

Hernando Oaks
Golf Club

Subject property

US Hwy 41 (Broad Street) (±22,000 AADT)

Spring Hill Drive (±13,300 AADT)

41

Strömberg Ave

Highbury Blvd

Evening Star Ave

Deepwood St

Property card

U.S. Highway 41 & Highbury Boulevard • Brooksville, FL



Prepared for:
John Priede



Aerial view



Summary



Introduction

JLL is pleased to present this property for the sale of a ± 3,679 s.f. vacant bank branch building and property located at 3617 NE 7th St, Ocala, FL 34470. The property will be marketed as a vacant building for a potential owner-occupant or an investor with an alternative use.

- Lighted corner location
 - Ample parking available
 - Superbly maintained building ready for occupancy
 - Five (5) drive-thru lanes
- **Just to the east of Publix Shopping Center**

UPDATE

Property Facts	
Address:	US Hwy 41 & Highbury Blvd Brooksville, FL 34604
Land Area:	1.80 AC
SF:	80,140
Land area:	±.87 AC
Parcel ID:	R1722319178002900010
Zoning:	Couldn't find
?????:	What else is important here?
Recommended asking price:	TBD





HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.8

2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00202514	PRINTED	02/12/21	PAGE	1
PARCEL #	R17 223 19 1780 0290 0010	SITUS	BROAD ST		
OWNER(S)	RACETRAC PETROLEUM INC C/O SILVER OAK ADVISORS LLC	PARCEL DESCRIPTION	GARDEN GROVE BLK 29 LOTS 1 THRU 10 ORB 291 PG 872 AND THAT PART OF VACATED EASEMENT AS DES IN ** CONTINUED **		
MAILING ADDRESS UPDATED 05/09/17	PO BOX 2437 SMYRNA GA 30081-2437	UPDATED	01/01/09		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	80,140	
ACRES	1.80	
AERIAL MAP	71A	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C411	BROAD ST, AYERS RD-FAIRGROUNDS
SUBDIVISION	1780	GARDEN GROVE
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT
NON-AD VALOREM DIST2	99	SOLID WASTE DISPOSAL MSBU



2020-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	543,349	543,349	543,349	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	543,349	543,349	
VALUE PRIOR TO CAP	543,349	543,349	543,349	
ASSESSED VALUE	543,349	543,349	543,349	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	543,349	543,349	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	8,511.19	NON-AD VALOREM TAXES
				103.29

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	2017		Y	2			80,140.00	SQFT	6.78	543,349

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
BROAD ST
BROAD ST

BUILDING PERMITS								
APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1270613	4/27/12	1270613	CIDE	COMM INTERIOR DEMOLITION	4/27/12	FINALED	5/04/12	1
1239586	11/25/09	0000000	RW	RETAINING WALL		VOID		20,000
1232635	4/13/09	0000000	CA	COMMERCIAL ADDITION		VOID		120,000
1232032	3/24/09	0000000	FT	FUEL TANKS		VOID		230,000
1232031	3/24/09	0000000	NR	NON RESIDENTIAL		VOID		11,000
1222050	4/15/08	0000000	SM	STO&MERCANT UN30000&UN36		VOID		1,500,000

Hernando Co. Property Card



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1152963	11/30/04	1152963	HA	RESIDENTIAL HTG/AIR	11/30/04	FINALED	12/13/04	3,200
1136114	2/19/04	1136114	RR	REROOF	2/20/04	FINALED	3/24/04	2,467
1132012	11/24/03	1132012	DE	DEMOLITION	11/24/03	FINALED	12/09/03	1
1095225	2/15/02	1095225	M1	MOBILE HOME OTHER	3/26/02	FINALED	4/11/02	17,000
1090846	11/09/01	1090846	RD	RES INTERIOR REMODELING	12/18/01	FINALED	8/13/03	15,000
0056746	12/19/91	9109729	RO	ROOF OVER	12/19/91	FINALED	7/13/92	500
0040466	4/04/90	9003369	GA	GARAGE	4/09/90	FINALED	9/28/90	7,000
0021577	7/27/88	8806498	US	UTILITY SHED	8/01/88	FINALED	1/05/90	540
0010228	4/16/87	8703106	RM	REMODEL	4/20/87	FINALED	7/30/87	4,600
0917705	9/25/84	8404387	US	INVALID PERMIT CODE	9/25/84	FINALED	11/27/84	1,280
0919835	2/29/84	0053525	EL	ELECTRIC	2/29/84	FINALED	1/05/90	0
0901024	1/06/84	0052366	RM	REMODEL		CLOSED		700

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
02/18/08	RACETRAC PETROLEUM INC	Q	QUALIFIED	N	WD	2540	1631	0	260,000
09/21/07	HEALY MALACHY	D	DISQUALIFIED	N	PR	2521	1682	0	100
06/27/02	VIDEYKO JOHN ESTATE OF	D	DISQUALIFIED	N	PB	1546	0936	0	100
01/01/80	VIDEYKO VILLIE G POLATTA		INVALID CODE	N		0000	0000	0	0

PROPERTY APPRAISER INSPECTIONS

INSP.DATE	ROLL	EMPL	CODE	REASON
01/30/18	2018	170	021	VACANT
02/25/13	2013	196	001	BUILDING PERMIT
09/06/12	2013	196	018	OFFICE DISCOVERY
03/08/12	2012	196	018	OFFICE DISCOVERY

PROPERTY APPRAISER NOTES

JANUARY 01 2013
STRS REMVD FOR 2013



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