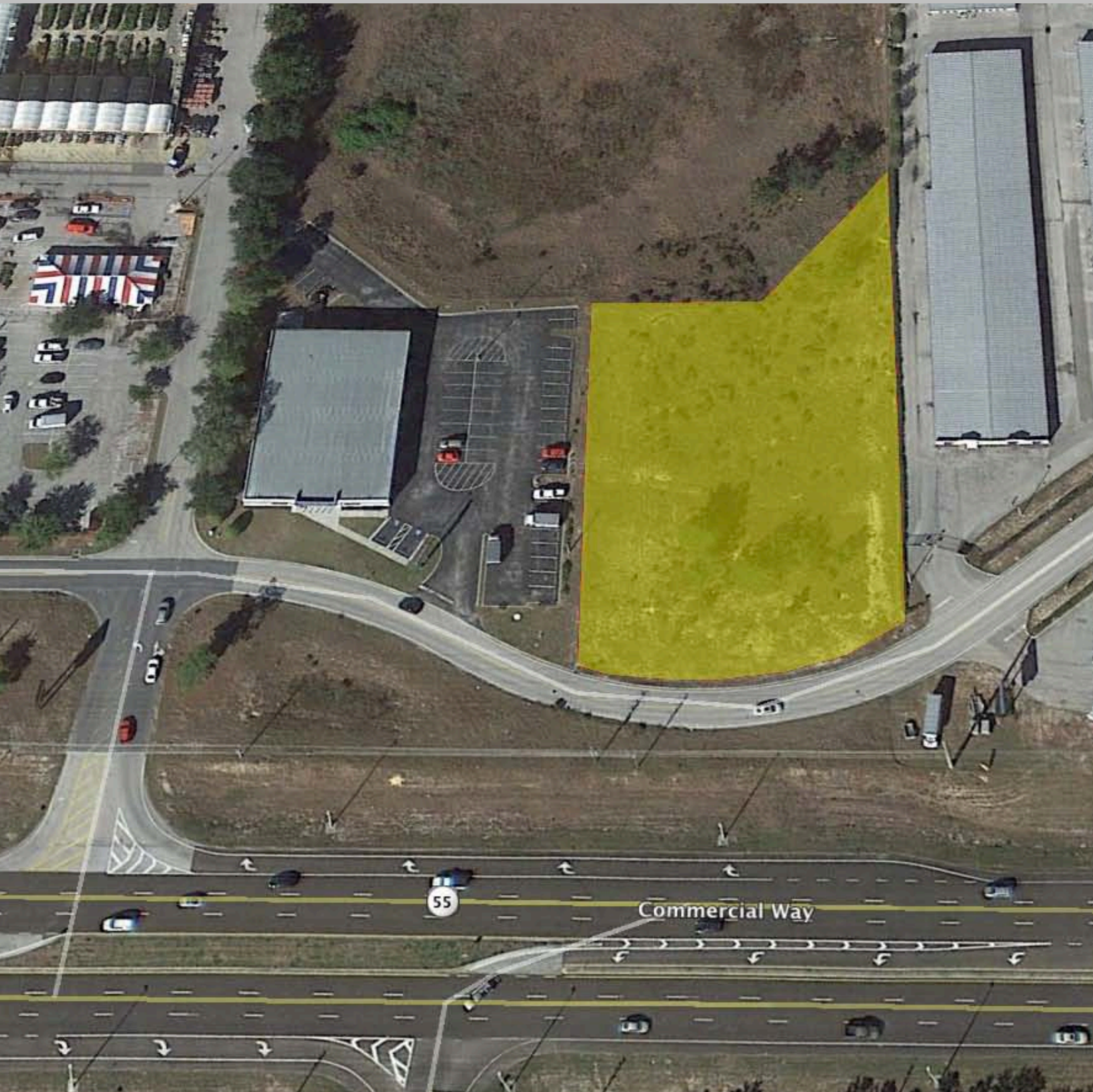


1.4 ACRES FRONTING US 19 NEXT TO HOME DEPOT & ACROSS FROM LOWES



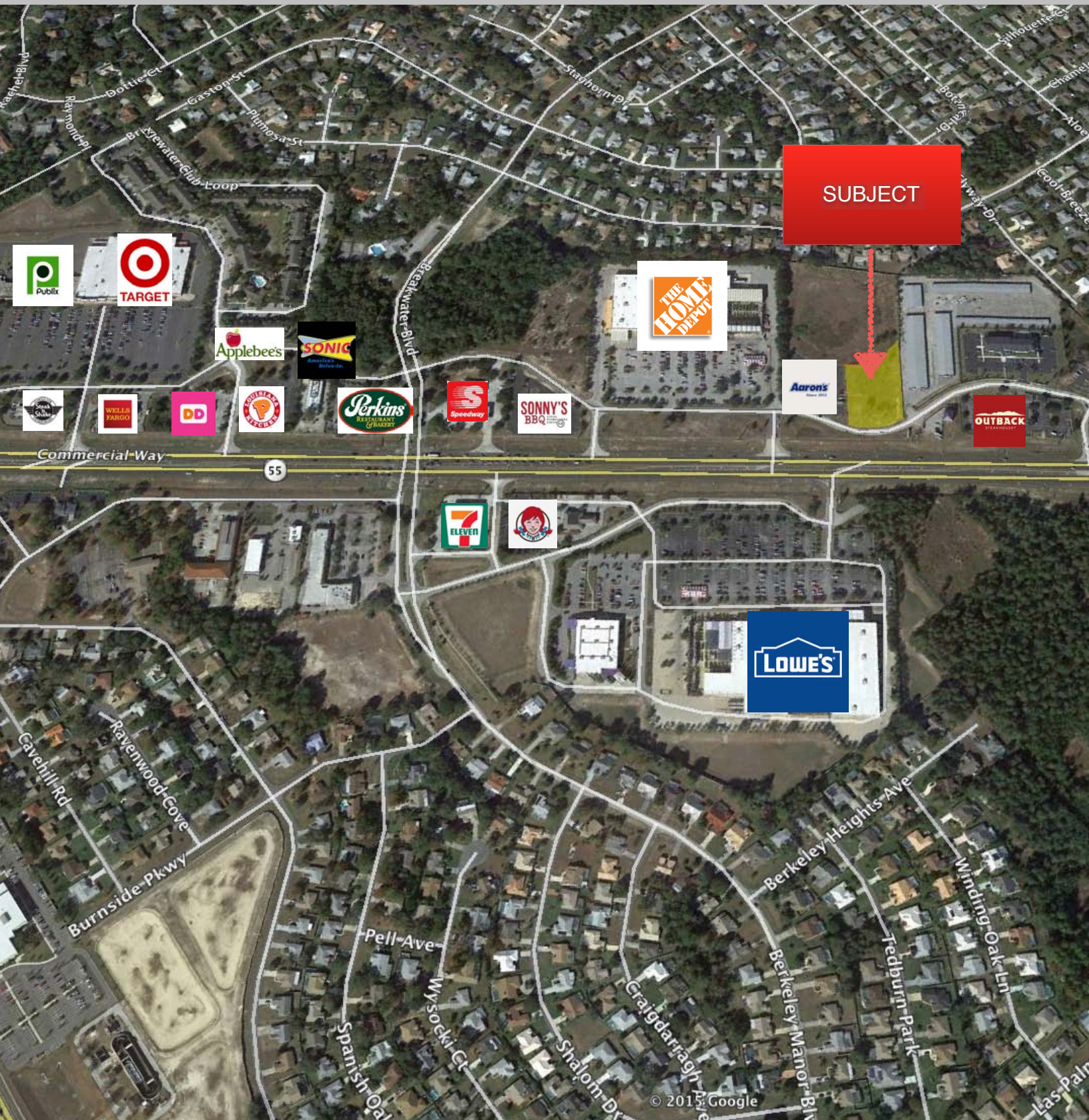
Asking Price: \$650,000

Size: 1.4 acres; 200 FF (net useable)

Zoned: PDP-GHC General Highway Commercial

Utilities: All Utilities available to site - Master Retention

feet



Perfect Retail Location fronting US 19 with access from Frontage Road. Adjacent to traffic generators Home Depot & Lowes Home Improvements. Great location for restaurants, Bank, Auto Service, and much more.

2014 FDOT Traffic count = 39,000 vehicles/day

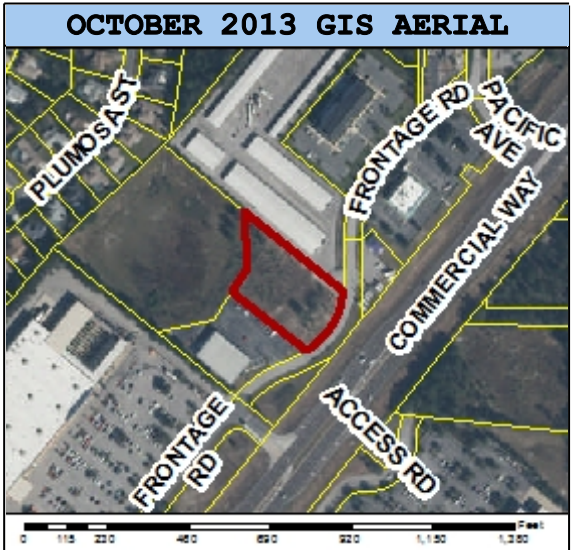


# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

## 2015 PRELIMINARY TAX ROLL

KEY #	01314802	PRINTED	09/22/15	PAGE	1
PARCEL #	R10 223 17 2412 0000 0020	SITUS	COMMERCIAL WAY		
OWNER(S)	BENN OF SPRING HILL INC	PARCEL DESCRIPTION	HERNANDO SQ PLAZA NORTH PH 1 LOT 2		
MAILING ADDRESS UPDATED	PO BOX 392 ELBA AL 36323-0392	UPDATED	01/01/00		
03/10/15					

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	61,189	
ACRES	1.40	
AERIAL MAP	25D	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C19S	COMM WAY S OF CORTEZ BLVD
SUBDIVISION	2412	HERNANDO SQ PLAZA NORTH PH 1
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2015-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	489,512	489,512	489,512	
BUILDINGS +	0	0	0	
FEATURES AND OUT BUILDINGS +	0	0	0	
JUST/MARKET VALUE =	489,512	489,512	489,512	
VALUE PRIOR TO CAP	489,512	489,512	489,512	
ASSESSED VALUE	436,362	489,512	436,362	
EXEMPT VALUE -	0	0	0	
TAXABLE VALUE =	436,362	489,512	436,362	
CLASSIFIED USE LAND VALUE 0				

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
13	COMM OUT PARCL	N	2015		Y				61,189.00	SQFT		8.00	489,512

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
COMMERCIAL WAY	

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
12/12/05	BENN OF SPRING HILL INC	Q	QUALIFIED	Y	WD	2165	0228	0	500,000	
01/01/96	KERR PROPERTIES LTD	S	SPLIT (REQUIR	Y	QC	0768	1660	0	100	

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
09/06/11	2011	195	021	VACANT
09/30/02	2003	197	017	5 YEAR REVIEW

PROPERTY APPRAISER NOTES	
JANUARY 01 2003	
ZONED GHC SEE PLANNING FILE H-06-23	



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

6.13

## 2015 PRELIMINARY TAX ROLL

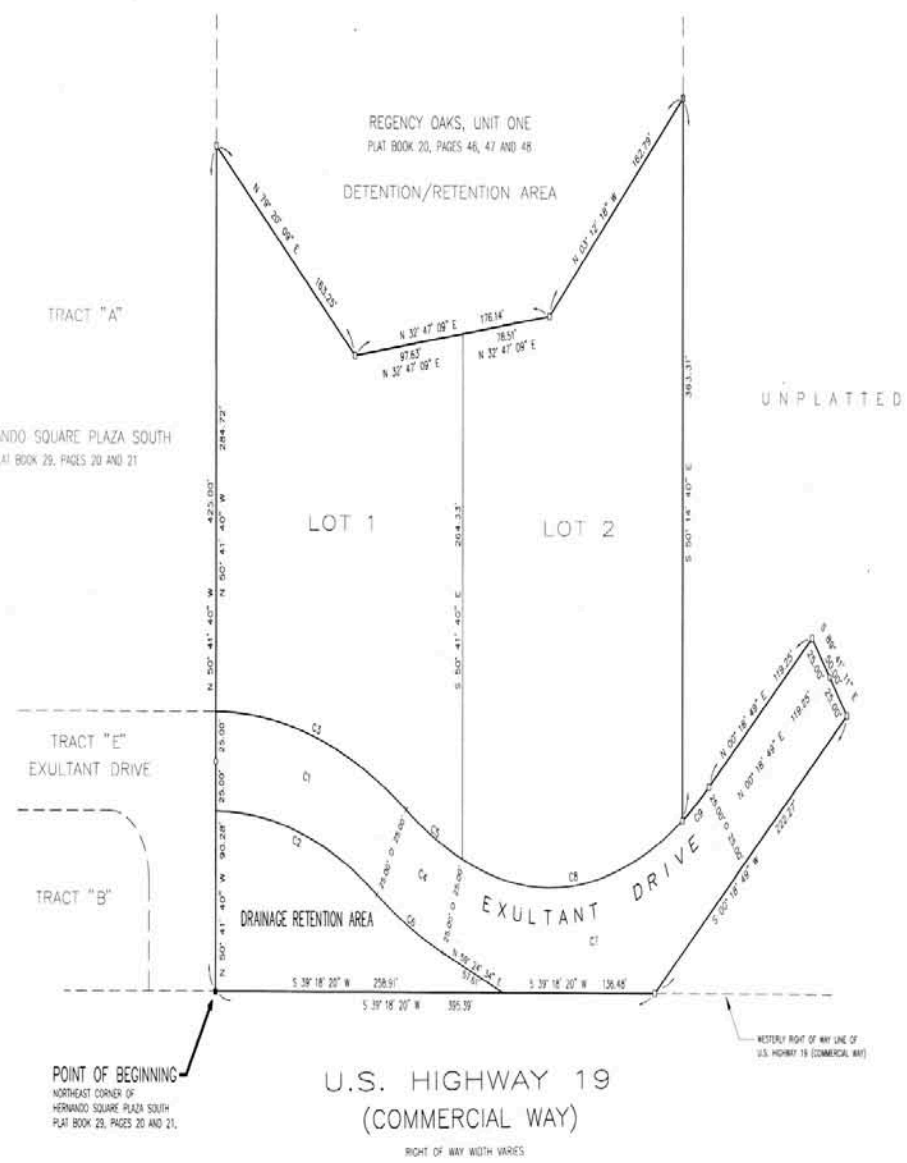
KEY #	01314802	PRINTED	09/22/15	PAGE	2
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### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/20/00	2000	195	017	5 YEAR REVIEW
10/28/96	1997	180	014	GENERAL REVIEW


# HERNANDO SQUARE PLAZA NORTH

A SUBDIVISION IN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 17 EAST  
HERNANDO COUNTY, FLORIDA



- LEGEND**
- = SET PERMANENT REFERENCE MONUMENT (LS 3903)
  - = SET PERMANENT CONTROL POINT (LS 3903)
  - = FOUND PERMANENT REFERENCE MONUMENT (LS 1233)
  - = FOUND PERMANENT REFERENCE MONUMENT (LS 4833)
  - C1 = CURVE NUMBER

- NOTES**
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY.
- THE BEARINGS SHOWN ARE BASED ON THE WESTERLY RIGHT OF WAY U.S. HIGHWAY 19 (COMMERCIAL WAY) HAVING A BEARING S 39° 18' 20\"
- THERE IS A 6.00 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL FRONT LOT LINES, RESERVED EXCLUSIVELY FOR WITHACOCOCHEE RIVER ELECTRIC COOPERATIVE.
- ALL LOTS SHALL CARRY A 7.50 FOOT WIDE EASEMENT FOR DRAINAGE AND/OR UTILITIES ADJACENT TO ALL SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
- NO ACCESS TO U.S. HIGHWAY 19 UNLESS APPROVED BY HERNANDO COUNTY.

**CURVE TABLE**

NUMBER	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	31° 50' 21"	300.00'	166.71'	N 55° 13' 30" E	164.57'
C2	31° 50' 21"	275.00'	152.82'	N 55° 13' 30" E	150.86'
C3	31° 50' 21"	325.00'	180.60'	S 55° 13' 30" W	178.29'
C4	11° 44' 08"	300.00'	61.45'	S 65° 16' 36" W	61.34'
C5	11° 44' 08"	275.00'	56.33'	S 65° 16' 36" E	56.23'
C6	11° 44' 08"	325.00'	66.53'	N 65° 16' 36" E	66.43'
C7	59° 05' 43"	253.16'	261.15'	N 20° 51' 42" E	149.71'
C8	51° 42' 24"	228.16'	205.92'	S 33° 33' 22" W	199.01'
C9	07° 23' 19"	228.16'	39.42'	N 04° 00' 08" E	29.40'

PREPARED BY:  
**W. D. GREENE LAND SURVEYING, INC.**  
14391 SCRUB OAK LANE, BROOKSVILLE, FLORIDA 34613