

HERNANDO COUNTY APPLICATION FOR CREATING CLASS C SUBDIVISION

Date: 05/17/2022

Print or type all information. Refer to instruction sheets for assistance or call the Zoning Dept. at (352)754-4048 ext. 29126

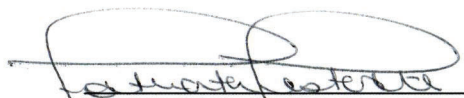
APPLICANT: <u>Fortunata Festante, Timothy Mobley, Chelsea Mobley</u>	
Mailing Address:	<u>15950 Sam C Rd</u>
City, State, Zip Code:	<u>Brooksville FL 34613</u>
Daytime Phone:	<u>352-422-4963</u> Email: <u>Faye Festante@gmail.com</u>
REPRESENTATIVE: _____	
Mailing Address:	_____
City, State, Zip Code:	_____
Daytime Phone:	_____ Email: _____
Legal Description: Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary. <u>SE 1/4 of NE 1/4 Sec 23, Township 22,</u> <u>Range 18, Neighborhood AC Ayers Rd/Wiscon/PKW</u>	
PARCEL KEY NUMBER	<u>00344997</u> SEC <u>23</u> TWP <u>22</u> (S) RANGE <u>18</u> ^E (E)
Size of Area Covered by Application:	<u>40 acres</u>
Highway & Street Boundaries:	<u>Sam C Rd</u>
Number of Parcels Proposed:	<u>3</u>
Minimum Size(s) of Lot(s) Created:	<u>2.5</u>

Property is (2) 2 1/2 Acre parcels, Homes will be built on
lot 1, 2. Lot 3 will just be open property (34.4152)
Easement will be maintained by us as the home
owners. Property total is 40 Acres

* Lot 2 is a total of 3.0561 Acres ~~due~~ due to 60 foot easement
Running thru property.

Parcel Key: 344997

Parcel ID: R23 422 18 0000 0120 0000

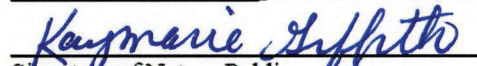

Signature of Applicant

5/17/2022
Date

Fortunata Testante
Print name

STATE OF FLORIDA
COUNTY OF HERNANDO

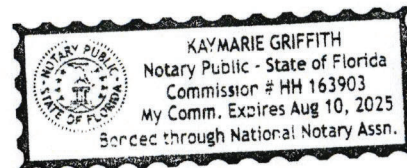
The foregoing instrument was signed and acknowledged before me this 17th day of
April, 2022, by Fortunata Testante, who is
() personally known to me or (☒) who has produced FL DL
as identification, and who () did or (☒) did not take an oath.


Signature of Notary Public

KAYMARIE GRIFFITH
Printed Name or Stamp of Notary

My Commission Expires:

AUG 10, 2025



Property Split Tax Clearance Form

Florida Statutes: Title XIV
§197 Taxation and Finance

§197.192 *Land not to be divided or plat filed until taxes paid. No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

DATE: 5-17-2022

I, Christina Haas, hereby certify that the property taxes on parcel
key number 344997 have been paid through the current tax year.

Sally L. Daniel, CFC
Hernando County Tax Collector
Hernando County Government Center
20 North Main Street, Room 112
Brooksville, FL 34601
(352) 754-4180

By: [Signature]
Print Name: Christina Haas
Title: CSR

SEAL



Prepared by and Return To:
Leigh Heckman
Southeast Title, a division of LandCastle Title Group,
LLC
2190 Mariner Blvd
Spring Hill, FL 34609

Order No.: SE8321-00880

APN/Parcel ID(s): R23 422 18 0000 0120 0000

WARRANTY DEED

THIS WARRANTY DEED dated February 23, 2022, by David W. May and Debra D. May, husband and wife, individually and as Trustees of the May Family Revocable Trust dated September 14, 2010, hereinafter called the grantor, to Fortunata Festante a/k/a Faye Festante, an unmarried woman and Timothy Mobley and Chelsea Mobley, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, whose post office address is 15950 Sam C Road, Brooksville, FL 34613, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Hernando, State of Florida, to wit:

The Southeast 1/4 of the Northeast 1/4 of Section 23, Township 22 South, Range 18 East, Hernando County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

WARRANTY DEED (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Daniel S. Nelson
Witness Signature

Daniel S. Nelson
Print Name

Brandon L. Stern
Witness Signature

BRANDON L. STERN
Print Name

May Family Revocable Trust dated September 14, 2010

BY: *David W. May*
David W. May, Individually and as Trustee

BY: *Debra D. May*
Debra D. May, Individually and as Trustee

Address: W 3664 Archer Avenue
Pine River, WI 54965

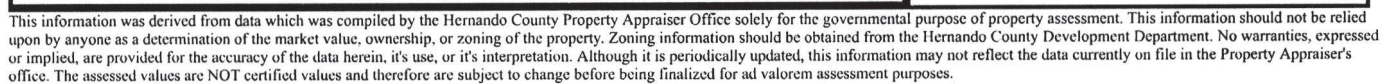
State of Wisconsin
County of Waupaca

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of December, 2021, by David W. May and Debra D. May, husband and wife, Individually and as Trustees of the May Family Revocable Trust dated September 14, 2010, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Daniel S. Nelson
NOTARY PUBLIC Daniel S. Nelson
My Commission Expires:

2/22/22







John C. Emerson, CFA
HERNANDO COUNTY
PROPERTY APPRAISER
"To Serve and Assess With Fairness"

Street Level photos may not be available if structure is not visible from road.Save Our Homes Assessment Limitation and Exemptions/Classifications Will Be Removed Effective January 1, 2022.

Parcel Key: 00344997

Parcel #: R23 422 18 0000 0120 0000

Owner Information

Owner: FESTANTE FORTUNATA
 Name: MOBLEY TIMOTHY
 Name: MOBLEY CHELSEA
 Mailing: 15950 SAM C RD
 Address: BROOKSVILLE FL 34613

Property & Assessment Values

Building: \$514,564 Assessed: \$322,459
 Features: \$46,472 Exempt: \$0
 Land: \$336,000 Capped: \$311,471
 AG Land: \$66,988 Excl Cap: \$10,988
 Market: \$897,036 Taxable: \$322,459

Bldg #1 - SINGLE FAMILY RESIDENCE



344997 06/03/2015

1 2

Property Information

Site Address: 15950 SAM C RD
 Description: SE1/4 OF NE1/4
 DOR Code: (51) CROPLAND SOIL CAPABILITY CLS I
 Levy Code: CWES Sec/Tnshp/Rng: 23-22-18
 Subdivision:
 Neighborhood: AC AYERS RD/WISCON/PKWY E (AC04)

Tax Information

AdValorem: \$7,363.94
 NONAdValorem: \$338.61
 Total For 2021: \$7,702.55
 Total For 2020: \$6,476.34
 Total For 2019: \$4,682.05
 Total For 2018: \$4,727.45

[Real Time Tax Info](#) [Pay Taxes On-line](#)

Land Breakdown

Land Use	Units	Value
CROPLAND	25.00 ACRES	6,750
IMP PASTURE	10.00 ACRES	4,238
ACREAGE	40.00 ACRES	336,000
ACREAGE	5.00 ACRES	56,000

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/ Improved	Qualification	Sale Price	Grantee
12/30/2021	<u>4131/1911</u>	WD	I	Q	\$1,050,000	FESTANTE FORTUNATA
09/14/2010	<u>2770/1884</u>	WD	I	X	\$100	MAY DAVID W TTEE
01/15/2004	<u>1783/632</u>	WD	V	Q	\$288,000	MAY DAVID
01/01/1980	<u>412/1820</u>	WD	V	Q	\$42,000	BRE J LIONEL MD
01/01/1980					\$0	ROYAL PALM BCH COLONY INC

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
<u>1</u>	SINGLE FAMILY RESIDENCE(01)	2006	1800/6594	2/2	\$458,904
<u>2</u>	DETACHED GARAGE(DG)	2008	2156/392	/	\$55,660

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

Extra Features

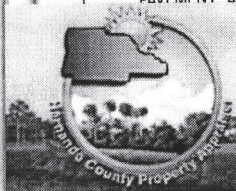
Bldg#	Description	Actual Year	Dimensions	Current Value
	3 BOARD FENCE (BF3)	2006	3,440 Linear Feet	\$0
	BARBED WIRE FENCE (BWF)	2004	5,280 Linear Feet	\$0
1	PAVEMENT, CONCRETE WALKS/DRIVE (PV1)	2006	400 Square Feet	\$1,200
1	PAVEMENT, CONCRETE WALKS/DRIVE (PV1)	2006	1,800 Square Feet	\$5,400
1	PAVEMENT, CONCRETE WALKS/DRIVE (PV1)	2006	1,000 Square Feet	\$3,000
1	PAVEMENT, CONCRETE WALKS/DRIVE (PV1)	2006	432 Square Feet	\$1,296

1 PAVEMENT, ASPHALT RESIDENTIAL (PV2)

2010

5,000 Square Feet

\$10,000



John C. Emerson, CFA
HERNANDO COUNTY
PROPERTY APPRAISER
"To Serve and Assess With Fairness"

2 PAVEMENT, ASPHALT RESIDENTIAL (PV2)

2013

2,058 Square Feet

\$4,116

Addresses

15950 SAM C RD

Businesses

Name	TPP PIN	TPP Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Curr Val	Last Yr Val	2 Yrs Ago
------	---------	---------	------------	------------	-----------	-------	----------	----------	-------------	-----------

No Matching Records Found or the Information is Exempt per Florida Statute(s).

Mobile Homes

Name	PIN	Key	Date Filed	Date Audit	Levy Code	NAICS	Ent Zone	Current Value	Last Year Value	2 Years Ago
------	-----	-----	------------	------------	-----------	-------	----------	---------------	-----------------	-------------

No Matching Records Found or the Information is Exempt per Florida Statute(s).