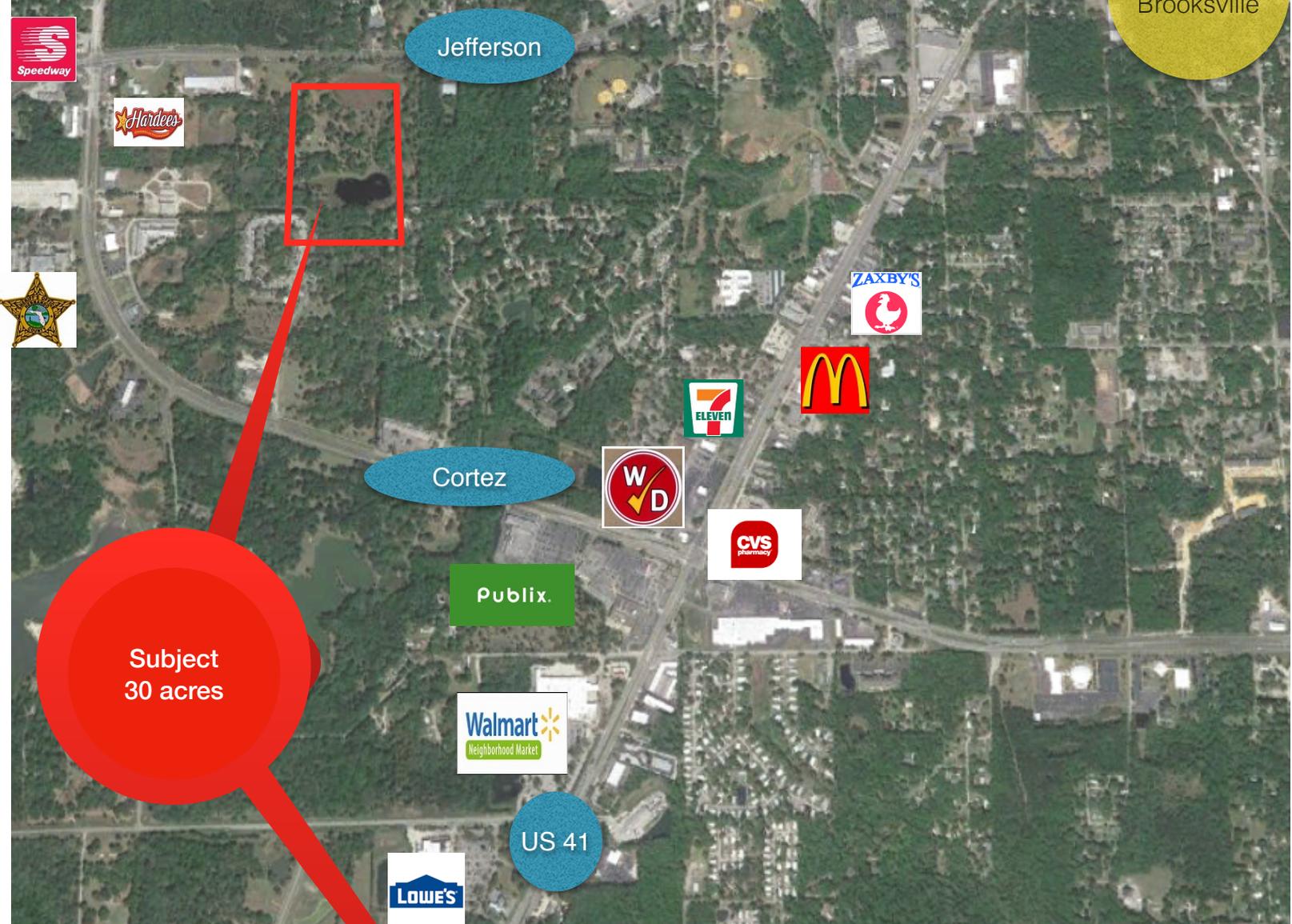


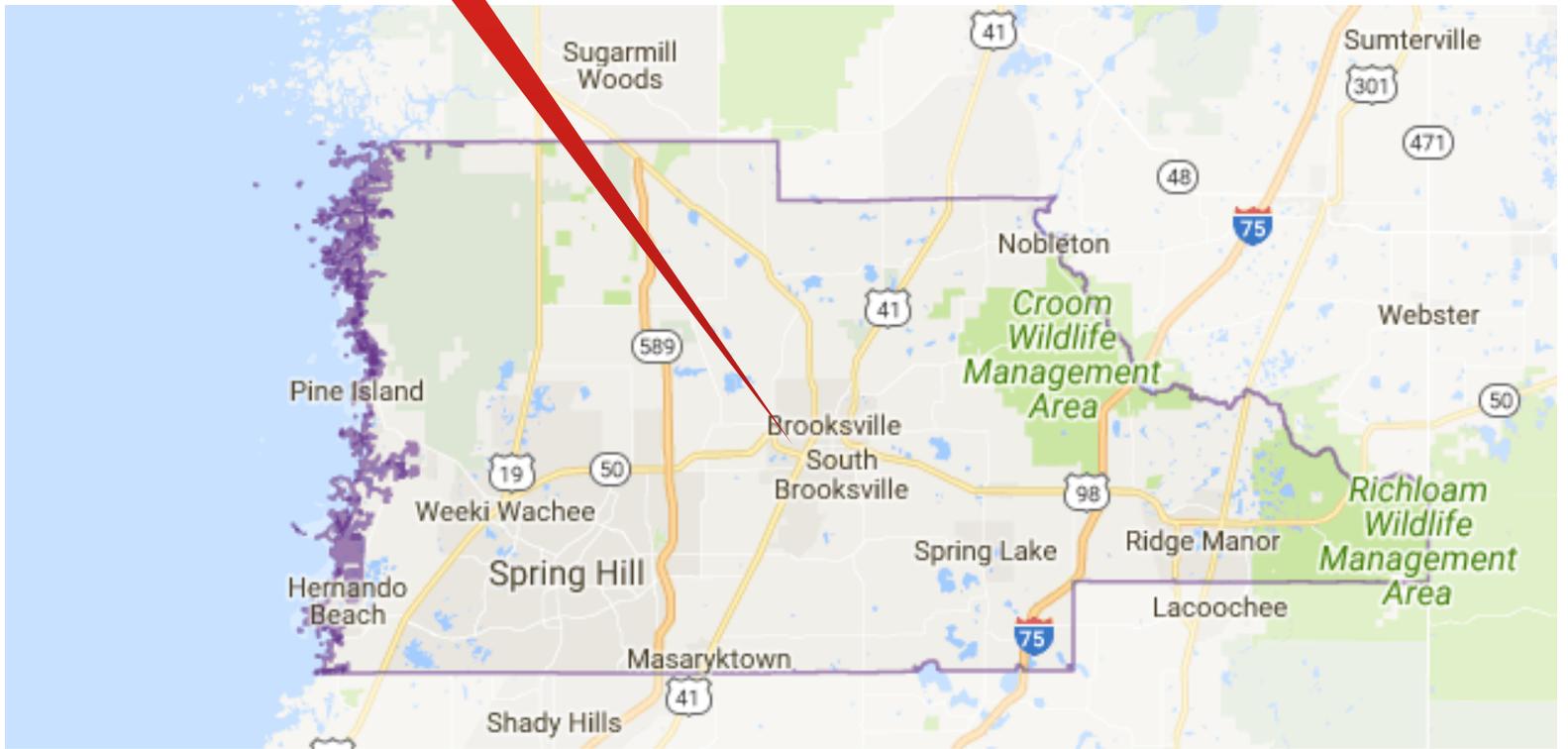
**FOR SALE****Jefferson St - Brooksville, Florida
30 acre Residential Development Site
Asking \$1,500,000**

Asking Price: \$1,500,000.
Size: 30 acres
Road Frontage: 1,000 LF.
Zoned: City of Brooksville.
Utilities: City Water & Sewer
Real Estate Taxes: \$112/yr (2025)

Previously Zoned for a Single Family Subdivision (Oakbrooke).
Ideal location for an R.V. Park, Apartments, Charter School.



Subject
30 acres





The 3 shaded parcels were once under the same ownership and zoned to allow a mixed use subdivision of 40 ft wide residential lots and commercial use known as “Oakbrook”. The yellow shaded portion was recently sold to a local Dentist for a future Professional Office. The Blue shaded area is now owned by a separate owner and the Red shaded area is the subject property. The C-PDP zoning has since expired due to failure to develop. A copy of the Oakbrook subdivision plat which is not now valid is available upon request.

NOT TO SCALE

Subject
30 acres

STATE ROAD 50A (WEST JEFFERSON STREET)

R/W LINE

R/W LINE

UNPLATTED

Sold - Future Dental Office

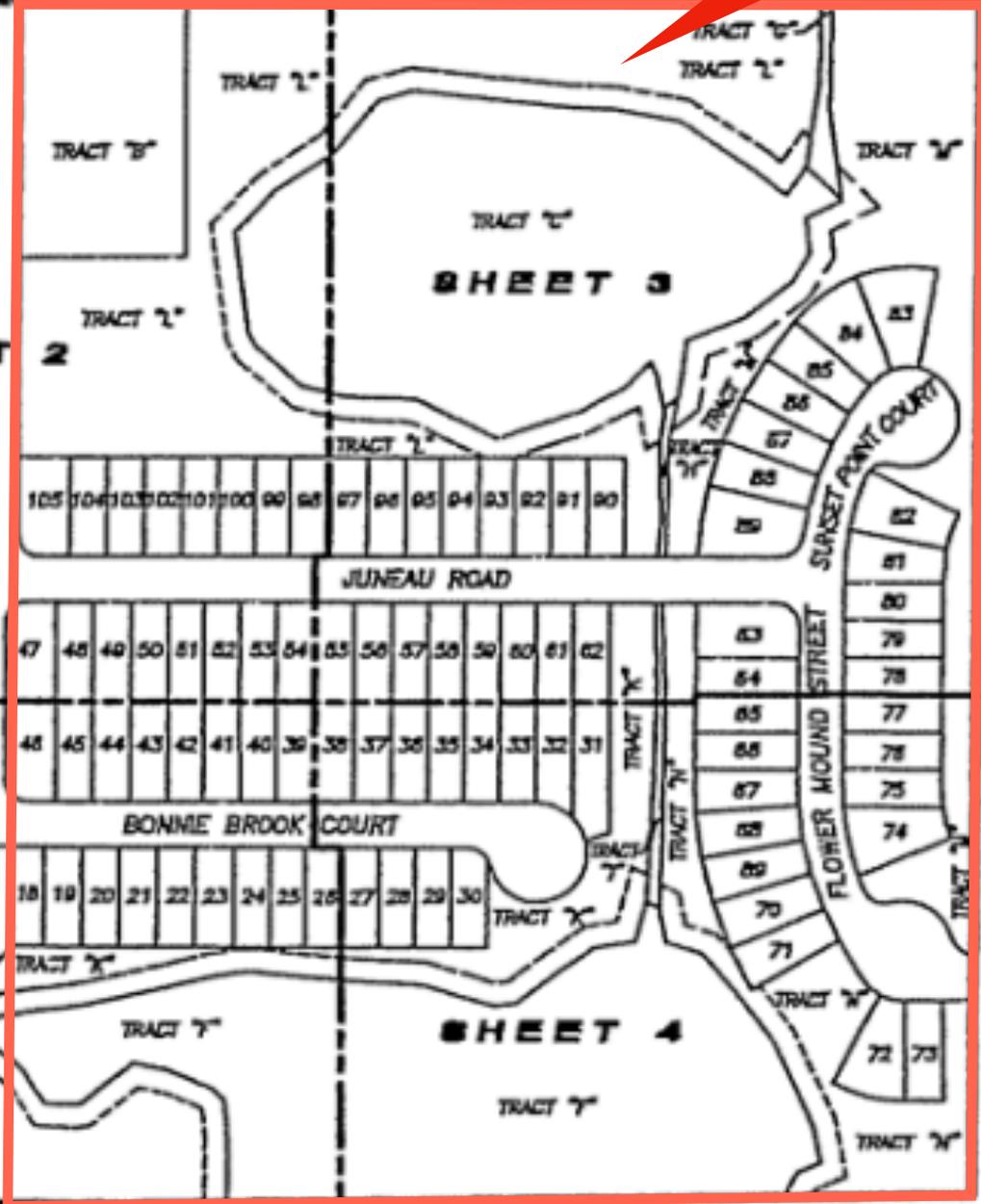
WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SEC. 21, TWP. 22 S., RND. 19 E.

UNPLATTED

AMARILLO STREET

AMARILLO STREET

AMARILLO STREET



UNPLATTED

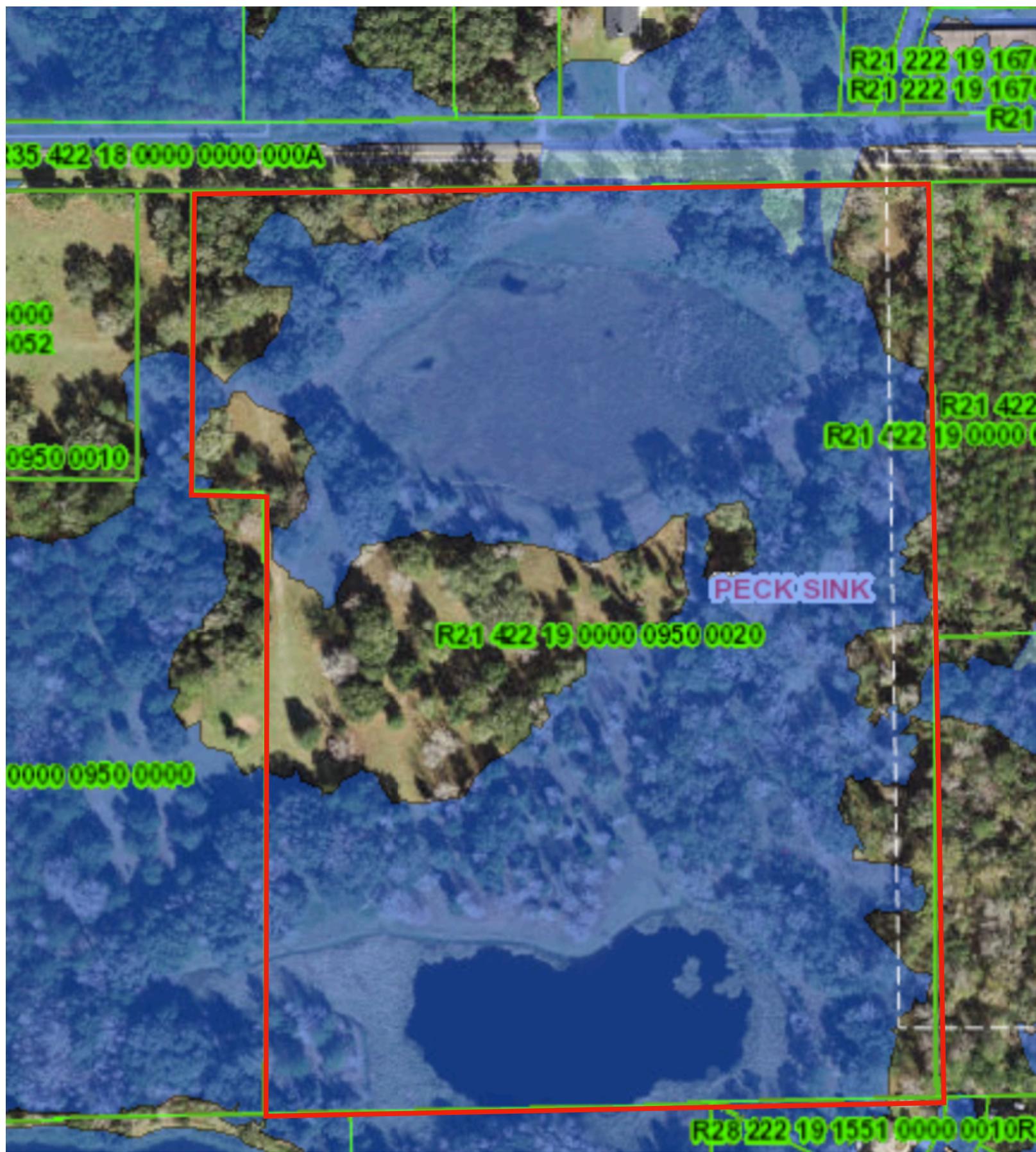
UNPLATTED

SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SEC. 21, TWP. 22 S., RND. 19 E.

OF BEGINNING

KEY MAP

NOT TO SCALE



R21 222 19 167
R21 222 19 167
R21

35 422 18 0000 0000 000A

000
052
0950 0010

R21 422
R21 422 19 0000

R21 422 19 0000 0950 0020

PECK SINK

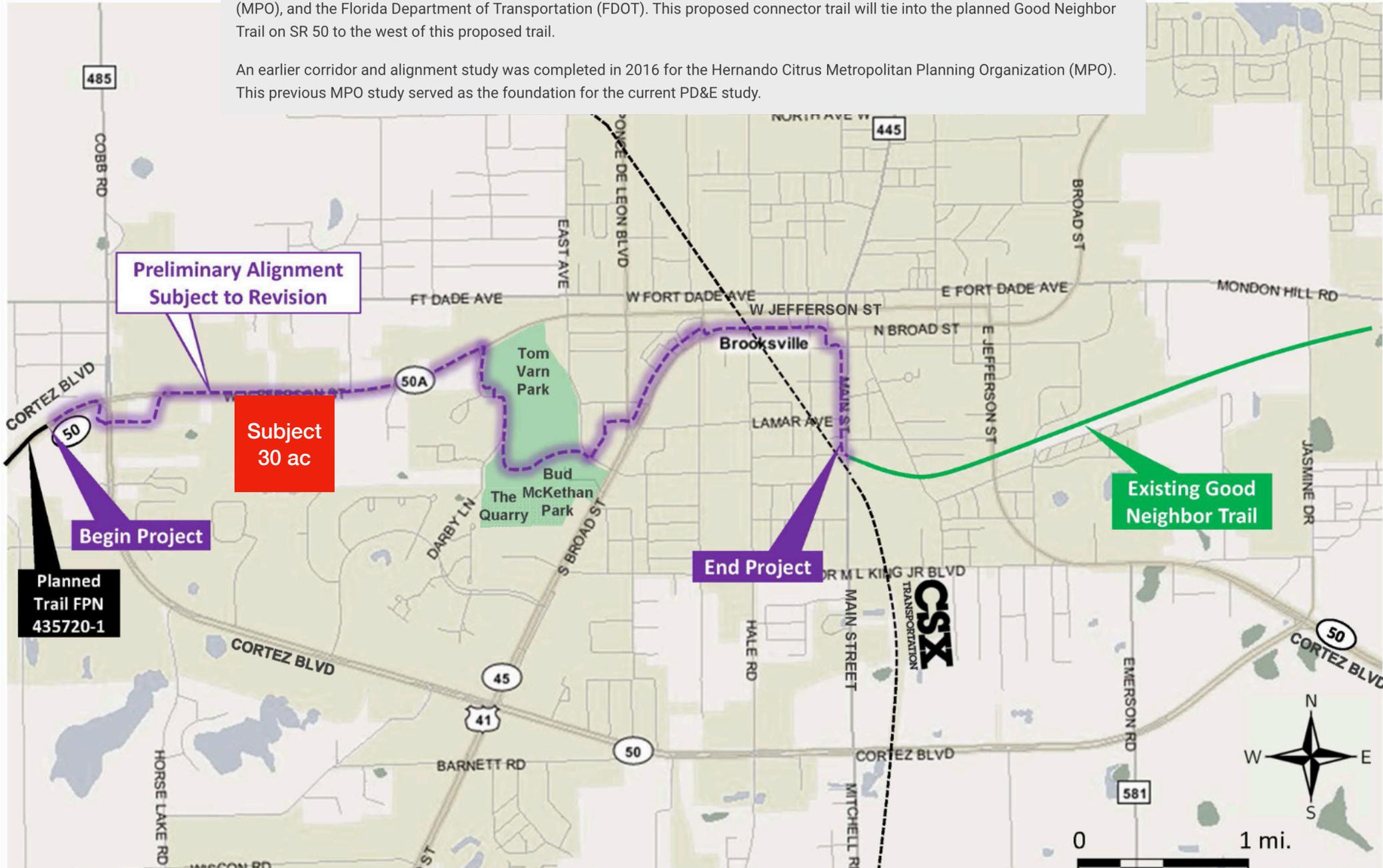
0000 0950 0000

R28 222 19 1551 0000 0010R

Project Description

The Good Neighbor Trail Gap – The proposed Good Neighbor Trail through Brooksville will complete a gap in Florida’s Coast to Coast Trail in the Brooksville area. A project location map is shown in the map below. The proposed “gap trail” will begin on State Road (SR) 50/Cortez Boulevard, west of Cobb Road, and continue easterly through Brooksville, ending at the present beginning point for the Good Neighbor Trail near the intersection of Main Street and Russell Street. The total distance is approximately 3.2 miles. This project is a collaborative partnership among the City of Brooksville, the Hernando/Citrus Metropolitan Planning Organization (MPO), and the Florida Department of Transportation (FDOT). This proposed connector trail will tie into the planned Good Neighbor Trail on SR 50 to the west of this proposed trail.

An earlier corridor and alignment study was completed in 2016 for the Hernando Citrus Metropolitan Planning Organization (MPO). This previous MPO study served as the foundation for the current PD&E study.



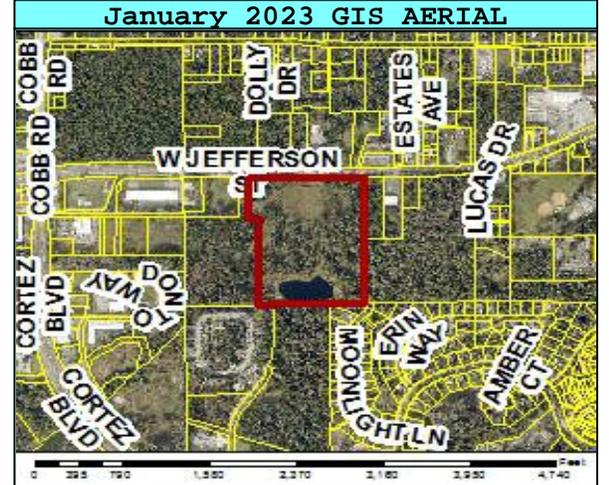


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	01717547	PRINTED ON	02/05/26	PAGE	1
PARCEL #	R21 422 19 0000 0950 0020	SITUS	W JEFFERSON ST		
OWNER(S)	BODIFORD ROBERT E JR	PARCEL DESCRIPTION	30 AC MOL IN SW1/4 OF SW1/4 LYING E OF LESSED OUT PARCEL DES IN ORB 2702 PG 1914 & LESS PARCEL DES IN ORB 4022 PG 690		
MAILING ADDRESS UPDATED	804 W DR M L KING JR BLVD BROOKSVILLE FL 34601-3626 04/03/13	UPDATED	01/01/21		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	1,308,529	
ACRES	30.00	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	PDPSFR	PLANNED DEV-SFR
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT



2025-02-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE	
LAND	1,013,178	1,013,178	1,013,178	1,013,178	
BUILDINGS	+				
FEATURES AND OUT BUILDINGS	+				
JUST/MARKET VALUE	1,013,178	1,013,178	1,013,178	1,013,178	
VALUE PRIOR TO CAP	5,355	5,355	5,355	5,355	
ASSESSED VALUE	5,355	5,355	5,355	5,355	
EXEMPT VALUE	-				
TAXABLE VALUE	5,355	5,355	5,355	5,355	
CLASSIFIED LAND USE VALUE	5,355.00				

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
10	COMM SQFT	N	2021		Y	4			132,409.00	SQFT	3.56	471,376
60	IMP PASTURE	Y	2014		Y	8			22.00	ACRES	188.19	4,140
96	NON-PROD AC	N	2021		Y				8.10	ACRES	150.00	1,215
96	NON-PROD AC	Y	2021		Y				8.10	ACRES	150.00	1,215
99	ACREAGE	N	2017		Y	4			18.90	ACRES	28,602.50	540,587

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
W JEFFERSON ST	

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
02/22/13	BODIFORD ROBERT E JR	M	MULTIPLE PAR	Y	WD	2980	0608		275,000	
10/29/09	BROOKS JOYCE GAIL	U	UNQUALIFIED	Y	SW	2702	1914		785,600	
10/28/09	OAKBROOK/ARGUS DEVELOPMENT LLC	S	SPLIT (REQUI	Y	WD	2133	0564		1,300,000	

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
03/10/25	2025	304	21	VACANT
05/11/20	2020	196	15	GREEN BELT REVIEW
06/05/19	2019	196	17	5 YEAR REVIEW
02/26/14	2014	196	15	GREEN BELT REVIEW
01/22/14	2014	196	13	SALES REVIEW
03/15/10	2010	184	15	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES	
January 01 2020	
GRAZING	