

Real Estate Assessment and Taxes (2012)							
Tax ID	Assessment Year	Assessed Value	Ad Valorem Tax Rate	Special Assessment	Taxes	Date Paid	Amount Paid
456241	2012	\$25,546	0.0172813	\$12	\$453.47	11/29/2012	\$435.33
456250	2012	\$24,911	0.0172813	\$12	\$442.49	11/29/2012	\$424.79
456269	2012	\$23,960	0.0172813	\$12	\$426.06	11/29/2012	\$409.02
456278	2012	\$23,071	0.0172813	\$12	\$410.70	11/29/2012	\$394.27
Totals		\$97,488		\$48	\$1,732.72		\$1,663.41

Taxes on the subject property were paid as of the date of this appraisal.

Zoning/Private Restrictions: The subject property lies within the PDP (MF) zoning district, under the authority of Hernando County. The planned development project (PDP) is a specialized zoning district which provides a level of density and/or intensity, and a list of permitted uses. A narrative description and a master plan are part of the PDP zoning. The master plan is a visual depiction of the general layout of the project in conformance with the PDP rules with any additional performance standards or specific deviations requested. The process for approval of a PDP zoning is through the zoning amendment process as provided for in this ordinance. This master plan must be reviewed and approved by the governing body. A planned-development project will allow the applicant of a project the flexibility, with governing body approval, to alter the standard requirements of the county. A applicant may also be able to deviate from the following specific requirements of the planned development project regulations after due public notice has been given: perimeter setbacks, parking requirements, building coverage, buffering and street design requirement. The board shall base its decision on the requested deviation based on the impact on the public in regards to the health, safety and welfare of the public. The governing body may increase or decrease the minimum standards provided herein in order to attain compatibility, protect natural resources or meet other public purpose goals. The planned development project shall be developed according to the approved master plan and supporting narrative and data. The master plan and narrative for a project must meet the minimum standards as provided herein. Failure to initiate substantial performance as indicated below shall render the master plan null and void. The intensity/density is retained under the zoning approval; however, a new master plan meeting the existing land development regulations shall be required. The process for receiving master plan approval shall be in the same manner as a zoning amendment application.

A list of the pertinent zoning regulations under this designation can be found in the following chart.

SITE DESCRIPTION

Site Description: The appraisers were provided with a survey for the subject property prepared by Nicholson Engineering Associates, Inc. and dated January 2006. We have included a copy of the survey in the addendum. We also relied on the real property record data maintained by Hernando County and our viewing in our description of the subject.

The subject contains 3.970± acres and has an irregular shape. To the south of the site is a retention area that is within a flood zone of high flood risk; however, the subject is within flood zone x, an area of low flood risk where flood insurance is not required. The site is accessible from Omaha Circle via Spring Hill Drive. Omaha Circle is a two-lane neighborhood roadway.

Environmental Issues: The appraisers were not provided with any environmental reports pertaining to the subject site and did not observe any suspicious materials on-site; thus, we are unaware of any adverse conditions impacting the subject. However, Herr Valuation Advisors, Inc. and its appraisers are not environmental experts and an environmental assessment is recommended if the client deems it necessary to determine whether any adverse conditions are present at the subject property.

Soil Conditions: This appraisal assumes that the subject's soils are suitable for development. The appraisal assumes that there are no sinkholes or other adverse soil conditions existing on the site.

Easements/Encroachments: The value estimates derived in this report assumes that there are no easements of a detrimental nature.

Property Taxes: Assessments and tax liabilities for the subject property are summarized in the table below. Generally, reassessment occurs annually, particularly when the real estate market is active, or economic conditions change substantially. Taxes are payable annually, in arrears, and are delinquent after March 31. Discounts are given for early payment, equating to 4% in the preceding November, 3% in December, 2% in January and 1% in February. The table below indicates the subject's 2012 assessment and taxes:

Zoning Summary	
Zoning Code	PDP (MF)
Current Use Legally Conforming	N/A
Zoning Change Intent & Purpose	A zoning change is unlikely. mentioned in the paragraph above
Zoning Description	all permitted uses in the R-3 district such as single-family, two-family, and multi-family dwellings; homes of six or fewer residents; and clubhouses in association with the development.
Zoning Requirements	
Current Density / Floor Area Ratio	N/A
Maximum Allowable Density / Floor Area Ratio	12 units per building
Minimum Lot Area (SF)	For multi-family: Three or more units is 12,000 sf plus 3,000 sf for each unit over the first two buildings.
Minimum Lot Width (Feet)	75
Front Setback (Feet)	25
Sides and Rear Setback (Feet)	75
Height Limit (Feet)	45
Parking Requirements	1.5 spaces/unit for up to two bedroom units and 2 spaces/unit for three bedroom units and larger.
Source: Hernando County Land Development Code Compiled by Herr Valuation Advisors, Inc.	

Zoning Analysis and Conclusions: The subject's use as Multifamily Land is a permitted use under the existing PDP (MF) zoning category. According to the broker, the subject was previously approved for development of up to 84 units, but he did explain that this was not completely verifiable since this is a bank owned property. According to Donna Singer with the Hernando County Zoning Department, the subject has been approved for development of a total of 92 units. Lots 19 - 20 are each approved for 24 units while Lot 22 is approved for 20 units. Donna Singer explained that the approvals are current and will remain current due to the new comprehensive plan that was developed for the county. The only reason the approvals would change is if the site was approved for development of additional units.

Neighborhood Description: Neighborhood boundaries are defined by determining the areas of complementary land uses in which social, economic, governmental, and environmental forces operate on properties, in the same way that they operate on the subject. Geographically, the subject's neighborhood can be defined by the boundaries listed below.

- Pasco County/Hernando County Line to the south
- Cortez Boulevard to the north
- Mariner Boulevard to the east
- US Highway 19 to the west

Major roads serving the subject neighborhood include the following:

Suncoast Parkway/SR 589 is a major north/south toll roadway beginning along the westerly side of Tampa International Airport and connecting Hernando County to Pasco and Hillsborough Counties to the south and Citrus County to the north. This raised highway runs north-south east of the subject property. The nearest access is 7.2 miles east at Spring Hill Drive or 9.2 miles southeast at County Line Road.

U.S. Highway 19 (Commercial Way) is a six-lane thoroughfare (with turn lanes) running through Hernando County. U.S. Highway 19 stretches through the entire length of the state of Florida and is primarily commercial in nature.

Spring Hill Drive (CR 574). Spring Hill Drive is four lane east/west roadway that begins at U.S. Highway 19 and extends easterly for approximately 13 miles to its terminus at U.S. Highway 41. The first sections of this roadway were constructed in the late 1960's as Spring Hill was being developed. Over the years it was widened and expanded to accommodate the growing residential population that expanded eastward. Today Spring Hill Drive is primarily improved with residential and some low intensity commercial development with higher intensity commercial development such as shopping centers at major intersections such as U.S. Highway 19, Mariner Boulevard, and Anderson Snow Road.

Cortez Boulevard/SR 50 is a four-lane roadway that runs east-west through most of Hernando County. This roadway extends westward from Downtown Brooksville to Weeki Wachee. Recent and proposed developments along Cortez Boulevard include a number of retail developments, restaurants, and a wide variety of general commercial uses.

The subject is located in Spring Hill, which is a mostly residential area with commercial uses concentrated along the major thoroughfares. Residential uses range from older properties to new construction and include single family homes, mobile home parks, apartment communities, and condominium/townhome communities. The heaviest concentrations of commercial uses are located along U.S. Highway 19. This highway includes numerous anchored and un-anchored retail centers, restaurants, free standing retail and office buildings, car dealerships, gas stations, etc.

Adjacent uses to the subject include an apartment complex and single-family residences to the north, a retention pond and single-family residences to the south, vacant land and Omaha Circle apartments to the east, and single-family residences and a small retail building with a daycare and offices to the northwest. Also, to the north of the subject along Spring Hill Drive is a retail center anchored by Save-A-Lot and other tenants include Hungry Howie's, the US Postal Service, Papa Cyde's Ice Cream, and a Walgreens outparcel to name a few.

Conclusion: The subject is located in an accessible area of Hernando County. The broad area features a variety of highway commercial uses supported by a developed area inhabited by a population attracted to relatively affordable housing. The market area benefits from easy access and an established residential base. The subject's immediate neighborhood did experience growth five to ten years ago, but has not experienced much new growth or development in past three to four years and therefore the neighborhood is in the stabilization stage of its life cycle. The commercial and residential real estate markets in the county as well as all over the state and the country experienced a significant decline from the peak years of 2005 – 2007 and currently while other counties to the south are showing signs of stabilization, Hernando County still has a large amount of properties undergoing foreclosure. It is estimated that this area is lagging behind and still experiencing signs of decline. However, when the market rebounds in the area the future outlook for Hernando County will be fair and will likely stabilize when economic conditions improve.

