



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	01137852	PRINTED ON	10/06/25	PAGE	1
PARCEL #	R15 223 17 1774 0000 0030	SITUS	7499 FOREST OAKS BLVD		
OWNER(S)	HERNANDO COUNTY PUBLIC FACILITIES FINANCE AUTHORITY INC	PARCEL DESCRIPTION	FOREST OAKS COMMERCIAL CENTER III LOT 3		
MAILING ADDRESS	20 N MAIN ST RM 263 BROOKSVILLE FL 34601-2817	UPDATED	01/01/88		
UPDATED	03/06/13				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	154,700	
ACRES	3.60	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	CFOB	FOREST OAKS BLVD
SUBDIVISION	1774	FOREST OAKS COMM CTR III
DOR LAND USE	86	COUNTIES OTHER THAN PUBLIC SCH
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
LAND	536,809	536,809	536,809	
BUILDINGS	+ 5,881,864	5,881,864	5,881,864	
FEATURES AND OUT BUILDINGS	+ 281,993	281,993	281,993	
JUST/MARKET VALUE	= 6,700,666	6,700,666	6,700,666	
VALUE PRIOR TO CAP	6,700,666	6,700,666	6,700,666	
ASSESSED VALUE	4,115,540	6,700,666	4,115,540	
EXEMPT VALUE	- 4,115,540	6,700,666	4,115,540	
TAXABLE VALUE	=			
CLASSIFIED LAND USE VALUE				

EXEMPTIONS BY TAXING AUTHORITY								
CODE	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EXT. TAX SAVINGS
003	COUNTY PROPERTY	1992		YES	YES	YES		74,947.63

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	2012		Y	4			154,700.00	SQFT	3.47	536,809

BUILDING 01 INFORMATION									
NUMBER	1	YEAR BUILT	1987	CAP YEAR		STORIES	1.0		
CODE	30	DEPRECIATION %	37%	EXCL. FROM CAP?	Y	ROOMS	1		
DESC	PROFESSIONAL BUILDING	ADD'l DEPREC.	0%			BEDROOMS	0		
L. UPDT	2024	OVERRIDE RATE				BATHROOMS	12		

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-COMBO	
ROOF STRUCTR		WD FR TRUSS	
ROOF COVER		CEMENT TILE	
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		1290.00	34156.00	9,245,346	5,824,568	
OPF	A		Y		44.00	120.00	9,744	6,139	
OPF	A		Y		44.00	120.00	9,744	6,139	
OPF	A		Y		44.00	120.00	9,744	6,139	
OPF	A		Y		60.00	200.00	16,240	10,231	
OPF	A		Y		60.00	200.00	16,240	10,231	
OPF	A		Y		44.00	120.00	9,744	6,139	
OPF	A		Y		44.00	120.00	9,744	6,139	
OPF	A		Y		44.00	120.00	9,744	6,139	



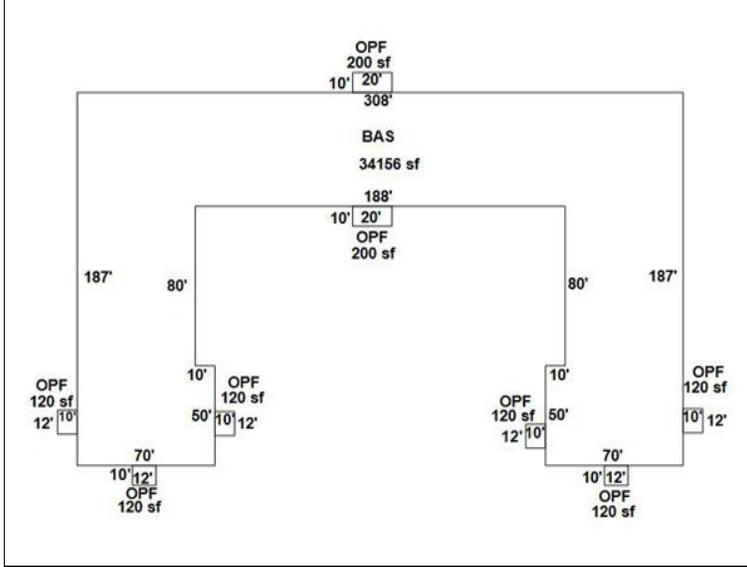
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TOTAL	35,276.00	9,336,290	5,881,864
ADJUSTED	34,492.00		
BASE	34,156.00		
AUXILIARY	1,120.00		

July 2020 BUILDING 01 DRAWING



January 2024 BUILDING 01 PHOTO



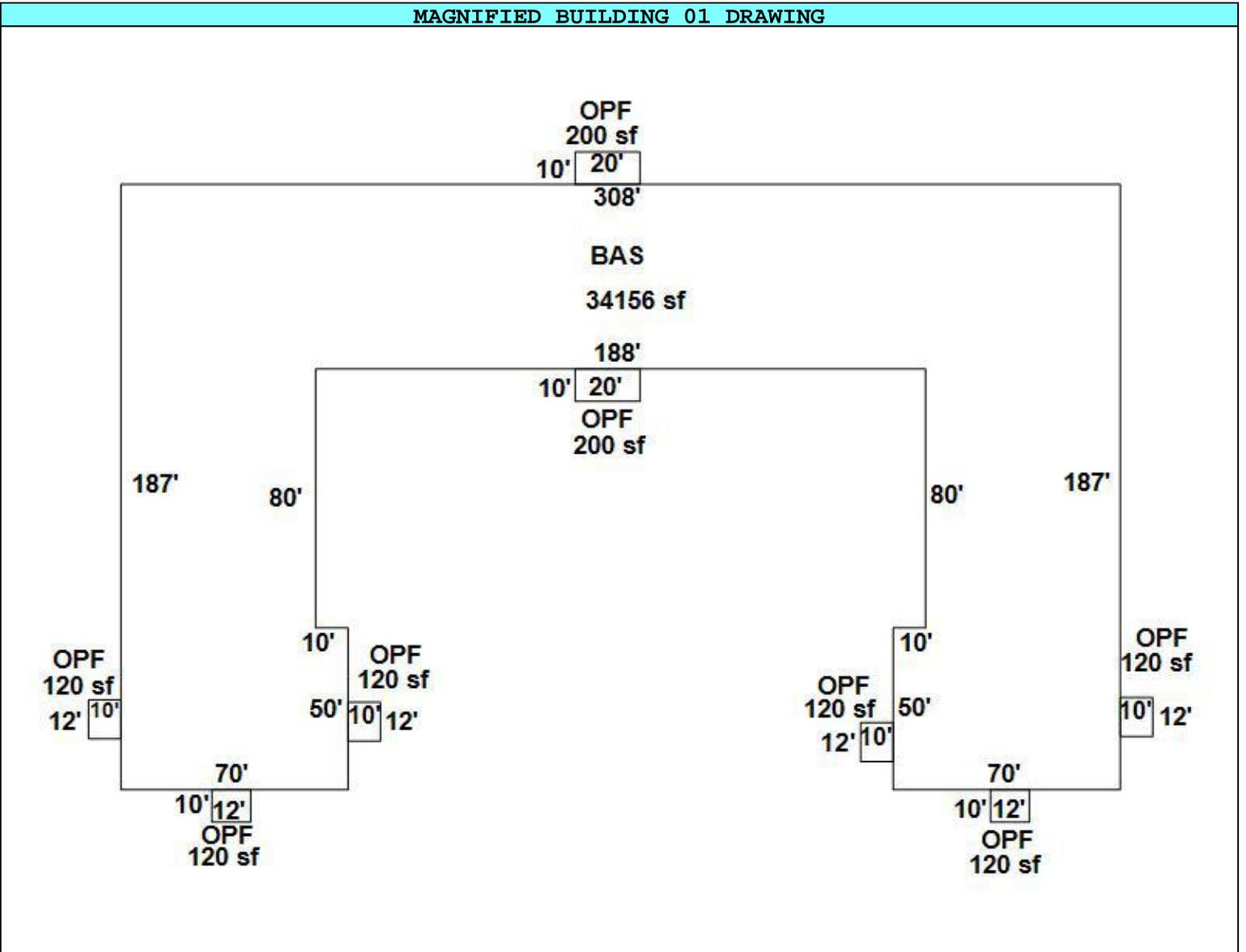


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MAGNIFIED BUILDING 01 DRAWING



BUILDING 01 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
PV1-1	PAVEMENT, CONCRETE	0	3	192	576	2,074	2,074
PV1-2	PAVEMENT, CONCRETE	1987	6	838	5028	18,101	18,101
PV3-1	PAVEMENT, ASPHALT C	1987	170	130	22100	59,670	59,670
PV3-2	PAVEMENT, ASPHALT C	1987	63	616	38808	104,782	104,782
PV3-3	PAVEMENT, ASPHALT C	1987	63	250	15750	42,525	42,525
PV3-4	PAVEMENT, ASPHALT C	1987	63	250	15750	42,525	42,525
PV3-5	PAVEMENT, ASPHALT C	1987	24	100	2400	6,480	6,480
WL3-1	WALL, CONCRETE BLOCK	0			397	5,836	5,836

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
FOREST OAKS BLVD
7499 FOREST OAKS BLVD



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7473 FOREST OAKS BLVD
7479 FOREST OAKS BLVD
7525 FOREST OAKS BLVD
FOREST OAKS BLVD
7489 FOREST OAKS BLVD
FOREST OAKS BLVD
7509 FOREST OAKS BLVD
7443 FOREST OAKS BLVD
FOREST OAKS BLVD
FOREST OAKS BLVD
7405 FOREST OAKS BLVD
FOREST OAKS BLVD
FOREST OAKS BLVD
FOREST OAKS BLVD

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1483601	07/02/24	1483601	CG	COMMERCIAL MECHANICAL	07/02/24	FINALED	08/29/24	29,109
1483324	06/27/24	1483324	CG	COMMERCIAL MECHANICAL	06/27/24	FINALED	07/11/24	7,933
1471286	10/16/23	1471286	CG	COMMERCIAL MECHANICAL	10/16/23	FINALED	11/08/23	9,899
1462353	05/20/23	1462353	TDC	COMMERCIAL DAMAGE REPAIR	05/25/23	FINALED	08/24/23	20,000
1454666	01/12/23	1454666	CE	COMMERCIAL ELECTRIC	02/07/23	FINALED	03/08/23	500
1453355	12/14/22	1453355	CG	COMMERCIAL MECHANICAL	01/04/23	FINALED	01/25/23	19,735
1449478	10/04/22	1449478	CG	COMMERCIAL MECHANICAL	10/10/22	FINALED	12/15/22	12,995
1436140	03/17/22	1436140	CE	COMMERCIAL ELECTRIC	05/03/22	FINALED	05/06/22	1,950
1424401	09/03/21	1424401	CD	COMMERCIAL REMODELING	10/20/21	FINALED	03/06/23	176,442
1421179	07/21/21	1421179	CG	COMMERCIAL MECHANICAL	07/23/21	FINALED	08/13/21	21,184
1413862	04/13/21	1413862	CG	COMMERCIAL MECHANICAL	04/13/21	FINALED	06/03/21	7,400
1397566	07/06/20	1397566	CE	COMMERCIAL ELECTRIC	07/07/20	FINALED	07/17/20	1,813
1387068	12/26/19	1387068	CD	COMMERCIAL REMODELING	01/17/20	FINALED	02/05/20	162,352
1351141	01/09/18	1351141	EL	ELECTRIC	01/09/18	FINALED	08/27/18	1,600
1348704	11/07/17	1348704	CD	COMMERCIAL REMODELING	02/27/18	FINALED	03/29/18	34,712
1346653	09/26/17	1346653	CL	COMMERCIAL PLUMBING	10/11/17	FINALED	01/12/18	1,500
1343579	07/12/17	1343579	OCCU	OCCUPANCY PERMIT	08/25/17	FINALED	08/25/17	1
1323448	03/30/16	1323448	CG	COMMERCIAL MECHANICAL	03/30/16	FINALED	04/01/16	2,497
1296631	05/13/14	1296631	TD	DAMAGE REP (STORM/OTHER)	05/13/14	FINALED	05/14/14	1,450
1292137	01/17/14	1292137	CD	COMMERCIAL REMODELING	02/13/14	FINALED	03/21/14	13,000
1284806	06/07/13	1284806	CPNR	COMMERCIAL PAN ROOF	06/26/13	FINALED	07/16/13	1,266
1273473	07/12/12	1273473	CD	COMMERCIAL REMODELING	08/20/12	FINALED	10/11/12	30,000
1273029	07/02/12	1273029	CG	COMMERCIAL MECHANICAL	07/02/12	FINALED	10/05/12	4,034
1263687	10/28/11	1263687	CE	COMMERCIAL ELECTRIC	11/08/11	FINALED	11/21/11	14,960
1263462	10/24/11	1263462	CE	COMMERCIAL ELECTRIC	10/26/11	FINALED	12/13/11	7,000
1261808	09/08/11	1261808	CD	COMMERCIAL REMODELING	09/26/11	FINALED	11/30/11	80,000
1245976	05/28/10	1245976	CG	COMMERCIAL MECHANICAL	06/02/10	FINALED	06/14/10	5,224
1242890	03/17/10	1242890	CG	COMMERCIAL MECHANICAL	03/19/10	FINALED	03/23/10	4,380
1239686	12/01/09	1239686	CG	COMMERCIAL MECHANICAL	12/01/09	FINALED	12/09/09	5,965
1236547	08/12/09	1236547	CG	COMMERCIAL MECHANICAL	08/12/09	FINALED	08/19/09	2,220
1226393	08/20/08	1226393	CG	COMMERCIAL MECHANICAL	08/20/08	FINALED	09/16/08	4,850
1226346	08/19/08	1226346	CD	COMMERCIAL REMODELING	08/29/08	FINALED	09/30/08	3,400
1225168	07/14/08	1225168	CG	COMMERCIAL MECHANICAL	07/14/08	FINALED	07/24/08	2,800
1214513	08/30/07	1214513	CE	COMMERCIAL ELECTRIC	09/14/07	FINALED	09/25/07	1,000
1212159	07/05/07	1212159	CD	COMMERCIAL REMODELING	07/16/07	FINALED	09/18/07	18,500
1209637	05/14/07	1209637	CD	COMMERCIAL REMODELING	06/11/07	FINALED	07/31/07	500
1205270	02/15/07	1205270	CD	COMMERCIAL REMODELING	05/17/07	FINALED	07/03/07	15,000
1198895	09/29/06	1198895	CG	COMMERCIAL MECHANICAL	10/02/06	FINALED	10/18/06	3,287
1190921	05/19/06	1190921	CL	COMMERCIAL PLUMBING	05/31/06	FINALED	03/01/07	1,600
1183543	02/06/06	1183543	HA	RESIDENTIAL HTG/AIR	02/06/06	FINALED	02/08/06	3,912
1183017	01/30/06	1183017	CE	COMMERCIAL ELECTRIC	01/31/06	FINALED	08/10/06	250
1158035	02/24/05	1158035	CG	COMMERCIAL MECHANICAL	02/28/05	FINALED	03/03/05	5,255
1149970	10/14/04	1149970	CD	COMMERCIAL REMODELING	08/04/05	FINALED	02/14/06	80,000
1149969	10/14/04	1149969	CD	COMMERCIAL REMODELING	08/04/05	FINALED	11/09/05	30,000
1149874	10/13/04	1149874	CD	COMMERCIAL REMODELING	08/04/05	FINALED	09/28/05	138,000
1107541	09/10/02	1107541	CD	COMMERCIAL REMODELING	09/16/02	FINALED	10/08/02	7,427



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1104794	07/17/02	1104794	CE	COMMERCIAL ELECTRIC	07/17/02	FINALED	07/29/02	300
1098594	04/16/02	1098594	CG	COMMERCIAL MECHANICAL	04/16/02	FINALED	05/24/02	2,248
1098528	04/15/02	1098528	CG	COMMERCIAL MECHANICAL	04/16/02	FINALED	09/13/02	4,760
1097363	03/22/02	1097363	CO	COMMERCIAL DEMOLITION	03/22/02	VOID		2,000
1086805	08/08/01	1086805	CG	COMMERCIAL MECHANICAL	08/09/01	FINALED	09/20/01	2,967
1086802	08/08/01	1086802	CG	COMMERCIAL MECHANICAL	08/09/01	FINALED	09/20/01	2,346
1086801	08/08/01	1086801	CG	COMMERCIAL MECHANICAL	08/09/01	FINALED	09/20/01	2,656
1086800	08/08/01	1086800	CG	COMMERCIAL MECHANICAL	08/09/01	FINALED	08/29/01	2,656
1086797	08/08/01	1086797	CG	COMMERCIAL MECHANICAL	08/09/01	FINALED	09/05/01	300
1086796	08/08/01	1086796	CG	COMMERCIAL MECHANICAL	08/09/01	FINALED	09/25/01	2,481
1086795	08/08/01	1086795	CG	COMMERCIAL MECHANICAL	08/09/01	FINALED	08/20/01	3,181
1086794	08/08/01	1086794	CG	COMMERCIAL MECHANICAL	08/09/01	FINALED	08/29/01	2,581
1086671	08/06/01	1086671	CG	COMMERCIAL MECHANICAL	08/07/01	FINALED	08/20/01	2,347
1076587	01/02/01	1076587	CG	COMMERCIAL MECHANICAL	01/02/01	FINALED	01/12/01	2,835
1075541	11/30/00	1075541	CG	COMMERCIAL MECHANICAL	11/30/00	FINALED	12/12/00	2,750
1074823	11/08/00	1074823	CG	COMMERCIAL MECHANICAL	11/08/00	FINALED	11/15/00	985
1073190	09/26/00	1073190	CD	COMMERCIAL REMODELING	10/04/00	FINALED	10/12/00	650
1072837	09/18/00	1072837	CG	COMMERCIAL MECHANICAL	09/18/00	FINALED	10/03/00	2,595
1072475	09/08/00	1072475	CD	COMMERCIAL REMODELING	09/15/00	FINALED	10/12/00	14,120
1061760	12/27/99	1061760	CL	COMMERCIAL PLUMBING	12/27/99	FINALED	07/17/00	450
1057516	08/26/99	1057516	CG	COMMERCIAL MECHANICAL	08/26/99	FINALED	09/09/99	2,490
1056894	08/09/99	1056894	CG	COMMERCIAL MECHANICAL	08/09/99	FINALED	08/12/99	400
1039299	04/23/98	1039299	CD	COMMERCIAL REMODELING	05/13/98	FINALED	08/12/98	9,000
1012700	03/21/96	1012700	LP	L P GAS	03/26/96	FINALED	04/04/96	225
1007426	09/25/95	1007426	CD	COMMERCIAL REMODELING	12/06/95	FINALED	02/20/96	37,830
1007425	09/25/95	1007425	CD	COMMERCIAL REMODELING	12/01/95	FINALED	02/14/96	13,000
1007424	09/25/95	1007424	CD	COMMERCIAL REMODELING	12/01/95	VOID		7,000
1007423	09/25/95	1007423	CD	COMMERCIAL REMODELING	12/01/95	VOID		3,000
1007188	09/15/95	1007188	CD	COMMERCIAL REMODELING	12/01/95	FINALED	02/21/96	40,290
0033960	07/06/89	8906127	HA	RESIDENTIAL HTG/AIR	07/11/89	FINALED	07/24/89	1,994

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/01/91	HERNANDO COUNTY PUBLIC FACILITI	D	DISQUALIFIED	N	WD	0826	1400		100
01/01/88	FOREST OAK LTD		INVALID CODE	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/10/24	2024	299	1	BUILDING PERMIT
07/31/20	2021	256	1	BUILDING PERMIT
02/19/19	2019	197	1	BUILDING PERMIT
09/21/17	2018	197	1	BUILDING PERMIT
11/07/14	2015	197	1	BUILDING PERMIT
02/28/13	2013	197	1	BUILDING PERMIT
01/13/12	2012	197	1	BUILDING PERMIT
01/14/09	2009	197	1	BUILDING PERMIT
03/17/08	2008	197	1	BUILDING PERMIT
07/10/07	2008	197	1	BUILDING PERMIT
01/05/06	2006	197	1	BUILDING PERMIT
12/15/03	2004	197	18	OFFICE DISCOVERY
04/11/02	2002	197	17	5 YEAR REVIEW
02/12/01	2001	195	1	BUILDING PERMIT
12/04/00	2001	195	17	5 YEAR REVIEW
04/18/00	2000	195	1	BUILDING PERMIT
05/11/99	1999	195	1	BUILDING PERMIT
01/07/99	1999	154	17	5 YEAR REVIEW
01/01/97	1997	118	1	BUILDING PERMIT

PROPERTY APPRAISER NOTES

February 19 2019
WESTSIDE GOVT CTR.
7425/7431/43 SUPERVISOR OF ELECTIONS
7455 VACANT
7465-69 CLERK OF. COURT
7473 VINCENT ACADEMY ADVENTURE COAST INC (NAMI)
7479 VACANT
7489 HC TAX COLLECTOR
7499 HC SHERIFF'S OFFICE
7525 HC PROPERTY APPRAISER