



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01664933	PRINTED ON	07/07/25	PAGE	1
PARCEL #	R08 223 19 2434 0000 000C	SITUS	DIANTHA WAY		
OWNER(S)	HERNANDO OAKS MASTER ASSOCIATION INC C/O QUALIFIED PROPERTY MANAGEMENT	PARCEL DESCRIPTION	HERNANDO OAKS PHASE 3 TRACT C COMMON AREA		
MAILING ADDRESS UPDATED 06/09/25	5901 US 19 STE 7Q NEW PORT RICHEY FL 34652-2940	UPDATED 01/01/07			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	65,340	
ACRES	1.50	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	2431	HERNANDO OAKS
SUBDIVISION	2434	HERNANDO OAKS PHASE 3
DOR LAND USE	96	DRA, LIFT STAT, MARSH, BORROWPIT
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

GIS AERIAL



2022-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND				
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=			
VALUE PRIOR TO CAP				
ASSESSED VALUE				
EXEMPT VALUE	-			
TAXABLE VALUE	=			
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
96	NON-PROD AC	N	2015		Y				1.50	ACRES		150.00	225

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
DIANTHA WAY

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/16/19	HERNANDO OAKS MASTER ASSOCIATIO	D	DISQUALIFIED	Y	QC	3730	0336		100
11/13/13	BBX PARTNERS INC	D	DISQUALIFIED	Y	CT	3053	1610		100
01/01/07	HERNANDO OAKS MASTER ASSOC INC	S	SPLIT (REQUI	Y	WD	1984	0205		17,300,000

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/05/24	2024	256	21	VACANT
04/15/20	2020	236	21	VACANT
12/18/15	2016	248	21	VACANT
09/13/11	2011	195	21	VACANT
09/12/06	2007	197	17	5 YEAR REVIEW



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01664942	PRINTED ON	07/07/25	PAGE	1
PARCEL #	R08 223 19 2434 0000 000D	SITUS	GARSALASO CIR		
OWNER(S)	HERNANDO OAKS MASTER ASSOCIATION INC C/O QUALIFIED PROPERTY MANAGEMENT	PARCEL DESCRIPTION	HERNANDO OAKS PHASE 3 TRACT D COMMON AREA		
MAILING ADDRESS UPDATED 06/09/25	5901 US 19 STE 7Q NEW PORT RICHEY FL 34652-2940	UPDATED 01/01/07			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	3,611	
ACRES	0.10	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	2431	HERNANDO OAKS
SUBDIVISION	2434	HERNANDO OAKS PHASE 3
DOR LAND USE	96	DRA, LIFT STAT, MARSH, BORROWPIT
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

GIS AERIAL



2022-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	36	36	36	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=	36	36	
VALUE PRIOR TO CAP	36	36	36	
ASSESSED VALUE	36	36	36	
EXEMPT VALUE	-			
TAXABLE VALUE	=	36	36	
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
38	DRA, NON-PROD...	N	2015		Y				3,611.00	SQFT	.01	36

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
GARSALASO CIR

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/31/23	HERNANDO OAKS MASTER ASSOCIATIO	U	UNQUALIFIED	Y	QC	4264	0746		100
11/13/13	BBX PARTNERS INC	D	DISQUALIFIED	Y	CT	3053	1610		100
01/01/07	HERNANDO OAKS MASTER ASSOC INC	S	SPLIT (REQUI	Y	WD	1984	0205		17,300,000

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/05/24	2024	256	21	VACANT
04/15/20	2020	236	21	VACANT
12/18/15	2016	248	21	VACANT
09/13/11	2011	195	21	VACANT
09/12/06	2007	197	17	5 YEAR REVIEW

HERNANDO COUNTY, FLORIDA
PROPERTY RECORD CARD

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01665022	PRINTED ON	07/07/25	PAGE	1
PARCEL #	R08 223 19 2434 0000 000L	SITUS	CADIZ CT		
OWNER(S)	HERNANDO OAKS MASTER ASSOCIATION INC C/O QUALIFIED PROPERTY MANAGEMENT	PARCEL DESCRIPTION	HERNANDO OAKS PHASE 3 TRACT L		
MAILING ADDRESS UPDATED 06/10/25	5901 US 19 STE 7Q NEW PORT RICHEY FL 34652-2940	UPDATED 11/13/09	PRESERVATION AREA & CONSERVATION EASMT DES IN ORB 2694 PG 889		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	60,984	
ACRES	1.40	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	2431	HERNANDO OAKS
SUBDIVISION	2434	HERNANDO OAKS PHASE 3
DOR LAND USE	96	DRA/LIFT STAT,MARSH,BORROWPIT
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

GIS AERIAL



2022-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND				
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=			
VALUE PRIOR TO CAP				
ASSESSED VALUE				
EXEMPT VALUE	-			
TAXABLE VALUE	=			
CLASSIFIED LAND USE VALUE				

LAND INFORMATION															
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
96	NON-PROD AC	N	2014		Y				1.40	ACRES				150.00	210

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
CADIZ CT

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
07/16/19	HERNANDO OAKS MASTER ASSOCIATIO	D	DISQUALIFIED	Y	QC	3730	0336		100	
11/13/13	BBX PARTNERS INC	D	DISQUALIFIED	Y	CT	3053	1610		100	
01/01/07	HERNANDO OAKS MASTER ASSOC INC	S	SPLIT (REQUI	Y	WD	1984	0205		17,300,000	

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
01/05/24	2024	256	21	VACANT
04/15/20	2020	236	21	VACANT
12/18/15	2016	248	21	VACANT
09/13/11	2011	195	21	VACANT
09/12/06	2007	197	17	5 YEAR REVIEW



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01665031	PRINTED ON	07/07/25	PAGE	1
PARCEL #	R08 223 19 2434 0000 000M	SITUS	DIANTHA WAY		
OWNER(S)	HERNANDO OAKS MASTER ASSOCIATION INC C/O QUALIFIED PROPERTY MANAGEMENT	PARCEL DESCRIPTION	HERNANDO OAKS PHASE 3 TRACT M PRESERVATION AREA		
MAILING ADDRESS	5901 US 19 STE 7Q NEW PORT RICHEY FL 34652-2940	UPDATED	01/01/07		
UPDATED	06/10/25				

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	2,538	
ACRES	0.10	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	2431	HERNANDO OAKS
SUBDIVISION	2434	HERNANDO OAKS PHASE 3
DOR LAND USE	96	DRA, LIFT STAT, MARSH, BORROWPIT
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

GIS AERIAL



2022-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND				
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=			
VALUE PRIOR TO CAP				
ASSESSED VALUE				
EXEMPT VALUE	-			
TAXABLE VALUE	=			
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
38	DRA, NON-PROD... -	N	2014		Y				2,538.00	SQFT		.01	25

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
DIANTHA WAY

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/16/19	HERNANDO OAKS MASTER ASSOCIATIO	D	DISQUALIFIED	Y	QC	3730	0336		100
11/13/13	BBX PARTNERS INC	D	DISQUALIFIED	Y	CT	3053	1610		100
01/01/07	HERNANDO OAKS MASTER ASSOC INC	S	SPLIT (REQUI	Y	WD	1984	0205		17,300,000

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/05/24	2024	256	21	VACANT
04/15/20	2020	236	21	VACANT
12/18/15	2016	248	21	VACANT
09/13/11	2011	195	21	VACANT
09/12/06	2007	197	17	5 YEAR REVIEW



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2022 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01587562	PRINTED ON	07/07/25	PAGE	1
PARCEL #	R08 423 19 0000 0020 0070	SITUS	GRAND ENTRADA BLVD		
OWNER(S)	HERNANDO OAKS MASTER ASSOCIATION INC C/O QUALIFIED PROPERTY MANAGEMEN	PARCEL DESCRIPTION	2.8 ACRES MOL IN NE1/4 OF SW1/4 LYING S OF GRAND ENTRADA BLVD & N OF LOTS 211-215 OF HERNANDO OAKS EASMT DES IN ORB 2694 PG 883		
MAILING ADDRESS UPDATED 06/10/25	5901 US 19 STE 7Q NEW PORT RICHEY FL 34652-2940	UPDATED 11/13/09			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	121,968	
ACRES	2.80	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	2431	HERNANDO OAKS
SUBDIVISION	0	
DOR LAND USE	96	DRA, LIFT STAT, MARSH, BORROWPIT
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

GIS AERIAL



2022-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND				
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=			
VALUE PRIOR TO CAP				
ASSESSED VALUE				
EXEMPT VALUE	-			
TAXABLE VALUE	=			
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
96	NON-PROD AC	N	2010		Y				2.80	ACRES		150.00	420

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
GRAND ENTRADA BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/16/19	HERNANDO OAKS MASTER ASSOCIATIO	D	DISQUALIFIED	Y	WD	3730	0336		100
11/13/13	BBX PARTNERS INC	D	DISQUALIFIED	Y	CT	3053	1610		100
01/01/05	HERNANDO OAKS LLC	S	SPLIT (REQUI	Y	WD	1310	1929		2,070,000

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/18/24	2024	248	21	VACANT
05/15/20	2020	248	21	VACANT
12/18/15	2016	248	21	VACANT
09/13/11	2011	195	21	VACANT
10/24/03	2004	197	17	5 YEAR REVIEW

PROPERTY APPRAISER NOTES

August 04 2010
CONSERVATION EASEMENT IN FAVOR OF SWFWMD DATED 9/01/09
SCANNED INTO CORRESPONDENCE.
ZONED CPDP FOR 2007 FILE H-06-30