



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

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

KEY #	01180340	PRINTED ON	09/21/23	PAGE	1
PARCEL #	R33 223 18 2666 0000 0320	SITUS	13101 COUNTY LINE RD		
OWNER(S)	SEXTON HARBURG LLC	PARCEL DESCRIPTION	LINDEN RETREAT LOTS 32 & 33		
MAILING ADDRESS UPDATED 06/08/22	5203 COTO PL VALRICO FL 33596-8264	UPDATED 01/01/21			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	77,820	
ACRES	1.80	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	CCLR	COUNTY LINE RD
SUBDIVISION	2666	LINDEN RETREAT
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT
NON-AD VALOREM DIST2	195	WEST HERNANDO STREET LIGHTING M

January 2020 GIS AERIAL



2022-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	233,460	233,460	233,460	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	=	233,460	233,460	
VALUE PRIOR TO CAP		233,460	233,460	
ASSESSED VALUE		233,460	233,460	
EXEMPT VALUE	-			
TAXABLE VALUE	=	233,460	233,460	
CLASSIFIED LAND USE VALUE				

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRONTAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
10	COMM SQFT	N	2021		Y	2			77,820.00	SQFT				3.00	233,460

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
13101 COUNTY LINE RD

BUILDING PERMITS

APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1427550	10/22/21	1427550	WS	WALL SIGN	01/26/22	FINALED	03/17/22	3,578
1427542	10/22/21	1427542	S3	ON SITE SIGN	01/26/22	FINALED	03/17/22	9,000
1424987	09/14/21	1424987	EASE	EASEMENT USE	09/24/21	CLOSED		1
1420437	07/14/21	1420437	VAR	VARIANCE	02/28/22	CLOSED		1
1416956	05/25/21	1416956	GCCU	GEN COMM CEN UN 30,000	11/03/21	FINALED	03/16/22	485,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
06/08/22	SEXTON HARBURG LLC	Q	QUALIFIED	N	SW	4184	0455	58	3,308,700
09/29/21	PALMETTO SPRING HILL LINDEN DR	Q	QUALIFIED	Y	WD	4064	0764	80	400,000
12/01/90	HAMOU I N	D	DISQUALIFIED	Y	WD	0803	1952		100
12/01/90	HAMOU I N	M	MULTIPLE PAR	Y	WD	0803	1951		180,000
01/01/89	LINDEN RETREAT		INVALID CODE	N		----	----		



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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
12/13/22	2023	299	1	BUILDING PERMIT
04/15/20	2020	248	21	VACANT
12/17/15	2016	248	21	VACANT
09/08/11	2011	195	21	VACANT
04/24/02	2002	197	17	5 YEAR REVIEW
08/17/99	2000	195	4	AREA REAPPRAISAL

PROPERTY APPRAISER NOTES	
January 01 2020	
VACANT LAND	