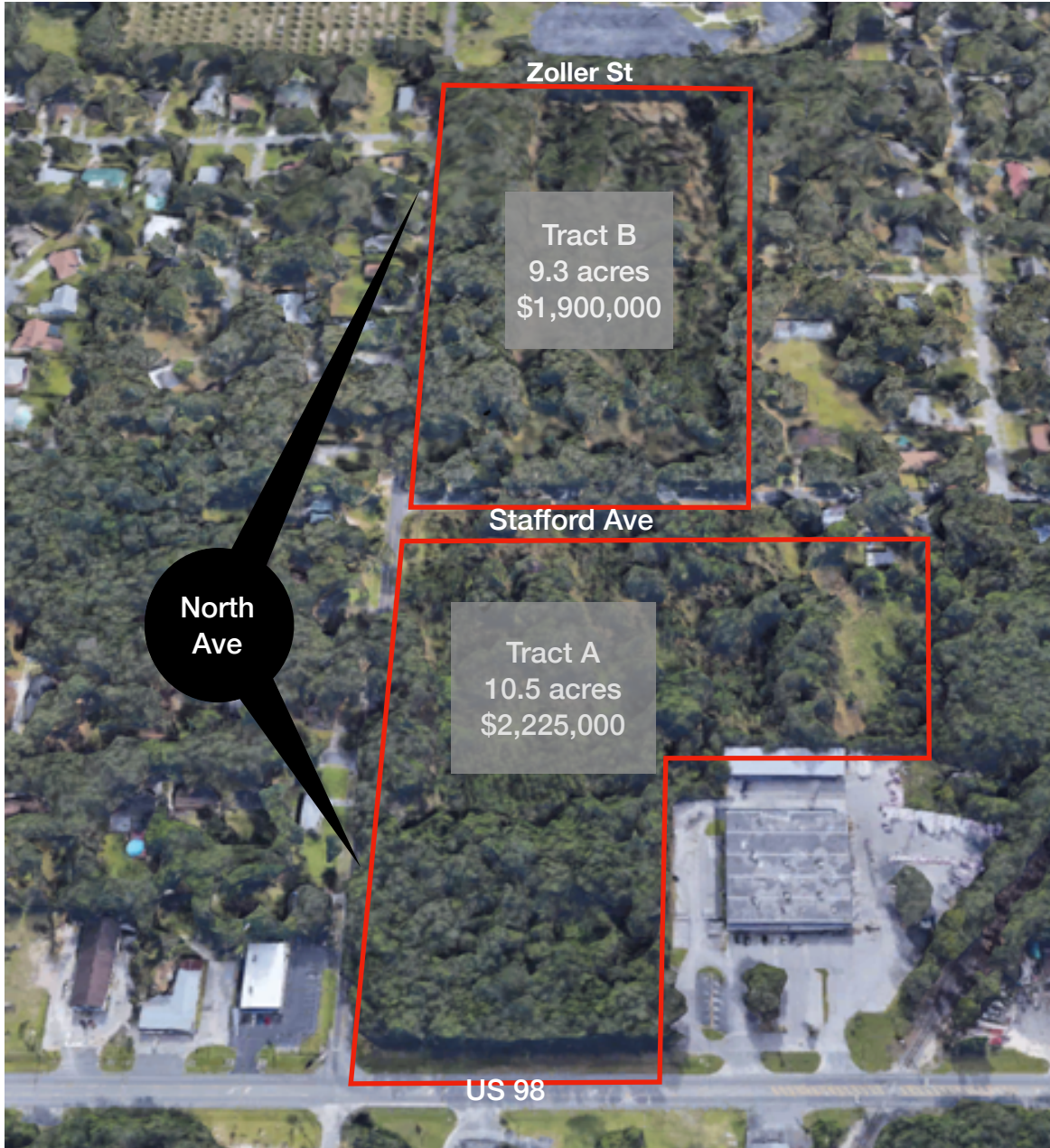


DAWSON REALTY

For Sale

19.8 acre Multi-Family Development Site Brooksville Florida



Asking Price: \$4,125,000

Total Size: 19.8 acres (seller can divide)

Existing Zoning: Tract A = Industrial

Tract B = PDP- Residential

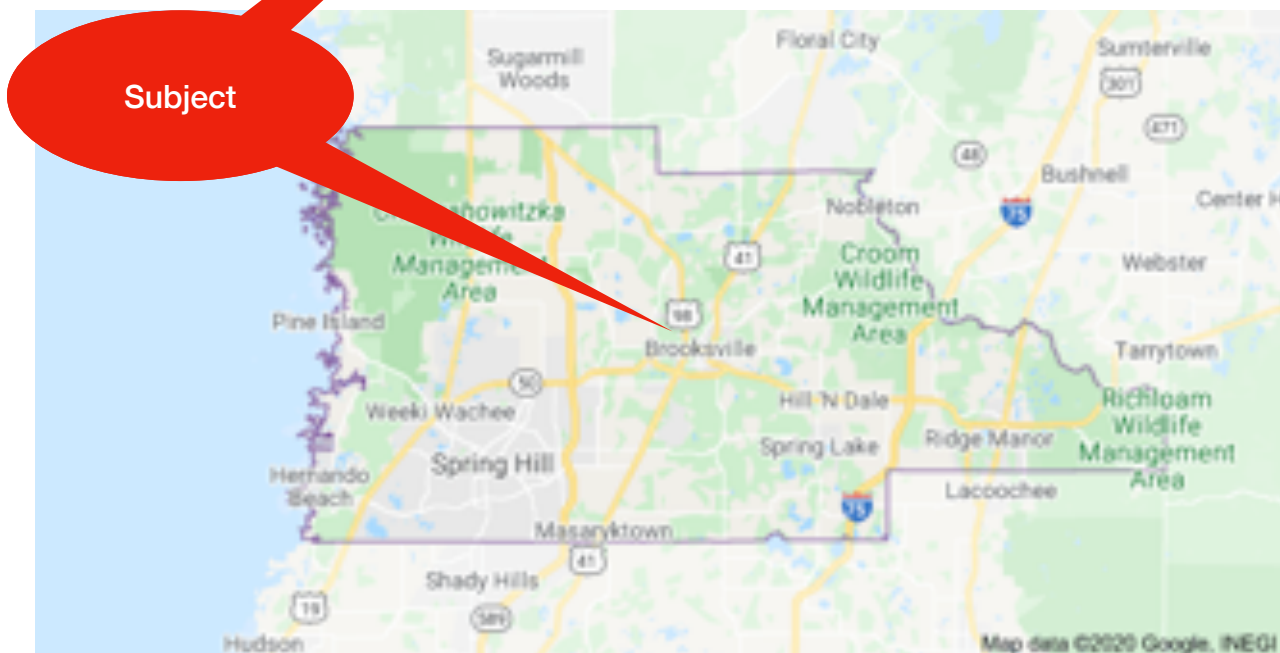
Utilities: City of Brooksville (water & sewer)

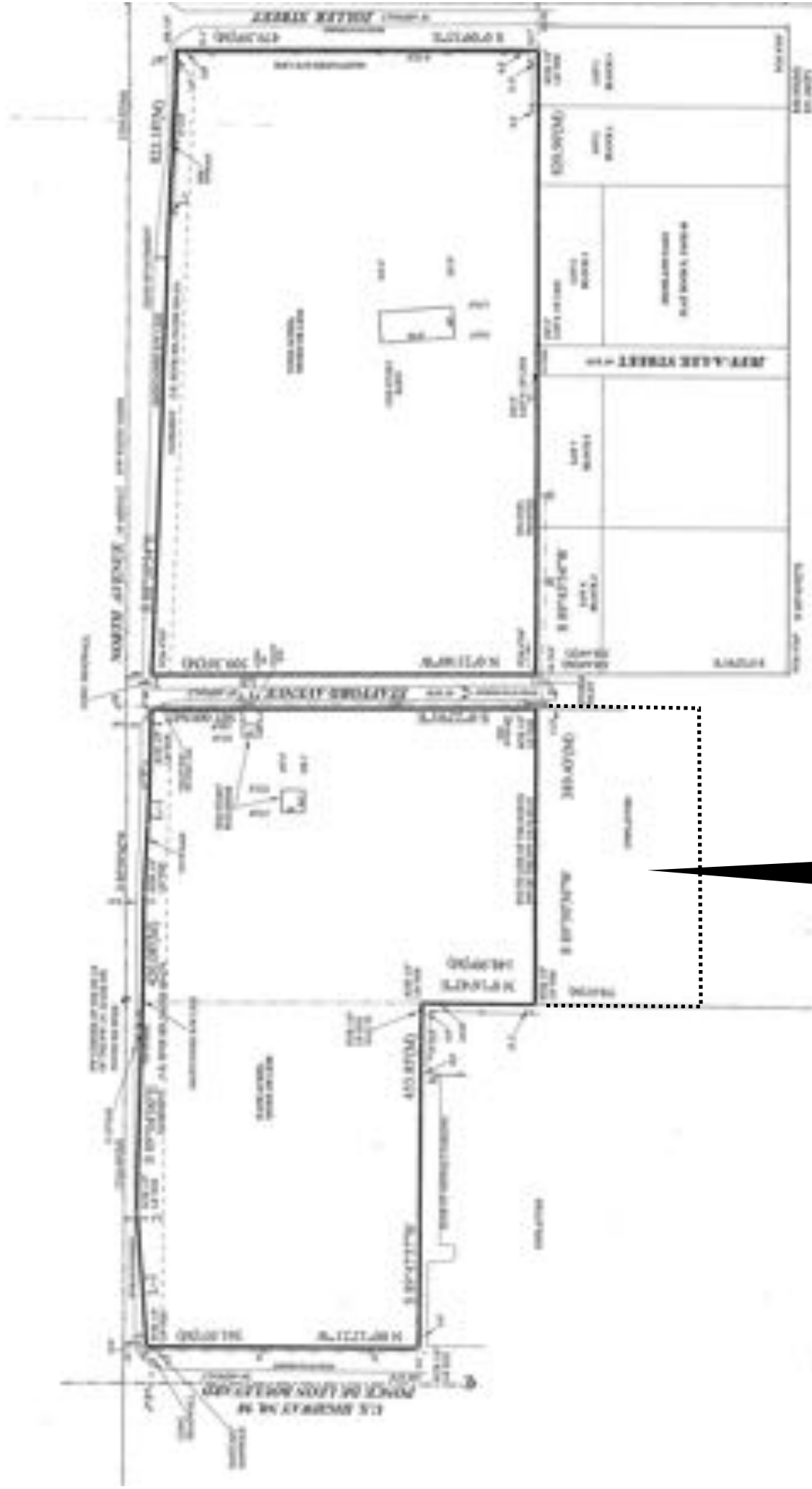
Access: US 98, North Ave, Stafford Ave & Zoller St.

Real Estate Taxes: \$2,685 (2021)

Ideal Townhome or Apartment development site within the City limits of Historic Brooksville. Great site prominence fronting US Hwy 98 and close proximity to public schools (K-12 grade), public parks, sports fields, shopping and employment.

City of Brooksville provides central water and sewer service to the site. Existing neighborhood roads border the site providing great access and reduced development cost.



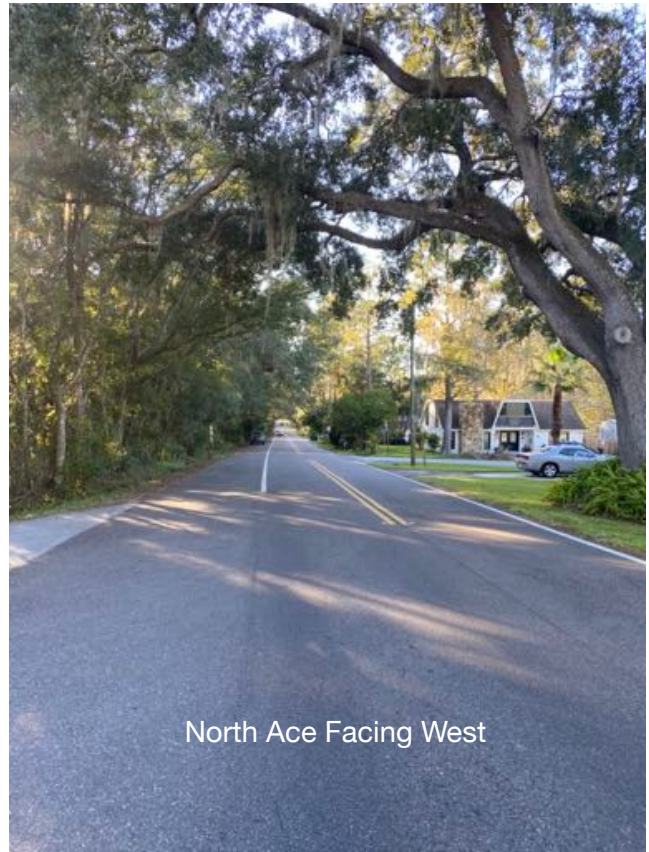


Dashed line is an assemblage of 2.06 acres and not part of survey

US 98 facing south



North Ace Facing West



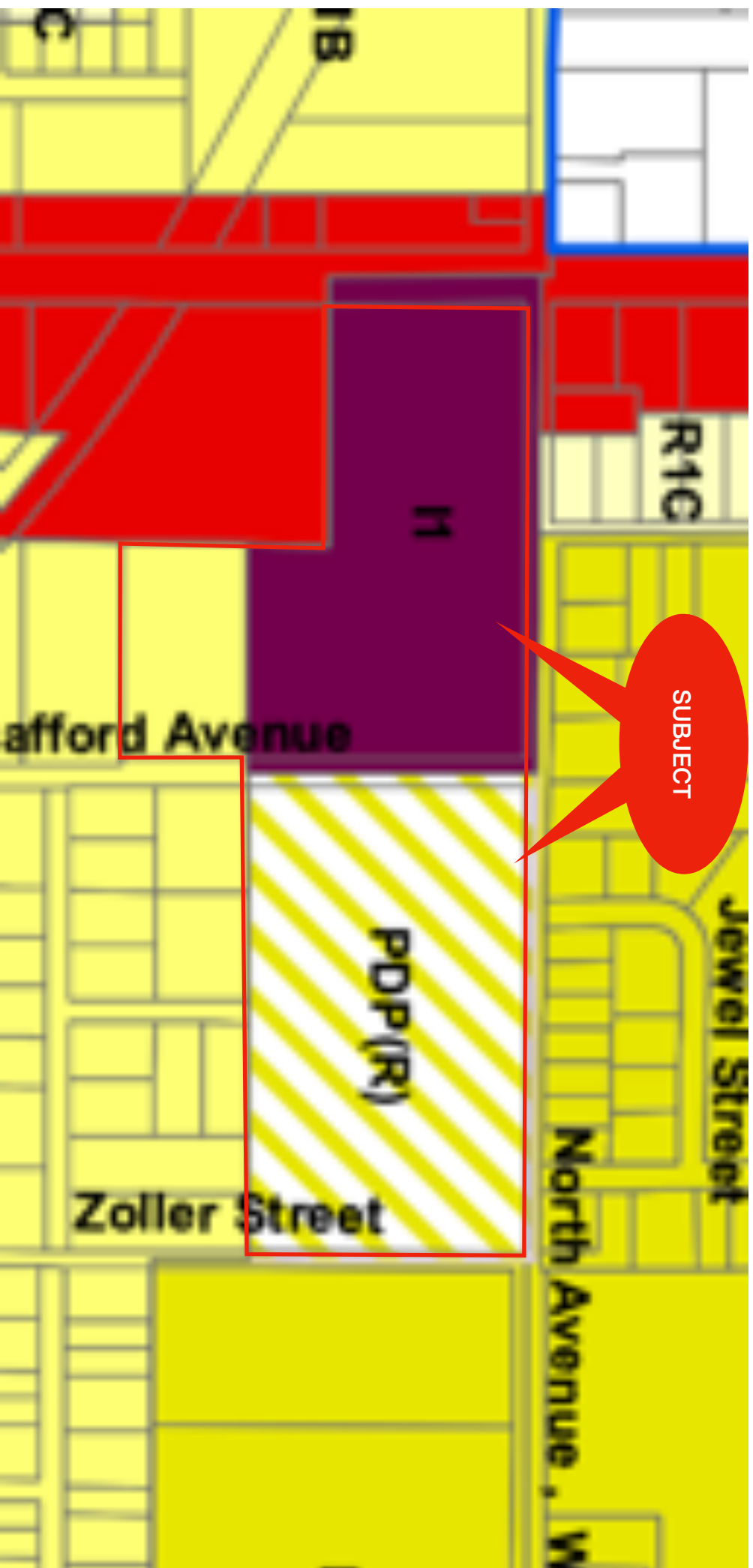
Stafford Ave facing North



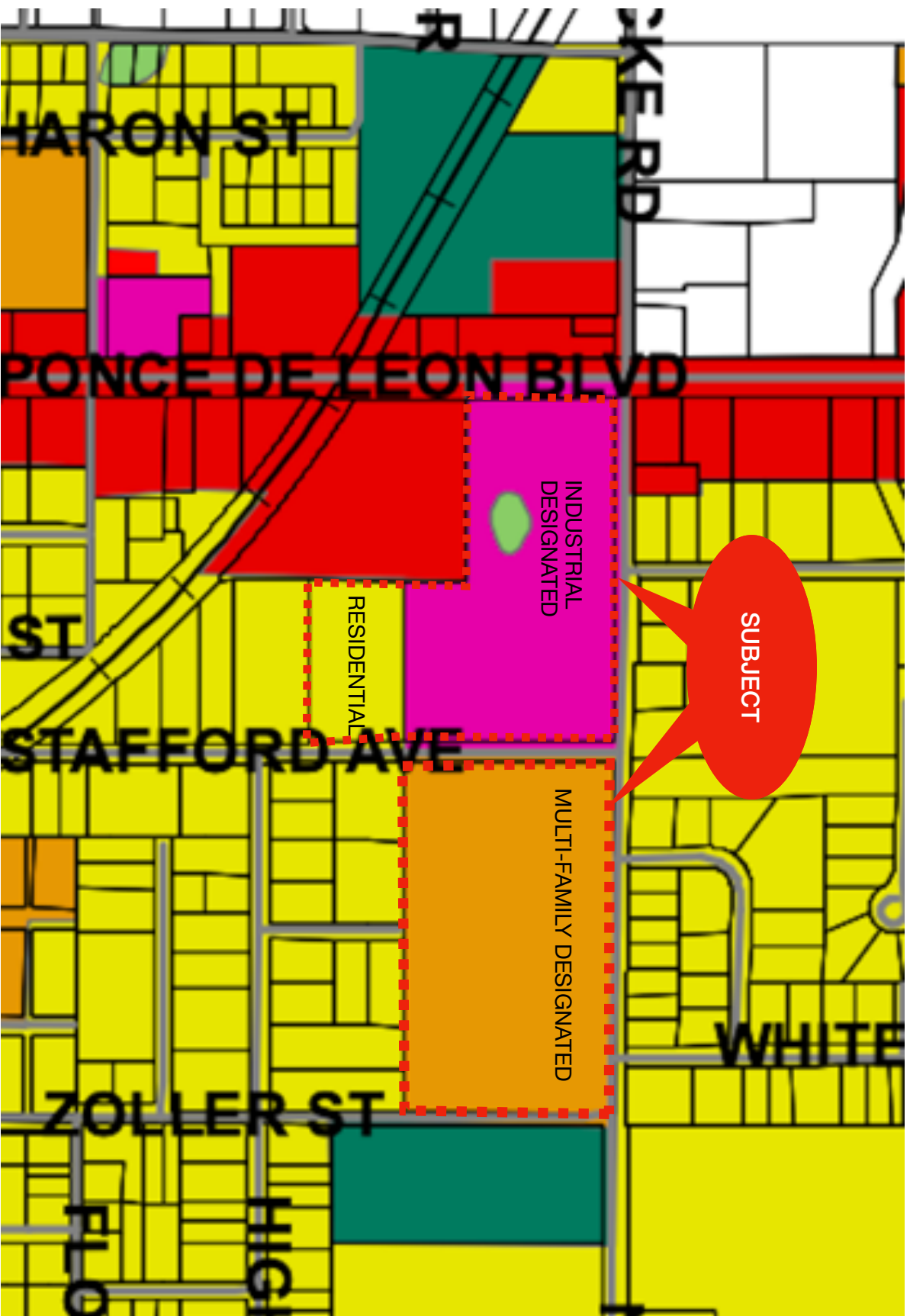
Zoller Ave facing North



CURRENT ZONING MAP



FUTURE LAND USE MAP





HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.11

2021 FINAL TAX ROLL

KEY #	00420397	PRINTED	12/02/21	PAGE	1
PARCEL #	R22 422 19 0000 0370 0010	SITUS	PONCE DE LEON BLVD		
OWNER(S)	BROOKSVILLE 98 LLC	PARCEL DESCRIPTION	W460 FT MOL OF N540 FT		
MAILING ADDRESS	860 PEACHTREE ST NE UNIT 2116	UPDATED	MOL OF NE1/4 OF NW1/4 &		
UPDATED	ATLANTA GA 30308-1280	01/01/01	E445 FT MOL OF N390 FT		
04/08/08			MOL OF NW1/4 OF NW1/4 ALL		
			LANDS LYING E OF US 98 &		
			** CONTINUED **		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	8.30	
AERIAL MAP	76D2	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	C98N	PONCE DE LEON,FORT DADE-YONTZ
SUBDIVISION	0	
DOR LAND USE	55	TIMBER PLANTED
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT
OTHER TAX DISTRICT 1	888	SCHOOL STREET

JANUARY 2020 GIS AERIAL



2021-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE
LAND	275,145	275,145	275,145	275,145
BUILDINGS	+	0	0	0
FEATURES AND OUT BUILDINGS	+	0	0	0
JUST/MARKET VALUE	=	275,145	275,145	275,145
VALUE PRIOR TO CAP		1,653	1,653	1,653
ASSESSED VALUE		1,653	1,653	1,653
EXEMPT VALUE	-	0	0	0
TAXABLE VALUE	=	1,653	1,653	1,653
CLASSIFIED USE LAND VALUE	1,653	AD VALOREM TAXES	36.88	NON-AD VALOREM TAXES
				0.00

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
21	IND - AC	N	2012		Y	2			8.30	ACRES				33150.00	275,145
54	NAT STDTIMBR	Y	2011		Y	3			1.80	ACRES				190.32	343
55	PLANTED PINE	Y	2012		Y	3			6.50	ACRES				201.60	1,310

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
-------	---------------	-------	---------------

ADDRESSES ON PROPERTY

SITUS
PONCE DE LEON BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/20/08	BROOKSVILLE 98 LLC	M	MULTIPLE PARC	N	TR	2546	1032	0	700,000
06/13/94	SUN BANK & TRUST CO, SUCCESSOR	D	DISQUALIFIED	N	TR	0977	0979	0	100
03/01/88	BARNETT BANKS TRUST CO NA	M	MULTIPLE PARC	N	WD	0684	1510	0	100
01/01/80	UNDERWOOD R W & SONS		INVALID CODE	N		0000	0000	0	0



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.11

2021 FINAL TAX ROLL

KEY #	00420397	PRINTED	12/02/21	PAGE	2
-------	----------	---------	----------	------	---

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
05/05/20	2020	196	015	GREEN BELT REVIEW
12/18/15	2016	248	021	VACANT
01/28/10	2011	184	015	GREEN BELT REVIEW
04/30/09	2009	196	015	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

JANUARY 01 2020
PLANTED PINES



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.11

2021 FINAL TAX ROLL

KEY #	00420388	PRINTED	12/02/21	PAGE	1
PARCEL #	R22 422 19 0000 0050 0010	SITUS	NORTH AVE W		
OWNER(S)	BROOKSVILLE 98 LLC	PARCEL DESCRIPTION	E860 FT OF N540 FT MOL OF NE1/4 OF NW1/4		
MAILING ADDRESS	860 PEACHTREE ST NE UNIT 2116 ATLANTA GA 30308-1280	UPDATED	01/01/03		
UPDATED	04/08/08		DB 21 PG 170 ORB 84 PG 150		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE		
ACRES	10.00	
AERIAL MAP	76D2	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	PDPSFR	PLANNED DEV-SFR
SUBDIVISION	0	
DOR LAND USE	55	TIMBER PLANTED
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT

JANUARY 2020 GIS AERIAL



2021-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE
LAND	200,000	200,000	200,000	200,000
BUILDINGS +	0	0	0	0
FEATURES AND OUT BUILDINGS +	0	0	0	0
JUST/MARKET VALUE =	200,000	200,000	200,000	200,000
VALUE PRIOR TO CAP	1,982	1,982	1,982	1,982
ASSESSED VALUE	1,982	1,982	1,982	1,982
EXEMPT VALUE -	0	0	0	0
TAXABLE VALUE =	1,982	1,982	1,982	1,982
CLASSIFIED USE LAND VALUE 1,982	AD VALOREM TAXES 44.21	NON-AD VALOREM TAXES 0.00		

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
54	NAT STDTIMBR	Y	2009		Y	3			3.00	ACRES				190.32	571
55	PLANTED PINE	Y	2011		Y	3			7.00	ACRES				201.60	1,411
99	ACREAGE	N	2017		Y	3			10.00	ACRES				20000.00	200,000

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
-------	---------------	-------	---------------

ADDRESSES ON PROPERTY

SITUS
NORTH AVE W

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/20/08	BROOKSVILLE 98 LLC	M	MULTIPLE PARC	N	TR	2546	1032	0	700,000
06/13/94	SUN BANK & TRUST CO, SUCCESSOR	D	DISQUALIFIED	N	TR	0977	0979	0	100
03/01/88	BARNETT BANKS TRUST CO NA	M	MULTIPLE PARC	N	WD	0684	1510	0	100
01/01/80	UNDERWOOD R W & SONS		INVALID CODE	N		0000	0000	0	0



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.11

2021 FINAL TAX ROLL

KEY #	00420388	PRINTED	12/02/21	PAGE	2
-------	----------	---------	----------	------	---

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
05/05/20	2020	196	015	GREEN BELT REVIEW
12/18/15	2016	248	021	VACANT
01/28/10	2011	184	015	GREEN BELT REVIEW
04/30/09	2009	196	015	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

JANUARY 01 2020
TIMBER