

**Cross Property 360 Property View**

**312 W FORT DADE AVENUE, BROOKSVILLE, Florida 34601**

Listing

**U8173478 312 W FORT DADE AVE, BROOKSVILLE, FL 34601**



**County:** Hernando  
**Ownership:** Fee Simple  
**Annual Expenses:** 3,500  
**Annual Net Inc:** 9,500.00  
**Security Deposit:**  
**Building Name/#:**  
**Total Num Bldg:**1  
**Property Style:** Duplex  
**SqFt Source:** Public Records  
**Heated Area:** 1,280 SqFt / 119 SqM  
**New Construction:** No  
**Flood Zone Code:**X

**Status:** Active  
**List Price:** \$160,000  
**LP/SqFt:** \$125.00  
**Year Built:** 1960  
**Special Sale:** Auction  
**ADOM:** 11  
**CDOM:** 11  
**Total Units:** 2

**Proj Comp Date:**

Auction Property. Auction Property. Auction Property. Auction Property. Auction Property. DO NOT DISTURB TENANTS. Welcome to Brooksville! This 2-unit duplex with a split floor plan rents well! This property features Two 1 (one) bedroom/1 (One) bathroom unit The property is 100% occupied and ready to start generating a return on your investment right away! \*\*\*Auction will Run September 5th-15th, 2022\*\*\*. The listed price is a suggested price and is not reflective of the starting bid or the reserve. A buyer's premium of 5% is required. You must preregister on the auction site prior to being approved to view or bid on the auction You may schedule an appointment to view and perform due diligence on the property prior to the auction close. There will be a 5% buyers premium applied to the winning bid. \*\*\*All property information to be verified by buyers\*\*\*

**Baths Total:** 1      **Beds Total:** 1

Units	# Baths	# Beds	# of Units	# Occupied	Expected Rent	Sq Ft Heated	Garage Spcs	Garage Att.
<b>Type: 1 Bed/1 Bath</b>	1	1	2		\$650			

**Land, Site, and Tax Information**

**Legal Desc:** LAWS ADD TO BROOKSVILLE BLK 3 S120 FT OF THE E60 FT OF LOT 10 ORB 914 PG 873  
**Lot Dimensions:** 60x120      **Lot Size Acres:** 0.17      **Lot Size:** 7,200 SqFt / 669 SqM

**SE/TP/RG:** 22-22S-19E      **Zoning:** RESI      **Section #:** 22  
**Subdivision #:**      **Future Land Use:**      **Block/Parcel:** 3  
**Tax ID:** [R22-222-19-2650-0030-0100](#)      **Zoning Comp:**      **Front Exposure:**  
**Taxes:** \$1,651.78      **CDD:** No      **Tax Year:** 2021      **Lot #:** 10  
**Homestead:**      **Auction Type:** Reserve      **Plat Book/Page:** 1002-910  
**Other Exemptions:**      **Property Access:** Yes      **Buyers Premium:**5%  
**Auction Firm/Website:** <https://www.receivership-auctions.com>      **Flood Zone Code:** X      **Flood Zone Panel:**  
**Alt Key/Folio #:**      **Flood Zone Date:**      **Annual CDD Fee:**  
**Subdivison Name:** LAWS ADD TO BROOKSVL      **Additional Tax IDs:**  
**Additional Parcel:**No      **# of Parcels:**      **Tot Acreage:** 0 to less than 1/4  
**Floor #:**      **Building Elevator:**      **Waterfront Ft:** 0  
**Water Frontage:** No      **Water Name:**  
**Water Access:** No      **Water Extras:** No  
**Water View:** No

**Interior Information**

**A/C:** Central Air      **Flooring Covering:**      **Heated Area Source:** Public Records  
**Fireplace:** No      **Fireplace Desc:**      **Total Area:**  
**Heat/Fuel:** Central      **Security Feat:**      **Heated Area:** 1,280 SqFt / 119 SqM  
**Water:** Public      **Sewer:** Public Sewer  
**Interior Feat:** Other  
**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected  
**Individually Metered:**

**Exterior Information**

**Pool:** None      **Ext Construction:** Block  
**Garage:** No      **Gar Spcs:**      **Attached:**      **Garage Dim:**  
**Carpport:** No      **Carpport Spcs:**      **Roof:** Shingle  
**Ext Features:** Other  
**Foundation:** Stem Wall      **Road Surface Type:** Asphalt

**Green Features**

**Community Information**

**Master Assn/Name:** No      **Master Assn Fee:**      **Master Assn Ph:**  
**Housing for Older Per:** No      **FCHR Website:**      **Affidavit YN:**      **Expire Renewal Date:**

**Realtor Information**

**List Agent:** [Tony Kelly](#)      **List Agent ID:** 261550851      **List Agent Direct:** 863-287-4672  
**List Agent E-mail:** [tonyjmkellypa@gmail.com](mailto:tonyjmkellypa@gmail.com)      **List Agent Fax:** 727-521-7378      **List Agent Cell:** 863-287-4672  
**List Office:** [A BETTER LIFE REALTY](#)      **List Office Phone:** 727-521-7378      **List Office Fax:** 727-521-7378  
**List Office ID:** 260031862      **Call Center #:**  
**On Market Date:** 08/19/2022      **Original Price:** \$160,000      **LP/SqFt:** \$125.00  
**Owner:** EQUIALT FUND II LLC      **Owner Phone:**  
**Expiration Date:** 11/30/2022      **Representation:**

**Listing Type:** Exclusive Right To Sell  
**Listing Service Type:** Full Service  
**Spec List Type:** Exclusive Right To Sell  
**Single Agent:** 2%

**Distribute To:** Homes.com, HomeSnap, International MLS, Realtor.com  
**Bonus:**  
**Non-Rep:** 0%  
**Bonus Exp Date:**  
**Trans Broker:** 2%

**Dual Variable Compensation YN:**No  
**Showing Instructions:** Call Listing Agent

**Driving Directions:** Turn Left on W Ft Dade, Property is on the Right

**Realtor Remarks:** The listing will be held via website auction The property is for sale by Auction. Property to be sold to the highest bidder subject to seller's reserve and 3rd party approval. \*\*\*Auction will Run September 5th-15th, 2022\*\*\*. The listed price is a suggested starting price. A buyer's premium of 5% is required. You may schedule an appointment to view this property prior to the auction. You must preregister on the auction site prior to being approved to view or bid on the auction. <https://www.receivership-auctions.com> Remarks: Property In Federal Receivership. Please see the attachments for FAQ, and other disclosures if Applicable. \*\*ALL PROPERTY INFORMATION TO BE VERIFIED BY BUYERS\*\*\*

**Seller's Preferred Closing Agent**

**Closing Agent Name:**

**Phone:**

**Email:**

**Fax:**

**Address:** , Florida

**Closing Company Name:**

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