



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2024 FINAL TAX ROLL

KEY #	01211281	PRINTED ON	03/23/25	PAGE	1
PARCEL #	R29 222 19 1865 0000 0040	SITUS	18885 CORTEZ BLVD		
OWNER(S)	NNN REIT LP	PARCEL DESCRIPTION	GRUBBS COMMERCIAL TRACT #2 LOT 4 AND LESS R/W FOR SR 50 ORB 1179 PGS 866 & 872 EASE DES IN ORB 4207 PG 1680		
MAILING ADDRESS UPDATED 08/31/23	450 S ORANGE AVE STE 900 ORLANDO FL 32801-3339	UPDATED 11/16/22			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	41,121	
ACRES	0.90	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	C50C	CORTEZ BLVD,TRUCK BYPASS
SUBDIVISION	1865	GRUBBS COMMERCIAL TRACT #2
DOR LAND USE	11	STORES, 1 STORY
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT

January 2023 GIS AERIAL



2024-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE
LAND	226,988	226,988	226,988	226,988
BUILDINGS	+ 773,162	773,162	773,162	773,162
FEATURES AND OUT BUILDINGS	+ 59,758	59,758	59,758	59,758
JUST/MARKET VALUE	= 1,059,908	1,059,908	1,059,908	1,059,908
VALUE PRIOR TO CAP	1,059,908	1,059,908	1,059,908	1,059,908
ASSESSED VALUE	1,059,908	1,059,908	1,059,908	1,059,908
EXEMPT VALUE	-			
TAXABLE VALUE	= 1,059,908	1,059,908	1,059,908	1,059,908
CLASSIFIED LAND USE VALUE				

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
10	COMM SQFT	N	2012		Y	1			41,121.00	SQFT				5.52	226,988

BUILDING 01 INFORMATION

NUMBER	1	YEAR BUILT	1990	CAP YEAR		STORIES	1.0
CODE	20	DEPRECIATION %	31%	EXCL.FROM CAP?	Y	ROOMS	1
DESC	STORE	ADD'L DEPREC.	0%			BEDROOMS	0
L.UPDT	2022	OVERRIDE RATE				BATHROOMS	2

BUILDING 01 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		MTL/PREFN	
FRAME		RIGID FRAME	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		HDW/PARQ/LAM	
ROOF STRUCTR		TR/PURLIN	
ROOF COVER		PREFN METAL	
INTERIOR		DRY WALL	
HTG & AC		PKG HEAT/AIR	

BUILDING 01 AREAS

CODE	BASE /AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
UTF	A		Y		114.00	800.00	40,040	27,628
BAS	B		Y		460.00	11200.00	1,019,200	703,248
CAN	A		Y		324.00	936.00	21,294	14,693
UTF	A		Y		119.90	799.00	39,990	27,593
TOTAL						13,735.00	1,120,524	773,162
ADJUSTED						12,313.00		
BASE						11,200.00		
AUXILIARY						2,535.00		

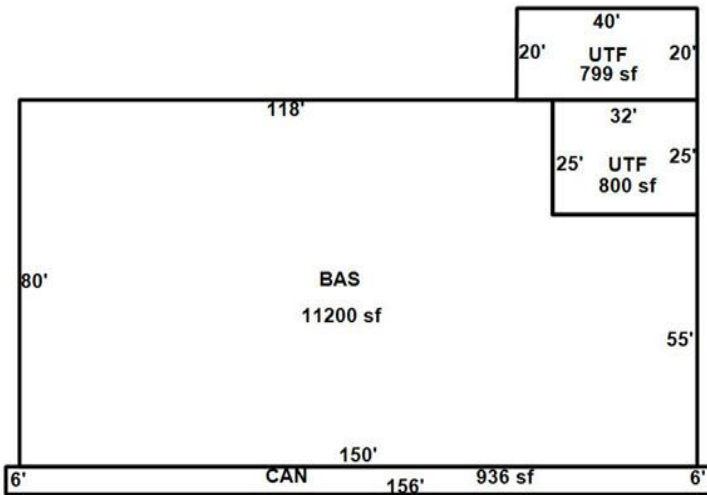


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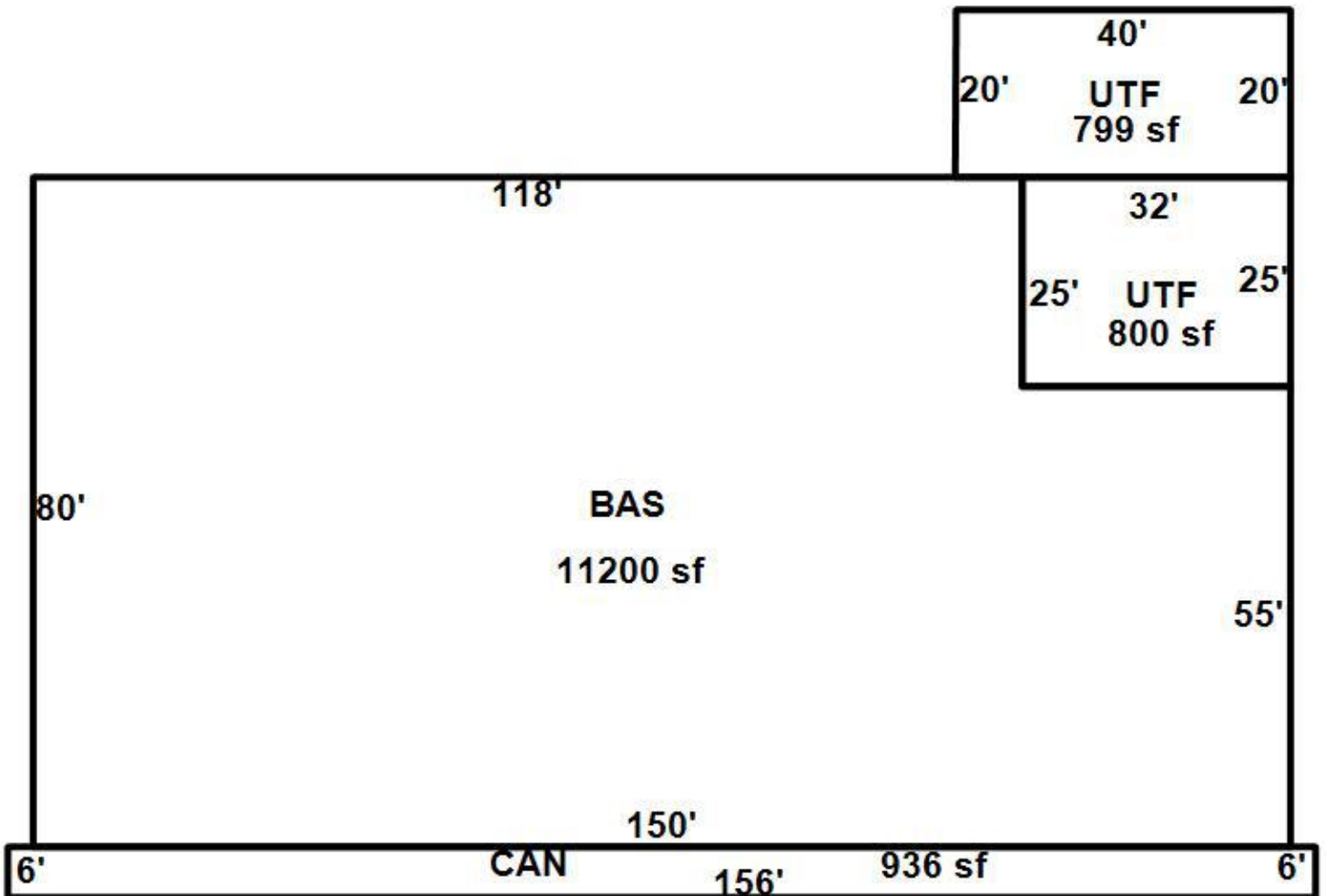
November 2022 BUILDING 01 DRAWING



November 2022 BUILDING 01 PHOTO



MAGNIFIED BUILDING 01 DRAWING



BUILDING 01 FEATURES															
CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS				REPLACEMENT COST	DEPRECIATED VALUE
DOH-2	DOOR, OVERHEAD, COMME				2016			9	12	108				518	518
PV3-1	PAVEMENT, ASPHALT C				1990			139	150	20850				56,295	56,295
PV4-1	PAVEMENT, CONCRETE				1990			5	151	755				2,945	2,945

ADDRESSES ON PARCEL					NON-RESIDENTIAL OCCUPANCY				
SITUS			KEY #		BUSINESS NAME			NAICS	BUSINESS TYPE
18885 CORTEZ BLVD			01828419		YOUNG & PATE BROOKSVILLE, INC			449110	FURNITURE RETAILERS

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
B220470	05/11/22	B220470	BUSE	BUSINESS USE PERMIT	06/15/22	FINALED	06/15/22	1,000
B180331	05/31/18	B180331	WS	WALL SIGN	05/31/18	FINALED	07/26/18	5,737
BBP6250	04/19/16	BBP6250	TE	COMMERCIAL TENT	04/19/16	FINALED	05/05/16	1,000
BBP6204	03/10/16	BBP6204	CD	COMMERCIAL REMODELING	03/10/16	FINALED	04/12/16	20,460
BME0066	07/29/10	BME0066	HA	RESIDENTIAL HTG/AIR	08/20/10	FINALED	08/20/10	6,480
BSN9025	10/15/09	BSN9025	SI	SIGN	10/20/09	FINALED	10/27/09	1,900
BBP9195	08/25/09	BBP9195	RM	REMODEL	09/01/09	FINALED	10/28/09	85,000
BBP9165	07/08/09	BBP9165	RR	REROOF	07/08/09	FINALED	09/28/09	80,450
BME9041	06/12/09	BME9041	HA	RESIDENTIAL HTG/AIR	06/12/09	FINALED	06/17/09	11,250

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
03/28/22	NNN REIT LP	D	DISQUALIFIED	N	SW	4150	0503	58	2,328,500	
11/01/01	W S BADCOCK CORPORATION	D	DISQUALIFIED	N	WD	1471	0209		540,000	
04/01/96	POU & POU PROPERTIES INC	Q	QUALIFIED	N	WD	1061	0062		400,000	
04/03/92	VERN HARRELL ENTERPRISES INC	Q	QUALIFIED	N	WD	0862	0629		350,000	
01/01/90	CLINTON CONTRACTING INC	D	DISQUALIFIED	N		----	----			

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
11/04/22	2023	196	13	SALES REVIEW
03/22/19	2019	256	1	BUILDING PERMIT
04/18/17	2017	197	1	BUILDING PERMIT
01/10/17	2017	197	17	5 YEAR REVIEW
02/25/10	2010	197	1	BUILDING PERMIT
08/11/06	2007	197	17	5 YEAR REVIEW

PROPERTY APPRAISER NOTES	
January 01 2022	
BADCOCK FURNITURE	