Tax Roll

****All ownership changes must re-file for exemptions**

| AD VALOREM TAXES | | | | | | |
|------------------------------|--------------|---------|-------------------------|-----------|---------------|--------------|
| TAXING AUTHORITY | TELEPHONE | MILLAGE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
| BCC GENERAL FUND | 352-754-4004 | 5.8891 | 475,408 | 0 | 475,408 | 2,799.73 |
| BCC TRANSPORTATION TRUST | 352-754-4004 | 0.8091 | 475,408 | 0 | 475,408 | 384.65 |
| BCC COUNTY HEALTH | 352-754-4004 | 0.1054 | 475,408 | 0 | 475,408 | 50.11 |
| EMERGENCY MEDICAL SVCS MSTU | 352-754-4004 | 0.9100 | 475,408 | 0 | 475,408 | 432.62 |
| STORMWATER MANAGEMENT MSTU | 352-754-4004 | 0.1139 | 475,408 | 0 | 475,408 | 54.15 |
| HERNANDO COUNTY SCHOOL BOARD | 352-797-7004 | 3.0170 | 577,185 | 0 | 577,185 | 1,741.37 |
| BPI DISCRETIONARY-SCHOOL | 352-797-7004 | 0.7480 | 577,185 | 0 | 577,185 | 431.73 |
| BPI CAPITAL OUTLAY-SCHOOL | 352-797-7004 | 1.5000 | 577,185 | 0 | 577,185 | 865.78 |
| BPI OPERATIONAL VOTED-SCHOOL | 352-797-7004 | 1.0000 | 577,185 | 0 | 577,185 | 577.19 |
| SWFWMD COUNTY WIDE | 352-796-7211 | 0.1831 | 475,408 | 0 | 475,408 | 87.05 |
| TOTAL MILLAGE | | 14.2756 | AD VALOREM TAXES | | \$7,424.38 | |

| NON-AD VALOREM ASSESSMENTS | | |
|--|---------------------|---|
| LEVYING AUTHORITY | TELEPHONE | AMOUNT |
| 36 H.C. FIRE/RESCUE DISTRICT | 352-540-4353 | 2,243.07 |
| **ALL TAXES BECOME DELINQUENT APRIL 1st | | NON-AD VALOREM ASSESSMENTS |
| COMBINED TAXES AND ASSESSMENTS | | \$2,243.07 |
| COMBINED TAXES AND ASSESSMENTS | | See reverse side for important information. |
| If Paid By | Nov 30, 2025 | Dec 31, 2025 |
| Please Pay | \$9,280.75 | \$9,377.43 |
| | Jan 31, 2026 | Feb 28, 2026 |
| | \$9,474.10 | \$9,570.78 |
| | Mar 31, 2026 | Mar 31, 2026 |
| | \$9,667.45 | \$9,667.45 |

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |
|----------------------|-------------|--------------|
| 340866 | | CWES |

MUDDY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814
R29-422-17-0000-0150-0000
8092 MARYS FISH CAMP RD
W550 FT OF N132 FT OF S900 FT
OF W1/2 OF SE1/4 OF NW1/4 &
W125 FT OF S50
See Additional Legal on Tax Roll

Pay in U.S. funds to Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

| IF PAID BY | NOV 30, 2025 | DEC 31, 2025 | JAN 31, 2026 | FEB 28, 2026 | MAR 31, 2026 |
|------------|--------------|--------------|--------------|--------------|--------------|
| Please Pay | \$9,280.75 | \$9,377.43 | \$9,474.10 | \$9,570.78 | \$9,667.45 |

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT.

DO NOT WRITE ON BOTTOM PORTION

RETURN WITH PAYMENT

01 Property Overview - Taxes



AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE | |
|----------------------|-------------|--------------|---------------------------|
| 340722 | | CWES | HERNANDO.COUNTY-TAXES.COM |

MUDGY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814

R29-422-17-0000-0320-0000

0 MARY'S FISH CAMP RD

N736 FT OF E145 FT OF S1404
FT OF W1/2 OF NW1/4
LESS A TR 38FT X 209FT MOL

See Additional Legal on Tax Roll

**All ownership changes must re-file for exemptions

| AD VALOREM TAXES | | | | | | |
|------------------------------|--------------|---------|------------------|-----------|---------------|--------------|
| TAXING AUTHORITY | TELEPHONE | MILLAGE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
| BCC GENERAL FUND | 352-754-4004 | 5.8891 | 140,392 | 0 | 140,392 | 826.78 |
| BCC TRANSPORTATION TRUST | 352-754-4004 | 0.8091 | 140,392 | 0 | 140,392 | 113.59 |
| BCC COUNTY HEALTH | 352-754-4004 | 0.1054 | 140,392 | 0 | 140,392 | 14.80 |
| EMERGENCY MEDICAL SVCS MSTU | 352-754-4004 | 0.9100 | 140,392 | 0 | 140,392 | 127.76 |
| STORMWATER MANAGEMENT MSTU | 352-754-4004 | 0.1139 | 140,392 | 0 | 140,392 | 15.99 |
| HERNANDO COUNTY SCHOOL BOARD | 352-797-7004 | 3.0170 | 357,239 | 0 | 357,239 | 1,077.79 |
| BPI DISCRETIONARY-SCHOOL | 352-797-7004 | 0.7480 | 357,239 | 0 | 357,239 | 267.21 |
| BPI CAPITAL OUTLAY-SCHOOL | 352-797-7004 | 1.5000 | 357,239 | 0 | 357,239 | 535.86 |
| BPI OPERATIONAL VOTED-SCHOOL | 352-797-7004 | 1.0000 | 357,239 | 0 | 357,239 | 357.24 |
| SWFWMD COUNTY WIDE | 352-796-7211 | 0.1831 | 140,392 | 0 | 140,392 | 25.71 |
| TOTAL MILLAGE | | 14.2756 | AD VALOREM TAXES | | \$3,362.73 | |

| NON-AD VALOREM ASSESSMENTS | | | | | |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| LEVYING AUTHORITY | TELEPHONE | AMOUNT | | | |
| 36 H.C. FIRE/RESCUE DISTRICT | 352-540-4353 | 111.17 | | | |
| **ALL TAXES BECOME DELINQUENT APRIL 1st | | | | | |
| NON-AD VALOREM ASSESSMENTS | | \$111.17 | | | |
| COMBINED TAXES AND ASSESSMENTS | | \$3,473.90 | | | |
| See reverse side for important information. | | | | | |
| If Paid By Please Pay | Nov 30, 2025 \$3,334.94 | Dec 31, 2025 \$3,369.68 | Jan 31, 2026 \$3,404.42 | Feb 28, 2026 \$3,439.16 | Mar 31, 2026 \$3,473.90 |

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE | |
|----------------------|-------------|--------------|---------------------------|
| 340722 | | CWES | HERNANDO.COUNTY-TAXES.COM |

MUDGY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814

R29-422-17-0000-0320-0000

0 MARY'S FISH CAMP RD

N736 FT OF E145 FT OF S1404
FT OF W1/2 OF NW1/4
LESS A TR 38FT X 209FT MOL

See Additional Legal on Tax Roll

Pay in U.S. funds to Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

| | | | | | |
|--------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| If Paid By Please Pay | Nov 30, 2025 \$3,334.94 | Dec 31, 2025 \$3,369.68 | Jan 31, 2026 \$3,404.42 | Feb 28, 2026 \$3,439.16 | Mar 31, 2026 \$3,473.90 |
|--------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|

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01 Property Overview - Taxes



AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |
|----------------------|-------------|--------------|
| 341044 | | CWES |

MUDY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814

R29-422-17-0000-0250-0000
0 MARYS FISH CAMP RD
A TR 335X140X126X110X113X210
FT MOL IN THE NW1/4 OF SE1/4
OF NW1/4

**All ownership changes must re-file for exemptions

| AD VALOREM TAXES | | | | | | |
|------------------------------|--------------|---------|------------------|-----------|---------------|--------------|
| TAXING AUTHORITY | TELEPHONE | MILLAGE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
| BCC GENERAL FUND | 352-754-4004 | 5.8891 | 144,001 | 0 | 144,001 | 848.04 |
| BCC TRANSPORTATION TRUST | 352-754-4004 | 0.8091 | 144,001 | 0 | 144,001 | 116.51 |
| BCC COUNTY HEALTH | 352-754-4004 | 0.1054 | 144,001 | 0 | 144,001 | 15.18 |
| EMERGENCY MEDICAL SVCS MSTU | 352-754-4004 | 0.9100 | 144,001 | 0 | 144,001 | 131.04 |
| STORMWATER MANAGEMENT MSTU | 352-754-4004 | 0.1139 | 144,001 | 0 | 144,001 | 16.40 |
| HERNANDO COUNTY SCHOOL BOARD | 352-797-7004 | 3.0170 | 152,703 | 0 | 152,703 | 460.70 |
| BPI DISCRETIONARY-SCHOOL | 352-797-7004 | 0.7480 | 152,703 | 0 | 152,703 | 114.22 |
| BPI CAPITAL OUTLAY-SCHOOL | 352-797-7004 | 1.5000 | 152,703 | 0 | 152,703 | 229.05 |
| BPI OPERATIONAL VOTED-SCHOOL | 352-797-7004 | 1.0000 | 152,703 | 0 | 152,703 | 152.70 |
| SWFWMD COUNTY WIDE | 352-796-7211 | 0.1831 | 144,001 | 0 | 144,001 | 26.37 |
| TOTAL MILLAGE | | 14.2756 | AD VALOREM TAXES | | \$2,110.21 | |

| NON-AD VALOREM ASSESSMENTS | | | | | |
|---|----------------------------|---|----------------------------|----------------------------|----------------------------|
| LEVYING AUTHORITY | TELEPHONE | AMOUNT | | | |
| 36 H.C. FIRE/RESCUE DISTRICT | 352-540-4353 | 362.38 | | | |
| 99 SOLID WASTE DISPOSAL (LANDFILL) | 352-754-4112 | 98.04 | | | |
| **ALL TAXES BECOME DELINQUENT APRIL 1st | | NON-AD VALOREM ASSESSMENTS \$460.42 | | | |
| COMBINED TAXES AND ASSESSMENTS \$2,570.63 | | See reverse side for important information. | | | |
| If Paid By Please Pay | Nov 30, 2025 \$2,467.80 | Dec 31, 2025 \$2,493.51 | Jan 31, 2026 \$2,519.22 | Feb 28, 2026 \$2,544.92 | Mar 31, 2026 \$2,570.63 |

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |
|----------------------|-------------|--------------|
| 341044 | | CWES |

MUDY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814

R29-422-17-0000-0250-0000
0 MARYS FISH CAMP RD
A TR 335X140X126X110X113X210
FT MOL IN THE NW1/4 OF SE1/4
OF NW1/4

Pay in U.S. funds to Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

| | | | | | |
|--------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| If Paid By Please Pay | Nov 30, 2025 \$2,467.80 | Dec 31, 2025 \$2,493.51 | Jan 31, 2026 \$2,519.22 | Feb 28, 2026 \$2,544.92 | Mar 31, 2026 \$2,570.63 |
|--------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|

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PLEASE BRING FOR RECEIPT.

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01 Property Overview - Taxes



AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Installment Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |
|----------------------|-------------|--------------|
| 340848 | | CWES |

MUDDY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814
R29-422-17-0000-0140-0000
8098 MARYS FISH CAMP RD
W 210 FT OF S 210 FT OF
N 420 FT OF W 840 FT OF
SE 1/4 OF NW 1/4
DB 104
See Additional Legal on Tax Roll

**All ownership changes must re-file for exemptions

| AD VALOREM TAXES | | | | | | |
|------------------------------|--------------|---------|------------------|-----------|---------------|--------------|
| TAXING AUTHORITY | TELEPHONE | MILLAGE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
| BCC GENERAL FUND | 352-754-4004 | 5.8891 | 141,015 | 0 | 141,015 | 830.45 |
| BCC TRANSPORTATION TRUST | 352-754-4004 | 0.8091 | 141,015 | 0 | 141,015 | 114.10 |
| BCC COUNTY HEALTH | 352-754-4004 | 0.1054 | 141,015 | 0 | 141,015 | 14.86 |
| EMERGENCY MEDICAL SVCS MSTU | 352-754-4004 | 0.9100 | 141,015 | 0 | 141,015 | 128.32 |
| STORMWATER MANAGEMENT MSTU | 352-754-4004 | 0.1139 | 141,015 | 0 | 141,015 | 16.06 |
| HERNANDO COUNTY SCHOOL BOARD | 352-797-7004 | 3.0170 | 141,015 | 0 | 141,015 | 425.44 |
| BPI DISCRETIONARY-SCHOOL | 352-797-7004 | 0.7480 | 141,015 | 0 | 141,015 | 105.48 |
| BPI CAPITAL OUTLAY-SCHOOL | 352-797-7004 | 1.5000 | 141,015 | 0 | 141,015 | 211.52 |
| BPI OPERATIONAL VOTED-SCHOOL | 352-797-7004 | 1.0000 | 141,015 | 0 | 141,015 | 141.02 |
| SWFWMD COUNTY WIDE | 352-796-7211 | 0.1831 | 141,015 | 0 | 141,015 | 25.82 |
| TOTAL MILLAGE | | 14.2756 | AD VALOREM TAXES | | \$2,013.07 | |

| NON-AD VALOREM ASSESSMENTS | | |
|---|--------------------------|---|
| LEVYING AUTHORITY | TELEPHONE | AMOUNT |
| 36 H.C. FIRE/RESCUE DISTRICT | 352-540-4353 | 362.38 |
| 99 SOLID WASTE DISPOSAL (LANDFILL) | 352-754-4112 | 98.04 |
| **ALL TAXES BECOME DELINQUENT APRIL 1st | | NON-AD VALOREM ASSESSMENTS \$460.42 |
| COMBINED TAXES AND ASSESSMENTS \$2,473.49 | | See reverse side for important information. |
| If Paid By Please Pay | Dec 31, 2025 \$591.99 | |

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Installment Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |
|----------------------|-------------|--------------|
| 340848 | | CWES |

MUDDY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814
R29-422-17-0000-0140-0000
8098 MARYS FISH CAMP RD
W 210 FT OF S 210 FT OF
N 420 FT OF W 840 FT OF
SE 1/4 OF NW 1/4
DB 104
See Additional Legal on Tax Roll

Pay in U.S. funds to Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

| | | | | |
|--------------------------|--------------------------|--|--|--|
| If Paid By Please Pay | Dec 31, 2025 \$591.99 | | | |
|--------------------------|--------------------------|--|--|--|

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01 Property Overview - Taxes



AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Installment Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |
|----------------------|-------------|---------------------------|
| 340857 | CWES | HERNANDO.COUNTY-TAXES.COM |

MUDGY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814
R29-422-17-0000-0140-0010
0 MARYS FISH CAMP RD
E 630 OF S 210 FT OF
N 420 FT OF W 840 FT OF
SE 1/4 OF NW 1/4
& LESS A 5X5
See Additional Legal on Tax Roll

**All ownership changes must re-file for exemptions

| AD VALOREM TAXES | | | | | | |
|------------------------------|--------------|---------|------------------|-----------|---------------|--------------|
| TAXING AUTHORITY | TELEPHONE | MILLAGE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
| BCC GENERAL FUND | 352-754-4004 | 5.8891 | 132,471 | 0 | 132,471 | 780.13 |
| BCC TRANSPORTATION TRUST | 352-754-4004 | 0.8091 | 132,471 | 0 | 132,471 | 107.18 |
| BCC COUNTY HEALTH | 352-754-4004 | 0.1054 | 132,471 | 0 | 132,471 | 13.96 |
| EMERGENCY MEDICAL SVCS MSTU | 352-754-4004 | 0.9100 | 132,471 | 0 | 132,471 | 120.55 |
| STORMWATER MANAGEMENT MSTU | 352-754-4004 | 0.1139 | 132,471 | 0 | 132,471 | 15.09 |
| HERNANDO COUNTY SCHOOL BOARD | 352-797-7004 | 3.0170 | 136,135 | 0 | 136,135 | 410.72 |
| BPI DISCRETIONARY-SCHOOL | 352-797-7004 | 0.7480 | 136,135 | 0 | 136,135 | 101.83 |
| BPI CAPITAL OUTLAY-SCHOOL | 352-797-7004 | 1.5000 | 136,135 | 0 | 136,135 | 204.20 |
| BPI OPERATIONAL VOTED-SCHOOL | 352-797-7004 | 1.0000 | 136,135 | 0 | 136,135 | 136.14 |
| SWFWMD COUNTY WIDE | 352-796-7211 | 0.1831 | 132,471 | 0 | 132,471 | 24.26 |
| TOTAL MILLAGE | | 14.2756 | AD VALOREM TAXES | | \$1,914.06 | |

| NON-AD VALOREM ASSESSMENTS | | |
|---|--------------------------|---|
| LEVYING AUTHORITY | TELEPHONE | AMOUNT |
| 36 H.C. FIRE/RESCUE DISTRICT | 352-540-4353 | 111.17 |
| **ALL TAXES BECOME DELINQUENT APRIL 1st | | |
| COMBINED TAXES AND ASSESSMENTS | \$2,025.23 | See reverse side for important information. |
| If Paid By Please Pay | Dec 31, 2025 \$514.91 | |

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Installment Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE |
|----------------------|-------------|---------------------------|
| 340857 | CWES | HERNANDO.COUNTY-TAXES.COM |

MUDGY DUCK LLC
700 DESOTO AVE
BROOKSVILLE, FL 34601-2814
R29-422-17-0000-0140-0010
0 MARYS FISH CAMP RD
E 630 OF S 210 FT OF
N 420 FT OF W 840 FT OF
SE 1/4 OF NW 1/4
& LESS A 5X5
See Additional Legal on Tax Roll

Pay in U.S. funds to Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

| | | | | |
|--------------------------|--------------------------|--|--|--|
| If Paid By Please Pay | Dec 31, 2025 \$514.91 | | | |
|--------------------------|--------------------------|--|--|--|

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01 Property Overview – Taxes

AMY L. BLACKBURN, CFC
HERNANDO COUNTY TAX COLLECTOR 352-754-4180 2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILAGE CODE | |
|----------------------|-------------|-------------|---------------------------|
| 340768 | | CWES | HERNANDO COUNTY-TAXES.COM |

| | |
|---|--|
| MUDDY DUCK LLC 700 DESOTO AVE BROOKSVILLE, FL 34601 | R29-422-17-0000-0050-0000 0 MARYS FISH CAMP RD N135 FT OF W125 FT OF S668 FT OF W1/2 OF SE1/4 OF NW1/4 ORB 76 PG 145 ORB 1 See Additional Legal on Tax Roll |
|---|--|

****All ownership changes must re-file for exemptions**

| AD VALOREM TAXES | | | | | | |
|------------------------------|--------------|---------|------------------|-----------|---------------|--------------|
| TAXING AUTHORITY | TELEPHONE | MILLAGE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
| BCC GENERAL FUND | 352-754-4004 | 5.8891 | 283,972 | 0 | 283,972 | 1,672.34 |
| BCC TRANSPORTATION TRUST | 352-754-4004 | 0.8091 | 283,972 | 0 | 283,972 | 229.76 |
| BCC COUNTY HEALTH | 352-754-4004 | 0.1054 | 283,972 | 0 | 283,972 | 29.93 |
| EMERGENCY MEDICAL SVCS MSTU | 352-754-4004 | 0.9100 | 283,972 | 0 | 283,972 | 258.41 |
| STORMWATER MANAGEMENT MSTU | 352-754-4004 | 0.1139 | 283,972 | 0 | 283,972 | 32.34 |
| HERNANDO COUNTY SCHOOL BOARD | 352-797-7004 | 3.0170 | 293,540 | 0 | 293,540 | 885.61 |
| BPI DISCRETIONARY-SCHOOL | 352-797-7004 | 0.7480 | 293,540 | 0 | 293,540 | 219.57 |
| BPI CAPITAL OUTLAY-SCHOOL | 352-797-7004 | 1.5000 | 293,540 | 0 | 293,540 | 440.31 |
| BPI OPERATIONAL VOTED-SCHOOL | 352-797-7004 | 1.0000 | 293,540 | 0 | 293,540 | 293.54 |
| SWFWMD COUNTY WIDE | 352-796-7211 | 0.1831 | 283,972 | 0 | 283,972 | 52.00 |
| TOTAL MILLAGE | | 14.2756 | AD VALOREM TAXES | | \$4,113.81 | |

| NON-AD VALOREM ASSESSMENTS | | |
|------------------------------------|--------------|--------|
| LEVYING AUTHORITY | TELEPHONE | AMOUNT |
| 36 H.C. FIRE/RESCUE DISTRICT | 352-540-4353 | 699.41 |
| 99 SOLID WASTE DISPOSAL (LANDFILL) | 352-754-4112 | 196.08 |

| | | |
|---|----------------------------|---|
| **ALL TAXES BECOME DELINQUENT APRIL 1st | NON-AD VALOREM ASSESSMENTS | \$895.49 |
| COMBINED TAXES AND ASSESSMENTS | \$5,009.30 | See reverse side for important information. |
| If Paid By | Nov 30, 2025 | Dec 31, 2025 |
| Please Pay | \$4,808.93 | \$4,859.02 |
| | Jan 31, 2026 | Feb 28, 2026 |
| | \$4,909.11 | \$4,959.21 |
| | Mar 31, 2026 | \$5,009.30 |

AMY L. BLACKBURN, CFC 2025 Real Estate
FERNANDO COUNTY TAX COLLECTOR 352-754-4180 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| ALTERNATE KEY NUMBER | ESCROW CODE | MILLAGE CODE | |
|----------------------|-------------|--------------|---------------------------|
| 340768 | | CWES | HERNANDO.COUNTY-TAXES.COM |

MUDY DUCK LLC R29-422-17-0000-0050-0000
700 DESOTO AVE 0 MARYS FISH CAMP RD
BROOKSVILLE, FL 34601 N135 FT OF W125 FT OF S668 FT
OF W1/2 OF SE1/4 OF NW1/4
ORB 76 PG 145 ORB 1
See Additional Legal on Tax Roll

Pay in U.S. funds to Hernando County Tax Collector, 20 N. Main St. Room 112 Brooksville, FL 34601-2892

| If Paid By Please Pay | Nov 30, 2025 | Dec 31, 2025 | Jan 31, 2026 | Feb 28, 2026 | Mar 31, 2026 |
|--------------------------|--------------|--------------|--------------|--------------|--------------|
| | \$4,808.93 | \$4,859.02 | \$4,909.11 | \$4,959.21 | \$5,009.30 |

RETAIN THIS PORTION FOR YOUR RECORDS
WALK-IN CUSTOMERS,
PLEASE BRING FOR RECEIPT

DO NOT WRITE ON BOTTOM PORTION

A photograph of a person in a blue kayak on clear, shallow water. The person is wearing a black cap and a life vest, and is holding a smartphone up to take a picture. The kayak has a white paddle resting on it. The background is a dense forest of green trees.

02 Financial Analysis

– Proforma

A large, ornate, stylized monogram consisting of the letters 'J' and 'B' intertwined.

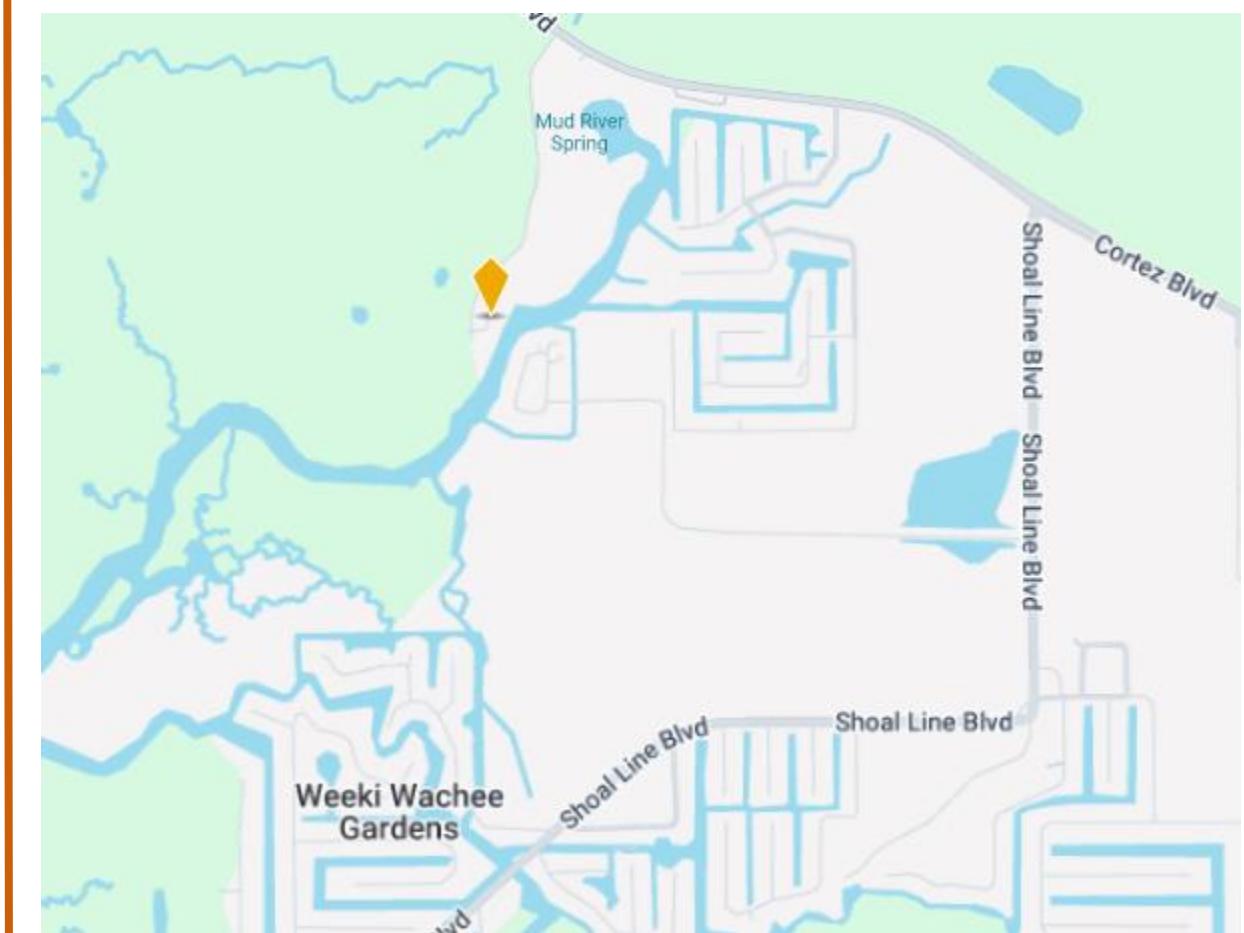
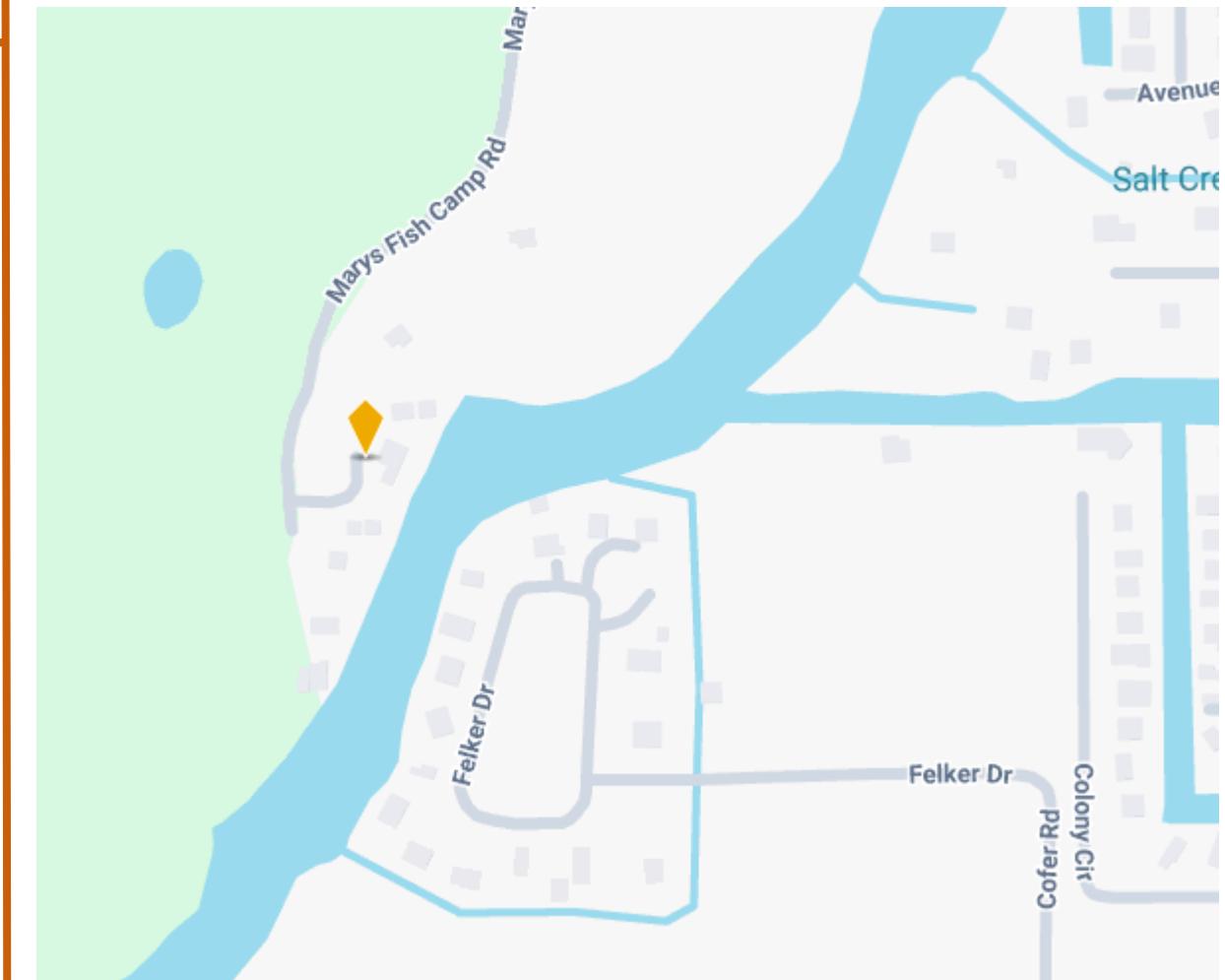
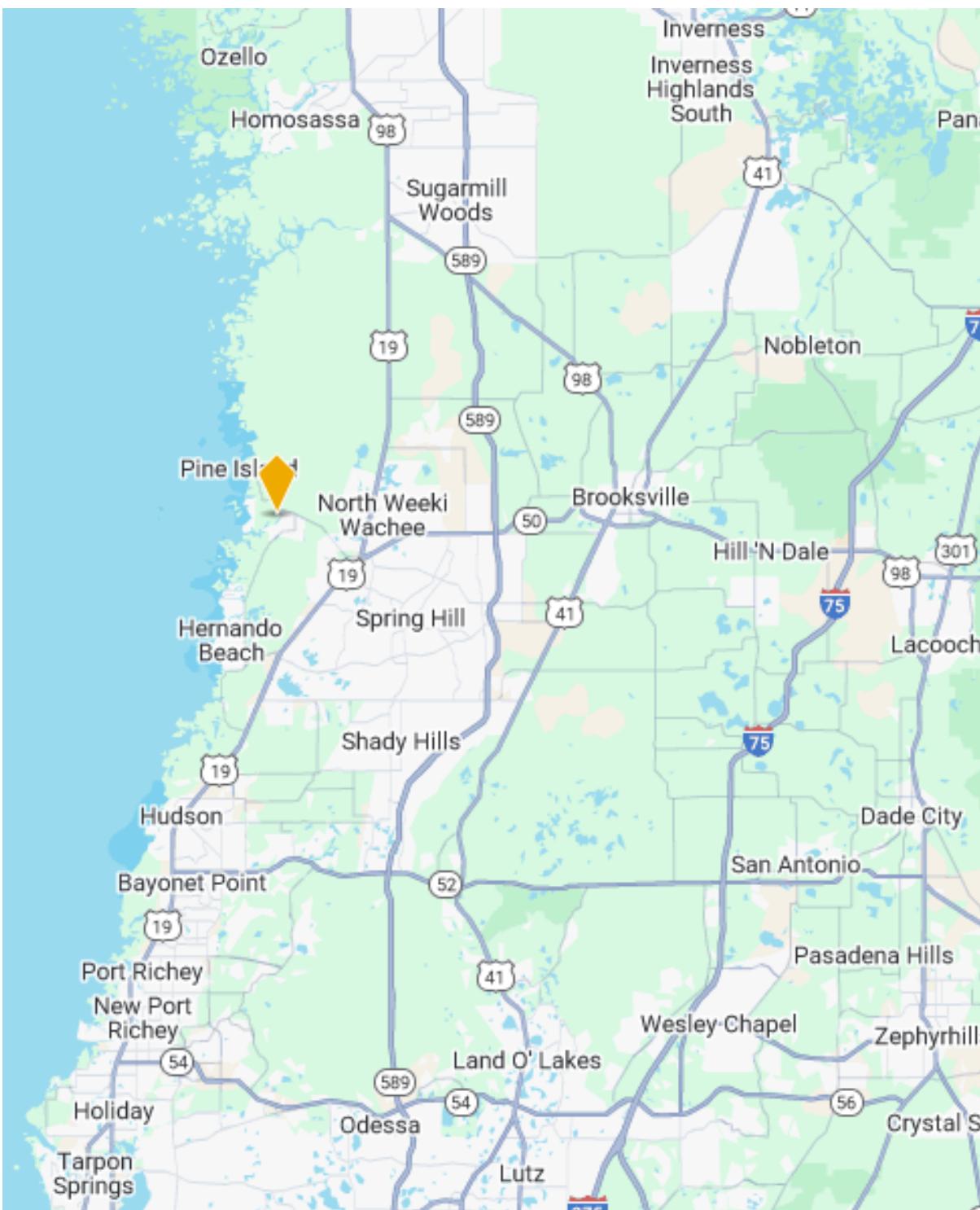
02 Financial Analysis

Proforma

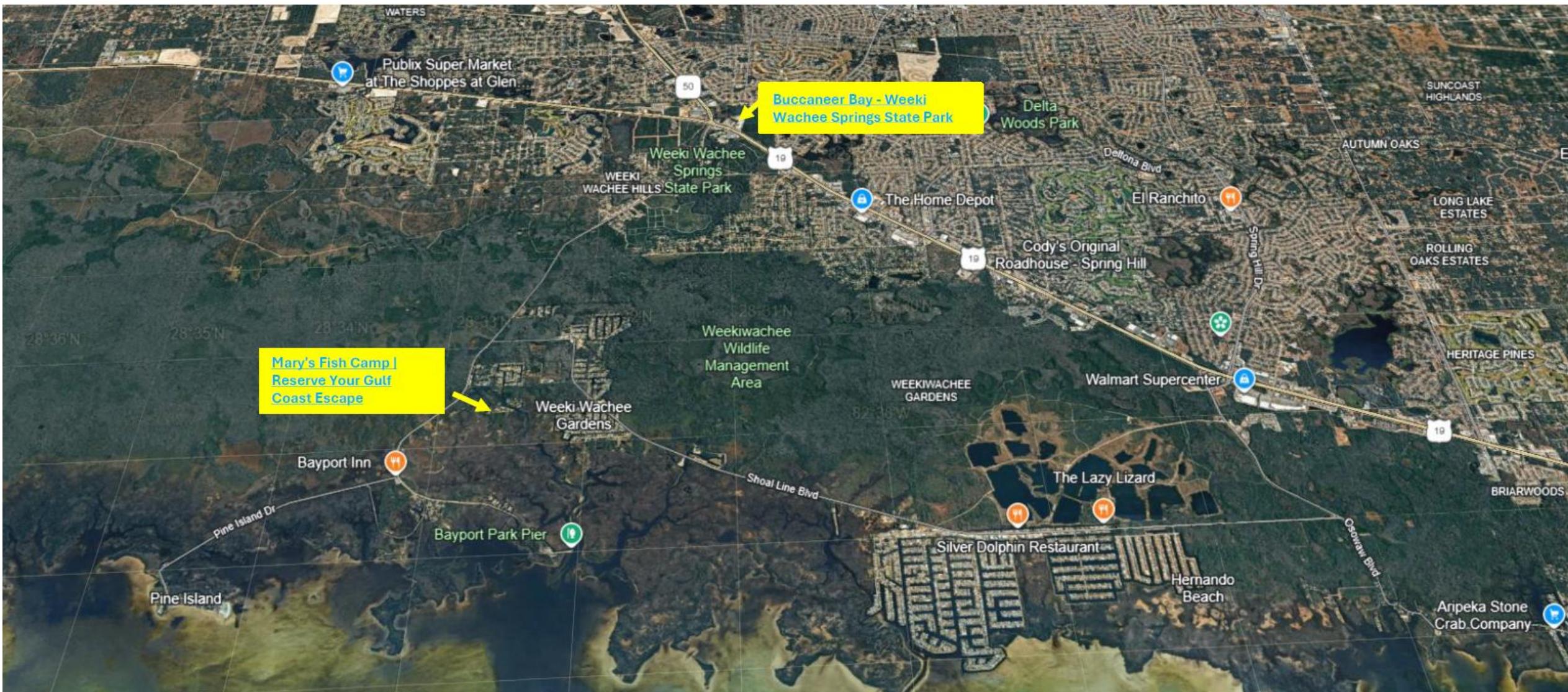


| Property Name: Mary's Fish Camp - 8092 Mary's Fish Camp Rd | Year 1 Proforma | Year 2 Proforma | Year 3 Proforma | Year 4 Proforma | Year 5 Proforma |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| Total Cabins 7 - Total RV Sites 23 | | | | | |
| Purchase Price: \$4,000,000 | | | | | |
| Cabin Average Daily Rate: | \$ 136.75 | \$ 140.00 | \$ 144.20 | \$ 148.53 | \$ 152.98 |
| Potential Gross Monthly Income | \$ 29,116.35 | \$ 29,808.33 | \$ 30,702.58 | \$ 31,623.66 | \$ 32,572.37 |
| Potential Gross Annual Income | \$ 349,396.25 | \$ 357,700.00 | \$ 368,431.00 | \$ 379,483.93 | \$ 390,868.45 |
| Vacancy Loss: Assume 50% | \$ 174,698.13 | \$ 178,850.00 | \$ 184,215.50 | \$ 189,741.97 | \$ 195,434.22 |
| Effective Gross Income | \$ 173,771.00 | \$ 178,850.00 | \$ 184,215.50 | \$ 189,741.97 | \$ 195,434.22 |
| RV Sites Average Daily Rate: | \$ 42.75 | \$ 46.00 | \$ 47.38 | \$ 48.80 | \$ 50.27 |
| Gross Monthly Market Rent: | \$ 29,907.19 | \$ 32,180.83 | \$ 31,705.12 | \$ 32,656.27 | \$ 33,635.96 |
| Gross Annual Rental Income: | \$ 358,886.25 | \$ 386,170.00 | \$ 380,461.40 | \$ 391,875.24 | \$ 403,631.50 |
| Vacancy Loss: Assume 50% | \$ 179,443.13 | \$ 193,085.00 | \$ 190,230.70 | \$ 195,937.62 | \$ 201,815.75 |
| Effective Gross Income | \$ 179,443.13 | \$ 193,085.00 | \$ 190,230.70 | \$ 195,937.62 | \$ 201,815.75 |
| Camping Sites Average Daily Rate | \$ 18.00 | \$ 20.00 | \$ 20.00 | \$ 20.00 | \$ 20.00 |
| Gross Monthly Market Rent: | \$ 2,190.00 | \$ 2,433.33 | \$ 2,433.33 | \$ 2,433.33 | \$ 2,433.33 |
| Gross Annual Rental Income: | \$ 26,280.00 | \$ 29,200.00 | \$ 29,200.00 | \$ 29,200.00 | \$ 29,200.00 |
| Vacancy Loss | \$ 7,884.00 | \$ 8,760.00 | \$ 8,760.00 | \$ 8,760.00 | \$ 8,760.00 |
| Camping Fees | \$ 7,000.00 |
| Total Income | \$ 25,396.00 | \$ 27,440.00 | \$ 27,440.00 | \$ 27,440.00 | \$ 27,440.00 |
| Total Annual Rent Income: | \$ 378,610.13 | \$ 399,375.00 | \$ 401,886.20 | \$ 413,119.59 | \$ 424,689.97 |
| Other Income: | | | | | |
| Online RV/Cabin Deposits | \$ 109,265.00 | \$ 112,542.95 | \$ 115,919.24 | \$ 119,396.82 | \$ 122,978.72 |
| Misc Income | \$ 2.74 | \$ 2.82 | \$ 2.91 | \$ 2.99 | \$ 3.08 |
| Retail Sales | \$ 240,753.00 | \$ 247,975.59 | \$ 255,414.86 | \$ 263,077.30 | \$ 270,969.62 |
| GU&G Kayak Tour Commissions | \$ 68,701.00 | \$ 70,762.03 | \$ 72,884.89 | \$ 75,071.44 | \$ 77,323.58 |
| 3rd Party Laundry Commissions | \$ 1,041.00 | \$ 1,072.23 | \$ 1,104.40 | \$ 1,137.53 | \$ 1,171.65 |
| Bayport Airboat Tour Commissions | \$ 17,119.60 | \$ 17,633.19 | \$ 18,162.18 | \$ 18,707.05 | \$ 19,268.26 |
| Refunds | \$ (21,087.00) | \$ (21,719.61) | \$ (22,371.20) | \$ (23,042.33) | \$ (23,733.60) |
| Total Other Income: | \$ 415,795.34 | \$ 428,269.20 | \$ 441,117.28 | \$ 454,350.79 | \$ 467,981.32 |
| Total Combined Income: | \$ 794,405.47 | \$ 827,644.20 | \$ 843,003.48 | \$ 867,470.38 | \$ 892,671.29 |
| Cost of Goods Sold | | | | | |
| Bait & Tackle Purchases | \$ 9,433.56 | \$ 9,716.57 | \$ 10,008.06 | \$ 10,308.31 | \$ 10,617.55 |
| Food & Beverage Purchases | \$ 25,846.00 | \$ 26,621.38 | \$ 27,420.02 | \$ 28,242.62 | \$ 29,089.90 |
| Merchandise Purchases | \$ 46,264.61 | \$ 47,652.55 | \$ 49,082.12 | \$ 50,554.59 | \$ 52,071.23 |
| Total Cost of Goods Sold | \$ 81,544.17 | \$ 83,990.50 | \$ 86,510.21 | \$ 89,105.52 | \$ 91,778.68 |
| Operating Expenses: | | | | | |
| Property Management 8% | \$ 63,552.44 | \$ 66,211.54 | \$ 67,440.28 | \$ 69,397.63 | \$ 71,413.70 |
| Live Music | \$ 6,775.00 | \$ 6,775.00 | \$ 6,775.00 | \$ 6,775.00 | \$ 6,775.00 |
| Advertising | \$ 7,500.00 | \$ 8,000.00 | \$ 8,500.00 | \$ 8,500.00 | \$ 8,500.00 |
| Marketing | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 | \$ 10,000.00 |
| Dues & Subscriptions | \$ 2,214.47 | \$ 2,214.47 | \$ 2,214.47 | \$ 2,214.47 | \$ 2,214.47 |
| Fuel Expense | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 |
| Liability Insurance | \$ 32,848.00 | \$ 33,833.44 | \$ 34,848.44 | \$ 35,893.90 | \$ 36,970.71 |
| Property Insurance | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 | \$ 20,000.00 |
| Workers Comp Insurance | \$ 3,296.91 | \$ 3,296.91 | \$ 3,296.91 | \$ 3,296.91 | \$ 3,296.91 |
| Bank Charges | \$ 166.80 | \$ 166.80 | \$ 166.80 | \$ 166.80 | \$ 166.80 |
| Merchant Fees | \$ 13,168.00 | \$ 13,563.04 | \$ 13,969.93 | \$ 14,389.03 | \$ 14,820.70 |
| Landscaping | \$ 9,000.00 | \$ 9,000.00 | \$ 9,000.00 | \$ 9,000.00 | \$ 9,000.00 |
| Office Supplies | \$ 3,500.00 | \$ 3,500.00 | \$ 3,500.00 | \$ 3,500.00 | \$ 3,500.00 |
| Employee Wages | \$ 125,000.00 | \$ 125,000.00 | \$ 125,000.00 | \$ 125,000.00 | \$ 125,000.00 |
| Payroll Taxes | \$ 10,000.00 | \$ 10,300.00 | \$ 10,609.00 | \$ 10,927.27 | \$ 11,255.09 |
| Payroll Admin Chgs | \$ 5,365.15 | \$ 5,526.10 | \$ 5,691.89 | \$ 5,862.64 | \$ 6,038.52 |
| Permits | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 |
| Pest Control | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 |
| Printing | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 | \$ 150.00 |
| Supplies | \$ 5,814.11 | \$ 5,988.53 | \$ 6,168.19 | \$ 6,353.23 | \$ 6,543.83 |
| Utilities Trash | \$ 9,000.00 | \$ 9,270.00 | \$ 9,548.10 | \$ 9,834.54 | \$ 10,129.58 |
| Utilities Other | \$ 45,000.00 | \$ 46,350.00 | \$ 47,740.50 | \$ 49,172.72 | \$ 50,647.90 |
| Telephone | \$ 1,300.00 | \$ 1,300.00 | \$ 1,300.00 | \$ 1,300.00 | \$ 1,300.00 |
| Property Taxes | \$ 21,746.00 | \$ 47,500.00 | \$ 48,450.00 | \$ 49,419.00 | \$ 50,407.38 |
| Total Expenses: | \$ 482,941.05 | \$ 517,936.33 | \$ 526,879.72 | \$ 536,258.66 | \$ 545,909.28 |
| Net Operating Income: | \$ 311,464.42 | \$ 309,707.87 | \$ 316,123.76 | \$ 331,211.72 | \$ 346,762.01 |
| Sale Value at a 7.78% CAP Rate | \$4,000,000 | | | | |
| Sale Price | \$ 4,000,000 | | | | |
| Loan Amount 70% LTV | \$ 2,800,000 | | | | |
| Loan Ammount 1.20DSCR | \$ 3,417,318 | | | | |
| Downpayment based on 70% LTV | \$ 1,200,000 | | | | |
| I/O Debt Service @ 6.25% | \$ 175,000 | | | | |
| Net Cash Flow After I/O Debt | \$ 136,464.42 | | | | |

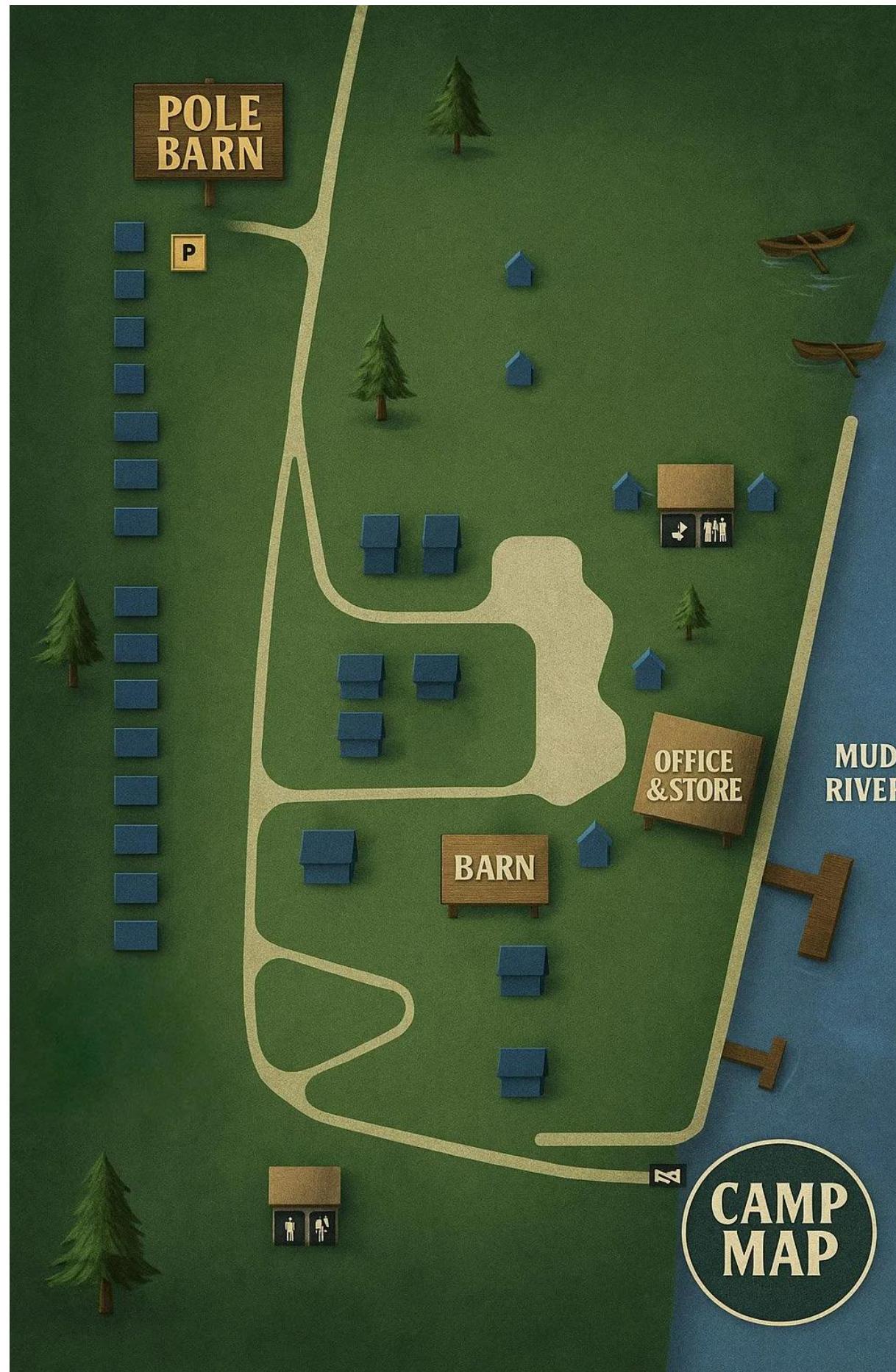
03 Location Overview



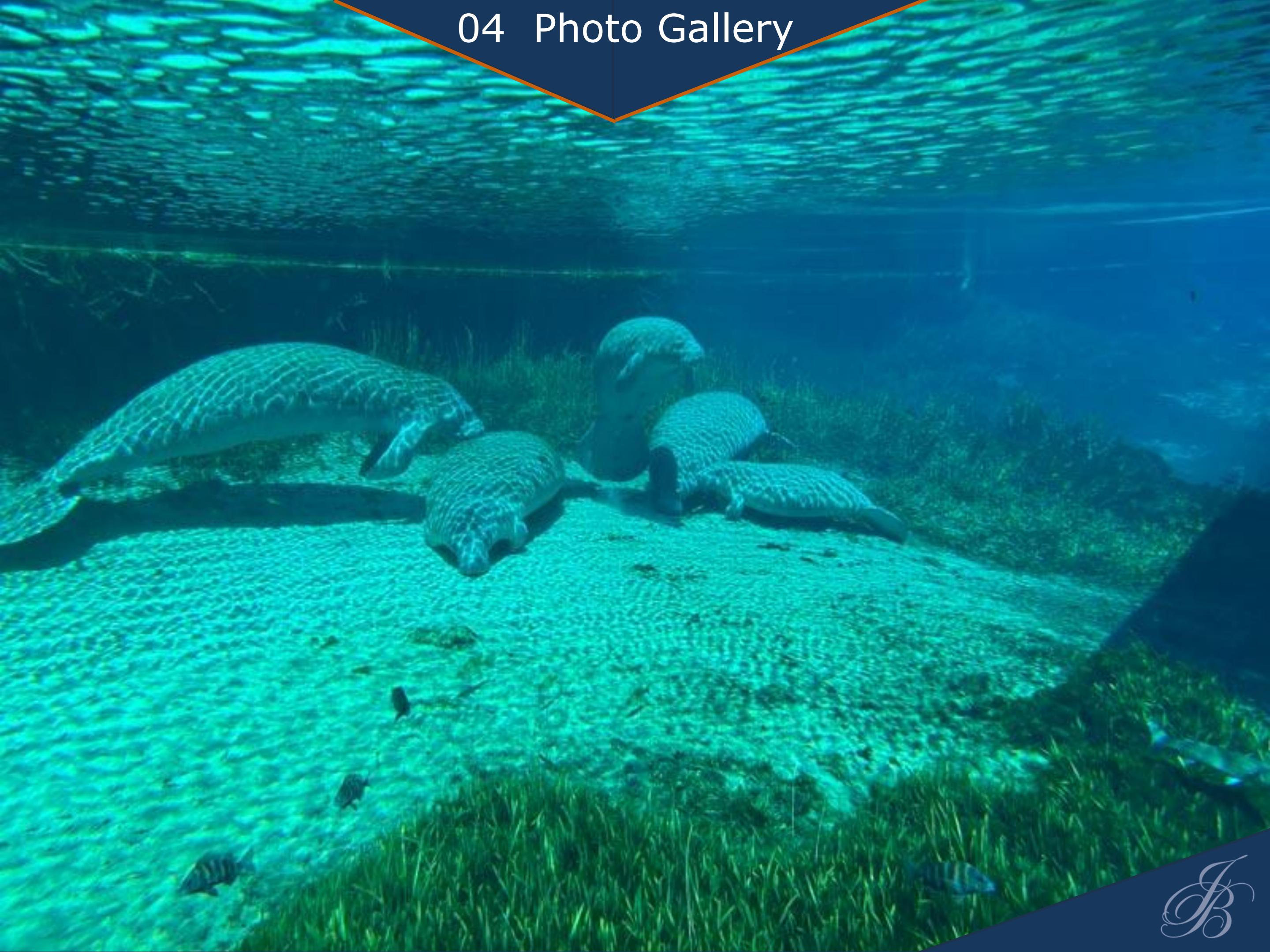
03 Location Overview



03 Location Overview



04 Photo Gallery



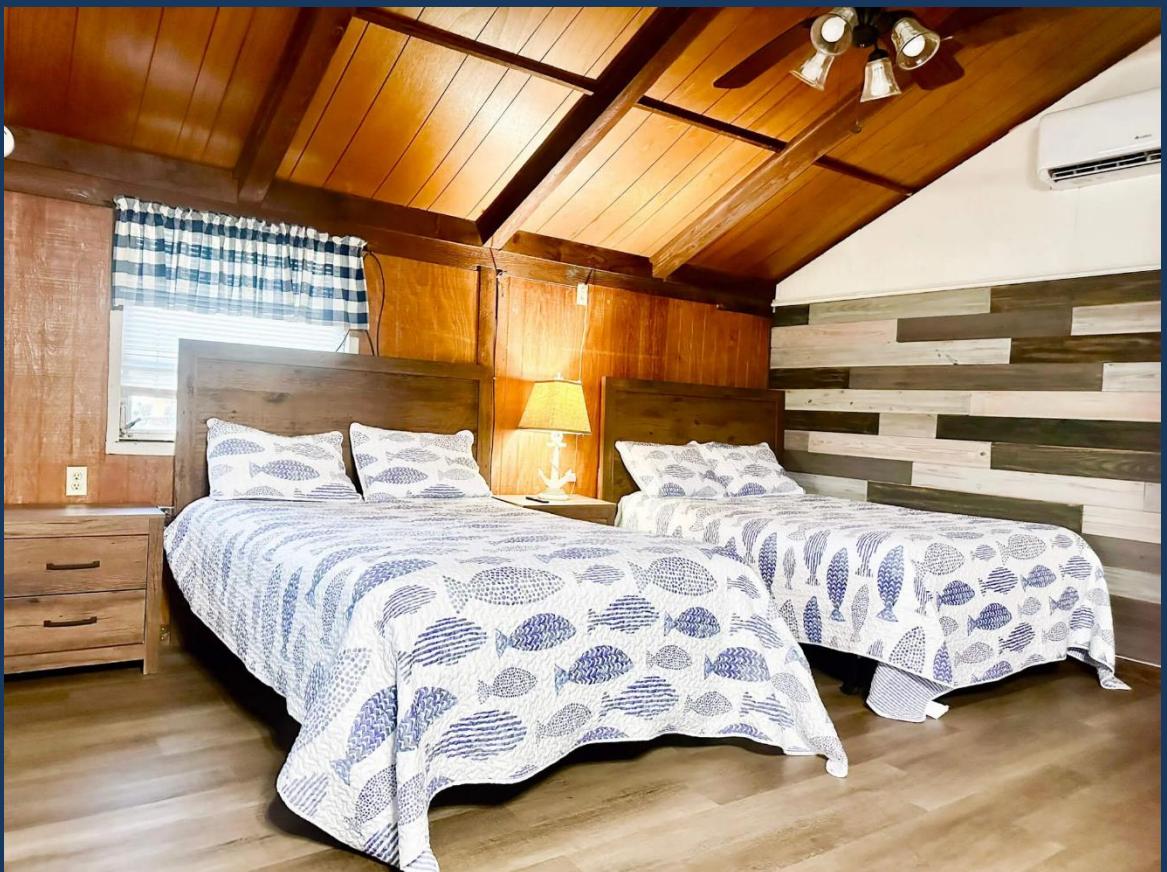


J



J

Cabin 1



J

Cabin 2



J

Cabin 3



B

Cabin 3



JB

Cabin 4



J

Cabin 4



Cabin 5



J

Cabin 5



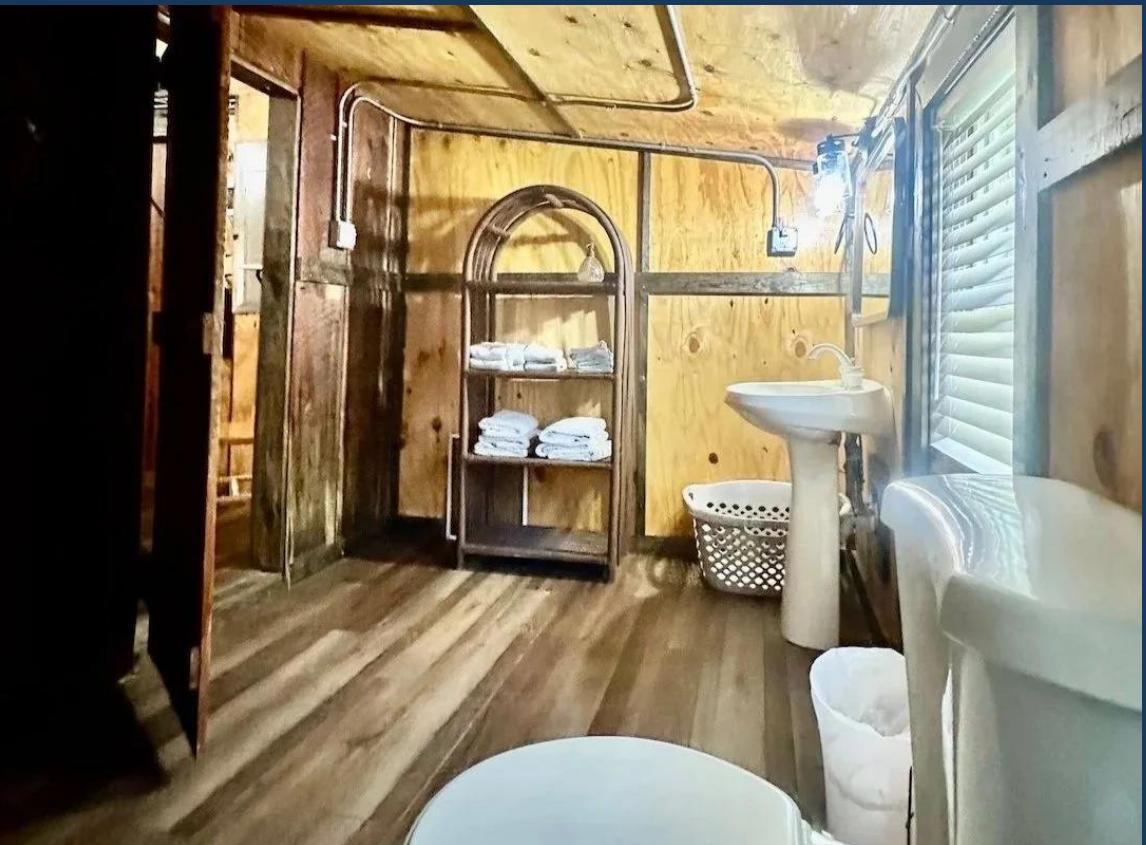
JB

Cabin 6



J

Cabin 6



J

Cabin 7

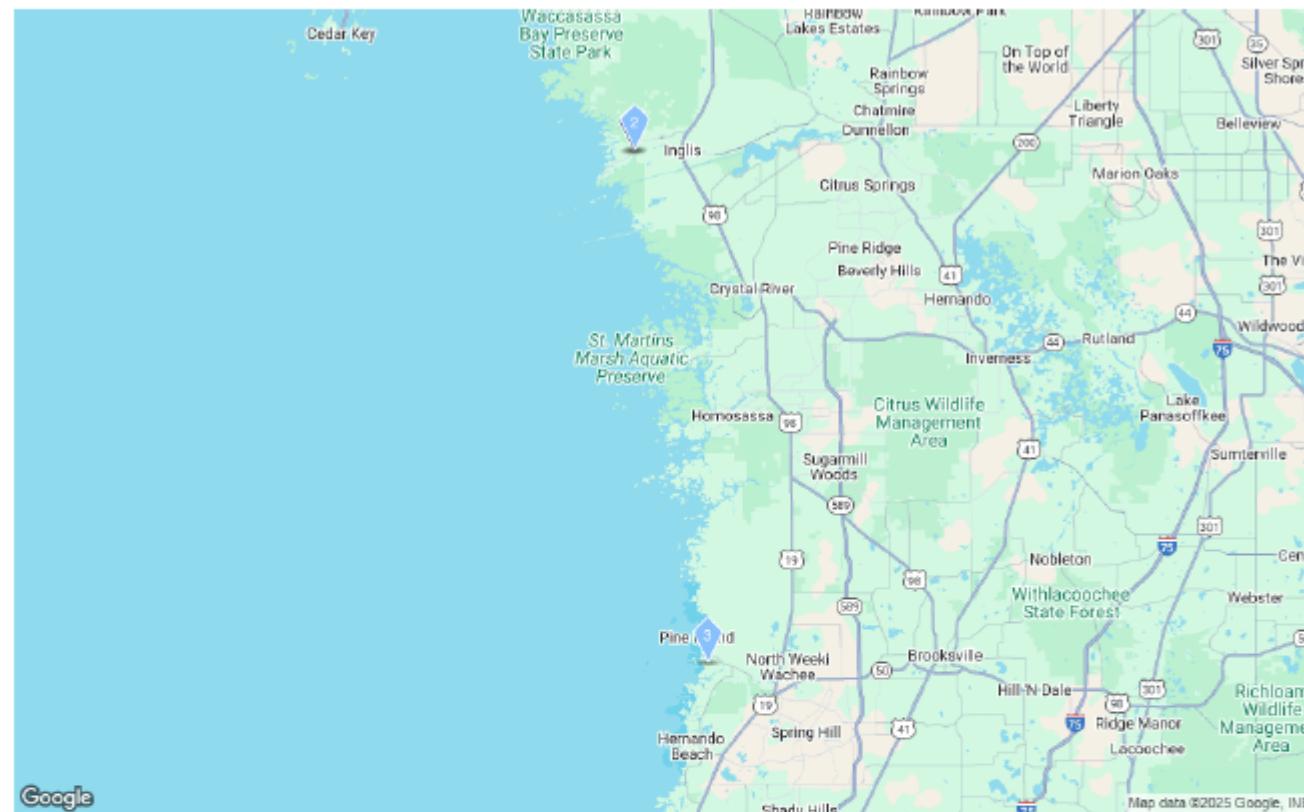


B

05 Property Comps



Sale Comps Map & List Report



Sale Comparables Summary Statistics

| Sale Attributes | Low | Average | Median | High |
|---------------------|-------------|-------------|-------------|-------------|
| Sale Price | \$1,400,000 | \$1,400,000 | \$1,400,000 | \$1,400,000 |
| Sale Price Per SF | \$354 | \$354 | \$354 | \$354 |
| Cap Rate | - | - | - | - |
| Sale Price Per AC | \$700,000 | \$700,000 | \$700,000 | \$700,000 |
| Property Attributes | Low | Average | Median | High |
| Building SF | 3,954 SF | 3,954 SF | 3,954 SF | 3,954 SF |
| Year Built | 1992 | 1992 | 1992 | 1992 |
| Stories | 1 | 1 | 1 | 1 |
| Typical Floor SF | 3,954 SF | 3,954 SF | 3,954 SF | 3,954 SF |
| Star Rating | ★★★★★ 2 | ★★★★★ 2 | ★★★★★ 2 | ★★★★★ 2 |

Summary Statistics exclude For Sale and Under Contract listings

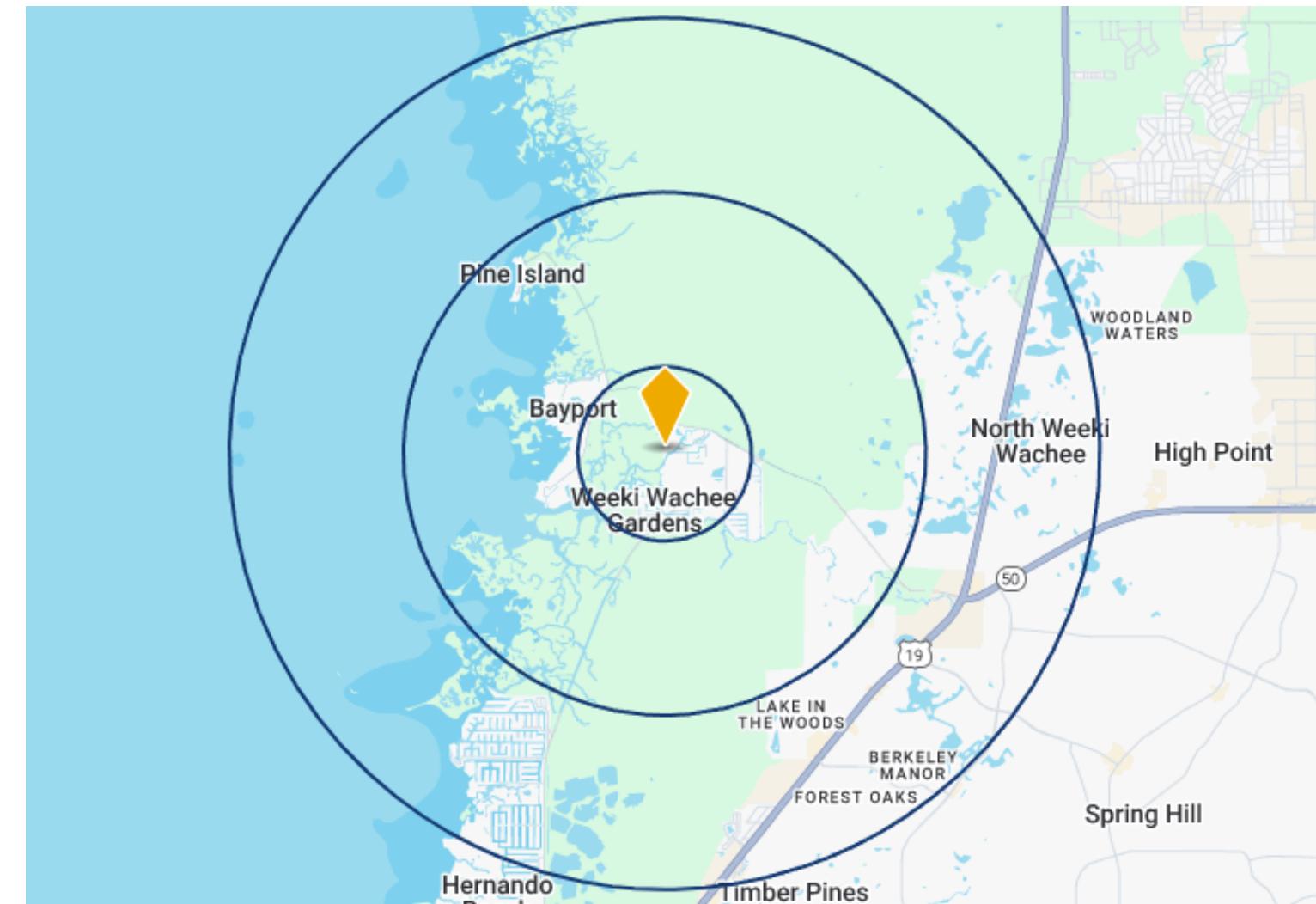
| Property Name Address | Type | Built/Renovated | Size (% Leased) | Sale Date | Price | Cap Rate |
|--|--------------------|-----------------|--------------------|----------------|--------------------------------|----------|
| 1 15 Hickory Ave Yankeetown, FL 34498 | Specialty ★★★★★ | 1992 | 3,954 SF | 3/27/2024 | \$1,400,000 (\$354.07/SF) | - |
| 2 YankeeTown Marina / RV Park 6617 Riverside Dr Yankeetown, FL 34498 | Specialty ★★★★★ | 1982 | 1,896 SF (100%) | Under Contract | \$2,995,000 (\$1,579.64/SF) | - |
| 3 4420 Cortez Blvd Weeki Wachee, FL 34607 | Specialty ★★★★★ | 1958/2016 | 4,018 SF (0%) | Under Contract | \$675,000 (\$167.99/SF) | - |

| Property Name | Property Address | City/State/Zip | Sale Date | Sale Price | Asking Price | Land Area AC | Price Per AC Land | Price Per SF | Year Built | Year Renovated | Waterfront |
|---|-------------------|---------------------|----------------|-------------|--------------|--------------|-------------------|--------------|------------|----------------|------------|
| YankeeTown Marina YankeeTown Marina / RV Park | 15 Hickory Ave | Yankeetown FL 34498 | 3/27/2024 | \$1,400,000 | | 2.00 | \$700,000.00 | \$354.07 | 1992 | | Yes |
| | 6617 Riverside Dr | Yankeetown FL 34498 | Under Contract | \$2,995,000 | \$2,995,000 | 2.68 | \$1,117,537.31 | \$1,579.64 | 1982 | | Yes |
| | 4420 Cortez Blvd | Weeki Wachee 34607 | Under Contract | \$675,000 | \$675,000 | 1.50 | \$450,000.00 | \$167.99 | 1958 | 2016 | Yes |



1-3-5 Mile Market Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| 2020 Population | 921 | 3,079 | 27,185 |
| 2024 Population | 1,607 | 4,172 | 30,486 |
| Median Age | 57.5 | 56.6 | 53.9 |
| 2020 Households | 441 | 1,438 | 11,981 |
| 2024 Households | 762 | 1,960 | 13,448 |
| # of Persons/HH | 2 | 2.1 | 2.2 |
| Average HH Income | \$63,356 | \$70,892 | \$74,986 |
| Average House Value | \$369,775 | \$323,908 | \$254,505 |





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Commercial Real Estate Brokers, Inc.

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