



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	01007617	PRINTED ON	10/05/25	PAGE	1
PARCEL #	R16 423 17 0000 0020 0020	SITUS	3616 COMMERCIAL WAY		
OWNER(S)	NNN REIT LP	PARCEL DESCRIPTION	1.44 AC MOL IN NE1/4 LYING S & E OF HWY 19 DES IN ORB 539 PG 1051		
MAILING ADDRESS	450 S ORANGE AVE STE 900 ORLANDO FL 32801-3339	UPDATED	01/01/80		
UPDATED	12/13/23				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	63,449	
ACRES	1.50	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C19S	COMM WAY, S OF CORTEZ BLVD
SUBDIVISION	0	
DOR LAND USE	17	OFFICE BUILDINGS, 1 STORY
NON-AD VALOREM DIST1	1	SOUTHWEST HERNANDO COUNTY GARBA
NON-AD VALOREM DIST2	36	H.C. FIRE/RESCUE DISTRICT



2025-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
JUST/MARKET VALUE	= 1,524,892	1,524,892	1,524,892	
VALUE PRIOR TO CAP	1,524,892	1,524,892	1,524,892	
ASSESSED VALUE	1,524,892	1,524,892	1,524,892	
EXEMPT VALUE	-			
TAXABLE VALUE	= 1,524,892	1,524,892	1,524,892	
CLASSIFIED LAND USE VALUE				

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	2019		Y	2			63,449.00	SQFT	6.83	433,357

BUILDING 01 INFORMATION							
NUMBER	1	YEAR BUILT	1984	CAP YEAR		STORIES	1.0
CODE	30	DEPRECIATION %	40%	EXCL.FROM CAP?	Y	ROOMS	1
DESC	PROFESSIONAL BUILDING	ADD'l DEPREC.	0%			BEDROOMS	0
L.UPDT	2024	OVERRIDE RATE				BATHROOMS	6

BUILDING 01 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CARPET	
ROOF STRUCTR		WD FR TRUSS	
ROOF COVER		BLTUPCOMP	
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	
BAS	B		Y		420.00	7246.00	1,281,672	769,003	
UTA	A		Y		36.00	80.00	2,406	1,444	
OPA	A		Y		36.00	80.00	1,415	849	
CAN	A		Y		46.00	112.00	4,953	2,972	
CAN	A		Y		52.00	160.00	7,075	4,245	
CAN	A		Y		46.00	112.00	4,953	2,972	
CAN	A		Y		90.00	126.00	5,572	3,343	
TOTAL						7,916.00	1,308,046	784,828	
ADJUSTED						7,396.00			
BASE						7,246.00			
AUXILIARY						670.00			

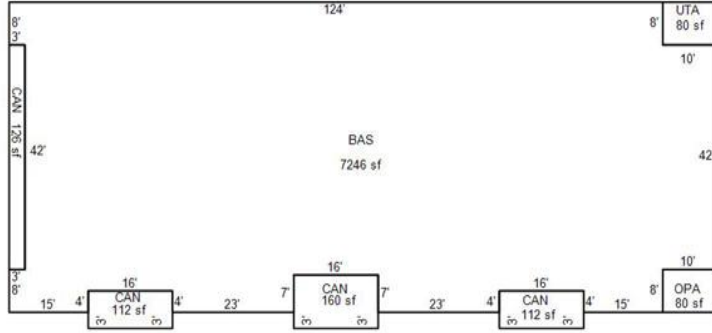


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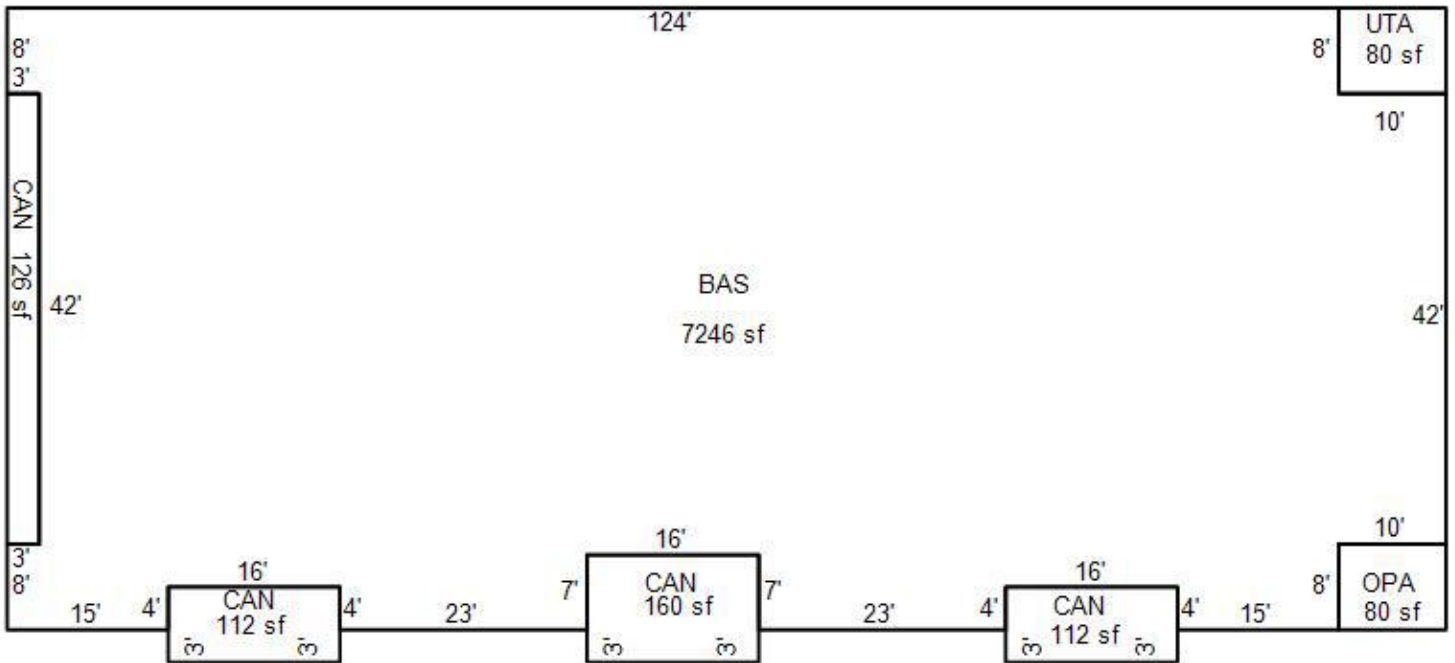
February 2017 BUILDING 01 DRAWING



January 2024 BUILDING 01 PHOTO



MAGNIFIED BUILDING 01 DRAWING

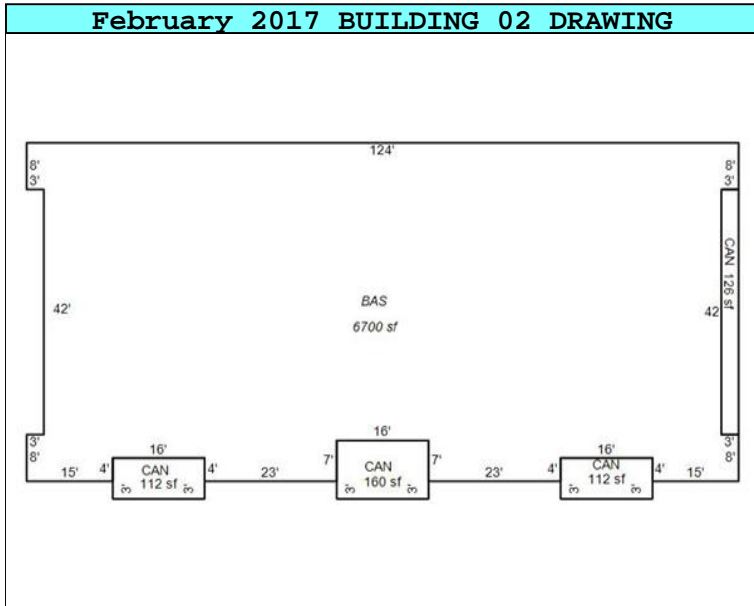


BUILDING 01 FEATURES													
CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS		REPLACEMENT COST	DEPRECIATED VALUE
PV1-1	PAVEMENT, CONCRETE				0			4	300	1200		4,320	4,320
PV3-1	PAVEMENT, ASPHALT C				0			60	200	12000		32,400	32,400
PV3-2	PAVEMENT, ASPHALT C				0			10	50	500		1,350	1,350
PV3-3	PAVEMENT, ASPHALT C				0			10	150	1500		4,050	4,050

BUILDING 02 INFORMATION									
NUMBER	2	YEAR BUILT	1986	CAP YEAR		STORIES	1.0		
CODE	30	DEPRECIATION %	38%	EXCL.FROM CAP?	Y	ROOMS	1		
DESC	PROFESSIONAL BUILDING	ADD'l DEPREC.	0%			BEDROOMS	0		
L.UPDT	2024	OVERRIDE RATE				BATHROOMS	3		

BUILDING 02 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CARPET	
ROOF STRUCTR		WD FR TRUSS	
ROOF COVER		BLTUPCOMP	
INTERIOR		DRY WALL	
HTG & AC		PKG HEAT/AIR	

BUILDING 02 AREAS								
CODE	BASE /AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BAS	B		Y		406.00	6700.00	1,176,118	729,193
CAN	A		Y		90.00	126.00	5,529	3,428
CAN	A		Y		46.00	112.00	4,915	3,047
CAN	A		Y		52.00	160.00	7,021	4,353
CAN	A		Y		46.00	112.00	4,915	3,047
TOTAL						7,210.00	1,198,498	743,068
ADJUSTED						6,828.00		
BASE						6,700.00		
AUXILIARY						510.00		



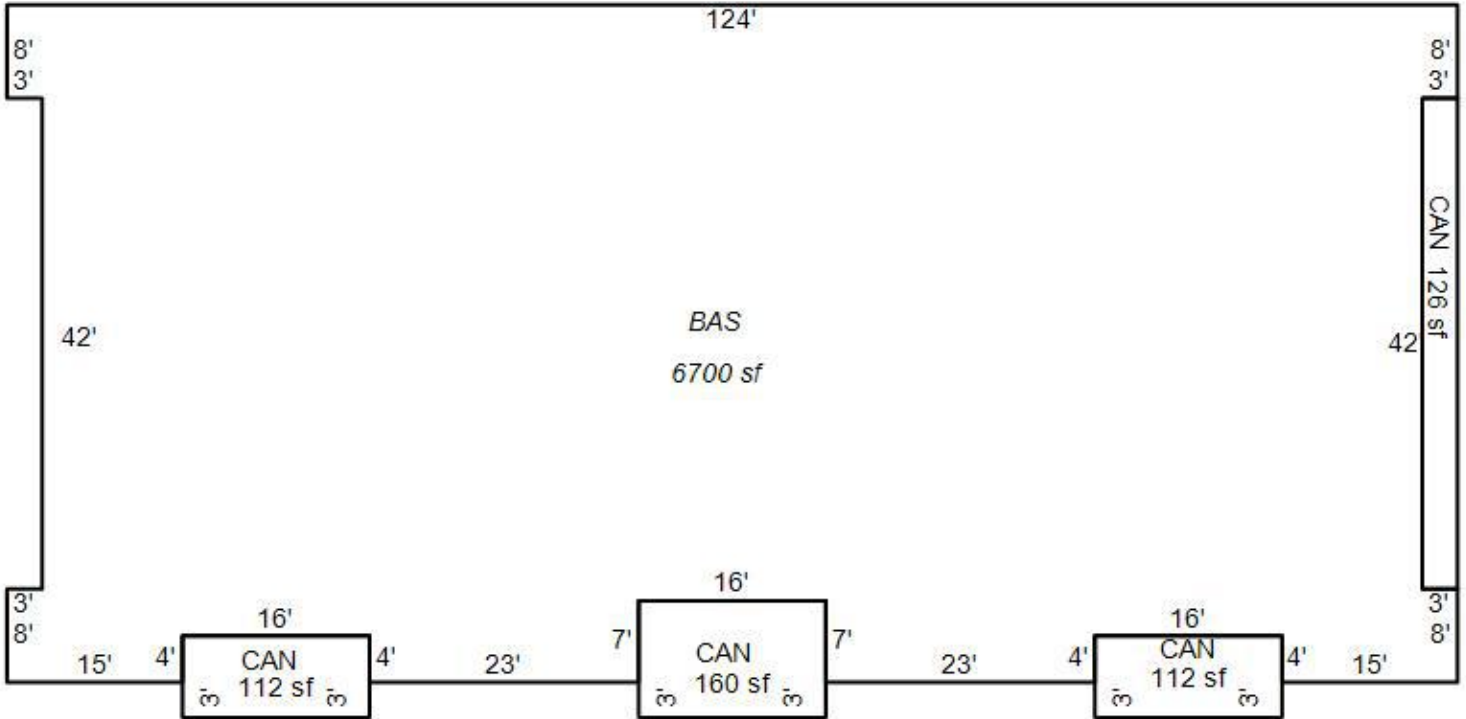


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MAGNIFIED BUILDING 02 DRAWING



BUILDING 02 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
PV1-1	PAVEMENT, CONCRETE	0	4	300	1200	4,320	4,320
PV3-1	PAVEMENT, ASPHALT C	0	10	150	1500	4,050	4,050
PV3-2	PAVEMENT, ASPHALT C	0	10	50	500	1,350	1,350

ADDRESSES ON PARCEL

NON-RESIDENTIAL OCCUPANCY

SITUS	KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
3616 COMMERCIAL WAY	01837276	TIDAL WAVE AUTO SPA	811192	CAR WASHES

BUILDING PERMITS

APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1486271	08/06/24	1486271	SI	SIGN	11/27/24	INACTIVE		2,250
1486260	08/06/24	1486260	WS	WALL SIGN	11/27/24	INACTIVE		2,500
1486254	08/06/24	1486254	WS	WALL SIGN	11/27/24	INACTIVE		2,500
1486244	08/06/24	1486244	SI	SIGN	11/27/24	INACTIVE		2,250
1486242	08/06/24	1486242	SI	SIGN	11/27/24	INACTIVE		2,500
1486239	08/06/24	1486239	SI	SIGN	11/27/24	INACTIVE		1,500
1486237	08/06/24	1486237	SI	SIGN	11/27/24	INACTIVE		150
1463089	06/01/23	1463089	CARW	SELF-SERVICE CAR WASH	08/08/24	OPEN		1,500,000
1459166	03/31/23	1459166	VAR	VARIANCE	05/24/23	CLOSED		1



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1378647	07/08/19	1378647	NR	NON RESIDENTIAL	07/22/19	FINALED	10/08/19	6,000
1301006	08/29/14	1301006	BUSE	BUSINESS USE PERMIT	09/25/14	FINALED	09/25/14	1
1279034	12/27/12	1279034	BUSE	BUSINESS USE PERMIT	10/22/13	FINALED	03/17/14	1
1278179	11/27/12	1278179	LOWV	LOW VOLTAGE	01/02/13	FINALED	02/20/13	209
1253967	01/31/11	1253967	CD	COMMERCIAL REMODELING	04/18/11	FINALED	04/25/11	500
1253966	01/31/11	1253966	EMR	ELEC METER RECONNECT	01/31/11	FINALED	02/28/11	1
1247946	07/26/10	1247946	CD	COMMERCIAL REMODELING	08/16/10	FINALED	09/07/10	58,950
1247900	07/23/10	1247900	CG	COMMERCIAL MECHANICAL	07/27/10	FINALED	09/03/10	12,220
1247746	07/19/10	1247746	CIDE	COMM INTERIOR DEMOLITION	07/19/10	FINALED	08/17/10	2,150
1245329	05/12/10	1245329	EMR	ELEC METER RECONNECT	05/20/10	FINALED	11/05/10	1
1239887	12/09/09	0000000	CU	CERT OF USE		VOID		
1238913	11/03/09	0000000	CURM	CERT OF USE WITH REMODEL		VOID		10,000
1234614	06/10/09	0000000	NR	NON RESIDENTIAL		VOID		
1224402	06/17/08	1224402	CG	COMMERCIAL MECHANICAL	06/30/08	FINALED	07/02/08	2,954
1215203	09/19/07	1215203	CIDE	COMM INTERIOR DEMOLITION	09/27/07	FINALED	10/03/07	2,000
1213434	08/06/07	1213434	CU	CERT OF USE	01/23/08	FINALED	07/30/08	1
1213363	08/02/07	1213363	CG	COMMERCIAL MECHANICAL	08/06/07	FINALED	10/11/07	4,288
1208954	04/30/07	1208954	CU	CERT OF USE	10/02/07	FINALED	10/31/07	1
1177175	10/25/05	1177175	CG	COMMERCIAL MECHANICAL	10/25/05	CLOSED		1,282
1146234	08/04/04	1146234	CF	COMMERCIAL REROOF	08/05/04	FINALED	09/20/04	46,000
1132456	12/03/03	1132456	CU	CERT OF USE	12/29/03	FINALED	03/09/04	100
1086006	07/19/01	1086006	CF	COMMERCIAL REROOF	07/27/01	FINALED	10/25/01	4,400
1062070	01/05/00	1062070	CE	COMMERCIAL ELECTRIC	01/10/00	FINALED	01/14/00	
1060947	11/30/99	0000000	CU	CERT OF USE		VOID		
1040561	05/26/98	0000000		INVALID PERMIT CODE		VOID		
1033284	10/28/97	1033284	CG	COMMERCIAL MECHANICAL	10/28/97	FINALED	10/31/97	1,400
1031217	08/29/97	1031217	CZ	COMMERCIAL RESHINGLE	08/29/97	EXPIRED		756
1030277	08/01/97	1030277	CU	CERT OF USE	08/18/97	FINALED	08/19/97	
1025919	04/09/97	1025919	CU	CERT OF USE	04/11/97	FINALED	04/22/97	
1020381	10/29/96	1020381	CE	COMMERCIAL ELECTRIC	07/16/98	VOID		2,000
1017599	08/05/96	1017599	CU	CERT OF USE	10/22/96	FINALED	10/23/96	
1016152	06/24/96	1016152	CU	CERT OF USE	06/24/96	FINALED	07/12/96	
1001636	03/28/95	1001636	CU	CERT OF USE	03/28/95	FINALED	03/31/95	
0044957	12/09/91	0002265	CU	CERT OF USE	12/09/91	FINALED	01/08/92	
0044739	09/17/91	0149387	CU	CERT OF USE	09/17/91	FINALED	12/09/91	
0044736	09/16/91	0149385	CU	CERT OF USE	09/16/91	FINALED	11/19/91	
0044587	07/19/91	9107770	CD	COMMERCIAL REMODELING	10/03/91	FINALED	11/18/91	1,161
0049090	09/18/90	0149527	CU	CERT OF USE	09/18/90	FINALED	06/10/91	
0049662	07/13/90	9007145	CU	CERT OF USE	08/14/90	FINALED	08/24/90	
0026840	02/12/90	0143423	CU	CERT OF USE	02/12/90	FINALED	08/13/90	
0026796	02/01/90	0136000	CU	CERT OF USE	02/05/90	FINALED	02/16/90	
0026312	08/08/89	0125389	CU	CERT OF USE	08/08/89	FINALED	09/01/89	
0024223	04/12/89	8903313	CD	COMMERCIAL REMODELING	04/13/89	FINALED	01/05/90	200
0024078	02/08/89	0125218	CU	CERT OF USE	02/08/89	FINALED	01/05/90	
0023578	10/25/88	0116734	CU	CERT OF USE	10/25/88	VOID	01/05/90	
0917548	10/09/84	8404676	IC	INVALID PERMIT CODE	10/09/84	FINALED	11/04/85	20,000
0917882	09/05/84	8403998	SP	INVALID PERMIT CODE	09/05/84	FINALED	09/19/84	
0901280	01/31/84	0052806	SI	SIGN	02/02/84	FINALED	01/05/90	
A010357	01/01/57	8400165		INVALID PERMIT CODE	03/07/84	UNKNOWN	09/20/84	100,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/13/23	NNN REIT LP	Q	QUALIFIED	N	SW	4375	0153		1,800,000
05/13/04	GJASN VENTURES LLLP	Q	QUALIFIED	N	WD	1840	0591	19	800,000
12/01/83	GAZI MOHAMMED	Q	QUALIFIED	Y	WD	0539	1051	19	116,000
01/01/80	HAMM LOREN E	D	DISQUALIFIED	Y	WD	0292	0430		75,100

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/22/24	2024	299	13	SALES REVIEW
02/10/17	2017	197	17	5 YEAR REVIEW
01/23/12	2012	197	1	BUILDING PERMIT
09/14/10	2011	197	1	BUILDING PERMIT

PROPERTY APPRAISER NOTES

January 01 2024
3616/18/20/22 - VACANT
3624 - VACANT
3626 - VACANT
3628 - VACANT



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03/19/08	2008	197	1	BUILDING PERMIT
03/16/05	2005	197	17	5 YEAR REVIEW
02/05/02	2002	197	1	BUILDING PERMIT
08/17/00	2001	195	1	BUILDING PERMIT
02/08/00	2000	195	17	5 YEAR REVIEW
05/11/99	1999	195	1	BUILDING PERMIT
02/27/98	1998	170	1	BUILDING PERMIT
05/09/97	1997	165	1	BUILDING PERMIT
03/19/97	1997	180	4	AREA REAPPRAISAL

3630 - VACANT
3632 - VACANT
3634 - VACANT
3636 - VACANT
3638/40 - VACANT