

OAKBROOK SUBDIVISION

48.7 ACRES

JEFFERSON ST., BROOKSVILLE, FL



General Map

Asking Price: \$990,000

Size: 48.7 acres

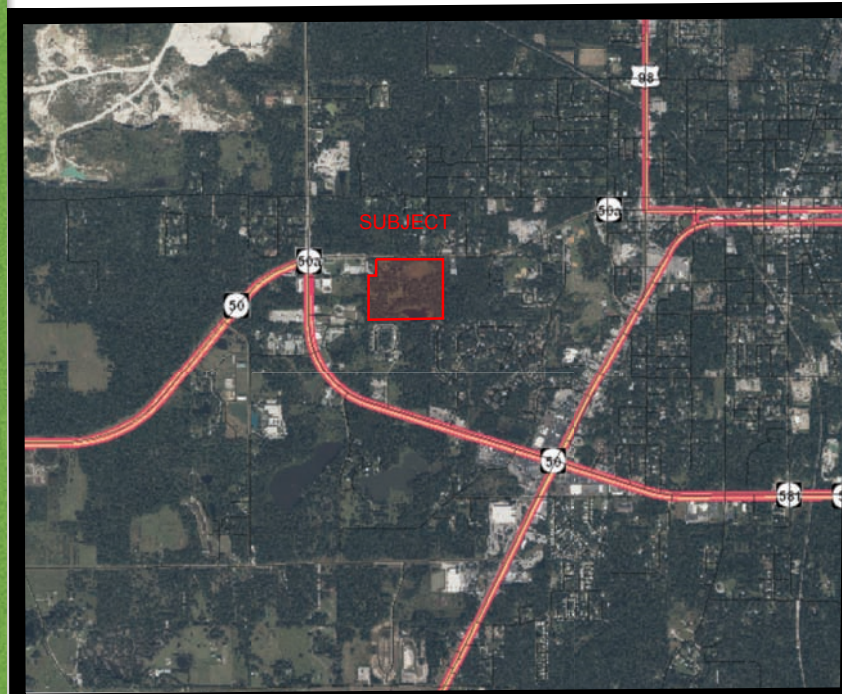
Zoning: C/PDP for 105 SF lots (41' x110')
& 66,000 sf of retail commercial.

Utilities: All utilities available, City water &
sewer.

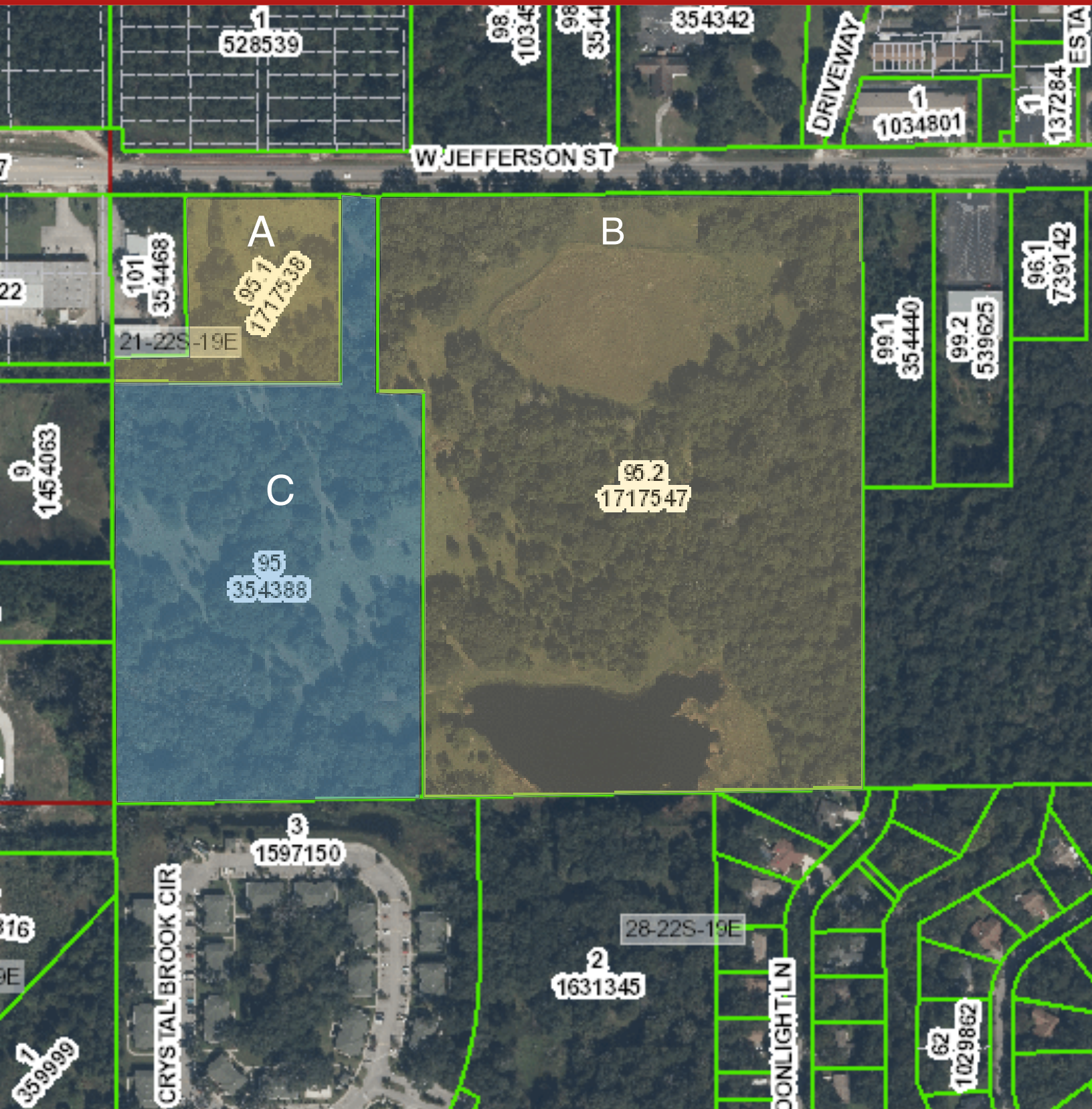
RE Taxes: \$200/yr (greenbelt)

Road Frontage: 1487 FF

Comments: Huge grandfather oaks and
two small ponds create a beautiful park
like setting close to shopping, schools,
hospital and employment.



Oakbrook Subdivision
 Jefferson St. - Brooksville, FL



Parcel	Asking Price	Size
A	\$74,000	3.63 ac
B	\$606,000	30.0 ac
C	\$310,000	15.1 ac
Total	\$990,000	48.7 acres

Parcel A & B under same ownership.
 Parcel C is a separate ownership.

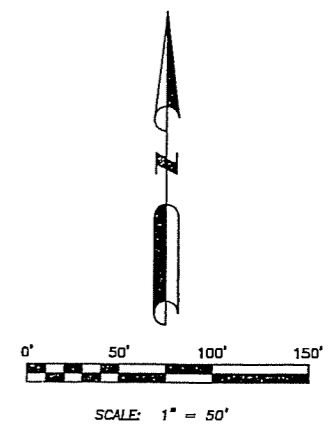
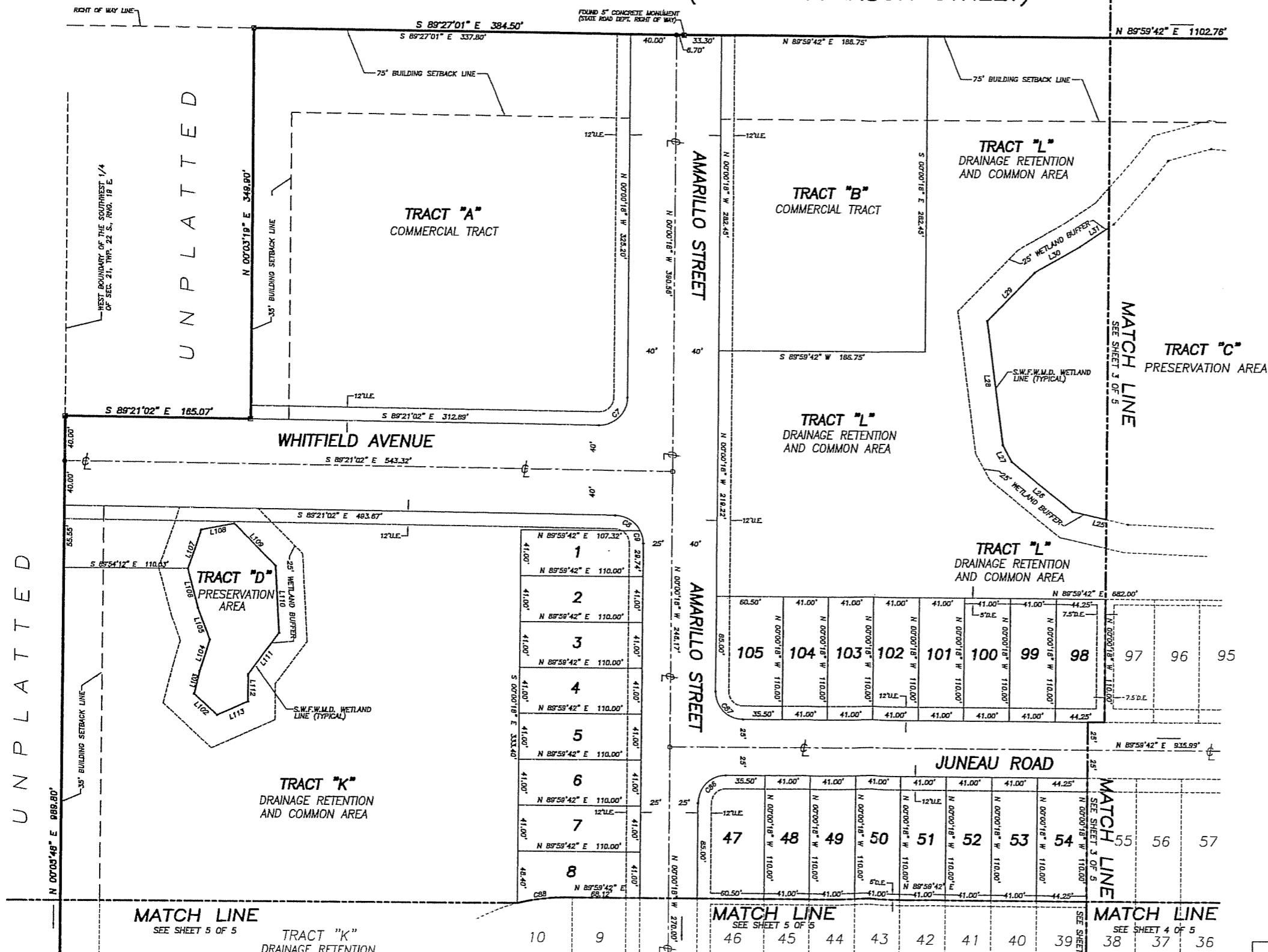
Parcel A & B may be purchased separately.
 Parcel C may be purchased separately.

OAKBROOK

A SUBDIVISION OF A PORTION OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 19 EAST
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

PLAT BOOK
PAGE

STATE ROAD 50A (WEST JEFFERSON STREET)



- LEGEND**
- = SET 4" x 4" CONCRETE MONUMENT (PRM LB 7200)
 - = SET NAIL AND DISK (POP LB 7200)
 - = DENOTES CHANGE OF DIRECTION, POINT OF CURVATURE OR POINT OF TANGENCY
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NOTE
THE BEARINGS SHOWN ARE BASED ON THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 19 EAST HAVING A BEARING OF N 89° 17' 00" E.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C7	25.00'	90°39'18"	39.56'	35.56'	S 45°18'20" W
C8	25.00'	62°34'26"	27.30'	25.97'	S 58°03'40" E
C9	25.00'	26°48'17"	11.66'	11.56'	S 13°23'22" E
C86	25.00'	90°00'00"	39.27'	35.36'	N 44°59'42" E
C87	25.00'	90°00'00"	39.27'	35.36'	N 45°00'18" W
C88	185.00'	14°42'19"	42.35'	42.23'	N 82°38'33" E

LINE TABLE

LINE	BEARING	DISTANCE
L25	N 77°15'01" W	51.10'
L26	N 51°14'39" W	70.38'
L27	N 28°02'13" W	16.87'
L28	N 07°40'16" W	111.52'
L29	N 44°09'54" E	60.81'
L30	N 59°34'26" E	46.67'
L31	N 56°03'17" E	36.67'
L102	N 47°27'05" W	28.20'
L103	N 15°32'38" E	21.18'
L104	N 17°01'28" E	28.09'
L105	N 20°44'34" W	30.53'
L106	N 14°41'38" W	38.25'
L107	N 18°28'05" E	36.56'
L108	N 79°08'50" E	30.25'
L109	S 45°39'29" E	53.90'
L110	S 03°28'44" E	59.96'
L111	S 36°54'16" W	46.68'
L112	S 00°20'17" E	24.21'
L113	S 66°17'08" W	30.87'

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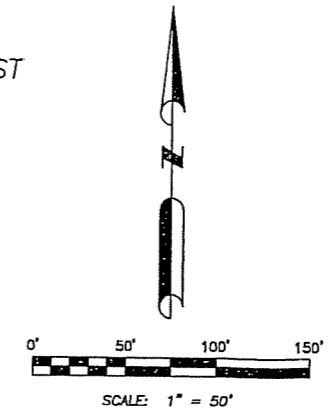
PREPARED BY:
COASTAL ENGINEERING ASSOCIATES, INC.
866 CANDLELIGHT BLVD.
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7200

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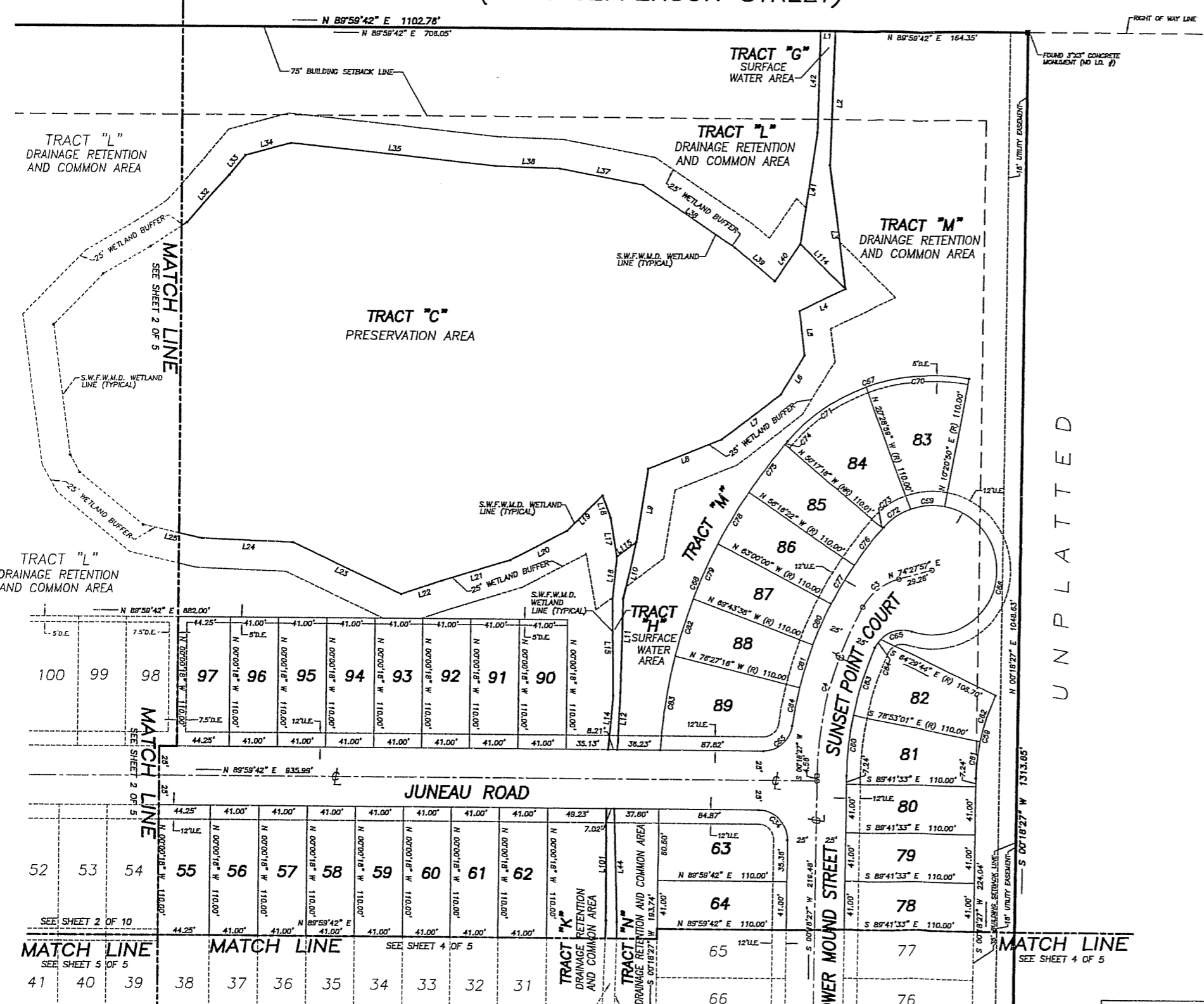
CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	50.00'	45°34'13"	39.77'	38.73'	N 51°40'51" E
C4	300.00'	28°35'11"	149.68'	148.13'	N 14°35'02" E
C34	25.00'	80°18'45"	39.41'	33.45'	S 44°50'56" E
C59	165.00'	25°11'49"	72.58'	71.88'	N 12°54'21" E
C60	275.00'	10°48'33"	51.89'	51.80'	N 05°42'43" E
C61	165.00'	10°48'33"	31.13'	31.08'	N 05°42'43" E
C62	165.00'	14°23'16"	41.43'	41.33'	N 18°18'38" E
C63	275.00'	12°38'45"	60.70'	60.57'	N 17°25'22" E
C64	25.00'	18°26'25"	8.44'	8.44'	N 33°25'57" E
C65	25.00'	6°44'14"	28.28'	26.80'	N 75°36'46" E
C66	55.00'	18°40'33"	180.15'	109.75'	S 14°11'07" W
C67	165.00'	59°28'20"	171.17'	163.60'	N 70°37'40" E
C68	435.00'	38°00'18"	288.54'	283.28'	N 21°54'21" E
C69	55.00'	30°49'50"	29.80'	29.24'	N 84°53'55" E
C70	165.00'	37°49'50"	88.79'	87.72'	N 84°53'55" E
C71	165.00'	28°35'30"	82.39'	81.53'	N 55°12'46" E
C72	55.00'	28°35'30"	27.46'	27.18'	N 55°12'46" E
C73	325.00'	00°12'09"	1.15'	1.15'	N 40°48'26" E
C74	435.00'	00°27'14"	3.45'	3.45'	N 40°40'54" E
C75	435.00'	08°43'38"	51.07'	51.05'	N 37°05'27" E
C76	325.00'	08°43'38"	39.59'	39.56'	N 37°13'00" E
C77	325.00'	08°43'38"	38.16'	38.14'	N 30°21'48" E
C78	435.00'	08°43'38"	51.07'	51.05'	N 30°21'48" E
C79	435.00'	08°43'38"	51.07'	51.05'	N 23°38'11" E
C80	325.00'	08°43'38"	38.16'	38.14'	N 23°38'11" E
C81	325.00'	08°43'38"	38.16'	38.14'	N 16°54'33" E
C82	435.00'	08°43'38"	51.07'	51.05'	N 16°54'33" E
C83	435.00'	10°38'52"	82.80'	82.58'	N 05°13'28" E
C84	325.00'	05°48'17"	33.02'	33.01'	N 10°38'06" E
C85	25.00'	82°18'15"	35.90'	32.89'	S 48°51'54" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°59'42" E	12.31'
L2	S 01°31'59" W	113.75'
L3	S 07°32'23" E	106.39'
L4	S 63°55'40" W	43.56'
L5	S 07°20'50" E	37.73'
L6	S 31°44'06" W	36.10'
L7	S 52°21'21" W	63.43'
L8	S 67°38'15" W	67.08'
L9	S 08°36'18" W	62.86'
L10	S 12°19'51" W	48.82'
L11	S 01°11'11" W	79.84'
L12	S 02°21'18" W	46.68'
L13	NOT USED	
L14	N 04°57'38" E	46.18'
L15	N 01°05'40" W	82.35'
L16	N 05°39'57" E	35.40'
L17	N 10°13'58" W	33.77'
L18	N 18°47'22" W	19.88'
L19	S 44°17'09" W	42.34'
L20	S 62°08'34" W	54.12'
L21	S 72°48'25" W	61.11'
L22	S 71°38'48" W	36.36'
L23	N 64°50'01" W	101.72'
L24	N 67°53'48" W	71.86'
L25	N 77°19'01" W	51.10'
L32	N 41°03'05" E	53.84'
L33	N 39°00'48" E	21.51'
L34	N 74°32'43" E	40.48'
L35	S 83°57'17" E	174.77'
L36	S 89°04'44" E	54.50'
L37	S 78°25'48" E	71.88'
L38	S 56°08'40" E	93.97'
L39	S 50°33'54" E	44.75'
L40	N 34°45'34" E	38.01'
L41	N 06°24'27" E	95.91'
L42	N 01°12'04" E	86.12'
L43	NOT USED	
L44	S 01°58'12" E	85.72'
L101	N 00°28'05" W	94.48'
L114	S 45°38'08" E	54.63'
L115	N 52°18'01" E	20.73'

UNPLATTED



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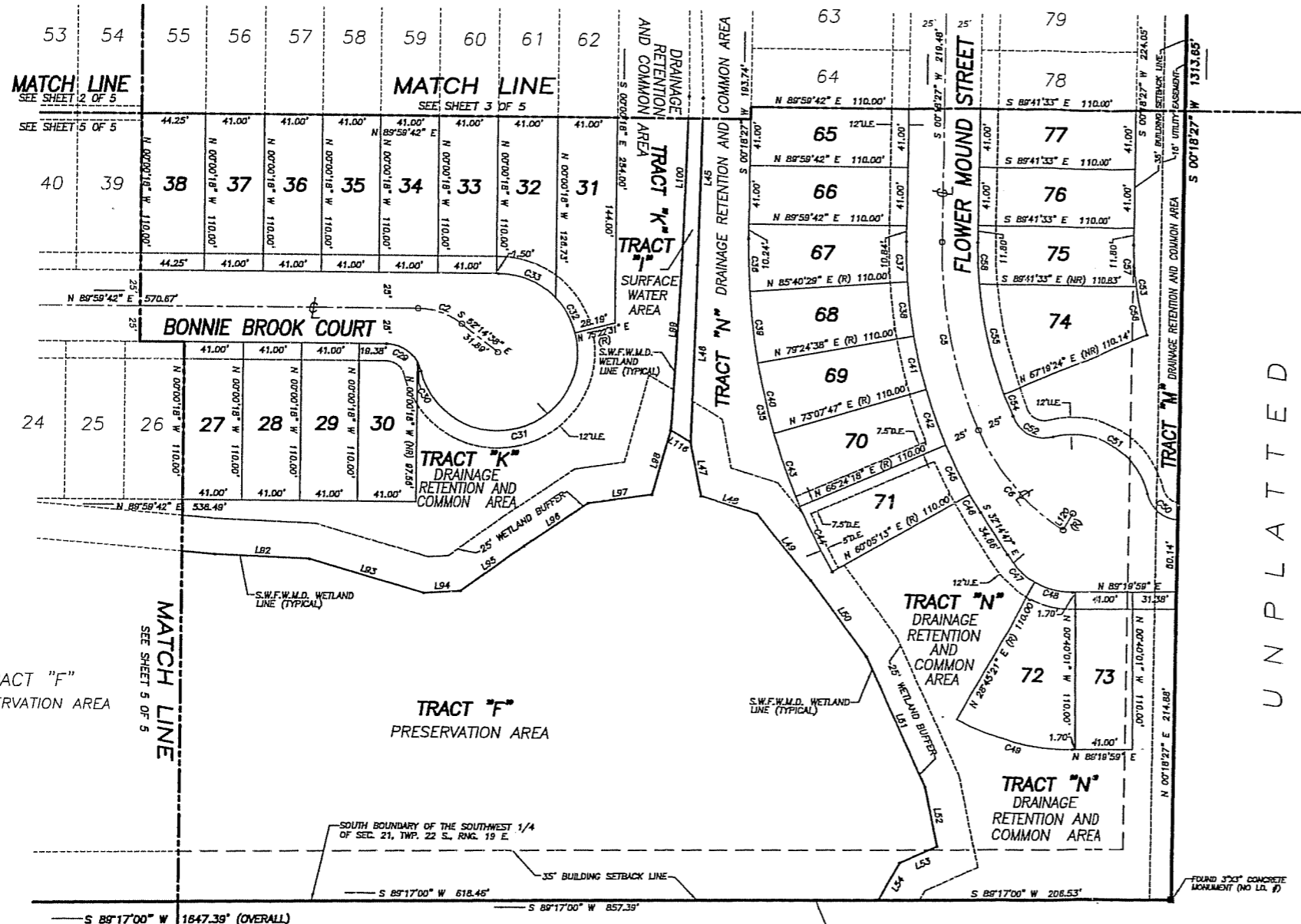
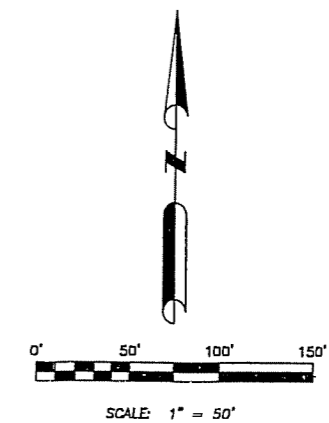
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LINE TABLE

LINE	BEARING	DISTANCE
L45	S 01°11'56" W	116.88'
L46	S 01°29'43" W	123.62'
L47	S 11°28'22" E	38.28'
L48	S 73°28'28" E	41.53'
L49	S 35°39'22" E	59.74'
L50	S 35°40'41" E	65.60'
L51	S 24°54'43" E	100.05'
L52	S 11°56'37" E	42.35'
L53	S 85°25'41" W	28.44'
L54	S 25°31'31" W	30.11'
L82	S 87°43'13" E	66.73'
L83	S 74°19'12" E	84.35'
L84	N 85°30'28" E	25.60'
L85	N 53°52'32" E	53.72'
L86	N 53°28'38" E	33.30'
L87	N 81°32'17" E	45.01'
L88	N 15°08'39" E	46.77'
L89	N 03°03'58" E	118.88'
L100	N 01°51'50" E	114.86'
L118	S 59°23'10" E	18.22'
L120	N 31°04'30" E	13.42'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	50.00'	37°45'40"	32.95'	32.36'	N 71°06'52" E
C5	325.00'	23°47'26"	134.95'	133.68'	N 11°35'16" W
C6	150.00'	35°26'30"	82.79'	81.31'	N 41°12'14" W
C29	25.00'	59°50'48"	28.11'	24.94'	S 60°04'54" E
C30	25.00'	15°40'33"	6.84'	6.82'	S 22°19'14" E
C31	55.00'	180°08'32"	172.92'	110.00'	S 75°26'47" W
C32	55.00'	28°28'27"	28.29'	27.05'	S 25°21'43" E
C33	55.00'	45°54'23"	44.07'	42.80'	S 67°03'07" E
C35	480.00'	30°13'14"	242.63'	239.82'	N 14°48'10" W
C36	480.00'	04°37'58"	37.19'	37.18'	N 02°00'32" W
C37	350.00'	04°37'58"	28.30'	28.29'	N 02°00'32" W
C38	350.00'	08°15'51"	38.27'	38.25'	N 07°27'27" W
C39	480.00'	08°15'51"	50.29'	50.27'	N 07°27'27" W
C40	480.00'	08°15'51"	50.43'	50.40'	N 13°43'48" W
C41	350.00'	08°15'51"	38.37'	38.35'	N 13°43'48" W
C42	350.00'	08°43'26"	41.08'	41.05'	N 20°13'57" W
C43	480.00'	08°43'26"	53.99'	53.96'	N 20°13'57" W
C44	480.00'	08°15'05"	50.72'	50.70'	N 26°45'14" W
C45	350.00'	08°15'05"	38.59'	38.56'	N 26°45'14" W
C46	350.00'	02°20'00"	14.25'	14.25'	N 31°04'43" W
C47	55.00'	28°59'52"	27.84'	27.54'	N 45°44'43" W
C48	55.00'	28°25'22"	28.24'	27.83'	N 75°57'20" W
C49	185.00'	28°25'22"	84.73'	83.80'	N 75°57'20" W
C50	25.00'	69°42'37"	30.42'	28.58'	N 49°59'59" W
C51	55.00'	80°14'19"	56.62'	77.84'	S 80°15'45" E
C52	25.00'	81°53'51"	32.77'	32.77'	N 84°25'53" W
C53	190.00'	19°18'45"	64.04'	63.74'	N 09°20'52" W
C54	300.00'	03°07'51"	16.39'	16.39'	N 21°55'04" W
C55	300.00'	15°04'28"	78.83'	78.70'	N 12°48'54" W
C56	190.00'	10°28'21"	34.73'	34.68'	N 13°46'08" W
C57	190.00'	08°50'24"	29.31'	29.29'	N 04°05'45" W
C58	300.00'	05°30'07"	29.24'	29.23'	N 02°29'07" W

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STAFF FINDINGS:

CURRENT LAND USE/ZONING

The subject property is currently zoned as a Planned Development Project (PDP) with a Special Exception Use for a Combined PDP, which was granted on May 11, 2005. The Comprehensive Plan Future Land Use Map (FLUM) designation of Commercial along the property's SR 50A frontage extends to a depth of approximately 365 feet. The balance of the property has a Multifamily/Mobile Home FLUM designation. The parcel is currently undeveloped and is being used for pasture land.

FACTUAL INFORMATION

1. The subject property is currently zoned as a PDP with a Special Exception Use for a Combined PDP that was granted on May 11, 2005, with FLUM designations of commercial and multifamily/mobile homes.
2. This property was zoned as a C/PDP for residential and commercial development (with a prescribed density not to exceed 3.8 dwelling units per acre) by Hernando County in 1984.
3. The subject property was annexed into the City on February 20, 1984, in response to a voluntary petition request from the property owner.
4. The subject property is approximately 48 acres in size.
5. The site is currently undeveloped and is being used as pasture land.
6. The developer is proposing to construct 105 single family residences (2.19 dwelling units per gross acre) and 66,000 square feet of commercial building floor area on approximately 21.2 acres of the site, with the balance of the property (26.8 acres \pm) being designated as conservation, recreation, open space and drainage area.
7. The developer proposes primary access to the site via a connection to SR 50A, with secondary access provided through Whitfield Avenue to the west of the project site.
8. According to the Hernando County Metropolitan Planning Organization, the PM peak hour traffic volume on the section of Jefferson Street from Cobb Road to Ponce DeLeon Boulevard is nearing capacity for Level of Service "C" on a state arterial road (1314 trips). Although improvements to add a center turn lane to this segment are included in the Long Range Transportation Plan, there are not any short term projects planned to address capacity issues.
9. The distribution of uses as portrayed in the proposed master plan are consistent with the Future Land Use Map designations for this property in the City's Comprehensive Plan.
10. The subject property is not located within any wellhead protection areas.
11. The developer will be required to negotiate a utility service agreement with the City of Brooksville to facilitate the provisions for and determine the availability of water and sewer services to the property.
12. In addition to water and sewer services, the property will be served by City police, fire and sanitation collection services.
13. To facilitate the proposed development, the property will need to be platted in accordance

with the City's Land Subdivision Regulations.

14. The proposed project site contains significant areas of flood plain and associated wetlands, that limit the development potential for the site.
15. Section III of the Preliminary/Final Plat Narrative provides a Preliminary Engineering Report that addresses topography, flood plain, soils, drainage, vegetation, wetlands, wildlife and historical/archaeological summary information pertaining to the property. Based on site visits and review of supporting documentation, the summary documentation appears to accurately portray existing conditions.

STAFF DISCUSSION & FINDINGS OF FACT

The petitioner is proposing a 105-unit single family residential subdivision and up to 66,000 square feet of commercial building floor area in a Combined Planned Development Project. A preliminary engineering review that addresses topography, flood plain, soils, vegetation, access, utilities and a DRI Statement are contained in the petitioner's Preliminary/Final Plat Narrative report. The proposed final plat has been reviewed for sufficiency and compliance with applicable standards and comments are as follows:

1. The final plat appears to be consistent overall with City and State regulatory standards and the PDP zoning and master plan. Conditions, terms and statements associated with the zoning/SEU and master plan approvals either have been or are being addressed by the petitioner. Additional documentation is on file in the Community Development Department related to the petitioner's response to performance conditions and requirements.
2. The subdivider has provided an engineering construction cost estimate (to be accepted and approved by the City's Public Works Director) for all public and quasi-public infrastructure to be constructed in the phase 1 development in the amount of \$2,672,351.40. A performance bond in the amount of 125% of the above-referenced engineering estimate (\$3,340,439.25) must be posted with the City prior to or as a condition of the City Council's approval of the final plat. Additionally, the petitioner must provide a construction cost estimate for the Whitfield Avenue extension, and it will be required to be bonded at 125% of that amount. The bond(s) serve as the surety for the developer to complete all of the required infrastructure improvements associated with this subdivision.
3. The subdivider has provided drafts of documents that delineate maintenance entities and responsibilities for the common areas of the plat. These documents must be finalized and recorded prior to or as a condition of the City Council's approval of the final plat.
4. Pursuant to Chapter 177, Florida Statutes, the City has employed a surveyor to review the proposed plat for compliance with technical requirements specified by State law. The City's surveyor has confirmed that the proposed final plat is in compliance with State law (with some minor modifications that are being made by the petitioner).

NOTE: The preliminary/final plat review/approval process is a land use determination which does not constitute a permit for either construction on or use of the property. Nor are these actions considered a Certificate of Concurrence. Prior to use of or construction on the property, the petitioner must receive construction plan approval from the appropriate City, County and/or other governmental agencies that have regulatory authority over the proposed development.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any City land use ordinances. Homeowner/CDD associations or architectural review committees may require submission of plans for their review and approval. The applicant for this petition request should contact the local association (if there is one) and review the Public Records for all restrictions that may be applicable to this property.

This report does not include the perspective of adjacent landowners, who may be present at the public meeting to address and present questions and comment.

RECOMMENDATION:

At the December 13, 2006 meeting, the Planning & Zoning Commission concurred with the staff recommendation to conditionally approve the "OAKBROOK" Final Plat (prepared by Coastal Engineering Associates, Inc., date stamped December 8, 2006) for the proposed Combined Planned Development Project, and recommended that the City Council approve the same subject to the following conditions and stipulations (to be addressed prior to the city's execution of the final plat document):

1. The developer/subdivider must post the required performance bonds with the City.
2. Documents that delineate maintenance entities and responsibilities for the common areas of the plat must be finalized and recorded.
3. Minor modifications to the final plat document required by the City's surveyor must be completed and submitted.
4. Written documentation substantiated by the school district that indicates that the developer is providing their proportionate fair share to mitigate the development's impact on school facilities and services.

At the January 8, 2007 meeting, City Council voted to continue the consideration of this item to the January 22, 2007 meeting, to allow the petitioner some additional time to further address address issues associated with the Planning & Zoning Commission recommendation.

- Enclosures: (1) Oakbrook Final Plat
(2) Preliminary/Final Plat Narrative

Oakbrook
Preliminary/Final Plat
NARRATIVE

GENERAL DESCRIPTION

Argus Capital (the “Applicant”) is seeking preliminary and final plat approval for a 48-acre (MOL) property located in Section 21, Township 22 South, Range 19 East.

The Applicant intends to develop a 105-lot single-family community and two commercial sites on the property. Access to the project will be from Jefferson Street on the north and Whitfield Avenue on the west. The project will be served by water and sewer service from the City of Brooksville. A summary of the project’s pre-development analysis, including topography, wetlands, soils, flood plain and environmental assessment is provided below.

I. PRELIMINARY LAYOUT

Four (4) copies of the preliminary plat (24” x 36”) and one (11” x 17”) are attached.
Four (4) copies of the final plat (24” x 36”) and one (11” x 17”) are attached.

II. DRAFT OF PROTECTIVE COVENANTS

Draft protective covenants have been prepared and are included in this submittal package.

III. PRELIMINARY ENGINEERING REPORT

A. Topography. Topography on the property is relatively level, generally ranging from approximately 80 feet adjacent to the wetland features and rising to 85 feet MSL within the central and northern portions of the site.

B. Flood Plain. Portions of the subject property lie within Zone C, as identified on the Flood Insurance Rate Map, Community-Panel 120110 0175B, of the Federal Emergency Management Agency (FEMA). Zone C is defined as areas not subject to flooding during the 100-year storm event. Remaining portions of the parcel fall within Zone A, defined as areas subject to flooding during the 100-year storm event.

C. Soils. Soils on the property consist of Nobleton fine sand and Kendrick fine sand according to the USDA Soil Survey for Hernando County.

D. Drainage. Stormwater drainage for the project is being designed in accordance with the Environmental Resources Permit regulations of the Southwest Florida Water Management District. FEMA information for the property was supplemented with more detailed flood elevation data obtained from the District’s

Peck Sink watershed study. Existing surface water drainage on the property enters through two culverts on the northern boundary and exits the property at its southwestern boundary.

- E. **Vegetation.** The subject parcel is currently used as pasture and contains a mixture of oaks and planted pine, with some scattered oaks along State Road 50. Typical vegetation consists of oak trees (laurel, water, live), sweetgum and some pine. Bahia grass, greenbriar and dogfennel dominate the understory. Wetlands on the property are mainly non-forested and consist of soft rush, maidencane and some flag species. The wetlands appear to have been historically excavated, with a man-made ditch connecting the wetlands/water bodies.
- F. **Wetlands.** The two wetlands on the site will be preserved within the respective preservation tracts and will not be affected by the proposed development.
- G. **Wildlife.** A wildlife assessment of the property did not indicate the presence of any listed species on the property.
- H. **Historical/Archaeological.** A review of available information sources did not indicate the presence of any historic or archeological resources on the property.

IV. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS.

The internal infrastructure improvements will be bonded as part of final platting.

V. DEVELOPMENT SCHEDULE

The developer anticipates construction commencement in 2006, with completion in 2007.

VI. ADEQUATE ACCESS ANALYSIS

The subject property is located south of Jefferson Street (SR 50A). Access to the property will be gained via both Jefferson Street and Whitfield Avenue.

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The development proposed in this application is below the residential threshold established for Developments of Regional Impact.

VIII. WATER AND SEWER

Major improvements are being made to the City's wastewater treatment system, which include expansion of the current Cobb Road treatment plant to a 3.0 MGD facility. These improvements will provide significant available capacity for this and other

projects in the area.

The scheduled improvements to the City's potable water treatment system include the addition of two 12" wells and a 0.25 MGD storage tank at the Hope Hill wellfield (located directly to the east of the proposed project) and expansion of the regional distribution system. These improvements are designed to provide capacity that is 50% over the projected average daily demand for the City in the year 2015, a significant safety factor in case growth in the area is greater than projected.

**Report prepared by:
COASTAL ENGINEERING ASSOCIATES, INC.**

**Joseph P. Quinn, AICP
Principal Planner**

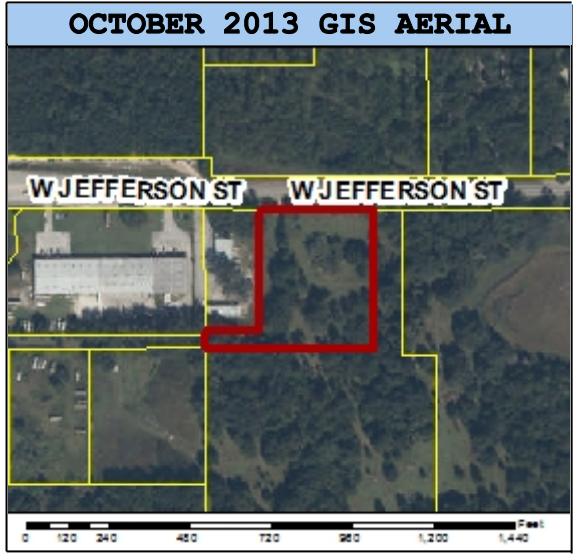
HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2016 FINAL TAX ROLL

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KEY #	01717538	PRINTED	10/28/16	PAGE	1
PARCEL #	R21 422 19 0000 0950 0010	SITUS	W JEFFERSON ST		
OWNER(S)	BODIFORD ROBERT E JR	PARCEL DESCRIPTION	3.4 AC MOL IN SW1/4 OF SW1/4 LYING N & W OF LESSED OUT PARCEL DES IN ORB 2702 PG 1914		
MAILING ADDRESS UPDATED	804 W DR M L KING JR BLVD BROOKSVILLE FL 34601-3626	UPDATED	01/01/10		
04/03/13					

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	3.40	
AERIAL MAP	76C3	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	PDPFSR	PLANNED DEV-SFR
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	500	BROOKSVILLE FIRE ASSESSMENT
OTHER TAX DISTRICT 1	800	BRKV ENTERPRISE ZONE
OTHER TAX DISTRICT 2	888	SCHOOL STREET



2016-02-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE	
LAND	37,400	37,400	37,400	37,400	
BUILDINGS	+	0	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	0	
JUST/MARKET VALUE	=	37,400	37,400	37,400	
VALUE PRIOR TO CAP		520	520	520	
ASSESSED VALUE		520	520	520	
EXEMPT VALUE	-	0	0	0	
TAXABLE VALUE	=	520	520	520	
CLASSIFIED USE LAND VALUE	520	AD VALOREM TAXES	11.67	NON-AD VALOREM TAXES	125.00

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
60	IMP PASTURE	Y	2014		Y				3.40	ACRES		153.00	520
99	ACREAGE	N	2014		Y				3.40	ACRES		11000.00	37,400

STAND-ALONE FEATURES AND OUT BUILDINGS													
CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS		REPLACEMENT COST	DEPRECIATE VALUE
BWF-1	BARBED WIRE FENCE				1990					895		0	0

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 PARC	Y	WD	2980	0608	0	275,000



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2016 FINAL TAX ROLL

6.17

KEY #	01717538	PRINTED	10/28/16	PAGE	2
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PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
10/29/09	BROOKS JOYCE GAIL	U	UNQUALIFIED M	Y	SW	2702	1914	0	785,600
10/28/09	OAKBROOK/ARGUS DEVELOPMENT LLC	S	SPLIT (REQUIR	Y	WD	2133	0564	0	1,300,000

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
02/26/14	2014	196	015	GREEN BELT REVIEW
01/22/14	2014	196	013	SALES REVIEW
03/15/10	2010	184	015	GREEN BELT REVIEW
03/16/09	2009	184	015	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

JANUARY 22 2014
CATTLE GRAZING. USED WITH ADJACENT PARCEL

HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2016 FINAL TAX ROLL



KEY #	01717547	PRINTED	10/28/16	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		
MAILING ADDRESS	804 W DR M L KING JR BLVD BROOKSVILLE FL 34601-3626	UPDATED	01/01/10		
UPDATED	04/03/13				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	30.30	
AERIAL MAP	76C3	
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	500	BROOKSVILLE FIRE ASSESSMENT
OTHER TAX DISTRICT 1	800	BRKV ENTERPRISE ZONE
OTHER TAX DISTRICT 2	888	SCHOOL STREET



2016-02-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE	
LAND	243,245	243,245	243,245	243,245	
BUILDINGS	+	0	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	0	
JUST/MARKET VALUE	=	243,245	243,245	243,245	
VALUE PRIOR TO CAP	5,385	5,385	5,385	5,385	
ASSESSED VALUE	5,385	5,385	5,385	5,385	
EXEMPT VALUE	-	0	0	0	
TAXABLE VALUE	=	5,385	5,385	5,385	
CLASSIFIED USE LAND VALUE	5,385	AD VALOREM TAXES	120.83	NON-AD VALOREM TAXES	125.00

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
60	IMP PASTURE	Y	2014		Y	8			22.00	ACRES		188.19	4,140
96	NON-PROD AC	N	2014		Y				8.30	ACRES		150.00	1,245
96	NON-PROD AC	Y	2014		Y				8.30	ACRES		150.00	1,245
99	ACREAGE	N	2014		Y				22.00	ACRES		11000.00	242,000

STAND-ALONE FEATURES AND OUT BUILDINGS													
CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS		REPLACEMENT COST	DEPRECIATE VALUE
BWF-1	BARBED WIRE FENCE				1990					3345		0	0

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
W JEFFERSON ST	



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2016 FINAL TAX ROLL

6.17

KEY #	01717547	PRINTED	10/28/16	PAGE	2
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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 PARC	Y	WD	2980	0608	0	275,000
10/29/09	BROOKS JOYCE GAIL	U	UNQUALIFIED M	Y	SW	2702	1914	0	785,600
10/28/09	OAKBROOK/ARGUS DEVELOPMENT LLC	S	SPLIT (REQUIR	Y	WD	2133	0564	0	1,300,000

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
02/26/14	2014	196	015	GREEN BELT REVIEW
01/22/14	2014	196	013	SALES REVIEW
03/15/10	2010	184	015	GREEN BELT REVIEW
03/16/09	2009	184	015	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

JANUARY 22 2014
CATTLE GRAZING

HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2016 FINAL TAX ROLL

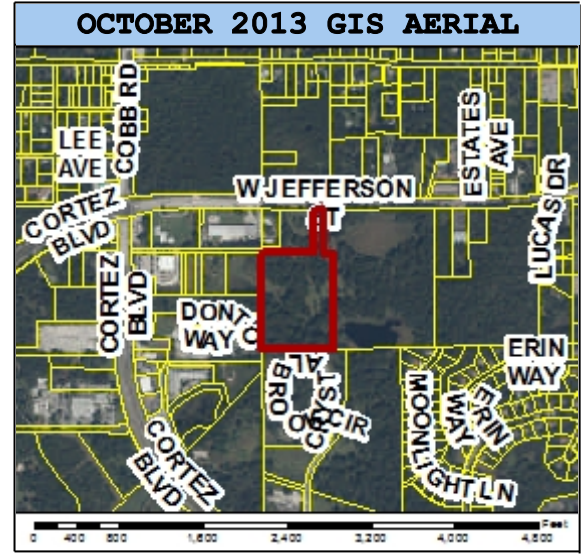
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KEY #	00354388
PARCEL #	R21 422 19 0000 0950 0000
OWNER(S)	OAKBROOK/ARGUS DEVELOPMENT LLC
MAILING ADDRESS UPDATED	3825 HENDERSON BLVD STE 101 TAMPA FL 33629-5037 04/13/06

PRINTED	10/28/16	PAGE	1
SITUS	W JEFFERSON ST		
PARCEL DESCRIPTION UPDATED	15 ACRES MOL IN SW1/4 OF SW1/4 DES AS LESSED OUT IN ORB 2702 PG 1914 12/11/09		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	15.10	
AERIAL MAP	76C3	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	PDPFSR	PLANNED DEV-SFR
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	500	BROOKSVILLE FIRE ASSESSMENT
OTHER TAX DISTRICT 1	800	BRKV ENTERPRISE ZONE
OTHER TAX DISTRICT 2	888	SCHOOL STREET



2016-02-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE	
LAND	166,100	166,100	166,100	166,100	
BUILDINGS +	0	0	0	0	
FEATURES AND OUT BUILDINGS +	0	0	0	0	
JUST/MARKET VALUE =	166,100	166,100	166,100	166,100	
VALUE PRIOR TO CAP	2,842	2,842	2,842	2,842	
ASSESSED VALUE	2,842	2,842	2,842	2,842	
EXEMPT VALUE -	0	0	0	0	
TAXABLE VALUE =	2,842	2,842	2,842	2,842	
CLASSIFIED USE LAND VALUE	2,842	AD VALOREM TAXES	63.76	NON-AD VALOREM TAXES	125.00

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
60	IMP PASTURE	Y	2012		Y	8			15.10	ACRES	188.19	2,842
99	ACREAGE	N	2012		Y				15.10	ACRES	11000.00	166,100

STAND-ALONE FEATURES AND OUT BUILDINGS									
CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATE VALUE		
BWF-1	BARBED WIRE FENCE	1990			1700		0		

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
10/26/05	OAKBROOK/ARGUS DEVELOPMENT LLC	Q	QUALIFIED	Y	WD	2133	0564	0	1,300,000

HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD 2016 FINAL TAX ROLL

6.17



KEY #	00354388	PRINTED	10/28/16	PAGE	2
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PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/29/04	BROOKS JOYCE GAIL	D	DISQUALIFIED	Y	WD	1814	1414	0	100
11/01/81	CARVER GAIL	D	DISQUALIFIED	Y	PR	0493	0338	0	100
01/01/80	SMITH J W JR	D	DISQUALIFIED	Y	AD	0000	0268	0	100

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
11/20/14	2015	184	017	5 YEAR REVIEW
03/16/09	2009	184	015	GREEN BELT REVIEW
03/10/09	2009	184	015	GREEN BELT REVIEW
04/26/04	2004	154	021	VACANT

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