

**HERNANDO COUNTY ZONING DEPARTMENT
CLASS D SUBDIVISION REVIEW APPLICATION**

789 Providence Blvd
Brooksville, FL 34601
352-754-4048 ext. 29126
scaskie@hernandocounty.us

Date: 5-17-22

APPLICANT: <u>Alex Silva / Clean slate Demo</u>	
Mailing Address:	<u>19482 Lily Pond ct.</u>
City, State, Zip Code:	<u>Brooksville FL 34601</u>
Daytime Phone:	<u>352-346-2442</u> Email: <u>Alex@cleanslateFL.com</u>
REPRESENTATIVE: <u>Same as Above</u>	
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>A TR 475 FT X 643 FT MOL IN NE 1/4 OF NE 1/4 OF SW 1/4 DES IN</u>	
<u>ORB 2698 PGS 279-281 AKA TR 1 IN CLASS D SUB AS</u>	
PARCEL KEY NUMBER <u>360184</u>	SEC <u>29</u> TWP <u>22</u> (S) RANGE <u>19</u> (E)
Size of Area Covered by Application:	<u>6.98 acres</u>
Highway & Street Boundaries:	<u>Mobley Rd</u>
Number of Parcels Proposed:	<u>2</u>
Minimum Size(s) of Lot(s) Created:	<u>3 acres</u>

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Alexander Silva, hereby state and affirm that I have read the instructions for filing this application and that:

- I am the owner of the property covered under this application.
- I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.

Alexander Silva

Signature of Applicant or Representative

STATE OF FLORIDA

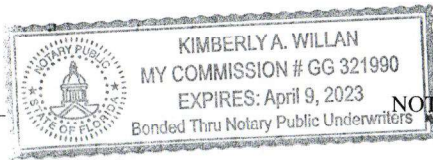
COUNTY OF HERNANDO

On this the 18th day of May, 2022, before me, the undersigned Notary Public of the State of Florida, personally appeared Alexander Silva and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal

Kimberly Willan

Notary Signature



NOTARY SEAL & COMMISSION

EXPIRATION:

The individual(s) are personally known to me or, presented the following Identification: _____.

4/9/2023

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: 2-21-24

I, hereby certify that the property taxes on parcel

Key number 360184 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: Kerriann Lapineau
Print Name: Kerriann Lapineau
Title: Customer Service Rep

SEAL

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Leigh Heckman
Southeast Title of the Suncoast
2190 Mariner Boulevard
Spring Hill, Florida 34609
2007141

We hereby certify this to be a true and correct copy of original instrument.
By: _____
SOUTHEAST TITLE INSURANCE

Property Appraisers Parcel Identification (Folio) Numbers: R29 422 19 0000 0150 0000

\$50,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of July, 2020 by **Vortex Solutions Corporation**, a Florida Profit Corporation, herein called the grantor, to **Clean Slate Demo Inc.**, a Florida Profit Corporation whose post office address is **375 Cressida Circle, Spring Hill, FL 34609**, 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 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in the State of Florida, viz.:

Tract 1:

Commence at the Northwest corner of the Southwest 1/4 of Section 29, Township 22 South, Range 19 East, Hernando County, Florida; thence South 89 degrees 24 minutes 09 seconds East, along the North line of the Southwest 1/4 of said Section 29, a distance of 1983.15 feet to the Point of Beginning for Tract 1; thence continue South 89 degrees 24 minutes 09 seconds East, a distance of 643.02 feet to the West maintained right-of-way line of Mobley Road; thence South 01 degrees 10 minutes 56 seconds West, along said right-of-way line, a distance of 475.00 feet; thence North 89 degrees 24 minutes 09 seconds West, a distance of 642.65 feet; thence North 01 degrees 08 minutes 11 seconds East, a distance of 475.00 feet to the Point of Beginning of Tract 1.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, and hereby 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, 2019.



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

2021 Final Tax Roll

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

Parcel Key: 00360184 Parcel #: R29 422 19 0000 0150 0000

Owner Information

Owner Name: CLEAN SLATE DEMO INC
 Mailing 19482 LILY POND CT
 Address: BROOKSVILLE FL 34601-6641

Property & Assessment Values

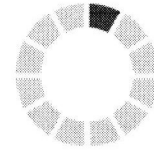
Building: \$0 Assessed: \$82,189
 Features: \$8,000 Exempt: \$0
 Land: \$74,189 Capped: \$82,189
 AG Land: \$0 Excl Cap: \$0
 Market: \$82,189 Taxable: \$82,189

Property Information

Site Address: MOBLEY RD
 Description: A TR 475FT X 643FT MOL IN NE1/4 OF NE1/4 OF SW1/4 DES IN ORB 2698 PGS 279-281 AKA TR 1 IN CLASS D SUB AS
 DOR Code: (99) ACREAGE NOT CLASSIFIED
 Levy Code: CWES Sec/Tnshp/Rng: 29-22-19
 Subdivision:
 Neighborhood: AC AYERS RD/WISCON/PKWAY E (AC04)

Tax Information

AdValorem: \$1,349.11
 NONAdValorem: \$103.29
 Total For 2021: \$1,452.40
 Total For 2020: \$1,395.89
 Total For 2019: \$1,336.67
 Total For 2018: \$1,179.78



Land Breakdown

Land Use	Units	Value
ACREAGE	6.90 ACRES	74,189

Sales Breakdown

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
07/30/2020	<u>3870/1209</u>	WD	V	Q	\$50,000	CLEAN SLATE DEMO INC
03/04/2019	<u>3677/905</u>	WD	V	D	\$65,500	VORTEX SOLUTIONS CORPORATION
10/20/2009	<u>2698/281</u>	WD	V	D	\$80,400	IGLESIA CRISTIANA LA VID VERDADERA INC
04/30/2008	<u>2559/1675</u>	PB	I	X	\$100	MOBLEY BRAZILIA LIFE ESTATE EST OF
01/01/1980				D	\$0	MOBLEY BRAZILIA EST

Building Characteristics

Bldg #	Description	Year Built	Area (Base/Aux)	Bed/Bath	Value
No Matching Records Found or the Information is Exempt per Florida Statute(s).					

Extra Features

Bldg#	Description	Actual Year	Dimensions	Current Value
	OLD HOUSE,IMPACT FEE VALUE (HSE)	1968	1 Units	\$4,000
	OLD MOBILE FLAT VALUE (MHF)	1968	1 Units	\$4,000

Addresses

MOBLEY 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).										