



ONLINE LAND MARKET

| LAND DATA | |
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| QUESTION/S | DATA |
| APN / Parcel #: | R23-422-19-0000-0320-0010 |
| Ownership? | Yes |
| Lot Count: | 1 |
| Account # or GEO #: | R23-422-19-0000-0320-0010 |
| Property Address: | N Broad St, Brooksville, FL 34601 |
| If No Address or 0 address: Closest Property with Numbered Address | 501 N Broad St, Brooksville, FL 34601 |
| County: | Hernando |
| State: | FL |
| Lot Number: | N/A |
| Legal Description: | THAT PART OF NE1/4 OF SW1/4 LYING S OF HWY 41 & N OF LIBERTY ST EXTENSION ORB 3093 PG 1207 |
| Parcel Size: | 6 |
| Subdivision: | Not in a subdivision |
| Approximate Dimensions: | 854.17 feet North 708.91 feet East 665.58 feet South 229.04 feet West |
| GPS Center Coordinates (Approximate): | 28.554850, -82.378515 |
| GPS Corner Coordinates (Approximate): | 28.554940, -82.379664 28.554310, -82.379666 28.554344, -82.377593 28.556286, -82.377593 |
| Google map link: | https://maps.app.goo.gl/1YgFX15gGqYJCZVYA |
| Elevation: | 153.3 feet |
| Market Value: | \$713,700 |
| Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other) | Paved roads of N Broad St, and E Liberty St - https://drive.google.com/file/d/1gVBDS1ECFm_BbAChP_28fIRSpTvM4fL1K/view?usp=sharing |

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| If others, please specify: | None |
| Is there a Structure (Yes or No (If Yes: Explain) | None |
| Property miscellaneous images | |
| YouTube Link: | |
| ADDITIONAL LAND INFO | |
| QUESTION/S | |
| Closest major city: | Tampa, Florida - 4 hr 47 min (57.5 miles) |
| Closest small town: | Brookridge, Florida 34613 - 49 min (9.1 miles) |
| Nearby attractions: | Kennedy Park - 12 min (1.8 miles) Hernando Park - 4 min (0.5 mile) Tom Varn Park - 12 min (1.6 miles) North Brooksville Diamond Railroad Crossing - 25 min (4.3 miles) May-Stringer House - 2 min (0.2 mile) |
| COUNTY DATA | |
| QUESTION/S | |
| Assessor Website | Link |
| Assessor Contact | (352) 754-4190 |
| Treasurer Website | Link |
| Treasurer Contact | (352) 754-4180 |
| Recorder/Clerk Website | Link |
| Recorder/Clerk Contact | 352-754-4201 |
| Zoning or Planning Department Website | Link |
| Zoning or Planning Department Contact | (352) 754-4057 |
| County Environmental Health Department Website | Link |
| County Environmental Health Department Contact | (352) 540-6812 |
| GIS Website | Link |
| CAD Website | Link |
| TAX DATA | |
| QUESTION/S | |
| Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.) | Current |
| Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year) | |

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| How much is the annual property tax? (Current Year if available, if not get the previous year) | \$3,649.70 |
| Are there any tax liens for this property? If yes, how much is the amount owed?(From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens. | N/A |
| Is property part of an HOA (Home Owners Association) or any communities? (Yes/No) | No |
| How much is the annual HOA due? | - |
| Are there any HOA dues? If yes, how much is the total amount owed? | - |
| County Operator Details who Confirmed the Information: | Property Tax Information |
| ZONING DATA | |
| QUESTION/S | |
| What is the zoning of the property? (Residential/Commercial/Agricultural/etc) | C-2 Commercial |
| Terrain type? (Is it flat /slope/etc) | Slightly slope |
| Property use code? | Commercial |
| Is the land cleared? (Yes/No) | Not cleared |
| Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say) | Yes |
| What can be built on the property? (Different types of homes that we can build on the lots.) | Retail and Services: Includes general retail stores, supermarkets, department stores, salons, and dry cleaners. Food & Beverage: Restaurants (with or without drive-through), cafes, and bars. Automotive Services: Gas stations, car washes, and minor auto repair shops. Entertainment & Lodging: Hotels, motels, movie theaters, and bowling alleys. Offices & Clinics: Professional offices, medical clinics, banks, and similar uses |

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| Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No | No |
| Notes on Camping (please take note of the allowed time for camping or whatever the county has to say) | Camping is not allowed |
| Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No | No |
| Note's on RV's (jot down notes whatever the county has to say) | RV is not allowed |
| Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No | No |
| Notes on mobile homes (jot down notes whatever the county has to say) | Mobile home is not allowed |
| Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there are restrictions.) Yes/No | No |
| Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county) | Max Building Coverage: 70% of the lot Max Impervious Surface: 75% of the lot |
| Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county | 50ft |
| What are the setbacks of the lot? | Front Yard: 10 feet (75 feet required if adjacent to arterial highways unless exceptions apply) Side Yard: 10 feet Rear Yard: 25 feet |
| What is the minimum lot size to build on the property? | 20,000 square feet |
| Is there any time limit to build? | No, but According to the 2020 Florida Statutes, local governments that issue building permits may send a written notice of expiration to the property owner and the contractor listed on the permit at least 30 days before the permit is set to expire |
| Is there a County or City Impact fee required to build and if so how much does this cost? | https://www.hernandocounty.us/departments/departments-n-z/impact-fee-study |
| Is the property in a flood zone and if so what needs to be done to the lot in order to build? | Not in a floodzone area |
| Any other restrictions? | https://library.municode.com/fl/brooksville/codes/code_of_ordinances?nodeId=PTIICOOR |
| Is property in a Floodzone? (if yes add link to FEMA | Zone X - minimum flood zone hazard |

| Website) | |
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| Link to FEMA website | See image below |
| Is property wetland? | Not on wetlands |
| Link to Wetland website | See image below |
| County Operator Details who Confirmed the Information: | |
| UTILITIES DATA | |
| QUESTION/S | DATA |
| <p>Is the property located inside or outside the city limit?</p> <p>Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It considered under County, means water can be built through deep well (You need to confirm it)</p> | City of Brooksville |
| Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know) | Not yet connected but available in the area |
| If YES... (Put the company name and the phone number of the provider) | Brooksville Water & Sewer - +13525403810 |
| If it's in the area (Put the street name where the main water line is located.) | N Broad St |
| If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.) | No |
| Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None) | Sewer is available in the area |
| If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?) | City of Brooksville |
| Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company) | Brooksville Water & Sewer - +13525403810 |
| If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property? | No |
| If the septic system has to be installed, (Ask if we need to percolate the soil?) | No |
| Does the property currently have electricity connected? (Yes, No or Do Not Know) | Not yet connected but available in the area |

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| What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.) | Withlacoochee River Electric - +13525964000 |
| What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc) | Propane gas Amerigas - +13527549840 |
| For waste.... Will the county or city pick up the trash? | City of Brooksville |
| If YES... Get the details of the company name and contact information for that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.) | City of Brooksville - 352-540-3860 |
| County Operator who Confirmed the Information: | |
| GENERAL DD NOTES FROM LM TEAM: | |
| DISCLAIMER | |
| All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property. | |