



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00146354	PRINTED ON	10/04/25	PAGE	1
PARCEL #	R22 222 19 3420 0000 0060	SITUS	699 S BROAD ST		
OWNER(S)	BROOKSVILLE COMMERCIAL PROPERTIES LLC, OAK TREE LANE LLC	PARCEL DESCRIPTION	RUSSELL HALE HEIGHTS A LOT 61X135 FT		
MAILING ADDRESS	5801 CONGRESS AVE BOCA RATON FL 33487-3603	UPDATED	12/17/03		
UPDATED	04/19/21				
			ORB 195 PG 654 ORB 276 PG 4 ORB 526 PG 1142 ORB 1141 PG 774		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	8,235	
ACRES	0.20	
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	19	PROFESSIONAL BUILDINGS
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT

January 2023 GIS AERIAL



2025-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE
LAND	53,775	53,775	53,775	53,775
BUILDINGS	+	409,719	409,719	409,719
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=	463,494	463,494	463,494
VALUE PRIOR TO CAP		463,494	463,494	463,494
ASSESSED VALUE		371,537	371,537	371,537
EXEMPT VALUE	-			
TAXABLE VALUE	=	371,537	371,537	371,537
CLASSIFIED LAND USE VALUE				

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
10	COMM SQFT	N	2020		Y	1			8,235.00	SQFT				6.53	53,775

BUILDING 01 INFORMATION

NUMBER	1	YEAR BUILT	1970	CAP YEAR		STORIES	1.0
CODE	37	DEPRECIATION %	47%	EXCL.FROM CAP?	Y	ROOMS	1
DESC	MEDICAL OFFICES	ADD'L DEPREC.	0%			BEDROOMS	0
L.UPDT	2022	OVERRIDE RATE				BATHROOMS	4

BUILDING 01 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		CONC BLOCK	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		HDW/PARQ/LAM	
ROOF STRUCTR		TR/PURLIN	
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		356.00	7121.00	753,687	399,454
OPF	A		Y		142.00	610.00	19,368	10,265
					TOTAL	7,731.00	773,055	409,719
					ADJUSTED	7,304.00		
					BASE	7,121.00		
					AUXILIARY	610.00		

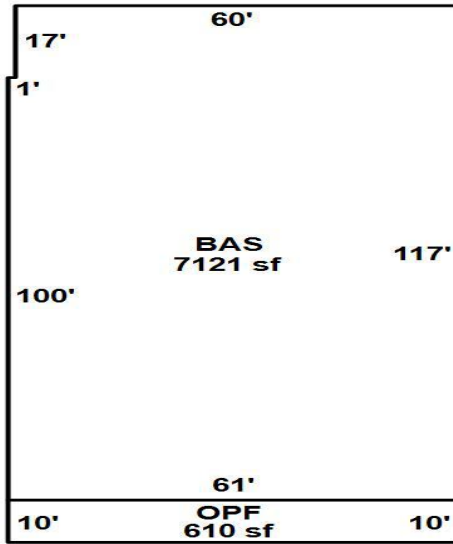


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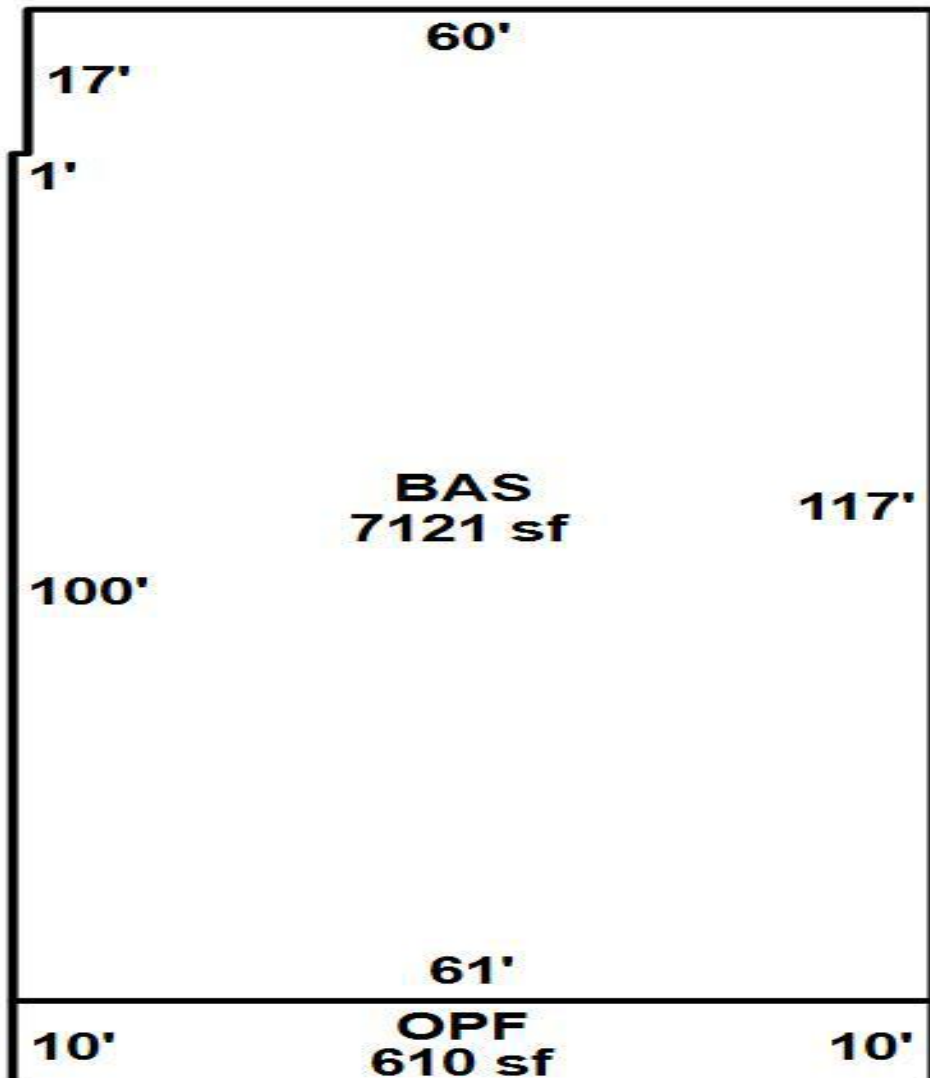
January 2020 BUILDING 01 DRAWING



September 2025 BUILDING 01 PHOTO



MAGNIFIED BUILDING 01 DRAWING



ADDRESSES ON PARCEL		NON-RESIDENTIAL OCCUPANCY		
SITUS	KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
699 S BROAD ST	01796408	ELITE CARE HEALTH CENTERS	621111	OFFICES OF PHYSICIANS (EXCE

BUILDING PERMITS								
APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
B241286	04/03/24	B240340	SI	SIGN	04/26/24	FINALED	05/01/24	3,199
B220550	06/06/22	B220550	CG	COMMERCIAL MECHANICAL	06/06/22	FINALED	06/16/22	15,650
B220286	03/25/22	B220286	CD	COMMERCIAL REMODELING	04/01/22	FINALED	06/16/22	310,000
B220199	02/25/22	B220199	BUSE	BUSINESS USE PERMIT	02/28/22	FINALED	06/16/22	1,000
B220170	02/14/22	B220170	DE	DEMOLITION	02/14/22	OPEN		12,000
B180263	05/02/18	B180263	SD	SIDING (ANY TYPE)	05/02/18	FINALED	11/02/18	5,500
BME2037	06/25/12	BME2037	HA	RESIDENTIAL HTG/AIR	06/25/12	FINALED	10/17/12	8,930
BBU0011	03/23/10	BBU0011	CU	CERT OF USE	03/23/10	FINALED	03/24/10	
BME7054	06/06/07	BME7054	HA	RESIDENTIAL HTG/AIR	06/06/07	FINALED	07/23/07	9,461

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
04/19/21	BROOKSVILLE COMMERCIAL PROPERTI	D	DISQUALIFIED	N	QC	3985	0255		100	
08/10/04	OROVITZ GRONDIN BROOKSVILLE	D	DISQUALIFIED	N	SW	1899	1306		100	
05/19/97	G G S CONSTRUCTION CO	D	DISQUALIFIED	N	QC	1132	0544		100	
06/01/83	G G S CONSTRUCTION CO	D	DISQUALIFIED	N	WD	0526	1142		100	
01/01/80	G G S CONSTRUCTION CO		INVALID CODE	N		----	----			

PROPERTY APPRAISER INSPECTIONS				
INSP.DATE	ROLL	EMPL	CODE	REASON
09/23/25	2026	270	9	VALUE ADJUSTMENT BOAR
11/04/22	2023	196	1	BUILDING PERMIT
03/09/20	2020	256	1	BUILDING PERMIT
09/21/15	2016	236	17	5 YEAR REVIEW
04/08/11	2011	197	1	BUILDING PERMIT
09/24/07	2008	197	17	5 YEAR REVIEW

PROPERTY APPRAISER NOTES	
November 03 2022	
ACCESS SPINE AND INJURY/ PHOENIX AMERICAN MEDICAL	