

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00146292	PRINTED ON	02/05/26	PAGE	1
PARCEL #	R22 222 19 3420 0000 0013	SITUS	651 S BROAD ST		
OWNER(S)	BROOKSVILLE COMMERCIAL PROPERTIES LLC & OAK TREE, LANE LLC	PARCEL DESCRIPTION	RUSSELL HALE HEIGHTS THAT PART FRONTING ON US 41		
MAILING ADDRESS	5801 CONGRESS AVE	UPDATED	ORB 112 PG 281 LESS		
UPDATED	BOCA RATON FL 33487-3603	10/27/23	ORB 115 PG 345 & LESS THAT PT		
03/09/07			ORB 2425 PG 1311 EASE DES IN		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	309,276	
ACRES	7.10	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	C41S	BROAD ST, SR 50 TO RR TRACKS
SUBDIVISION	3420	RUSSELL HALE HEIGHTS
DOR LAND USE	16	SHOPPING CENTERS (COMMUNITY)
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT

January 2023 GIS AERIAL



2025-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE
				108,728
				340,322
				28,026
JUST/MARKET VALUE =	2,754,164	2,754,164	2,754,164	2,754,164
VALUE PRIOR TO CAP	2,754,164	2,754,164	2,754,164	2,754,164
ASSESSED VALUE	2,754,164	2,754,164	2,754,164	2,754,164
EXEMPT VALUE -				
TAXABLE VALUE =	2,754,164	2,754,164	2,754,164	2,754,164
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
11	COMMERCIAL AC	N	2020		Y	1			7.10	ACRES				166,375.00	1,181,263

BUILDING 01 INFORMATION

NUMBER	1	YEAR BUILT	1965	CAP YEAR		STORIES	1.0
CODE	28	DEPRECIATION %	49%	EXCL.FROM CAP?	Y	ROOMS	1
DESC	NEIGHBORHOOD SHOPPING CENTER	ADD'l DEPREC.	0%			BEDROOMS	0
L.UPDT	2025	OVERRIDE RATE				BATHROOMS	15

BUILDING 01 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		CONC BLOCK	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		SHEET VINYL	
ROOF STRUCTR		JOIST/RIG	
ROOF COVER		BLTUPGYPSM	
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		1341.10	55974.00	5,157,444	2,630,296
OPF	A		Y		78.00	290.00	8,016	4,088
OPF	A		Y		867.10	4868.00	134,552	68,622
OPF	A		Y		38.00	90.00	2,488	1,269
OPA	A		Y		81.90	237.00	2,183	1,113
TOTAL						61,459.00	5,304,683	2,705,388
ADJUSTED						57,572.00		
BASE						55,974.00		
AUXILIARY						5,485.00		

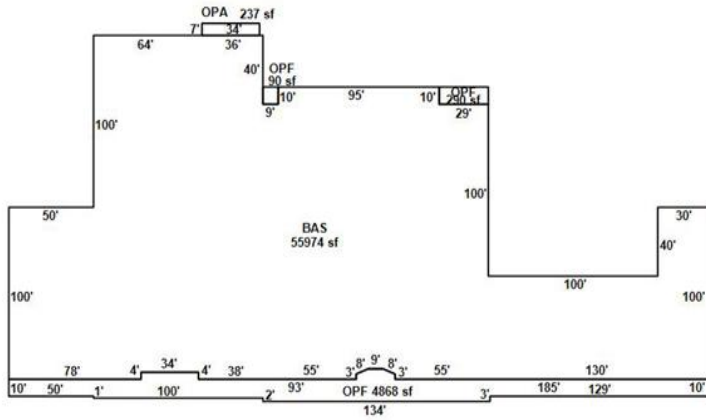


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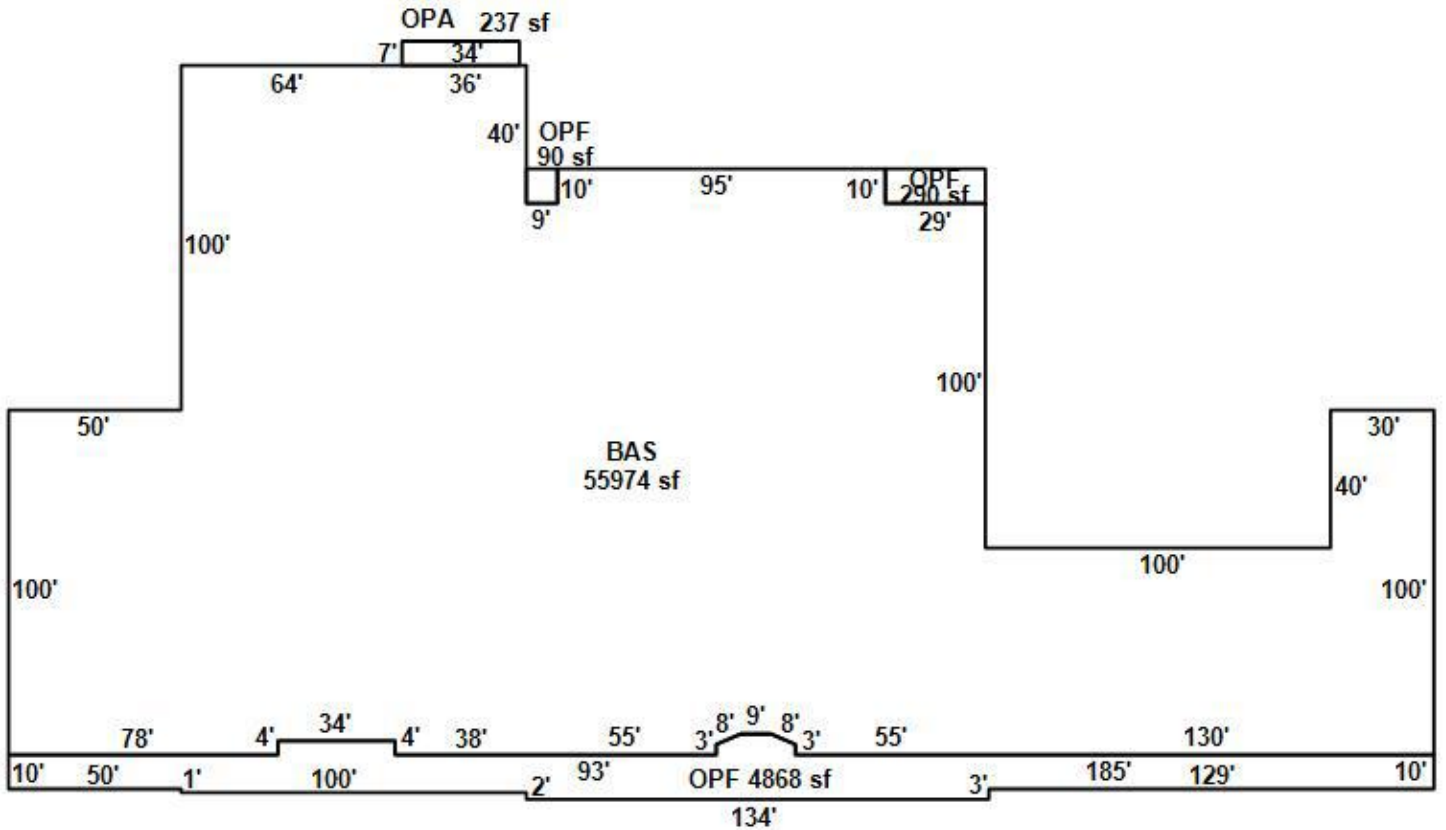
January 2025 BUILDING 01 DRAWING



January 2025 BUILDING 01 PHOTO



MAGNIFIED BUILDING 01 DRAWING



BUILDING 01 FEATURES														
CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS			REPLACEMENT COST	DEPRECIATED VALUE
FSS-1	FIRE SPRINKLERS, CO				1998					21280			25,536	25,536
PV3-1	PAVEMENT, ASPHALT C				1965					173069			467,286	467,286

ADDRESSES ON PARCEL NON-RESIDENTIAL OCCUPANCY														
SITUS	KEY #	BUSINESS NAME				NAICS	BUSINESS TYPE							
651 S BROAD ST	00000000	VACANT/UNUSED												
657 S BROAD ST	00000000	VACANT/UNUSED												
661 S BROAD ST	00000000	VACANT/UNUSED												
S BROAD ST	00000000	VACANT/UNUSED												
S BROAD ST	00000000	VACANT/UNUSED												
679 S BROAD ST	00000000	VACANT/UNUSED												
681 S BROAD ST	00000000	VACANT/UNUSED												
683 S BROAD ST	01791476	SMOKERZ 2				459991	TOBACCO, ELECTRONIC CIGARET							
685 S BROAD ST	00000000	VACANT/UNUSED												
689 S BROAD ST	00000000	VACANT/UNUSED												
691 S BROAD ST	01764861	THE CHOP BLOCK GRILL				722511	FULL-SERVICE RESTAURANTS							
S BROAD ST	00000000	VACANT/UNUSED												
*	01296305	FAMILY DOLLAR STORE #22397				455219	ALL OTHER GENERAL MERCHANDI							

BUILDING PERMITS														
APPLIC.#	APP. DATE	PERMIT #	CODE	DESCRIPTION				ISSUED	STATUS	FINALED	VALUE			
C241349	05/06/24	C240403	CU	CERT OF USE				07/09/24	FINALED	08/02/24				
C220966	10/14/22	C220966	BUSE	BUSINESS USE PERMIT				10/18/22	FINALED	10/18/22	1,000			
C211070	10/19/21		BUSE	BUSINESS USE PERMIT					OPEN		1,000			
C211003	10/06/21	C211003	S3	ON SITE SIGN				10/11/21	FINALED	11/17/21	3,900			
C210968	09/23/21	C210968	SI	SIGN				09/24/21	FINALED	11/17/21	2,400			
C210867	08/25/21	C210867	FA	FIRE ALARM SYSTEM				08/31/21	OPEN		17,650			
C210772	07/29/21		FS	FIRE SPRINKLER					OPEN		43,900			
C210731	07/20/21	C210731	CB	COMMER/UTILITY/BUILDING				08/02/21	FINALED	10/20/21	321,000			
C210693	07/06/21	C210693	CD	COMMERCIAL REMODELING				07/06/21	FINALED	07/06/21	5,000			
C210639	06/23/21	C210639	HA	RESIDENTIAL HTG/AIR				06/23/21	OPEN		7,400			
C210617	06/15/21	C210617	BUSE	BUSINESS USE PERMIT				09/23/21	FINALED	09/23/21	1,000			
C210611	06/14/21		BUSE	BUSINESS USE PERMIT					OPEN		1			
C210558	05/25/21	C210558	R0	ROOF OVER				06/10/21	FINALED	07/20/21	74,000			
C190781	10/01/19	C190781	CG	COMMERCIAL MECHANICAL				10/01/19	FINALED	03/09/20	2,500			
C190780	10/01/19	C190780	CG	COMMERCIAL MECHANICAL				10/01/19	FINALED	03/09/20	2,500			
C190779	10/01/19	C190779	CG	COMMERCIAL MECHANICAL				10/01/19	FINALED	03/09/20	2,500			
C190773	09/30/19	C190773	CG	COMMERCIAL MECHANICAL				09/30/19	FINALED	03/09/20	2,500			
C190486	07/22/19	C190486	BUSE	BUSINESS USE PERMIT				07/22/19	FINALED	08/16/19	1			
C190238	04/10/19	C190238	PL	PLUMBING				04/10/19	FINALED	05/01/19	7,900			
C190237	04/10/19	C190237	TE	COMMERCIAL TENT				04/10/19	FINALED	05/01/19	1,000			
C190236	04/10/19		TE	COMMERCIAL TENT					FINALED	04/26/19	1,000			
C180546	09/10/18		BUSE	BUSINESS USE PERMIT					VOID		1			
C180233	04/17/18	C180233	FU	FIRE SUPPRESSION SYSTEM				04/17/18	FINALED	09/04/19	1,000			
C180125	02/22/18	C180125	WS	WALL SIGN				02/22/18	FINALED	04/03/18	6,000			
C180010	01/04/18	C180010	BUSE	BUSINESS USE PERMIT				01/04/18	FINALED	01/22/18	1			
C170423	12/20/17	C170423	CD	COMMERCIAL REMODELING				02/20/18	OPEN		200,000			
C170378	12/01/17	C170378	BUSE	BUSINESS USE PERMIT				12/01/17	OPEN		1			
C170336	11/14/17	C170336	BUSE	BUSINESS USE PERMIT				11/14/17	OPEN		1			
CBP6252	04/21/16	CBP6252	R0	ROOF OVER				04/21/16	FINALED	05/04/16	54,385			
CBP6231	03/31/16	CBP6231	FS	FIRE SPRINKLER				03/31/16	FINALED	04/07/16	2,471			
CBP6215	03/18/16	CBP6215	CD	COMMERCIAL REMODELING				03/18/16	FINALED	05/25/16	164,505			
CBP4098	04/03/14	CBP4098	TE	COMMERCIAL TENT				04/03/14	FINALED	04/04/14	995			
CEL3059	10/17/13	CEL3059	EL	ELECTRIC				10/17/13	FINALED	10/22/13	350			
CBU3030	08/01/13	CBU3030	BUSE	BUSINESS USE PERMIT				08/01/13	FINALED	08/07/13				
CBP1299	11/08/11	CBP1299	CURM	CERT OF USE WITH REMODEL				11/15/11	FINALED	01/30/12	20,000			
CEL8039	08/19/08	CEL8039	FH	FIRE HOOD SYSTEMS				08/19/08	FINALED	09/22/08	1,250			
CME8057	08/14/08	CME8057	FH	FIRE HOOD SYSTEMS				08/14/08	FINALED	05/09/11	4,800			
CME8052	07/31/08	CME8052	FU	FIRE SUPPRESSION SYSTEM				07/31/08	FINALED	09/24/08	1,750			
CBP8176	06/11/08	CBP8176	CD	COMMERCIAL REMODELING				06/30/08	FINALED	07/08/08	1,000			
CBP8016	01/16/08	CBP8016	SL	SLAB				01/16/08	FINALED	01/17/08	500			
CBP7417	10/10/07	CBP7417	CD	COMMERCIAL REMODELING				01/03/08	FINALED	02/04/08	70,000			
CBP7047	02/13/07	CBP7047	CD	COMMERCIAL REMODELING				03/06/07	FINALED	07/27/07	52,000			
1178574	11/16/05	1178574	AO	FACIAS / SOFFITS/GUTTERS				01/11/06	FINALED	01/30/08	43,000			
1156654	02/01/05	1156654	WS	WALL SIGN				02/15/05	FINALED	03/01/05	1,839			
1149731	10/11/04	00000000	AC	COMM ACCESSORY STRUCTURE					VOID					
1132509	12/04/03	1132509	LP	L P GAS				12/17/03	EXPIRED		800			
1079421	03/09/01	1079421	CG	COMMERCIAL MECHANICAL				03/09/01	VOID		7,000			



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1076966	01/11/01	1076966	CU	CERT OF USE	01/26/01	FINALED	02/08/01	
1070446	07/21/00	1070446	CG	COMMERCIAL MECHANICAL	07/21/00	EXPIRED		5,827
1054205	06/01/99	1054205	S3	ON SITE SIGN	07/22/99	FINALED	09/09/99	500
1053323	05/12/99	1053323	CE	COMMERCIAL ELECTRIC	05/12/99	FINALED	05/14/99	2,000
1053082	05/06/99	1053082	CG	COMMERCIAL MECHANICAL	05/06/99	FINALED	05/11/99	16,560
1052950	05/04/99	1052950	WS	WALL SIGN	05/18/99	FINALED	09/20/99	1,000
1043537	08/10/98	1043537	FS	FIRE SPRINKLER	08/28/98	FINALED	07/01/99	3,000
1040872	06/03/98	0000000	LU	LAND USE PERMITS		VOID		
1039050	04/17/98	1039050	CD	COMMERCIAL REMODELING	06/26/98	FINALED	08/28/98	15,000
C001576	01/01/57	C001576		INVALID PERMIT CODE		UNKNOWN	09/06/84	1,400
C001035	01/01/57	C001035		INVALID PERMIT CODE	02/23/89	UNKNOWN	02/23/89	
C000557	01/01/57	C000557		INVALID PERMIT CODE	02/18/86	UNKNOWN		1,500

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
06/16/05	BROOKSVILLE COMMERCIAL	M	MULTIPLE PAR	N	FS	2048	1820		2,600,000
01/27/05	JT & HE LTD TRUST LC	D	DISQUALIFIED	N	QC	1964	1313		100
12/10/93	JT & HE LTD INC	D	DISQUALIFIED	N	WD	0944	1750		1,500,000
12/02/93	JT & HE LTD INC	D	DISQUALIFIED	N	WD	0944	1746		100
01/01/80	BROWN FOUNDATION	D	DISQUALIFIED	N		----	----		
01/01/80	BROWN FOUNDATION	D	DISQUALIFIED	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
05/20/25	2025	196	1	BUILDING PERMIT
01/13/22	2022	256	1	BUILDING PERMIT
12/10/20	2021	256	1	BUILDING PERMIT
03/22/19	2019	256	1	BUILDING PERMIT
04/25/17	2017	197	1	BUILDING PERMIT
09/16/15	2016	236	9	VALUE ADJUSTMENT BOAR
03/05/12	2012	197	1	BUILDING PERMIT
04/08/11	2011	197	1	BUILDING PERMIT
02/20/09	2009	197	1	BUILDING PERMIT
04/15/08	2008	197	1	BUILDING PERMIT
11/28/06	2007	197	17	5 YEAR REVIEW
03/30/04	2004	197	17	5 YEAR REVIEW
01/04/02	2002	195	17	5 YEAR REVIEW
05/20/99	1999	195	1	BUILDING PERMIT
05/13/99	1999	195	1	BUILDING PERMIT
03/12/98	1998	180	17	5 YEAR REVIEW

PROPERTY APPRAISER NOTES**January 01 2025**

14:26:41:99 - HERNANDO PLAZA
651/657 - VACANT
661 - DEPT.OF CHILDREN & FAMILIES
671 - VACANT
677/79 - GROWTH IN GRACE INTERNATIONAL MINISTRY
681 - CHIC 6
683 - SMOKERZ 2
685 - BELLA TERRA CONSTRUCTION
689 - VACANT
691/93 - THE CHOP BLOCK GRILL
699- ELITE CARE HEALTH CENTER