

Item E1 - Submitted @ BOC 8/5/10





HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING EARLY SITE CLEAR PERMIT APPLICATION
1653 Blaise Drive, BROOKSVILLE, FL 34601
Phone (352) 754-4048 zoning@hernandocounty.us

Permit Application No. 1505181 Date: 6/13/25
Property Zoning AC1 (office use only) Key# 00981722
Site Address 5025 Emerson Rd Brooksville Hernando County, Florida

Owner's Name Jason Morphet

Mailing Address: 15421 Bellamy Brothers Blvd. Phone 813-701-6122
Dade City, FL 33523

Specify by checking one of the boxes below of which permit being applied for:

Cost of clearing 15,000.00

☒ Owner permit ☐ Contractor permit - License No. _____

Contractor/Owner Email jason@nationsrcm.com

APPLICANT'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will comply with the applicable laws regulating construction and zoning.

land clearing of
small trees, underbrush,
& scrape surface work
for pasture

Owners/Contractor Signature [Signature]

State of Florida County of Hernando

Sworn to and subscribed before me this 11 day of June, 2025,

by Jason Morphet, who is (☒) personally known to me, or () who

produced _____ as identification.



Nicole Young
Comm. HH 224200
Expires: Feb. 3, 2026
Notary Public - State of Florida

[Signature]
Signature of Notary

Type, Print, or Stamp Name of Notary

Item E1-Submitted @
Rec 8/6/25

REV. 07/25/24



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

27-54-00033

27-BID-4240918

Mobile Home Parks - Mobile Home Park

Issued To: Skyview Acres Mobile Home Park
5025 Emerson Road
Brooksville, FL 34601

County: **Hernando**
Amount Paid: \$100.00
Date Paid: 08/29/2019
Issued Date: 10/01/2019

Expires On: 09/30/2020

Mail To: Elizabeth Hisey
P O Box 10605
Brooksville, FL 34603

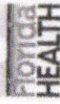
Issued By:
Department of Health in Hernando County
7551 Forest Oaks Boulevard
Spring Hill, FL 34606
(352) 540-6800 ext. 82112

Owner: Hisey, Elizabeth

Mobile Home Spaces: 10
Recreational Vehicle Spaces: 0
Migrant Spaces: 0
Tent Spaces: 0
Total Beds: 0
Total Spaces for Billing: 10

Original Customer: Skyview Acres Mobile Home Park (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

27-54-00033

27-BID-4240918

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Mail To: Elizabeth Hisey
P O Box 10605
Brooksville, FL 34603

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Owner: Hisey, Elizabeth

Item El Submitted @ BOC 8/5

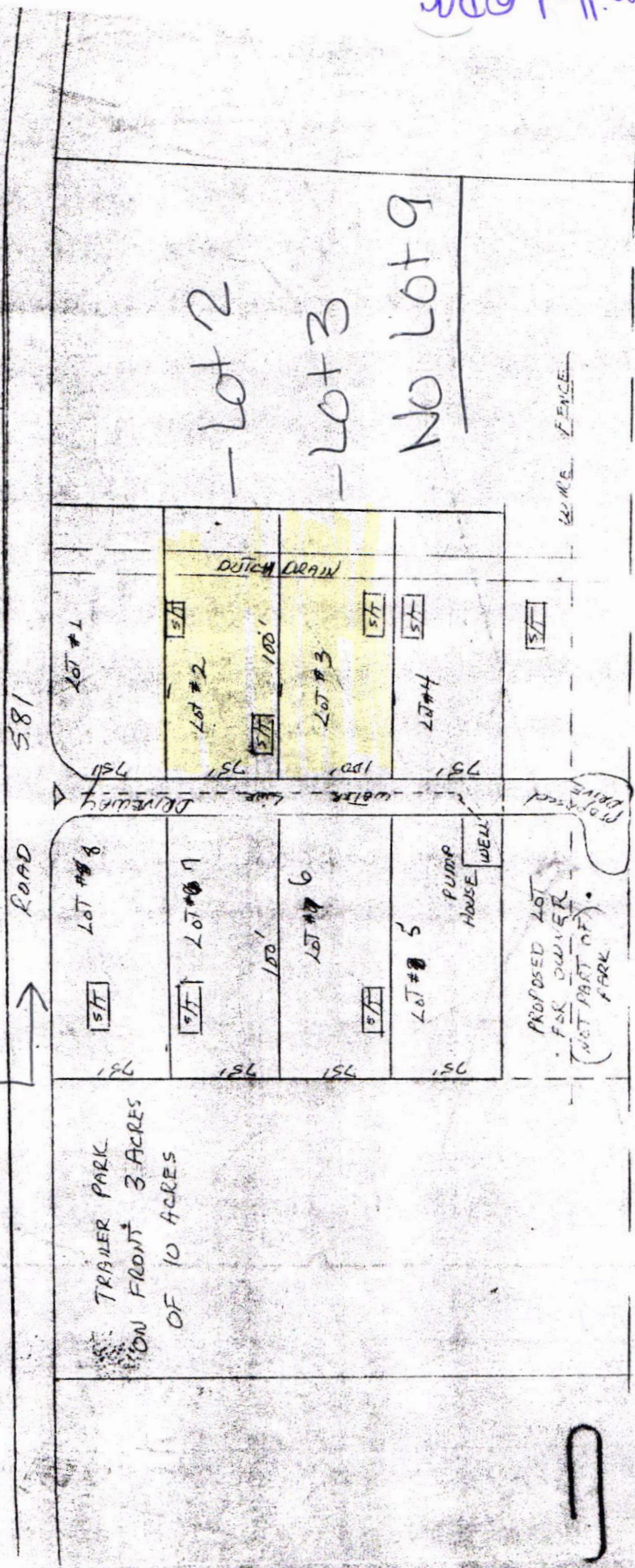


Emerson Road

OWNERS -
CLINTON VANCE
LOUISE KERSTEN
RT 8 Box 1529
BROOKSVILLE, FLORIDA

SKY LINE TRAILER COURT
8 INDEPENDENT MOBILE HOME SPACES

- 900/250 septic system
- WATER SUPPLY SATISFACTORY



SEVEN (7) ACRES IN REAR

1978 plat - Book 44

pg 6 -

Supplied by open records

Item E1 - Submitted @ BAC
8/5

Received
from Health
Dept.
MOBILE SCALES
DSB - 1/1/78

pg 24

Any reactor would
know how to read the tax
Report & see that #76 was
supposed to be in tot

10.5% 5104 Error 771

601 12

2000-2001 10.5% 13.5% 15.5%

2000-2001 10.5% 13.5% 15.5%

60516

harthome1@gmail.com

From: Robin Reinhart <RRReinhart@co.hernando.fl.us>
Sent: Wednesday, November 27, 2024 2:40 PM
To: Kim Davenport
Subject: RE: Key 381722

Flag Status: Flagged

Hello

Yes, 3 replacement mobile home permits have been submitted. Looking at the permits, they have currently been marked deficient. Even though this parcel is legally non-conforming, The Legally non-conforming status only stays if the Mobiles are replaced with a mobile of same size, footprint, and in the same location. Also they will not be able to put any new mobile homes (other than the amount that were there) on the parcel with out doing a rezoning. At this time no rezoning has been submitted to the Planning Department.

** did not know of removal of unit 11*



Robin Reinhart | Commercial Planner I
Planning and Zoning Division | Development Services Department
1653 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28011
Fax: (352) 754-4420
Email: rreinhart@hernandocounty.us
Website: <https://www.hernandocounty.us/zoning>

○ Office Hours: Monday-Friday, 7:30 AM – 3:30 PM

From: Kim Davenport <harthome1@gmail.com>
Sent: Tuesday, November 26, 2024 7:28 AM
To: Robin Reinhart <RRReinhart@co.hernando.fl.us>
Subject: Re: Key 381722

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is a screenshot of the pending permit applications off the internet. Please ask Omar what he was going to send me.

E1 - Submitted @ BOC 8/5

ALVIN R. MAZUREK, CFA
HERNANDO COUNTY PROPERTY APPRAISER
PHONE: (352) 754-4190

♦ **BROOKSVILLE OFFICE** ♦
201 Howell Avenue, Suite 300
Brooksville, FL 34601-2041
Fax: (352) 754-4198
Homestead Fax: (352) 734-4194

"Save \$\$ Hundreds \$\$ -Apply by March 1"

Don't be the Exception ~

File for Your Homestead Exemption!"

Website: www.hernandocounty.us/pa



♦ **WESTSIDE OFFICE** ♦
7525 Forest Oaks Boulevard
Fax: (352) 688-5088
Addressing Fax: (352) 688-5060
Tangible Properties
7509 Forest Oaks Boulevard
Spring Hill, FL 34606-2400
Tangible Fax: (352) 688-5087

T O S E R V E & A S S E S S W I T H F A I R N E S S

OCTOBER 30, 2008

KERSTEN-VANCE LOUISE R
5025 EMERSON RD
BROOKSVILLE FL 34601-5768

LISTED BELOW ARE STRUCTURES
THAT WERE FIRST ASSESSED ON
THE 1994 TAX ROLL

DEAR PROPERTY OWNER:

RE: KEY: 381722 ORB: 1951 PAGE: 0535
PAR: ~~R11~~ 423 19 000 0050-0000
R11 423 19 000 0520 0000 (on 1994 Roll)

Please be advised that the above referenced parcel was improved for the ~~1994~~ tax roll. The improvements that were on the property are listed in the upper right portion of this letter.

If you need any additional information, please contact the Property Appraiser's office at (352) 754-4190.

Sincerely,

L Holmes
Louise Holmes
Public Services Specialist

1975	12 x 65	Mobilehome
1970	12 x 56	"
1960	10 x 47	"
1950	10 x 32	"
1960	10 x 44	"
1965	12 x 44	"
1960	10 x 48	"
1965	10 x 38	"
1965	10 x 48	"

5-19-08

Item El- Submitted @ BCO 8/5



HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

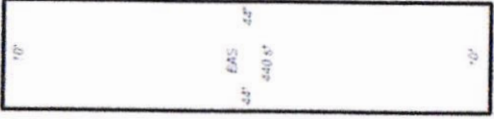
2023 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY # 00381722

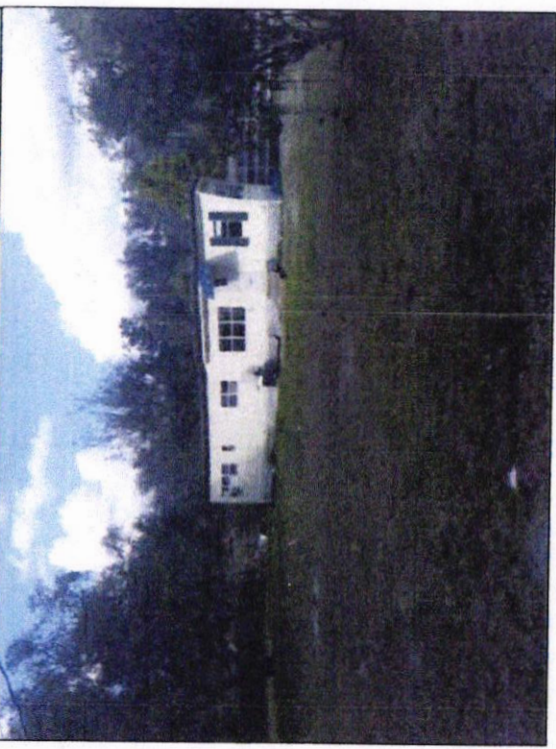
PRINTED ON 07/31/25

PAGE 2

May 2017 BUILDING 06 DRAWING



January 2023 BUILDING 06 PHOTO



BUILDING 07 INFORMATION

NUMBER	7	YEAR BUILT	1990	CAP YEAR		STORIES	1.0
CODE	02	DEPRECIATION %	60%	EXCL. FROM CAP?	Y	ROOMS	3
DESC	MANUFACTURED HOMES	ADD'L DEPREC.	0%			BEDROOMS	3
L. UPDT	2023	OVERRIDE RATE				BATHROOMS	2

BUILDING 07 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		PIERS	
EXTERIOR WAL		PREFIN ALUM	
FRAME		2X4 WOOD FRM	
FLOOR SYSTEM		WOOD	
FLOOR COVER		CARPET-COMBO	
ROOF STRUCTR		LOW/MIN HANG	
ROOF COVER		METAL CORR	
INTERIOR		PNL AVERG	
HTG & AC		PKG HEAT/AIR	

BUILDING 07 AREAS

CODE	BASE /AUX	B	CAP YEAR	EXC	RATE	METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
EAS				Y		160.00	816.00	87,279	34,912
						TOTAL	816.00	87,279	34,912
						ADJUSTED	816.00		
						BASE	816.00		
						AUXILIARY	0.00		

May 2017 BUILDING 07 DRAWING



January 2023 BUILDING 07 PHOTO



Hernando - Submitted @ BAC 8/5

Header-
Submitted@
Bac 810

Unit 6
march 11, 2023

IMG_1993.HEIC

Edit

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📷

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🗑️

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🔗



65%

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🔗

Info

IMG_1993

March 11 2023

12 25 PM

Size Info

2048 x 1536 1.9 MB 72 dpi 24 bit

Device Info

Apple iPhone 13 Pro 5.7 mm f/1.5

1/3200 sec ISO 50 EXP 0 No flash, compulsory

Source

kimberly - Personal (Available Offline)

File Path

C:\Users\Kim\OneDrive - Douglas Davenport

2024 Septic application shows MH not storage



*Street Level photos may not be available if structure is not visible from road. **Multiple Addresses Exist

Parcel Key: 00181722 Parcel #: R11 423 19 000 00 0000 0000

Owner Information

Owner: MORPHET, JASON E
Name: GALLAGHER, ANTHONY
Address: 13417 BELLARUE ESTATES DR
Address: BAY CITY FL 32125 7245

Property & Assessment Values

Building: 553,213 Assessed: 578,288
Furnished: 52,746 Estimated: 51
Land: 1252,000 Current: 1,296,000
Add Land: 50 Fair CM: 50
Market: 1,296,000 *Assess: 1,296,000



Blg: #6 - MANUFACTURED HOMES

Property Information

Site Address: 13417 BELLARUE ESTATES DR
Description: 13417 BELLARUE ESTATES DR (14 000 00 0000 0000)
DPA Code: 13417 BELLARUE ESTATES DR (14 000 00 0000 0000)
Levy Code: 13417 BELLARUE ESTATES DR (14 000 00 0000 0000)
Subdivision: 13417 BELLARUE ESTATES DR (14 000 00 0000 0000)
Neighborhood: 13417 BELLARUE ESTATES DR (14 000 00 0000 0000)

Certified Tax Information

Assessment: \$4,372.11
NonAdValorem: \$1,211.19
Total For 2023: 12,581.28
Total For 2024: 15,422.14
Total For 2025: \$4,114.98
Total For 2026: 15,219.78

Map, Tax, and Other Information

Land Breakdown

Land Use
MH PARK DEV

Units: 10.00 ACRES Value: 250,000

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
10/25/2022	4214/1145	WD	1	0	\$325,000	MORPHET, JASON E
11/05/2021	4085/745	WD	1	Q	\$375,000	EXCLUSIA JULIAN
11/10/2016	3418/424	QC	1	0	\$100	LONGHORN LADY PROPERTIES LLC
11/17/2011	2862/1640	WD	1	Q	\$100,000	MACDILL RSA PROPERTIES PARTNERSHIP LLC
06/18/2009	2462/894	QC	1	X	\$100	KERSTEN LOUISE R LIFE ESTATE
12/29/2004	1921/535	QC	1	X	\$100	YANKEE CLINTON M
06-05/2003	1676/655	QC	1	X	\$100	KERSTEN LOUISE
06-07/2003	1675/1453	QC	1	X	\$33,000	YANKEE CLINTON and
04/01/1980	390/62	CD	1	Q	\$32,000	VANCE CLINTON and
31/01/1980	387/	WD	1	Q	\$30,000	MADDUX FARMS CORP
31/01/1980					50	MADDUX DONALD F ET UX

Building Characteristics

Blgd #	Description
6	MANUFACTURED HOMES(02)
7	MANUFACTURED HOMES(02)
11	MANUFACTURED HOMES(02)

NOTE: All S.F. Calculations are based on building dimensions.

Extra Features

Blgd #	Description
3	UTILITY, DETACHED, WOOD FRAME (UTW)
3	OPEN SHED, NO WALLS OR CONCRETE(052)
3	OPEN SHED, NO WALLS OR CONCRETE(052)
3	OPEN SHED, NO WALLS OR CONCRETE(052)
3	UTILITY, DETACHED, CONCRETE BLK(UTC)

Year Built	Area (Base/Aux)	Bed/Bath	Value
1960	440/0	1/1	\$15,463
1990	816/0	3/2	\$34,912
1965	380/80	1/1	\$14,638

Actual Year	Dimensions	Current Value
1968	240	\$691
2000	180	\$194
2006	180	\$194
2000	144	\$158
1968	216	\$1,011

Addresses

<https://propsearch.hernandopa-fl.us>

Hem t1 - Submitted @ Bc 8/10

**NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners will hold a Public Hearing to consider appeal request(s) on **Tuesday August 5, 2025, at 9:00 a.m.** in the John Law Ayers County Commission Chambers, Government Complex, 20 N. Main Street, Brooksville, Florida.

PETITIONER: Jason E. Morphet & Ayleen N. Gallahue

KEY NUMBER: 381722

FILE NUMBER: 1506295

PURPOSE: Appeal to the determination issued by County Administrative Official determination and remove the nonconforming status on six (6) of the preexisting nine (9) mobile home units, leaving three (3) units which have preexisting Impact Fee preemptions (dated 2008) and one (1) fully paid Impact Fee. The approved three (3) units shall be limited to the historical eastern 3.0 acres.

GENERAL LOCATION: East side of Emerson Road approximately 1,600' North of Powell Road encompasses the eastern 3.0 acres of the parent 10.0-acre parcel

LEGAL: N1/2 OF N1/2 OF SE1/4 OF NE1/4 as per, public records of Hernando County, FL

You are further advised that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure a verbatim record of the proceedings made which record includes the testimony and evidence upon which the appeal is to be based.

Any person wishing to be heard on this matter may be present to speak for or against this application.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact County Administration, 20 N. Main Street Room 460, Brooksville, FL 34601, telephone 352-754-4000, no later than three (3) days prior to the proceedings. If hearing impaired, telephone (TDD) 1-(800)-676-3777.

Item E1-submitted @
Bee 8/5/25

5025 Emerson Road, Brooksville, Fl 34601

Parcel Key 381722

AKA - SkyView Acres Mobile Home Park

Neighbors supportive Narrative
to
County's Nonconforming Use Determination
Dated March 10, 2025

Case 1487658

BOCC Hearing date August 5, 2025

Dated July 30, 2025

Agenda item 15849

Item E1- Submitted @
BOC 8/5/25

This landowner is working with a lot of confidence.

Dear Sirs,

We understand that this is a delicate matter for everyone but more so for the property owners surrounding parcel #381722. This parcel has been an ongoing nightmare since the mid 1990's. There have been numerous complaints about septic systems not functioning, shooting at livestock, code violations, and fines, forestry violations, and fines, and general park appeal, just to name a few. Since 2021, the surrounding residents have heavily been communicating with Zoning and Planning about the parcels' negative impact on the community.

Since 2020, this property was not permitted as a mobile home park. Since the change in ownership in 2021, this parcel should have lost its non-conforming privilege. Since March 2023, this property has had only 2 units that were present on the property and qualified for replacement under the outdated non-conforming definition.

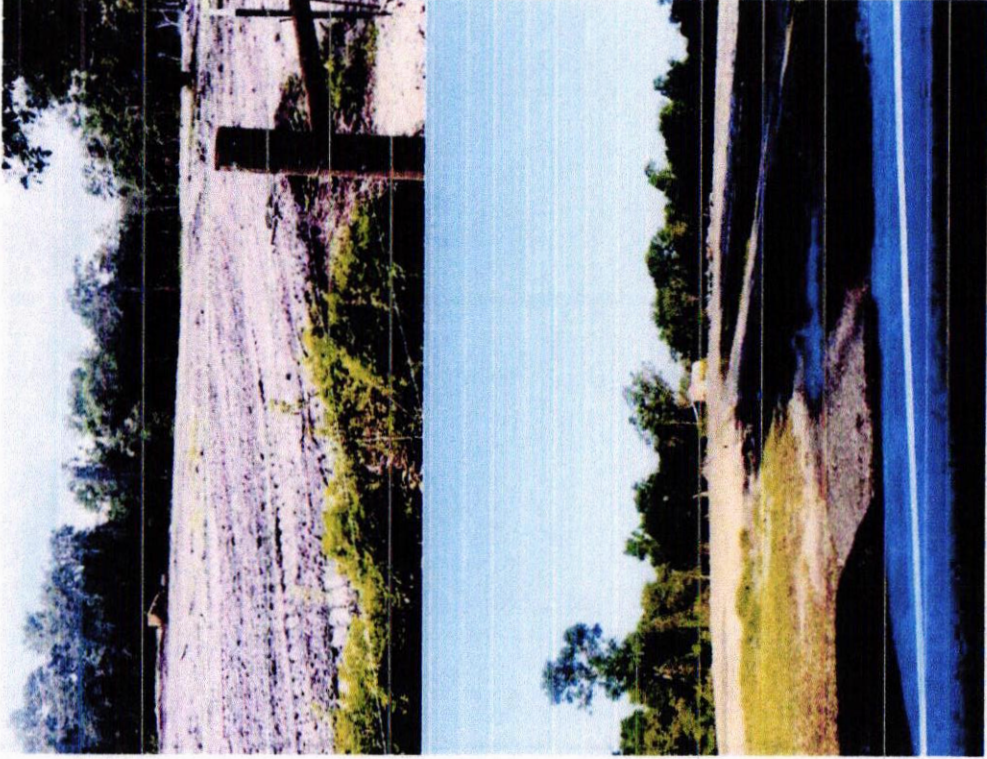
The community does not support an ongoing property with nonconforming use that has far surpassed its life. Our efforts are for the betterment of Hernando County and particularly the area in which we live.

We are before you seeking your support for your County Planning and Zoning Administrator.

Except to additionally remove 1 unit from their suggested 3 units.

Attached, you will find a great deal of supporting documents from various sources; State and County agencies showing that this parcel should have its nonconforming status removed. If the property owner wants to follow the law and petition the parcel for any changes from AG, let it be done according to the County Ordinance, rules and procedures.

The current landowner is proceeding, violating as the project goes, with a lot of confidence. The landowner is working under an 'ask for forgiveness not permission' stance as shown by the multiple violations, citations and fines by various agencies. It has been stated, to surrounding landowners by community citizens, that this property owner 'seems to be preparing this land for commercial use'. It is obvious that the property owner seems to think it is a prime commercial development area, as the 10 acres parcel is for sale for \$980,000, listed as COMMERCIAL and the property is stripped to the ground ready for development. So, is he wanting the AG benefits for the Commercial gain? If the property is Commercial there are an entire different set of rules.



COLDWELL BANKER
REALTY

[Search for Homes](#) [Sell Your Home](#) [Age](#)

Home Florida Real Estate Brooksville Homes for Sale

5025 Emerson Rd Brooksville, FL 34601

\$980,000

For Sale Active Commercial

We, as a collective group of neighbors and community citizens, feel that this parcel has surpassed its nonconforming life, supported by Appendix A – Zoning of the County Ordinance, Section 2. There have been 2 changes in ownership. With each change in ownership there were less than 5 mobile home units on the property. This does not comply with the Florida statute of mobile home park minimum requirements as well as gives support to Appendix A section 2, item (h). The previous and current landowners have shown negligence and inadvertence since 2018 with no replacement homes being petitioned for or placed after the demolition, 2018, 2020 and 2023, and no use of the paid impact fee since 2011, supporting Appendix A, section 2 item (g). In addition, this parcel HAS NOT been a licensed Mobile Home Park since 2020 and does not appear on the Hernando County Mobile Home Park List for 2024-2025. This parcel has only 2 units that date back 1 year to be allowed to have any approve non-conforming benefit, if approved.

This parcel does not fit with the surrounding environment. There is no need for any “affordable” housing or small communities. There are several new developments approved for the northern section of Emerson Road and Cortez.

We request that you take time to review this package, listen to your County Administrator, to the neighbors and citizens of Emerson Road, and
Hernando County.

**PLACE THE PARCEL BACK TO AG. REMOVE ITS NONCONFORMING STATUS ON ANY
VACANT UNITS THAT ARE OVER 1 YEAR OLD.**

**** ONLY UNITS 7 AND 11 ****

1. Parcel information –

- a. GIS Map of 52035 Emerson Road, parcel key 381722. Property ID R11 423 19 0000 0050 0000
 - i. Currently zoned AG with nonconforming conditions for traditionally the top 3 acres.
 - ii. Buyer in 2022 purchased a 10-acre parcel with **3 units** in the top 2 MOL acres. Tax roll attached. Units 6,7,11 – ALL TAXED AS MANUFACTURED HOMES. **UNIT #6 WAS DEMOLISHED WITHOUT A PERMIT MARCH 2023. LEAVING 2 MOBILE HOMES UNTIL JULY 2025.** This is important in that there were **3** units available to apply with the premise of nonconforming privileges as of March 2023. If the Count states that a unit must be replaced within 1 year, then this unit would have to have been replaced by March 2024 or lose its non-conforming status. If the property owner claims it was a “storage” unit, then it never qualified as a unit able to be replaced. Either position, the property only has 2 units available for compliance with the nonconforming relationship. **THE BOCC SHOULD REMOVE ONE OF THE REPLACEMENT PERMITS ONLY ALLOWING THE PROPERTY OWNER 2 UNITS.**
 - iii. The property owner submitted a septic application showing that unit #6 was a manufactured home yet demolished it without a permit over 2 years ago. Again, this unit exceeds the 1 year time frame for it to be able to continue it nonconforming status.
 - iv. Buyer in 2021 purchased a 10-acre parcel with 4 units on the top 3 acres – tax roll attached. **ALL TAXED AS MANUFACTURED HOMES. – 1 UNIT WAS DEMOLISHED WITHOUT A PERMIT**
 - v. At either sale, buyers did not purchase a Mobile Home Park as per Florida Statute Chapter 513, section 513.01 item 4: requiring 5 units or more.
2. EBridge search, by parcel key, property ID and name; show no Mobile Home Permit has been issued on the parcel since 2019, expiring 9/30/2020. Again, buyers did not purchase a “mobile home park” by statute or permitting.
3. Hernando County Mobile Home Park listing, May 2025, does not have any park listed on Emerson Road. Again, property was not a registered, permitted or recognized mobile home park.
4. Any “grandfather” conditions require board approval and have been terminated upon transfer of ownership. Hernando County Ordinance: Chapter 8, Article II, Division 2, Subdivision c, Section 8-81
5. Email from Jen Soch dated 10/11/21 states homes must be relaced within 1 year to maintain” the legal non-conforming use”. No homes have been replaced since demolitions permits were issued in 2018 and 2020.
6. Letter dated 11/25/2008 stating that “also, whenever a non-conforming use has been discontinued for a period of one year no nonconforming use may be reestablished on

the premises". Thus, property should not be allowed units that have been demolished over 1 year ago. This includes lot #6.

7. Letter dated 11/27/24 from Rogin Reinhart, Commercial Planner I, states that replaced mobile homes must be "same size, footprint, and in the same location. Alos, they will not be able to put any new mobiles homes (other than the amount that were there) on the parcel without doing a rezoning".

a. In November 2024 there were only 2 units on the property

- b. Submitted plat in Septic Permit Application and to Zoning and planning show;
- i. New layout of park
 - ii. New driveway entrance
 - iii. New placement of homes
 - iv. Zoning and Planning are allowing new layout, new driveway, new home placement and new sizes.
 - v. New septic
8. Land Clearing Application date 6/13/25 application #1505181, clearing 10 acres with 6-10 specimen or majestic trees. Handwritten states "land clearing of small trees, underbrush and scrape surface weeds for pasture".
- a. Land clearing of the "mobile home" nonconforming use acreage should be subject to Chapter 10, Article II, Section 10-22, item c, sub item 1 of the Hernando County Ordinance.
 - b. Only tree permit for Specimen or Majestic trees, #1506569, was for a few trees on the top 1-acre MOL. No permit was sought or issued for any of the specimen or majestic trees on any other part of the property
 - c. Land is stripped bare
 - d. The current condition of the land has caused distress to surrounding properties due to runoff causing flooding, changes in water flow, changes in the land topography and debris accumulation.

9. Current landowner is treating the property as "Commercial"

- a. Has property listed for sale as "commercial"
- b. Has property listed for \$980,000 describing the property as an investment opportunity of a 10-acre mobile home park.

10. Application review comments dated 10/14/2024 states: *"If you are choosing to replace the mobile homes on the lots being show that do not have mobile homes than a rezoning process will need to be completed"*.

a. On 10/14/2024 there were 2 mobile homes on the property.

- b. Current position is that the new units are not the same size and not going into the same spaces as the removed mobile homes. THIS MUST BE STOPPED UNTIL A REZONING APPLICATION CAN BE FILED.
 - i. Letter dated 10/31/20008 shows year and dimensions of the 9 units on the property at that time. REPLACEMENT UNTIS MUST MATCH SIZE.
 - ii. Map dated 11/23/?? Shows placement of homes in 1978 and is true to the placement at the time of sale in 2021.

- iii. Site Plan submitted to Zoning and Planning for Replacement mobile home shows larger units and different placements on property.

11. Habitual offender – Code enforcement and Forestry

12. SWFWMD complaint on file Compliance Tracking CT #439628

In short, since March 11, 2023 this parcel has only had 2 mobile home units. If the property owner claims the third unit was a “storage” place then it didn’t qualify for replacement. If it is claimed as a manufactured home then it was ineligible for replacement 1 year from the date of demolition on March 11, 2024. Either way the current property owner should only be eligible for 2 replacement nonconforming manufactured homes, **IN THE SAME SPOT AND THE ONES REMOVED AND OF THE SAME SIZE**, as stated by several county officials.

This parcel should have all remaining lots have its nonconforming status for manufactured homes because all units except for unit 7, on the south border, and unit 11, previously located in the center of the upper portion of the area designated for manufactured homes.

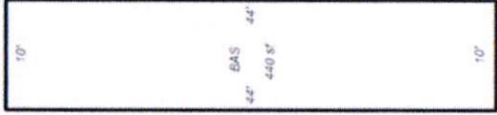


HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2023 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00381722	PRINTED ON	07/31/25	PAGE	2
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May 2017 BUILDING 06 DRAWING



January 2023 BUILDING 06 PHOTO



BUILDING 07 INFORMATION

NUMBER	7	YEAR BUILT	1990	CAP YEAR		STORIES	1.0
CODE	02	DEPRECIATION %	60%	EXCL.FROM CAP?	Y	ROOMS	3
DESC	MANUFACTURED HOMES	ADD'L DEPREC.	0%			BEDROOMS	3
L.UPDT	2023	OVERRIDE RATE				BATHROOMS	2

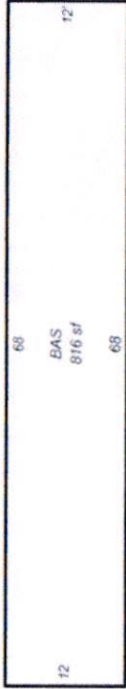
BUILDING 07 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		PIERS	
EXTERIOR WAL		PREFIN ALUM	
FRAME		2X4 WOOD FRM	
FLOOR SYSTEM		WOOD	
FLOOR COVER		CARPET-COMBO	
ROOF STRUCTR		LOW/MIN HANG	
ROOF COVER		METAL CORR	
INTERIOR		PNL AVERG	
HTG & AC		PKG HEAT/AIR	

BUILDING 07 AREAS

CODE		BASE /AUX		EXC	CAP	PERI	REPLACEMENT	DEPRECIATED
		YEAR		RATE	METER	SOFT SIZE	COST	VALUE
BAS	B		Y		160.00	816.00	87,279	34,912
						TOTAL	816.00	34,912
						ADJUSTED		
						BASE	816.00	
						AUXILIARY	0.00	

May 2017 BUILDING 07 DRAWING



January 2023 BUILDING 07 PHOTO





HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

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KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY	
SITUS	
5025 EMERSON RD LOT 1	
5025 EMERSON RD LOT 2	
5025 EMERSON RD LOT 3	
5025 EMERSON RD LOT 4	
5025 EMERSON RD LOT 5	
5025 EMERSON RD LOT 6	
5025 EMERSON RD LOT 7	
5025 EMERSON RD LOT 8	
5025 EMERSON RD LOT 9	
5025 EMERSON RD LOT 10	

BUILDING PERMITS

APPLIC.#	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1407647	12/31/20	1407647	DM	DEMOLITION M H	12/31/20	FINALED	01/15/21	2,200
1407645	12/31/20	1407645	DM	DEMOLITION M H	12/31/20	FINALED	01/15/21	1,800
1402556	09/24/20	1402556	DM	DEMOLITION M H	09/24/20	FINALED	10/19/20	1,900
1402555	09/24/20	1402555	DM	DEMOLITION M H	09/24/20	FINALED	10/19/20	1,900
1400680	08/21/20	1400680	DM	DEMOLITION M H	08/24/20	FINALED	09/02/20	1,800
1357369	05/08/18	1357369	DM	DEMOLITION M H	05/08/18	VOID		1,500
1246540	06/15/10	1246540	RH	REPLACEMENT MOBILE HOME	04/21/11	FINALED	10/26/11	11,000
1040608	05/27/98	1040608	EL	ELECTRIC	05/27/98	FINALED	06/01/98	400
1035526	01/13/98	1035526	EL	ELECTRIC	01/13/98	FINALED	01/14/98	200

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
10/25/22	MORPHET JASON E	D	DISQUALIFIED	N	WD	4234	1145	40	325,000
11/05/21	EXCLOSA JULIAN	Q	QUALIFIED	N	WD	4085	0945	40	325,000
11/10/16	LONGHORN LADY PROPERTIES LLC	D	DISQUALIFIED	N	QC	3418	0424		100
11/17/11	MACDILL RSA PROPERTIES PARTNERS	Q	QUALIFIED	N	WD	2862	1640		100,000
06/18/09	KERSTEN LOUISE R LIFE ESTATE	X	DISQ SALE /R	N	QC	2662	0894		100
12/29/04	VANCE CLINTON M	X	DISQ SALE /R	N	QC	1951	0535		100
06/05/03	KERSTEN LOUISE	X	DISQ SALE /R	N	QC	1676	0655		100
06/02/03	VANCE CLINTON &	X	DISQ SALE /R	N	QC	1675	1453		33,000
01/01/80	VANCE CLINTON &	Q	QUALIFIED	N	CD	0390	0062		33,000
01/01/80	MADDUX FARMS CORP	Q	QUALIFIED	N	WD	0389	----		30,000
01/01/80	MADDUX DONALD F ET UX		INVALID CODE	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
02/01/23	2023	299	13	SALES REVIEW
01/20/22	2022	256	13	SALES REVIEW
04/16/21	2021	256	1	BUILDING PERMIT
05/09/17	2017	196	17	5 YEAR REVIEW
03/15/12	2012	197	1	BUILDING PERMIT
01/17/12	2012	197	13	SALES REVIEW
06/08/07	2007	184	18	OFFICE DISCOVERY
01/11/05	2005	197	12	EXEMPTION REVIEW
05/22/03	2003	197	17	5 YEAR REVIEW
07/22/97	1997	170	12	EXEMPTION REVIEW
06/23/95	1995	180	12	EXEMPTION REVIEW
07/01/94	1994	170	4	AREA REAPPRAISAL

PROPERTY APPRAISER NOTES

MOBILE HOME PARK
LOT 10 VACANT
LOT 4 VACANT
LOT 7 VACANT
LOT 5 VACANT
STR 6 - LOT 2
STR 7 - LOT 3
LOT 1 VACANT
LOT 6 VACANT
STR 10 - LOT 8
STR 11 - LOT 9
STR 12 - LOT 12
LOT 8 VACANT
UTW-01 USED FOR STORING EQUIP
USED FOR MAINT.



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2023 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00381722	PRINTED ON	07/31/25	PAGE	4
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1040608	05/27/98	1040608	EL	ELECTRIC	05/27/98	FINALED	06/01/98	400
1035526	01/13/98	1035526	EL	ELECTRIC	01/13/98	FINALED	01/14/98	200

PROPERTY SALES								
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11/05/21	EXCLUSIA JULIAN	Q	QUALIFIED	N	WD	4085	0945	325,000
11/10/16	LONGHORN LADY PROPERTIES LLC	D	DISQUALIFIED	N	QC	3418	0424	100
11/17/11	MACDILL RSA PROPERTIES PARTNERS	Q	QUALIFIED	N	WD	2862	1640	100,000
06/18/09	KERSTEN LOUISE R LIFE ESTATE	X	DISQ SALE /R	N	QC	2662	0894	100
12/29/04	VANCE CLINTON M	X	DISQ SALE /R	N	QC	1951	0535	100
06/05/03	KERSTEN LOUISE	X	DISQ SALE /R	N	QC	1676	0655	100
06/02/03	VANCE CLINTON &	X	DISQ SALE /R	N	QC	1675	1453	33,000
01/01/80	VANCE CLINTON &	Q	QUALIFIED	N	CD	0390	0062	33,000
01/01/80	MADDUX FARMS CORP	Q	QUALIFIED	N	WD	0389	----	30,000
01/01/80	MADDUX DONALD F ET UX		INVALID CODE	N		----	----	

PROPERTY APPRAISER INSPECTIONS			
INSP. DATE	ROLL	EMPL	REASON
02/01/23	2023	299	13 SALES REVIEW
01/20/22	2022	256	13 SALES REVIEW
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06/08/07	2007	184	18 OFFICE DISCOVERY
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07/22/97	1997	170	12 EXEMPTION REVIEW
06/23/95	1995	180	12 EXEMPTION REVIEW
07/01/94	1994	170	4 AREA REAPPRAISAL

PROPERTY APPRAISER NOTES	
January 01 2023	
MOBILE HOME PARK	
LOT 10 - VACANT	
LOT 4 - VACANT	
LOT 7 - VACANT	
LOT 5 - VACANT	
LOT 2 - STR 6	
LOT 3 - STR 7	
LOT 1 - VACANT	
LOT 6 - VACANT	
LOT 9 - STR 11	
LOT 8 - VACANT	
LOT12 - VACANT	
UTW-01 USED FOR STORING EQUIP	
USED FOR MAINT.	