



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

<b>KEY #</b>	01692387	<b>PRINTED ON</b>	02/05/26	<b>PAGE</b>	1
<b>PARCEL #</b>	R22 222 19 2822 0000 0020	<b>SITUS</b>	725 DESOTO AVE		
<b>OWNER(S)</b>	GRANDE SENIOR LIVING LLC TJM PROPERTY MANAGEMENT INC	<b>PARCEL DESCRIPTION</b>	OAK TOWNE CENTRE LOT 2		
<b>MAILING ADDRESS UPDATED</b>	5801 ULMERTON RD STE 200 CLEARWATER FL 33760-3951 06/27/23	<b>UPDATED</b>	09/24/08		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	80,317	
ACRES	1.80	
JURISDICTION	B	BROOKSVILLE
LEVY CODE	CWBE	COUNTY WIDE/BROOKSVILLE
NEIGHBORHOOD	CITY	DWTN,RR TRACKS-SAXON AVE
SUBDIVISION	2822	OAK TOWNE CENTRE
DOR LAND USE	74	HOMES FOR THE AGED
NON-AD VALOREM DIST1	502	BROOKSVILLE FIRE ASSESSMENT
OTHER TAX DISTRICT 1	800	INVALID OTHER TAX DISTRICT CODE
OTHER TAX DISTRICT 2	803	INVALID OTHER TAX DISTRICT CODE



2025-02-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	BROOKSVILLE	
JUST/MARKET VALUE	= 3,697,590	3,697,590	3,697,590	3,697,590	
VALUE PRIOR TO CAP	3,697,590	3,697,590	3,697,590	3,697,590	
ASSESSED VALUE	3,697,590	3,697,590	3,697,590	3,697,590	
EXEMPT VALUE	-				
<b>TAXABLE VALUE</b>	<b>= 3,697,590</b>	<b>3,697,590</b>	<b>3,697,590</b>	<b>3,697,590</b>	
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	2021		Y	2			80,317.00	SQFT	1.51	121,279

BUILDING 01 INFORMATION									
NUMBER	1	YEAR BUILT	1960	CAP YEAR		STORIES	3.0		
CODE	17	DEPRECIATION %	21%	EXCL.FROM CAP?	Y	ROOMS	1		
DESC	ASSISTED LIVING FACILITY	ADD'L DEPREC.	0%			BEDROOMS	0		
L.UPDT	2023	OVERRIDE RATE				BATHROOMS	76		

BUILDING 01 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		SPREAD FT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT REINF	
FLOOR SYSTEM		STRL SLAB	
FLOOR COVER		CARPET/HD TL	
ROOF STRUCTR		TR/PURLIN	
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	
SPA	A		Y		58.00	210.00	3,795	2,998	
OPF	A		Y		107.90	291.00	10,520	8,311	
OPF	A		Y		188.00	2008.00	72,589	57,345	
OPF	A		Y		42.00	98.00	3,543	2,799	
OPF	A		Y		21.90	28.00	1,012	799	
BAS	B		Y		911.90	23290.00	2,806,212	2,216,907	
USF	B		Y		738.40	13220.00	1,592,878	1,258,374	
UTF	A		Y		66.00	216.00	14,314	11,308	
OPF	A		Y		163.90	737.00	26,643	21,048	
USF	B		Y		737.80	13214.00	1,592,155	1,257,802	
CAN	A		Y		142.00	390.00	11,747	9,280	
TOTAL						53,702.00	6,135,408	4,846,971	
ADJUSTED						50,920.00			



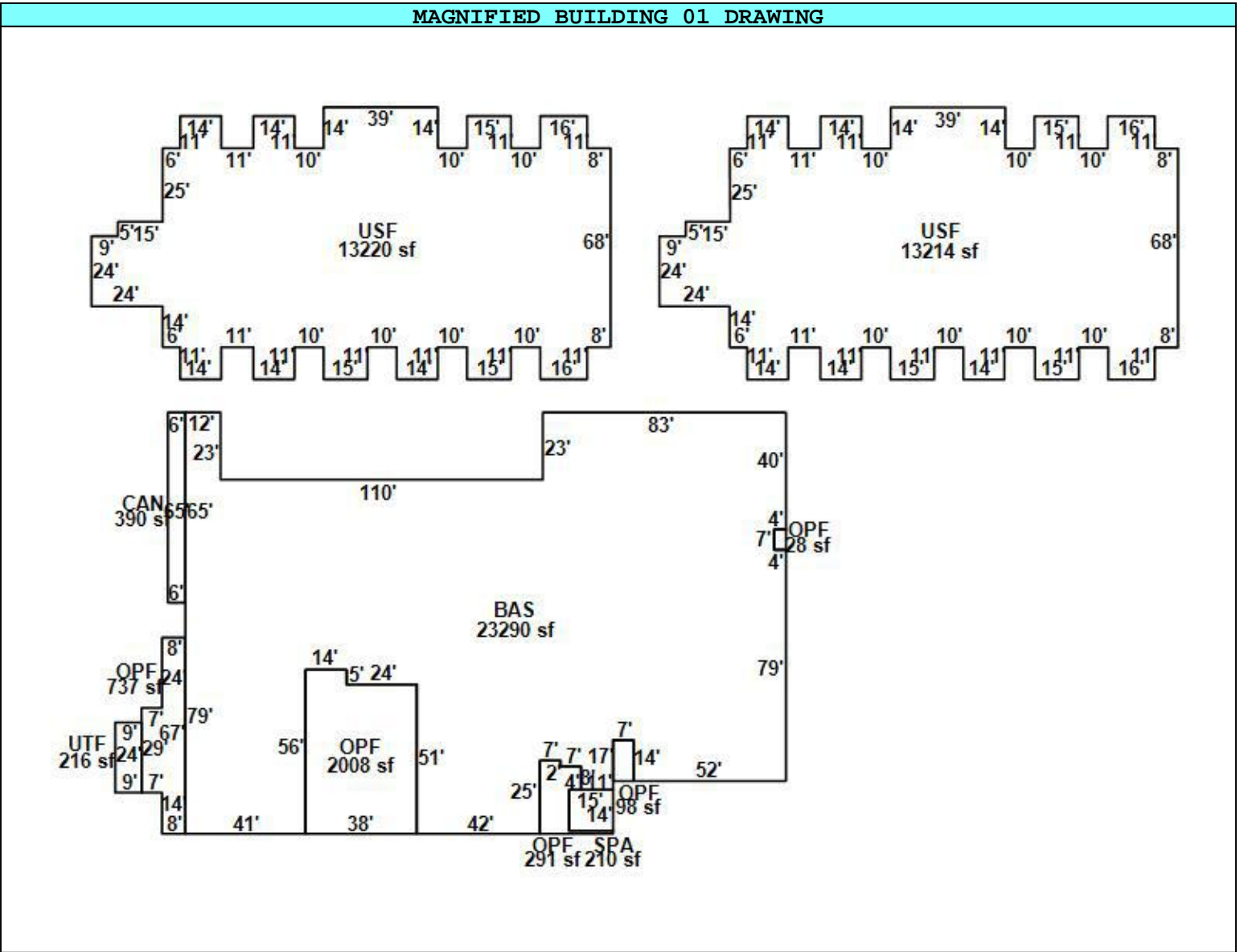


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## MAGNIFIED BUILDING 01 DRAWING



### BUILDING 01 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
CDK-1	COOL/EPOXY DECK	2008	23	110	2530	12,144	12,144
EV3-1	ELEVATOR, COMMERCIAL	2008			2	96,000	96,000
FSS-1	FIRE SPRINKLERS, CO	2008			49724	59,669	59,669
PV3-1	PAVEMENT, ASPHALT C	2008	18	530	9540	25,758	25,758
PV3-2	PAVEMENT, ASPHALT C	2008	24	661	15864	42,833	42,833
PV4-1	PAVEMENT, CONCRETE	2008	6	155	930	3,627	3,627
PV4-2	PAVEMENT, CONCRETE	2008	7	19	133	519	519
PV4-3	PAVEMENT, CONCRETE	2008	5	75	375	1,463	1,463
PV4-4	PAVEMENT, CONCRETE	2008	8	24	192	749	749

### ADDRESSES ON PARCEL

### NON-RESIDENTIAL OCCUPANCY

SITUS	KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
725 DESOTO AVE	01707905	THE GRANDE	623312	ASSISTED LIVING FACILITIES
DESOTO AVE	00000000	VACANT/UNUSED		
DESOTO AVE	00000000	VACANT/UNUSED		
DESOTO AVE	00000000	VACANT/UNUSED		
DESOTO AVE	00000000	VACANT/UNUSED		
DESOTO AVE	00000000	VACANT/UNUSED		





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DESOTO AVE	00000000	VACANT/UNUSED		
DESOTO AVE	00000000	VACANT/UNUSED		

### BUILDING PERMITS

APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
C210373	04/01/21	C210373	CF	COMMERCIAL REROOF	04/07/21	FINALED	08/23/21	483,976
C200300	05/07/20	C200300	PANR	NEW PAN OR INSULATD ROOF	05/11/20	FINALED	05/27/20	11,000
C190978	12/11/19	C190978	PANR	NEW PAN OR INSULATD ROOF	12/11/19	FINALED	01/15/20	8,500
C190069	02/05/19	C190069	HA	RESIDENTIAL HTG/AIR	02/05/19	OPEN		4,850
C180544	09/06/18	C180544	CE	COMMERCIAL ELECTRIC	09/06/18	FINALED	05/17/19	2,000
CEL4002	01/13/14	CEL4002	EL	ELECTRIC	01/13/14	FINALED	04/11/14	18,500
CSN3008	11/08/13	CSN3008	S3	ON SITE SIGN	11/08/13	FINALED	01/22/14	1,800
CBU3032	08/27/13	CBU3032	BUSE	BUSINESS USE PERMIT	08/27/13	FINALED	04/10/14	
CSN3001	02/08/13		SI	SIGN		VOID		2,233
CEL8062	12/11/08	CEL8062	EL	ELECTRIC	12/11/08	FINALED	05/09/11	2,500
CME8076	10/23/08	CME8076	FU	FIRE SUPPRESSION SYSTEM	11/06/08	FINALED	11/12/08	2,400
CEL8052	10/22/08	CEL8052	EL	ELECTRIC	10/30/08	FINALED	10/18/10	10,750
CBP8093	03/25/08	CBP8093	CD	COMMERCIAL REMODELING	05/16/08	FINALED	05/09/11	164,499
CBP7493	12/14/07	CBP7493	CD	COMMERCIAL REMODELING	02/29/08	FINALED	11/21/08	1,500,000

### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
06/27/23	GRANDE SENIOR LIVING LLC	U	UNQUALIFIED	N	SW	4318	1367	3	4,300,000
11/01/17	AMERICAN HEALTHCARE REIT, INC	M	MULTIPLE PAR	N	SW	3522	1386	74	14,720,000
08/01/13	NIC 4 THE GRANDE OWNER LLC	M	MULTIPLE PAR	N	SW	3029	1222	74	12,745,800
10/17/07	THE GRANDE LLC	D	DISQUALIFIED	N	WD	2495	0593		600,000
09/30/07	55 PONCE DE LEON LLC	S	SPLIT (REQUI	N	WD	2454	0428		1,100,000

### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
09/19/23	2024	196	9	VALUE ADJUSTMENT BOAR
01/14/22	2022	256	1	BUILDING PERMIT
02/22/18	2018	196	13	SALES REVIEW
09/16/15	2016	236	9	VALUE ADJUSTMENT BOAR
01/28/15	2015	197	1	BUILDING PERMIT
02/27/14	2014	197	13	SALES REVIEW

### PROPERTY APPRAISER NOTES

September 18 2015
THE GRANDE ASSISTED LIVING FACILITY
75 UNITS NORTH WING
STR 1 1ST 2ND & 3RD FLOOR
SEE KEY 143927 FOR PHASE TWO CONTAINING 78 UNITS