

TOMMIE



Since 1952

DAWSON REALTY

Dracena

40 acres off of Dracena Dr with multiple access points available, (see below) no flood and currently zoned AR2. Backs up to the gated Royal Palm Estates and the non-gated Oak Wood Acres both are estate 1+ acre lot subdivision's that are highly sought after.

An estimated 40 one acre lots would be available after developing, Lots would require well and standard septic tank.

Provides privacy while being close to the Sun Coast Parkway and all amenities.

Would be a perfect location for a builder to do estate style homes on larger lots

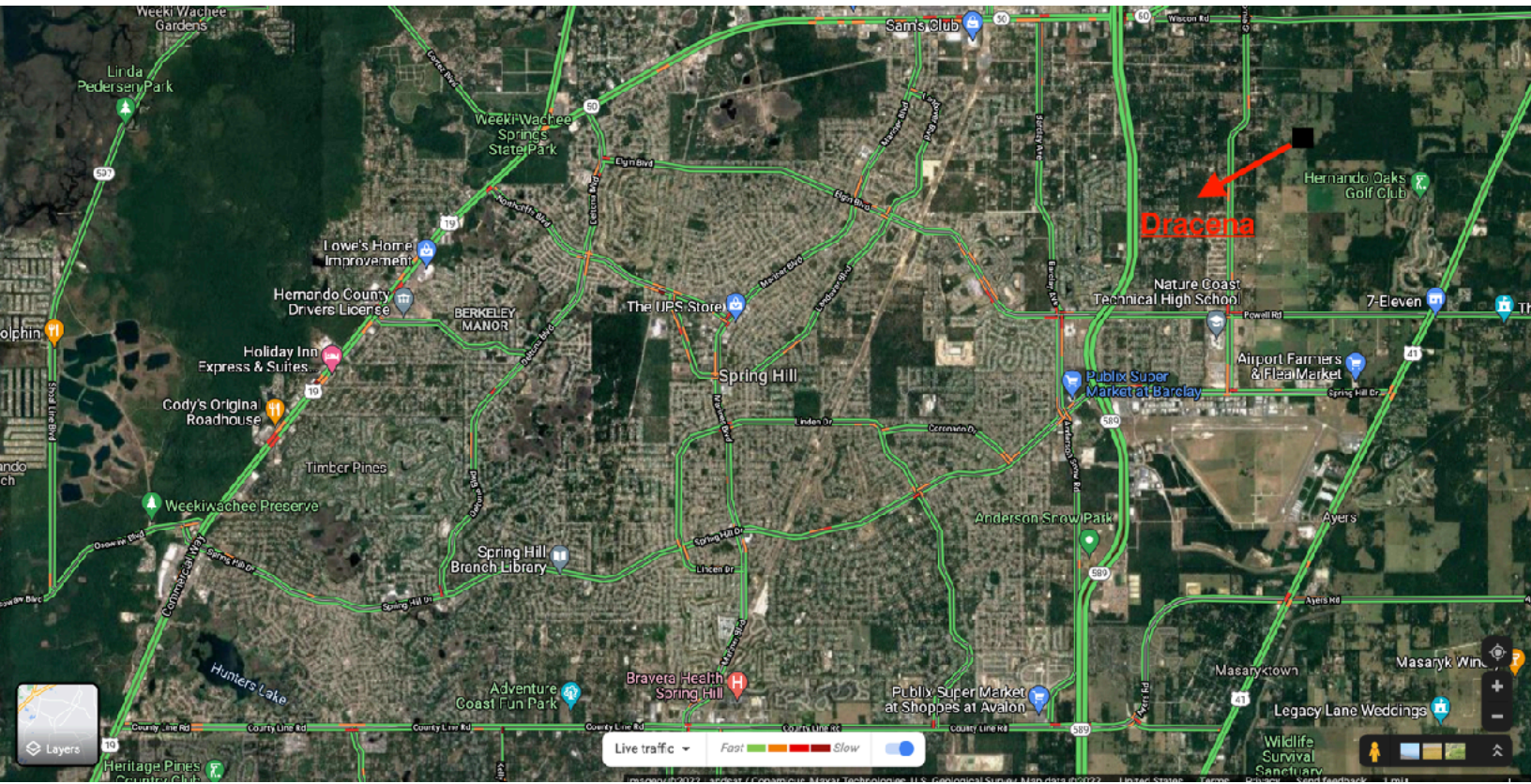
Investor to place the needed roads and sell off 1 acre lots as raw land. With an estimated price per lot between 90-100k

Asking Price: 1,400,000

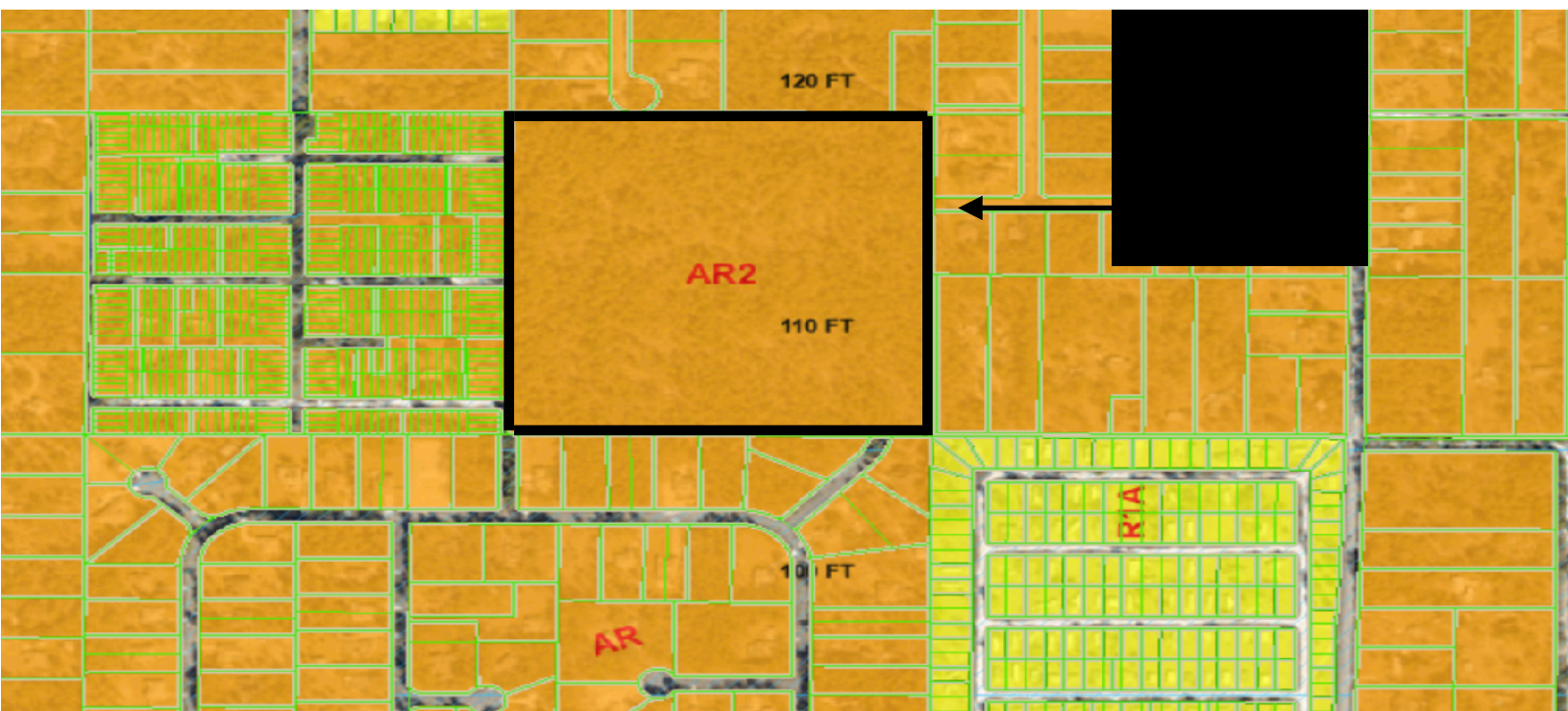
[Link: video](#)



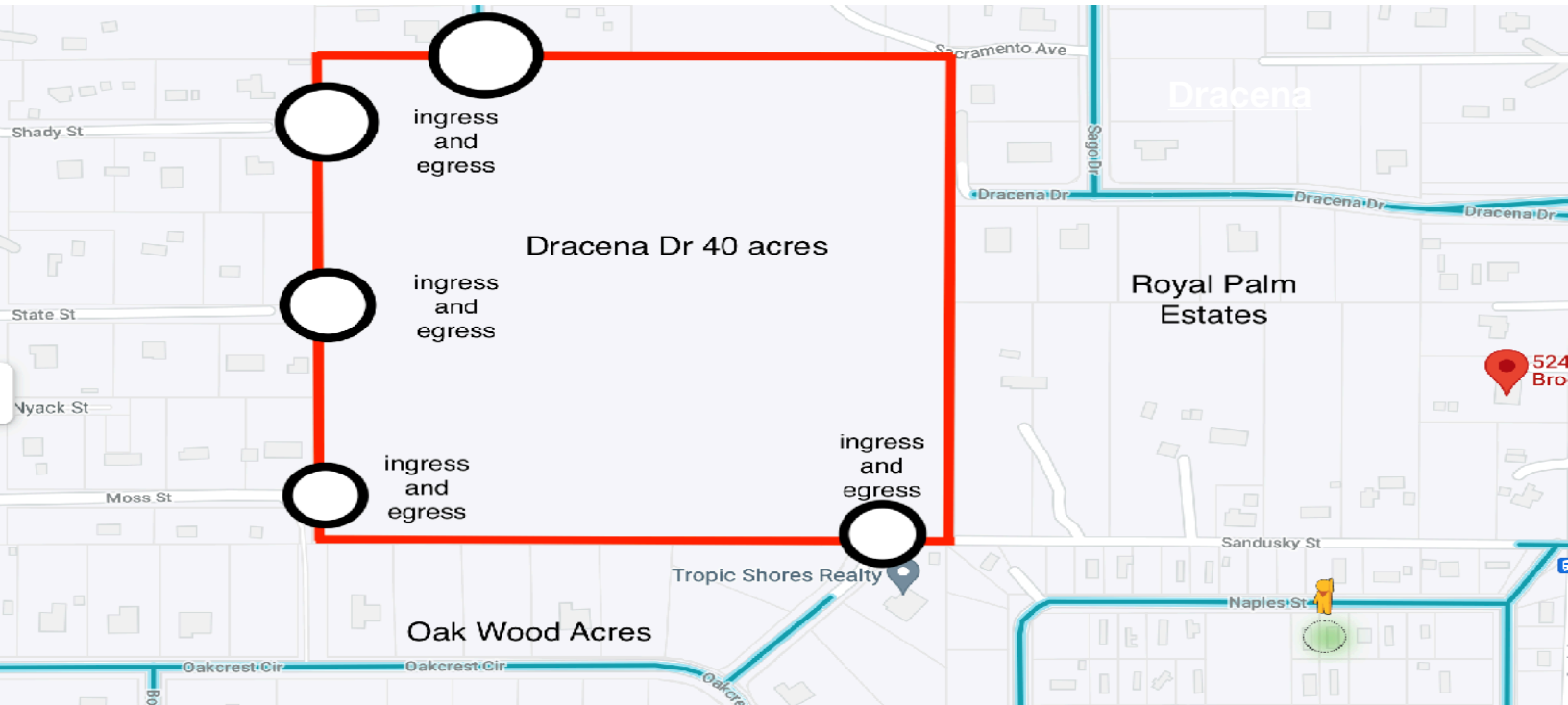
Surrounding Areas



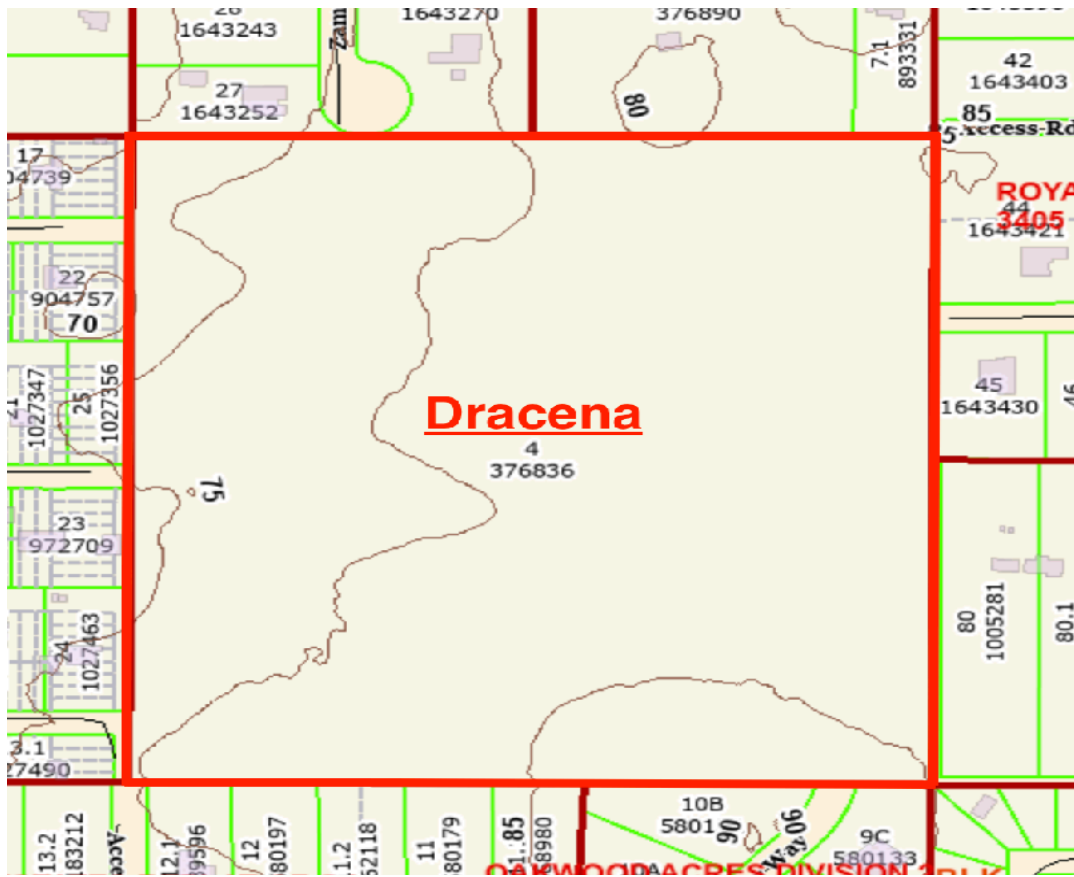
Zoning Map



Ingress and Egress



Topographic Map



Oakwood Acres Entrance

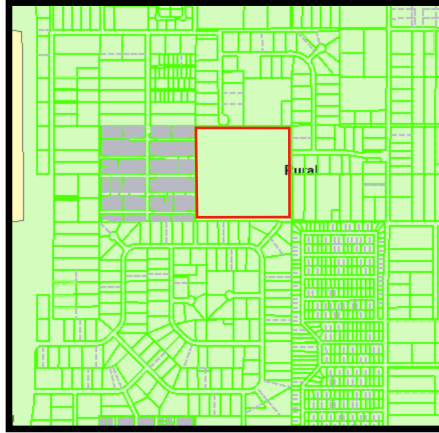


Royal Palm Estates Entrance

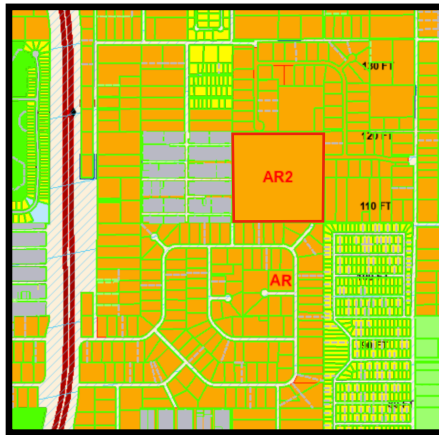


Current and future land use map

Tommie Dawson Realty

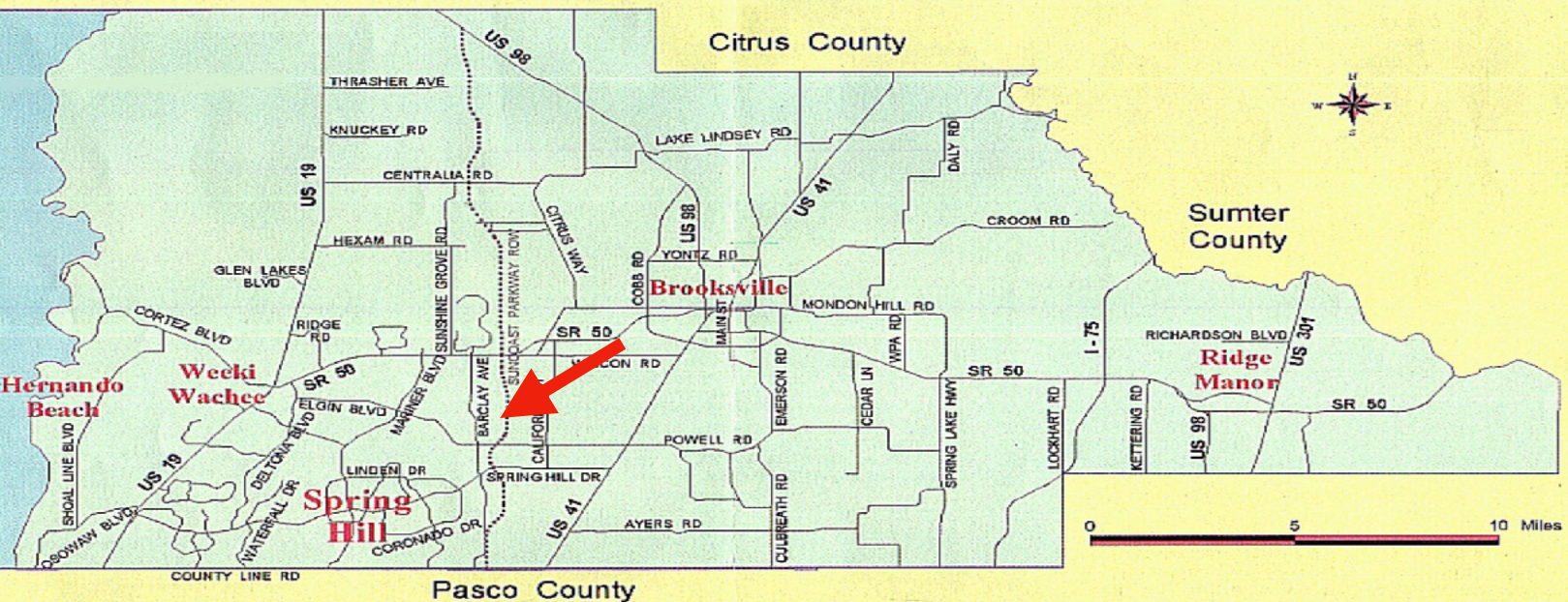


FUTURE LAND USE MAP
DESIGNATED "RURAL"



ZONING MAP
Zoned "AR"
Agriculture Residential
1 acre homesites

Hernando County, FL



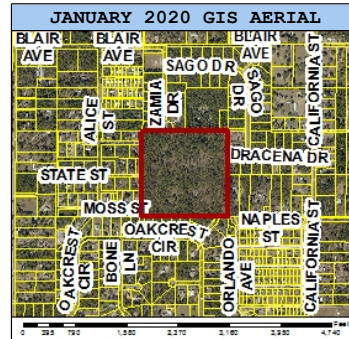


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2021 FINAL TAX ROLL

| | | | | | |
|-----------------|---------------------------|--------------------|-----------------------|------|---|
| KEY # | 00376836 | PRINTED | 02/21/22 | PAGE | 1 |
| PARCEL # | R01 423 18 0000 0040 0000 | SITUS | DRACENA DR | | |
| OWNER(S) | LOVEJOY OWEN R II | PARCEL DESCRIPTION | SW1/4 OF SW1/4 FRACTL | | |
| MAILING ADDRESS | 1752 AMBERWYND CIR W | UPDATED | 01/01/08 | | |
| 09/23/20 | PALMETTO FL 34221-5630 | | | | |

| MISCELLANEOUS PROPERTY INFORMATION | | |
|------------------------------------|-------|---------------------------|
| SQUARE FOOTAGE | | |
| ACRES | 40.00 | |
| AERIAL MAP | 61A | |
| JURISDICTION | C | COUNTY |
| LEVY CODE | CWES | COUNTY WIDE EMS |
| NEIGHBORHOOD | AC04 | AC AYERS RD/WISCON/PKWY E |
| SUBDIVISION | 0 | |
| DOR LAND USE | 54 | TIMBER NATURAL STAND |
| NON-AD VALOREM DIST1 | 36 | H.C. FIRE/RESCUE DISTRICT |
| | | |
| | | |
| | | |
| | | |



| 2021-02-00 PROPERTY VALUES | | | | |
|----------------------------|---------|------------------|---------|-----------------------------|
| | COUNTY | SCHOOL | SWFWMD | MUNICIPALITY |
| LAND | 336,000 | 336,000 | 336,000 | |
| BUILDINGS | + | 0 | 0 | |
| FEATURES AND OUT BUILDINGS | + | 0 | 0 | |
| JUST/MARKET VALUE | = | 336,000 | 336,000 | |
| VALUE PRIOR TO CAP | | 5,758 | 5,758 | |
| ASSESSED VALUE | | 5,758 | 5,758 | |
| EXEMPT VALUE | - | 0 | 0 | |
| TAXABLE VALUE | = | 5,758 | 5,758 | |
| CLASSIFIED USE LAND VALUE | 5,758 | AD VALOREM TAXES | 94.53 | NON-AD VALOREM TAXES 103.29 |

| LAND INFORMATION | | | | | | | | | | | |
|------------------|--------------|----|-----------|----------|---------|--------|-----------|-------|-------|---------|----------|
| CODE | DESCRIPTION | AG | LAST UPDT | CAP YEAR | EXC CAP | GRA DE | FRON TAGE | DEPTH | UNITS | MEASURE | ADJ RATE |
| 54 | NAT STDTIMBR | | Y 2009 | | Y | 5 | | | 40.00 | ACRES | 143.96 |
| 99 | ACREAGE | N | 2018 | | Y | 5 | | | 40.00 | ACRES | 8400.00 |
| | | | | | | | | | | | 336,000 |

| BUSINESSES ON PROPERTY | | | | ADDRESSES ON PROPERTY | |
|------------------------|---------------|-------|---------------|-----------------------|--|
| KEY # | BUSINESS NAME | NAICS | BUSINESS TYPE | SITUS | |
| | | | | DRACENA DR | |

| PROPERTY SALES | | | | | | | | | | |
|----------------|--------------------------|------|---------------|------|------|---------|---------|---------|---------|--|
| SALE DATE | NEW OWNER | CODE | DESCRIPTION | VAC? | INST | OR BOOK | OR PAGE | SALEGRP | VALUE | |
| 04/05/17 | LOVEJOY OWEN R II | D | DISQUALIFIED | Y | QC | 3459 | 0925 | 0 | 100 | |
| 03/08/10 | HANSEN VANESSA W CO-TTEE | X | DISQ SALE /RE | Y | SW | 2725 | 1552 | 0 | 100 | |
| 08/23/07 | HANSEN VANESSA W CO-TTEE | D | DISQUALIFIED | Y | WD | 2550 | 0524 | 0 | 100 | |
| 11/01/89 | WILLIAMS GLORIA S & | D | DISQUALIFIED | Y | WD | 0764 | 0200 | 0 | 100 | |
| 11/01/89 | WILLIAMS GLORIA S | Q | QUALIFIED | Y | WD | 0758 | 1588 | 0 | 130,000 | |
| 01/01/80 | KORNHISER HARRY ET UX | Q | QUALIFIED | Y | WD | 0372 | 0927 | 0 | 40,000 | |

Parcel Key: 00376836

Parcel #: R01 423 18 0000 0040 0000

[Previous Result](#)

Owner Information

Owner Name: LOVEJOY OWEN R II
Mailing 1752 AMBERWYND CIR W
Address: PALMETTO FL 34221-5630

Property & Assessment Values

Building: \$0 Assessed: \$5,758
Features: \$0 Exempt: \$0
Land: \$336,000 Capped: \$0
AG Land: \$5,758 Excl Cap: \$5,758
Market: \$336,000 Taxable: \$5,758

Property Information

Site Address: DRACENA DR
Description: SW1/4 OF SW1/4 FRACTL
DOR Code: (54) TIMBER NATURAL STAND
Levy Code: CWES Sec/Tnshp/Rng: 01-23-18
Subdivision:
Neighborhood: AC AYERS RD/WISCON/PKWY E (AC04)

Tax Information

AdValorem: \$94.53
NONAdValorem: \$103.29
Total For 2021: \$197.82
Total For 2020: \$193.49
Total For 2019: \$196.44
Total For 2018: \$191.79

[Real Time Tax Info](#) [Pay Taxes On-line](#)



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TRIM Property Card Street View Aerials

Land Sales Bldg Characteristics Extra Features Addresses Businesses Mobile Homes

| Land Use | Units | Value |
|--------------|-------------|---------|
| NAT STDTIMBR | 40.00 ACRES | 5,758 |
| ACREAGE | 40.00 ACRES | 336,000 |



parker@tommiedawson.com
Cell: 352-650-8186
Office: 352-796-4948

