

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



- 01 Executive Summary
- 02 Property Overview
- 02 Financial Analysis
- 03 Location Overview
- 04 Photo Gallery
- 05 Property Comparables
- 06 Market Demographics



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

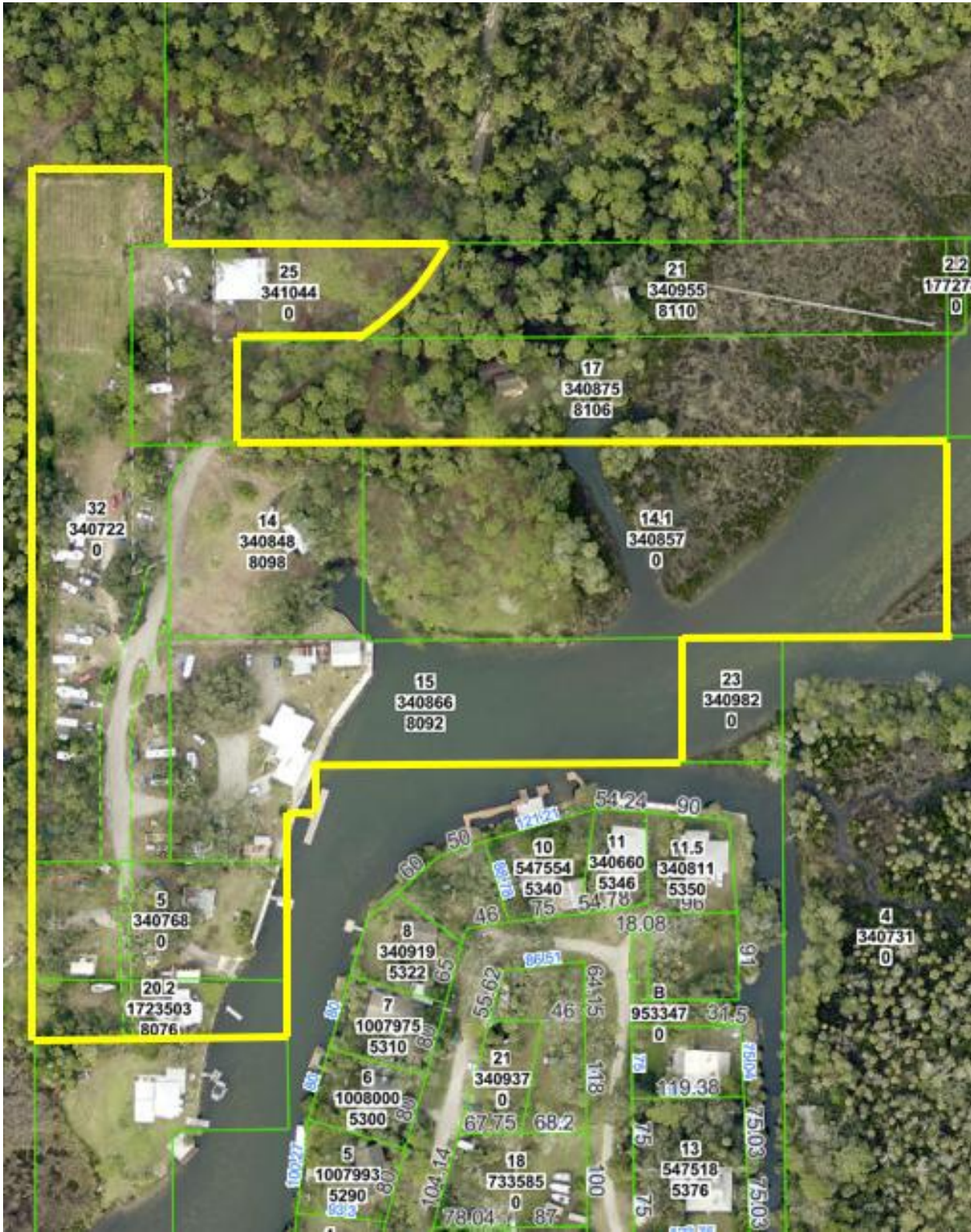
Mary's Fish Camp is now fully operational, with all RV sites, cabins, retail operations, recreational amenities, and experiential offerings back online. With restored infrastructure, independent utilities, multiple income streams, waterfront access, and proximity to one of Florida's most visited natural 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	HERNANDO.COUNTY-TAXES.COM

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
		\$2,243.07

COMBINED TAXES AND ASSESSMENTS	\$9,667.45	See reverse side for important information.
---------------------------------------	------------	---

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

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	HERNANDO.COUNTY-TAXES.COM

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

1 00340866 2025 9

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

DO NOT WRITE ON BOTTOM PORTION



01 Property Overview - Taxes

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

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

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

R29-422-17-0000-0320-0000
0 MARYS 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	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$3,334.94	\$3,369.68	\$3,404.42	\$3,439.16	\$3,473.90

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

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

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

R29-422-17-0000-0320-0000
0 MARYS 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	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$3,334.94	\$3,369.68	\$3,404.42	\$3,439.16	\$3,473.90

1 00340722 2025 3

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

DO NOT WRITE ON BOTTOM PORTION



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	HERNANDO.COUNTY-TAXES.COM

MUDDY 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	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$2,467.80	\$2,493.51	\$2,519.22	\$2,544.92	\$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	HERNANDO.COUNTY-TAXES.COM

MUDDY 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	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$2,467.80	\$2,493.51	\$2,519.22	\$2,544.92	\$2,570.63

1 00341044 2025 2

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

DO NOT WRITE ON BOTTOM PORTION



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	HERNANDO.COUNTY-TAXES.COM

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	Dec 31, 2025				
Please Pay	\$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	HERNANDO.COUNTY-TAXES.COM

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	Dec 31, 2025				
Please Pay	\$591.99				

4 00340848 2025 9

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

DO NOT WRITE ON BOTTOM PORTION



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

MUDDY 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		NON-AD VALOREM ASSESSMENTS \$111.17

COMBINED TAXES AND ASSESSMENTS	\$2,025.23	See reverse side for important information.
--------------------------------	------------	---

If Paid By	Dec 31, 2025				
Please Pay	\$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

MUDDY 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	Dec 31, 2025				
Please Pay	\$514.91				

4 00340857 2025 7

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

DO NOT WRITE ON BOTTOM PORTION



01 Property Overview - Taxes

AMY L. BLACKBURN, CFC 2025 Real Estate
HERNANDO 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

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	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026
Please Pay	\$4,808.93	\$4,859.02	\$4,909.11	\$4,959.21	\$5,009.30

AMY L. BLACKBURN, CFC 2025 Real Estate
HERNANDO 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

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

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	\$4,808.93	\$4,859.02	\$4,909.11	\$4,959.21	\$5,009.30

1 00340768 2025 8

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

DO NOT WRITE ON BOTTOM PORTION



02 Financial Analysis

– Proforma



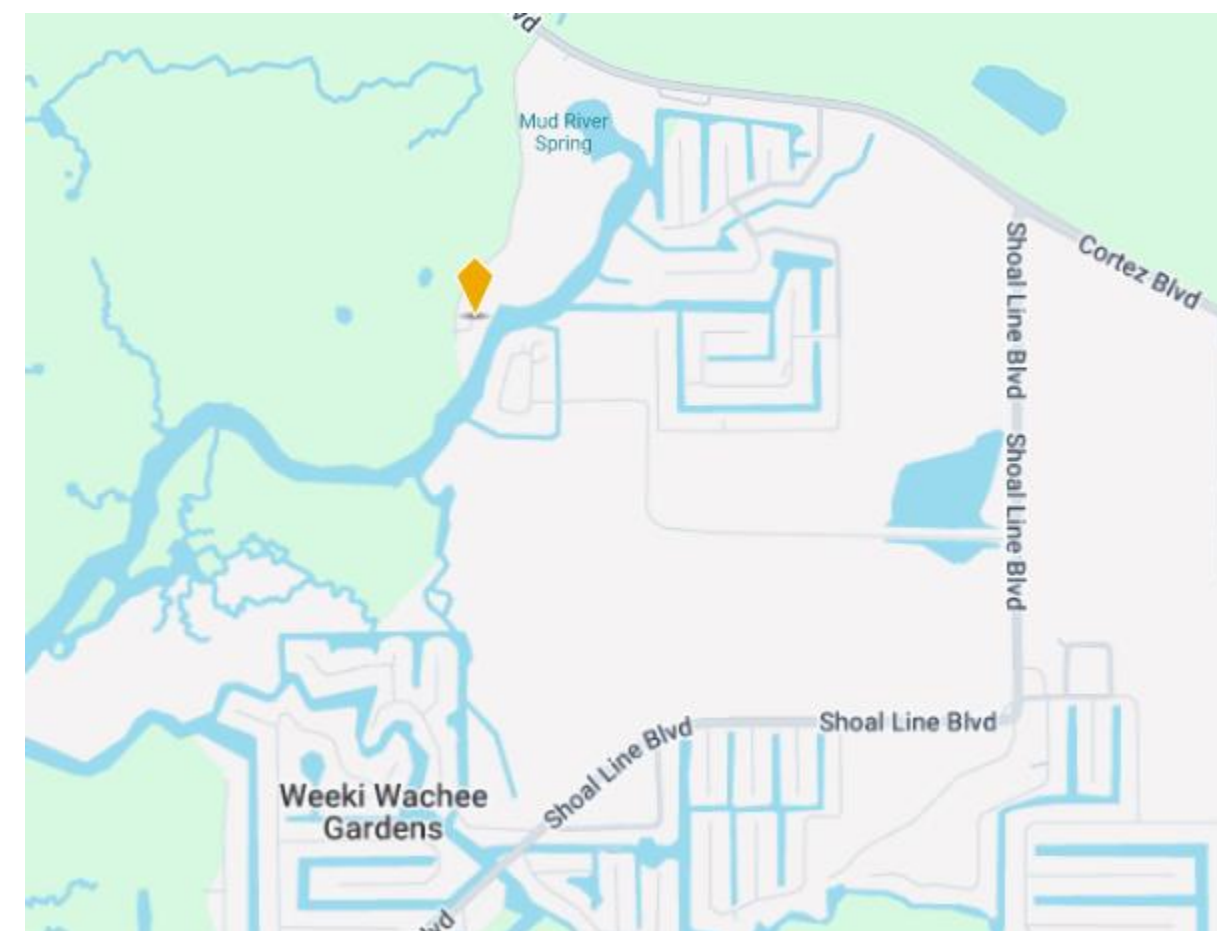
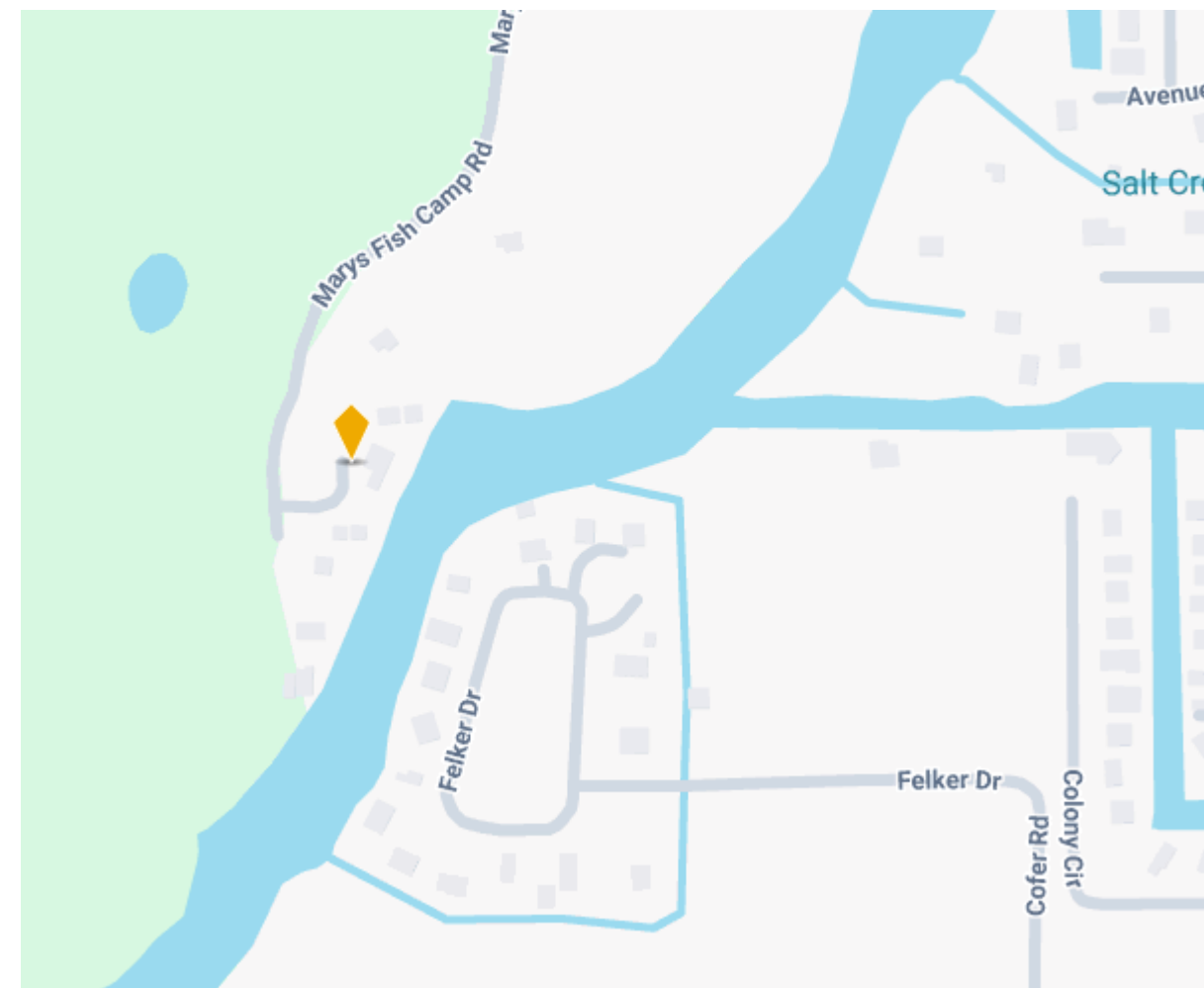
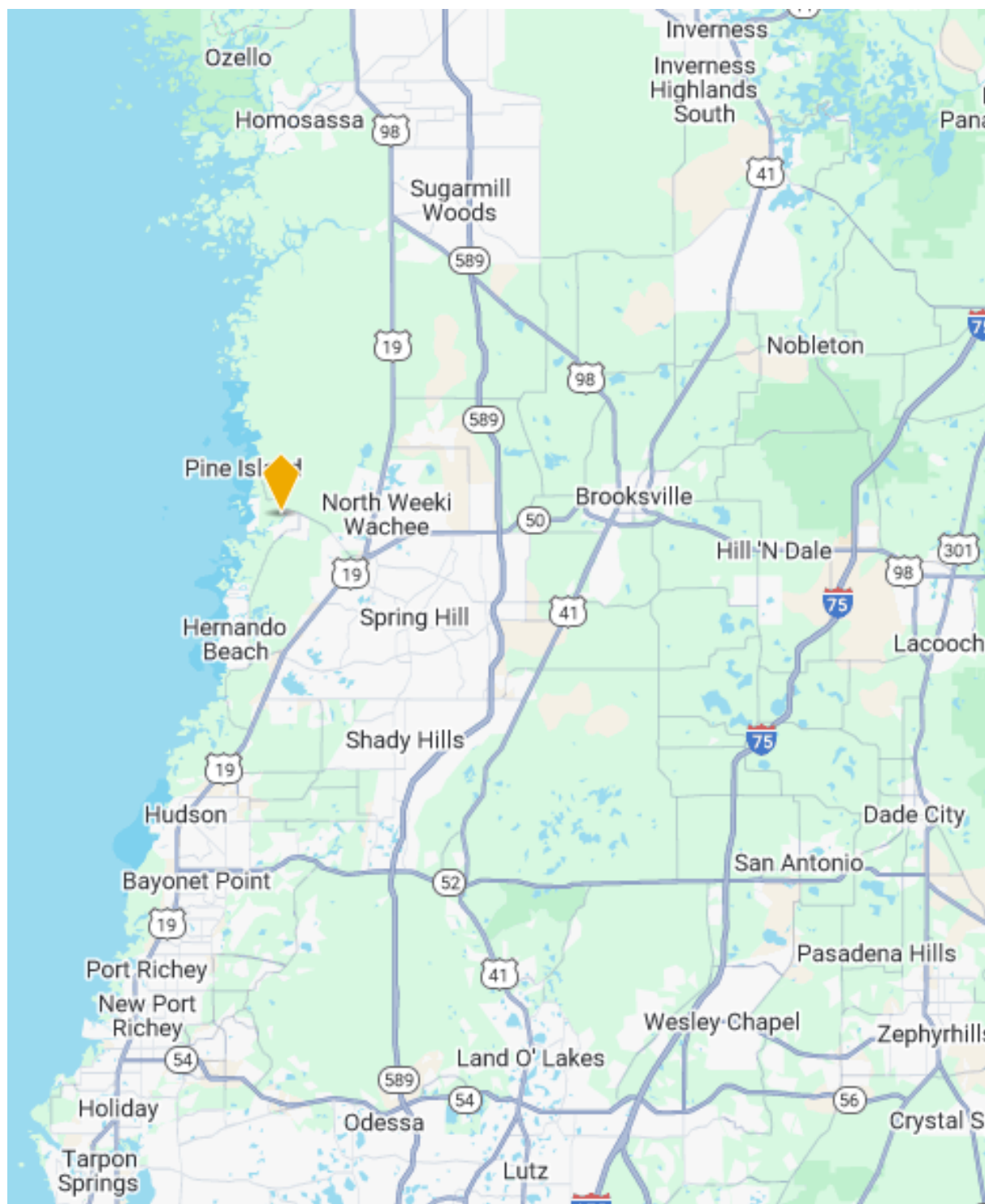
02 Financial Analysis Proforma



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	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	\$ 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				

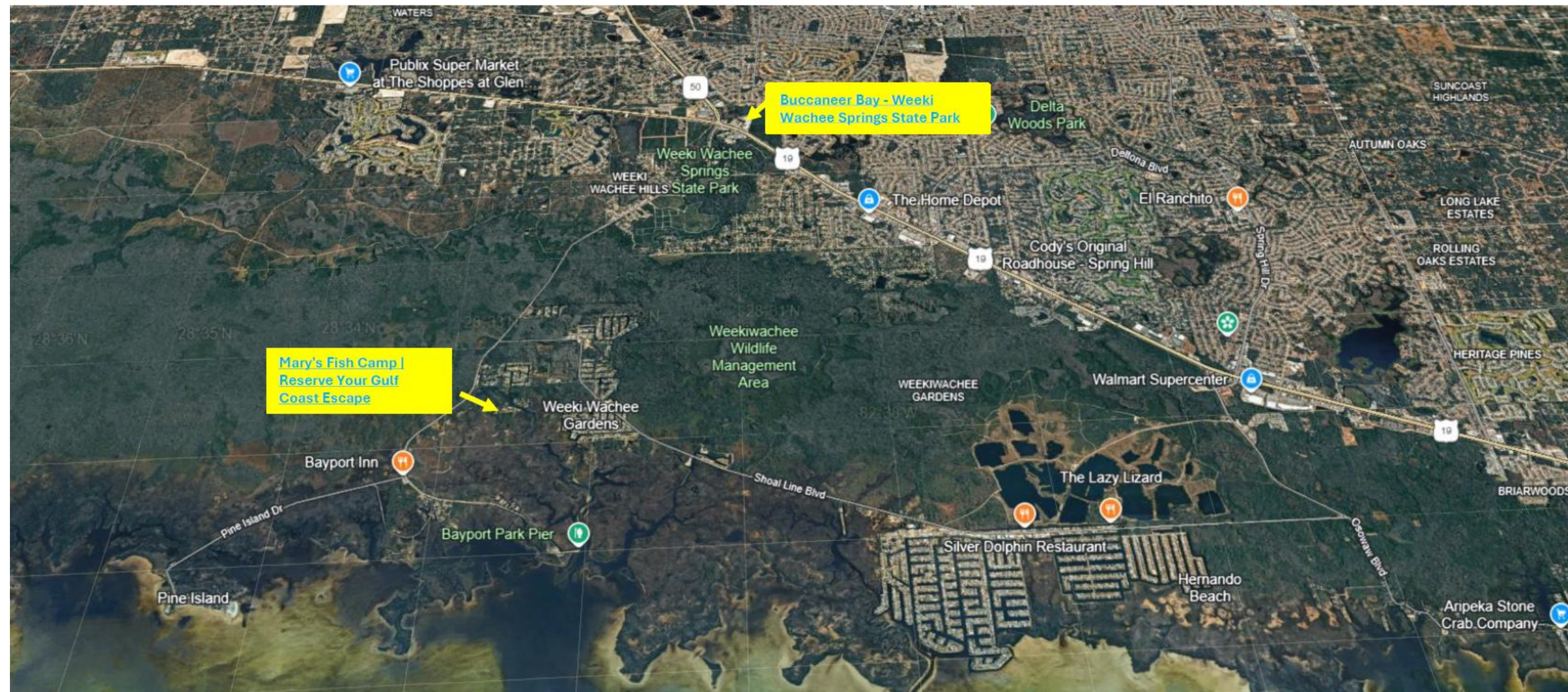


03 Location Overview



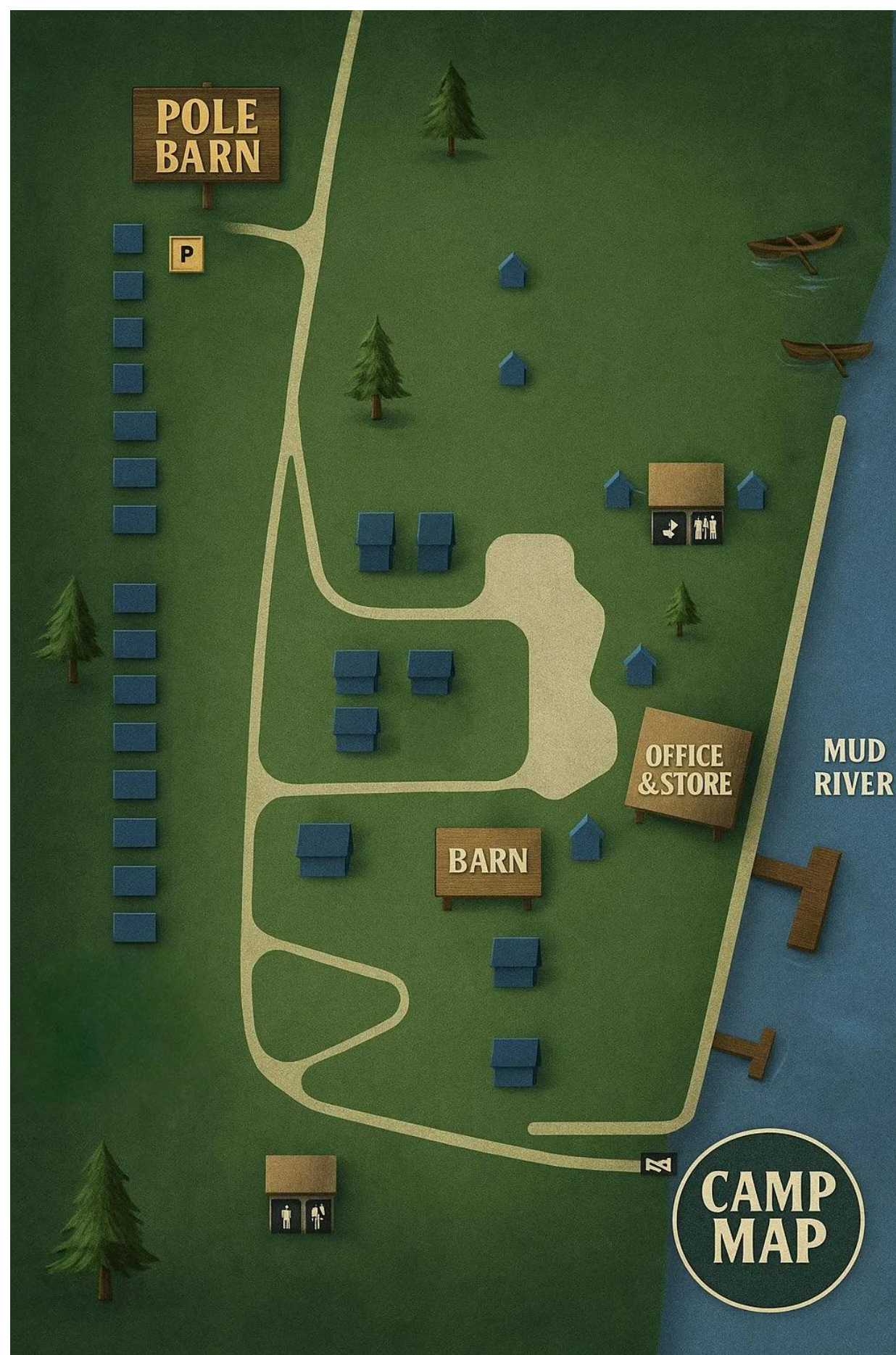


03 Location Overview





03 Location Overview



04 Photo Gallery







M

Cabin 1



Cabin 2



Cabin 3



Cabin 3



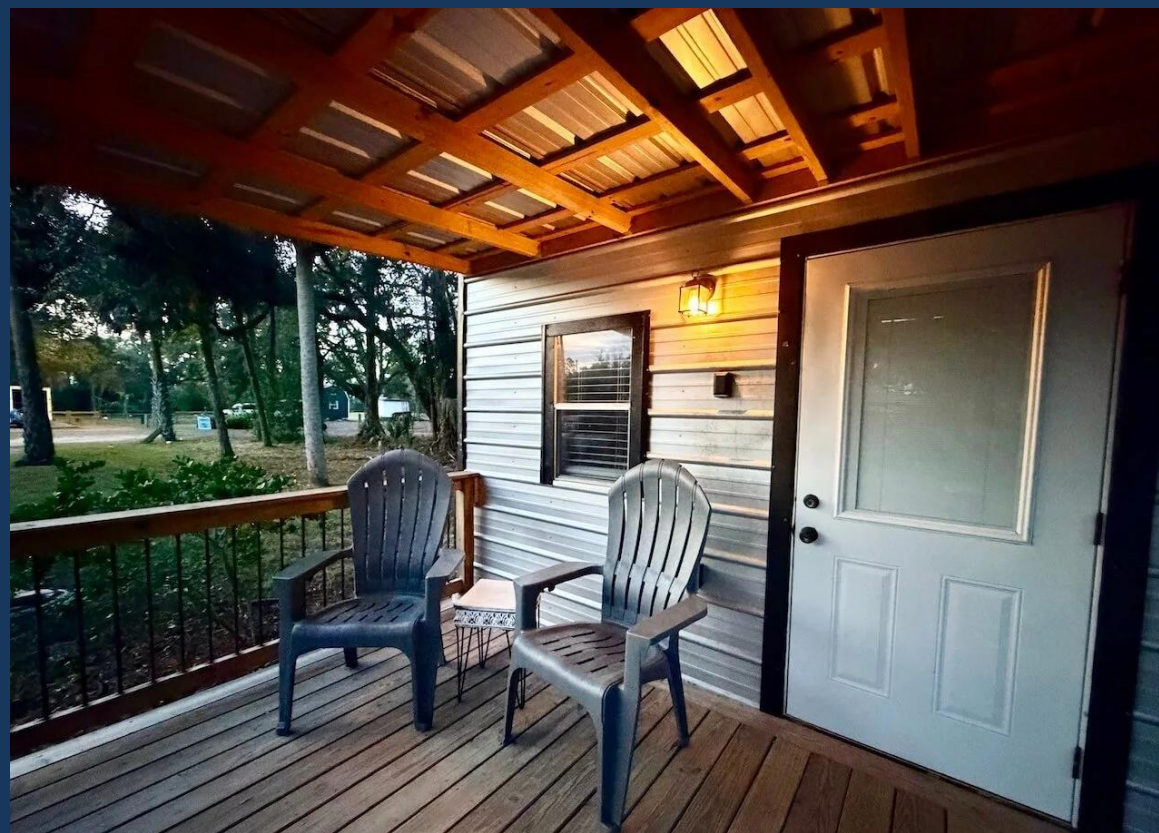
Cabin 4



Cabin 4



Cabin 5



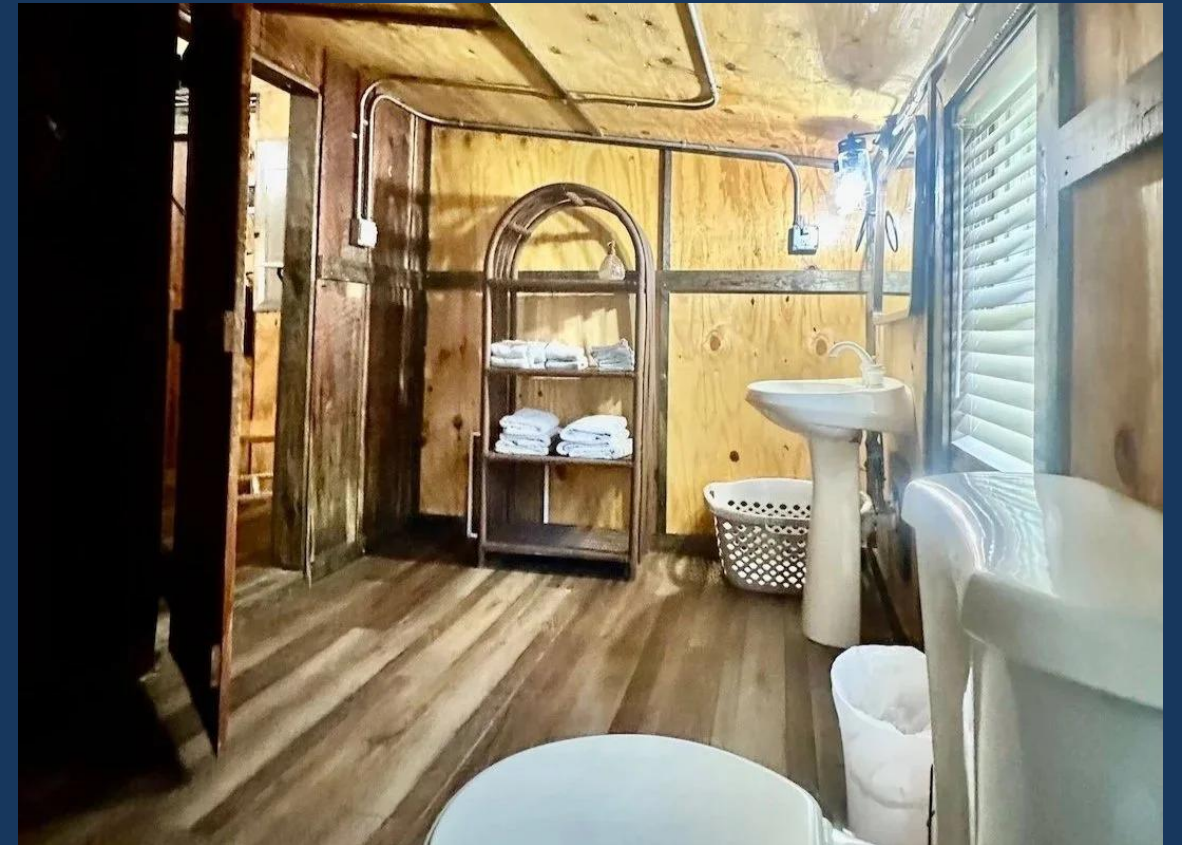
Cabin 5



Cabin 6

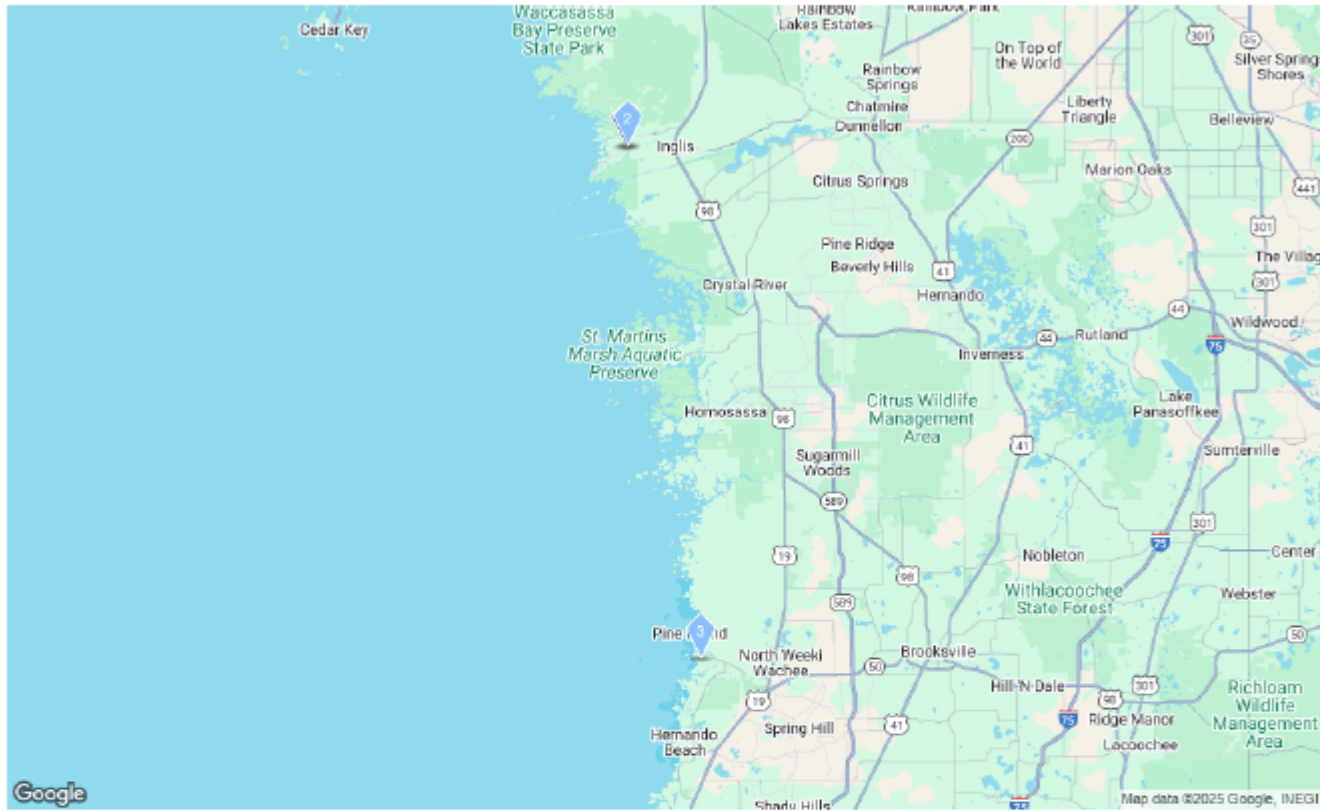


Cabin 6



Cabin 7






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 Con- tract	\$2,995,000 (\$1,579.64/SF)	-
3	4420 Cortez Blvd Weeki Wachee, FL 34607	Specialty ★★★★☆	1958/2016	4,018 SF (0%)	Under Con- tract	\$675,000 (\$167.99/SF)	-

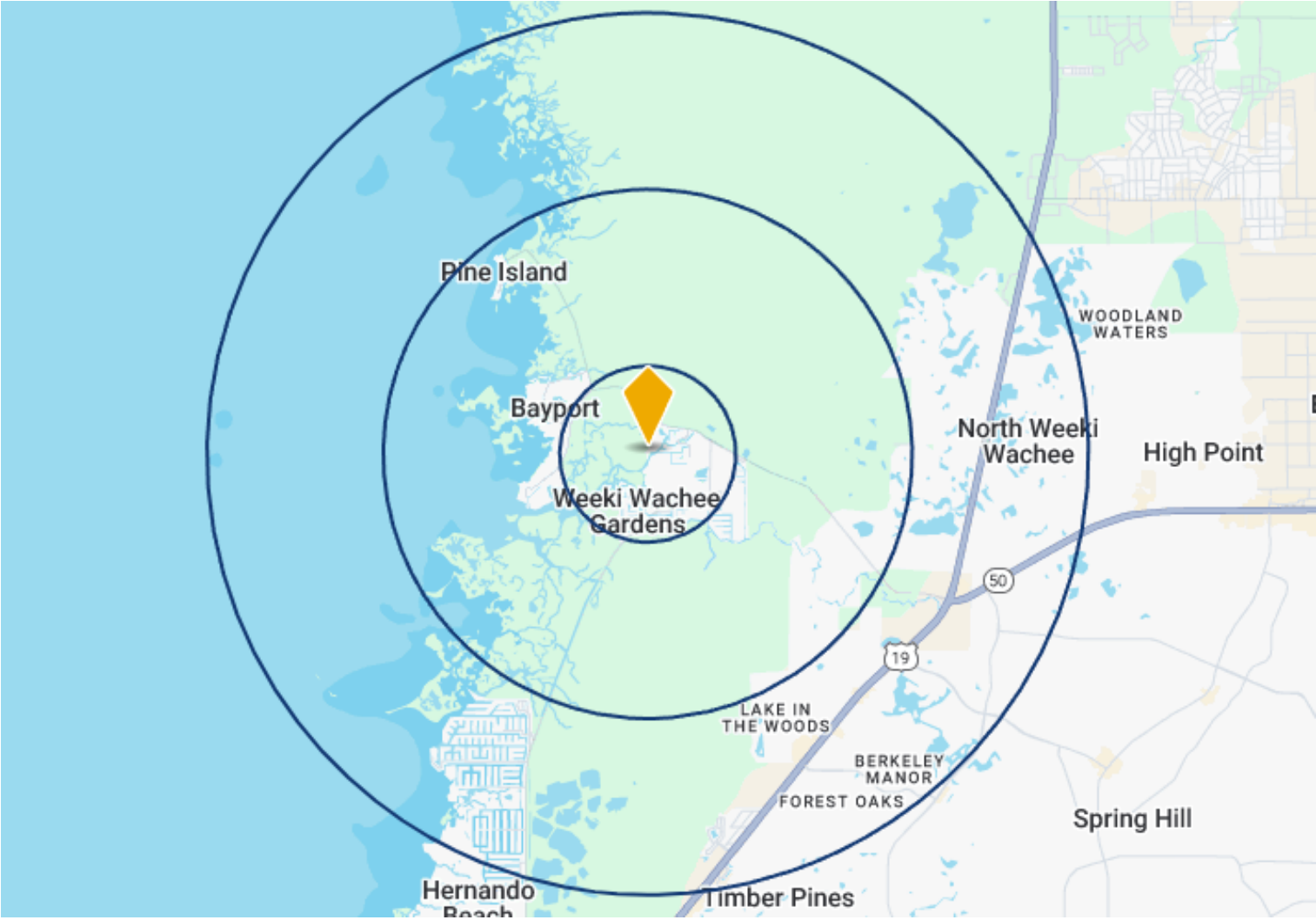
Property Name	Property Address	City/State/Zip	Sale Date	Sale Price	Asking Price	Land Area AC	Price Per AC Land	Price Per SF	Year Built	Year Renovated	Waterfront
YankeeTown Marina	15 Hickory Ave	Yankeetown FL 34498	3/27/2024	\$1,400,000		2.00	\$700,000.00	\$354.07	1992		Yes
YankeeTown Marina / RV Park	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





John Burpee & Associates
Commercial Real Estate Brokers, Inc.

John Burpee, Broker
Cell: 727-235-1992
Office: 727-828-9498
John@BurpeeCommercial.com

Troy Weintraub
813-442-0063
Troy@BurpeeCommercial.com

BurpeeCommercial.com