

INVESTMENT OPPORTUNITY

**84.37
ACRES**

Homosassa, Citrus County, Florida

HOLD FOR
APPRECIATION

2 Contiguous Parcels | Crystal Acres Area | Coastal Rivers Basin

February 2026 | Confidential Investment Memorandum

EXECUTIVE SUMMARY

84.37 AC

Total Land Area

\$155K

Assessed Value

**\$1,838/
AC**

Assessed Price

2 Parcels

Contiguous Lots

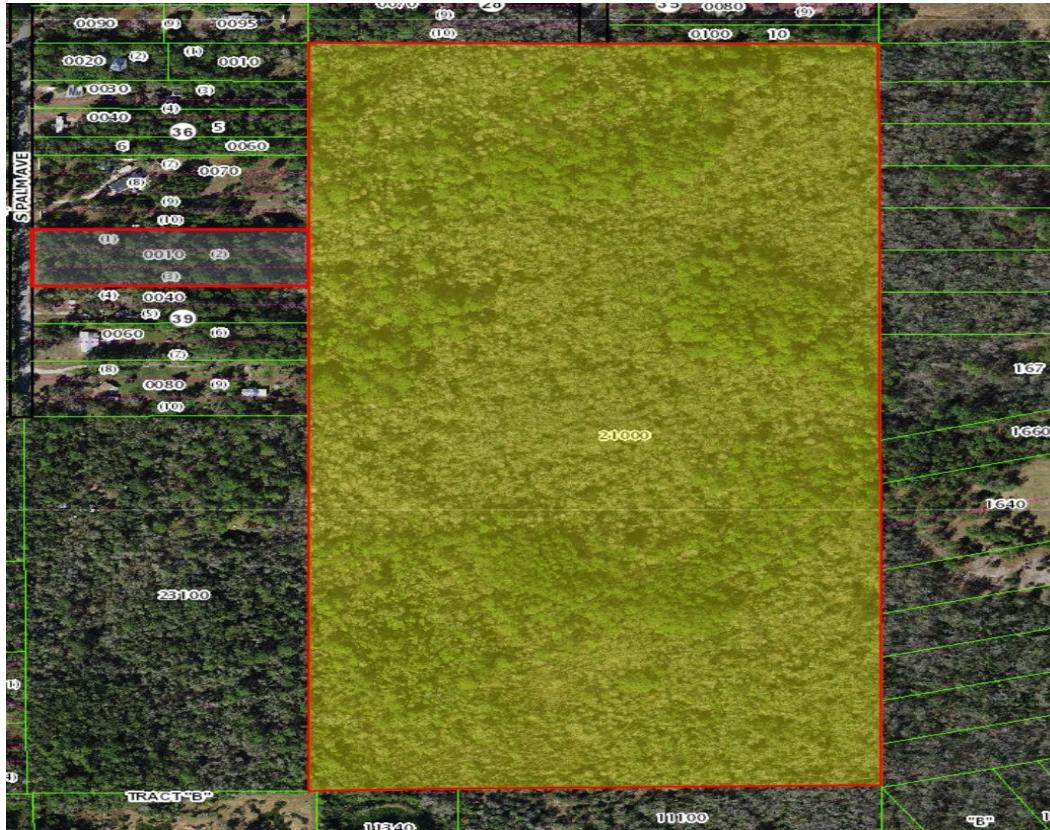
Investment Highlights

- Large assemblage in Crystal Acres / Crystal River Highlands area
- Strategic location near Homosassa Springs and Crystal River
- Low annual tax burden (~\$1,760/year combined)
- Long-term appreciation play with wetland mitigation potential
- Single ownership simplifies future transactions

PROPERTY OVERVIEW

Address:	S Palm Ave, Homosassa
City:	Homosassa, FL 34446
County:	Citrus County
Zoning:	LDRMH (Low Density Res)
Current Use:	Vacant / Non-Ag
Ownership:	Vatsala Sastry
Tax District:	Coastal Rivers Basin

PROPERTY AERIAL



KEY DETAILS

Total Acreage	84.37 AC
Usable Upland	~9.28 AC
Wetland Area	~75.09 AC
Road Access	S Palm Ave
Subdivision	Crystal Acres
Map Section	10-19S-17E
Tax ID #1	17E19S10 21000
Tax ID #2	17E19S100210

89% WETLAND CLASSIFICATION

PARCEL BREAKDOWN

Parcel ID	Acres	Just Value	Taxes	Classification
17E19S10 21000	81.37	\$110,150	\$1,273	Non-Ag / Wasteland
17E19S100210 00390	3.00	\$44,960	\$487	Vacant Residential
TOTAL	84.37	\$155,110	\$1,760	

Land Composition Analysis

Parcel 1 (81.37 AC)

- Usable Acreage: 6.28 AC (8%)
- Wasteland: 75.09 AC (92%)
- Zoning: LDRMH

Parcel 2 (3.00 AC)

- Crystal Acres 1st Addition (Platted)
- Block 39, Lots 1, 2 & 3
- Zoning: LDRMH - Buildable

MARKET ANALYSIS

Citrus County Land Values by Parcel Size

20-100 AC

\$11,250/AC

Large parcels

10-20 AC

\$15,000/AC

Mid-size tracts

5-10 AC

\$18,750/AC

Small farms

2-5 AC

\$28,125/AC

Hobby estates

Wetland Land Valuation

- Wetland/wasteland typically valued at \$500-\$2,000/acre
- Limited development potential without mitigation
- Conservation easement opportunities may exist
- Long-term value as development pushes into area
- Potential mitigation banking revenue stream

Florida Market Context

FL Farmland Avg:	\$10,403/AC
FL Farm Growth:	+13.4% YoY
Daily Net Migration:	1,000+ people
Citrus Co. Listings:	\$873M total
Conservation Demand:	Growing

VALUATION ANALYSIS

Blended Valuation Approach (84.37 Acres)

Component	Acres	\$/Acre	Value
Usable Upland (Parcel 1)	6.28	\$15,000	\$94,200
Platted Lots (Parcel 2)	3.00	\$15,000	\$45,000
Wetland / Wasteland	75.09	\$1,500	\$112,635
BLENDED TOTAL	84.37	\$2,984/AC	\$251,835

Value Scenarios

County Assessed \$155K \$1,838/ac	Conservative \$253K \$3,000/ac	Moderate \$337K \$4,000/ac	Aggressive \$422K \$5,000/ac
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OWNERSHIP & HISTORY

Current Ownership

Owner: Vatsala Sastry
Type: Individual
Mailing: 12306 Tradition Dr
City: Dade City, FL 33525

Sales History

Feb 2005:	\$1,200,000	<i>Multi-parcel</i>
Aug 2004:	\$250,000	<i>Multi-parcel</i>
Jul 1978:	\$125,000	<i>Original sale</i>

Investment Thesis: Long-Term Hold

- Hold for Appreciation: Florida's continued population growth (1,000+ daily) drives long-term land demand
- Wetland Banking: Conservation and mitigation credit markets provide alternative revenue potential
- Development Pressure: As buildable land becomes scarce, even constrained parcels gain strategic value
- Low Carry Cost: Annual taxes of ~\$1,760 make holding economically viable while awaiting opportunity

LOCATION & ACCESS

Distances from Property

Homosassa Springs **5 mi** 10 min

Crystal River **10 mi** 15 min

Inverness **20 mi** 25 min

Ocala **40 mi** 45 min

Tampa **70 mi** 1 hr 15 min

Regional Highlights

- Homosassa Springs Wildlife State Park
- Crystal River Manatee Tours
- Withlacoochee State Trail
- Gulf of Mexico Access (15 mi)
- Suncoast Parkway Extension Underway
- Growing Retirement Community

Access & Infrastructure

Road access via S Palm Avenue. Property is within Crystal Acres / Crystal River Highlands neighborhood. Tax district: Coastal Rivers Basin. Electric service available in area. Well and septic required for development.

DISCLOSURES

Important Disclosures

1. This presentation is for informational purposes only and does not constitute an offer to sell.
2. All financial projections and valuations are estimates based on publicly available data.
3. Wetland classification (75+ acres) significantly limits development potential without permits.
4. Prospective buyers should conduct independent due diligence including environmental assessment.
5. Property taxes and assessed values are subject to change upon transfer of ownership.
6. Agricultural exemptions are not transferable; new owners must apply for classifications.

Data Sources

Citrus County Property Appraiser | Prime Land Buyers | Saunders Real Estate | Florida Dept. of Revenue