

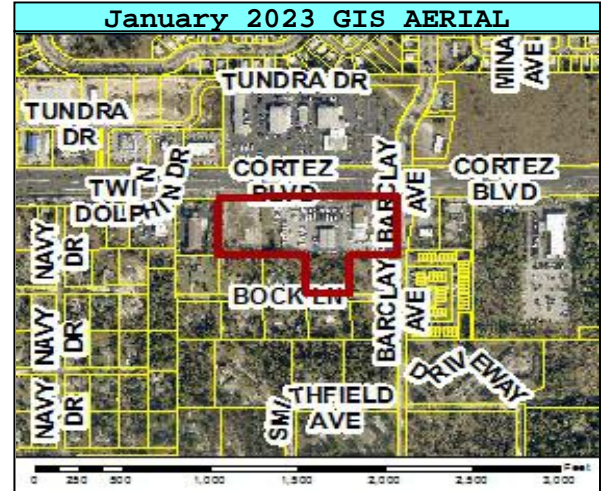


# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

**2023 FINAL TAX ROLL**

<b>KEY #</b>	00346860	<b>PRINTED ON</b>	03/08/24	<b>PAGE</b>	1
<b>PARCEL #</b>	R34 422 18 0000 0240 0000	<b>SITUS</b>	14240 CORTEZ BLVD		
<b>OWNER(S)</b>	REGISTER FAMILY LLC	<b>PARCEL DESCRIPTION</b>	THAT PART OF NE1/4 OF NW1/4 LYING S OF HWY 50 & W OF BARCLAY AVE DES IN ORB 2741 PGS 1653-1661		
<b>MAILING ADDRESS UPDATED</b>	9863 DOMINGO DR BROOKSVILLE FL 34601-5229 05/27/10	<b>UPDATED</b>	01/01/12		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	448,668	
ACRES	10.30	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50M	CORTEZ BLVD, HIGHPONT-PKWY
SUBDIVISION	0	
DOR LAND USE	27	AUTO SALES, REPAIR & STORAGE
NON-AD VALOREM DIST1	1	SOUTHWEST HERNANDO COUNTY GARBA
NON-AD VALOREM DIST2	36	H.C. FIRE/RESCUE DISTRICT



2023-02-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	
LAND	1,841,249	1,841,249	1,841,249		
BUILDINGS	+ 1,507,096	1,507,096	1,507,096		
FEATURES AND OUT BUILDINGS	+ 479,268	479,268	479,268		
JUST/MARKET VALUE	= 3,827,613	3,827,613	3,827,613		
VALUE PRIOR TO CAP	3,827,613	3,827,613	3,827,613		
ASSESSED VALUE	3,249,159	3,827,613	3,249,159		
EXEMPT VALUE	-				
<b>TAXABLE VALUE</b>	<b>= 3,249,159</b>	<b>3,827,613</b>	<b>3,249,159</b>		
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
11	COMMERCIAL AC	N	2019		Y	1			8.90	ACRES	193,600.00	1,723,040
99	ACREAGE	N	2022		Y	1			1.40	ACRES	84,435.00	118,209

BUILDING 03 INFORMATION									
NUMBER	3	YEAR BUILT	1978	CAP YEAR		STORIES	1.0		
CODE	46	DEPRECIATION %	29%	EXCL. FROM CAP?	Y	ROOMS	1		
DESC	AUTO SHOWROOM	ADD'l DEPREC.	0%			BEDROOMS	0		
L. UPDT	2021	OVERRIDE RATE				BATHROOMS	3		

BUILDING 03 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CARPET/HD TL	
ROOF STRUCTR		WD FR TRUSS	
ROOF COVER		COMP SHNG AB	
INTERIOR		DRY WALL	
HTG & AC		PKG HEAT/AIR	

BUILDING 03 AREAS								
CODE	BASE /AUX	CAP YEAR	EXC CAP	PERI RATE	METER SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
BAS	B		Y	214.00	1982.00	286,399	203,343	
OPF	A		Y	130.00	300.00	13,005	9,234	
SSA	B		Y	132.00	968.00	132,887	94,350	
OFA	B		Y	410.00	4016.00	609,308	432,609	
TOTAL					7,266.00	1,041,599	739,536	
ADJUSTED					7,209.00			
BASE					6,966.00			
AUXILIARY					300.00			

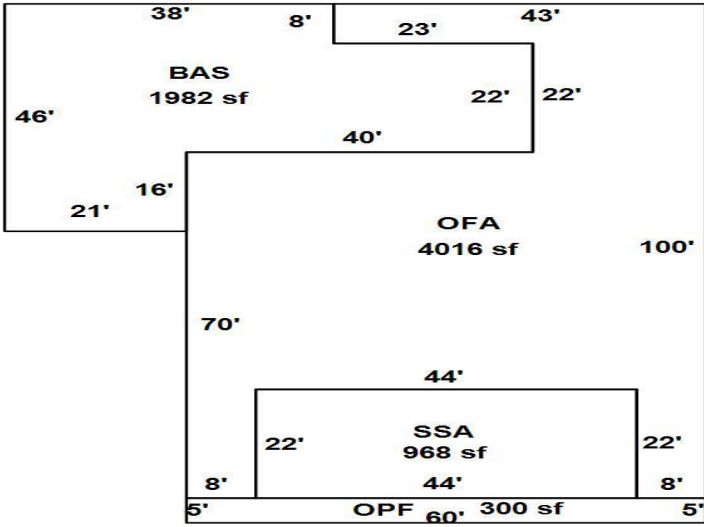


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2023 FINAL TAX ROLL

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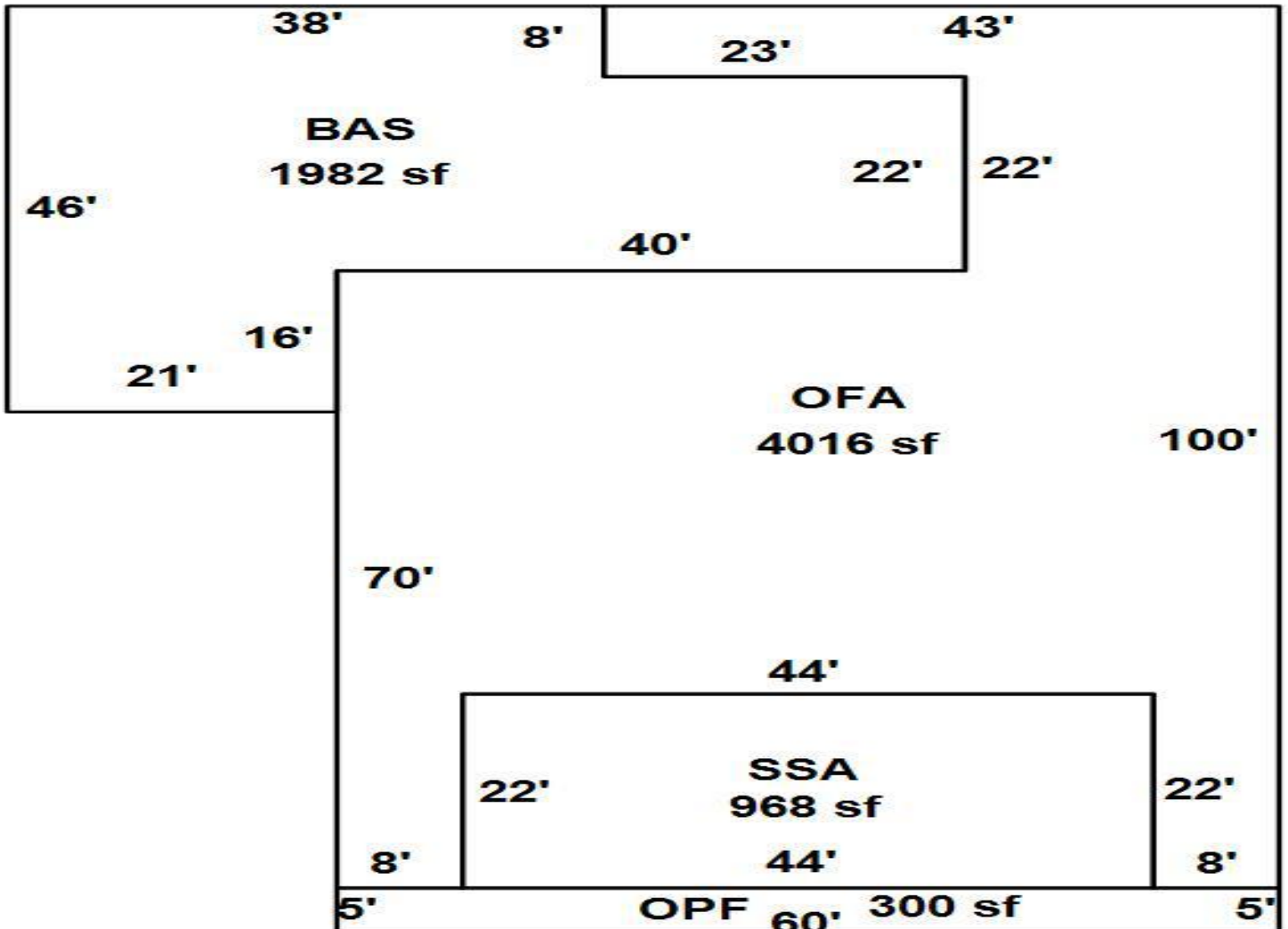
January 2021 BUILDING 03 DRAWING



January 2021 BUILDING 03 PHOTO



MAGNIFIED BUILDING 03 DRAWING

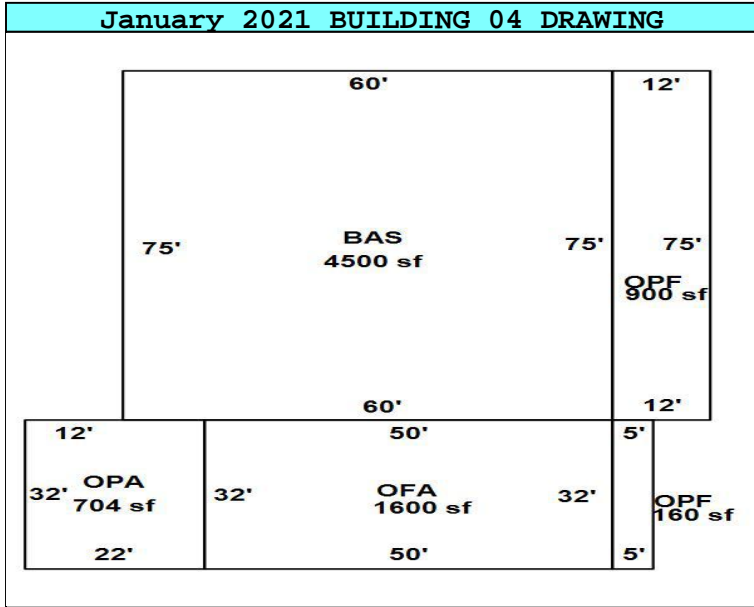


BUILDING 03 FEATURES													
CODE	DESCRIPTION				YEAR BUILT			WIDTH	LENGTH	UNITS		REPLACEMENT COST	DEPRECIATED VALUE
CF3-1	C/L FENCE 6FT+ W/BA				1980					380		2,964	2,964
DOH-1	DOOR, OVERHEAD, COMME				1995			6	6	36		173	173
PV3-1	PAVEMENT, ASPHALT C				1980			70	70	4900		13,230	13,230
PV3-2	PAVEMENT, ASPHALT C				1980			160	180	28800		77,760	77,760
PV3-3	PAVEMENT, ASPHALT C				1980			120	150	18000		48,600	48,600
PV3-4	PAVEMENT, ASPHALT C				1995			80	100	8000		21,600	21,600

BUILDING 04 INFORMATION									
NUMBER	4	YEAR BUILT	1995	CAP YEAR		STORIES	1.0		
CODE	23	DEPRECIATION %	27%	EXCL. FROM CAP?	Y	ROOMS	1		
DESC	SERVICE GARAGE-1	ADD'l DEPREC.	0%			BEDROOMS	0		
L.UPDT	2021	OVERRIDE RATE				BATHROOMS	0		

BUILDING 04 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		MTL/PREFN	
FRAME		RIGID FRAME	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CRT FINISH	
ROOF STRUCTR		TR/PURLIN	
ROOF COVER		PREFN METAL	
INTERIOR		UNFINISHED	
HTG & AC		UNIT HEAT	

BUILDING 04 AREAS									
CODE	BASE/AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
OFA	B		Y		164.00	1600.00	99,792	72,848	
OPF	A		Y		74.00	160.00	2,851	2,081	
OPF	A		Y		174.00	900.00	16,038	11,708	
BAS	B		Y		270.00	4500.00	267,300	195,129	
OPA	A		Y		108.00	704.00	4,182	3,053	
TOTAL						7,864.00	390,163	284,819	
ADJUSTED						6,568.00			
BASE						6,100.00			
AUXILIARY						1,764.00			



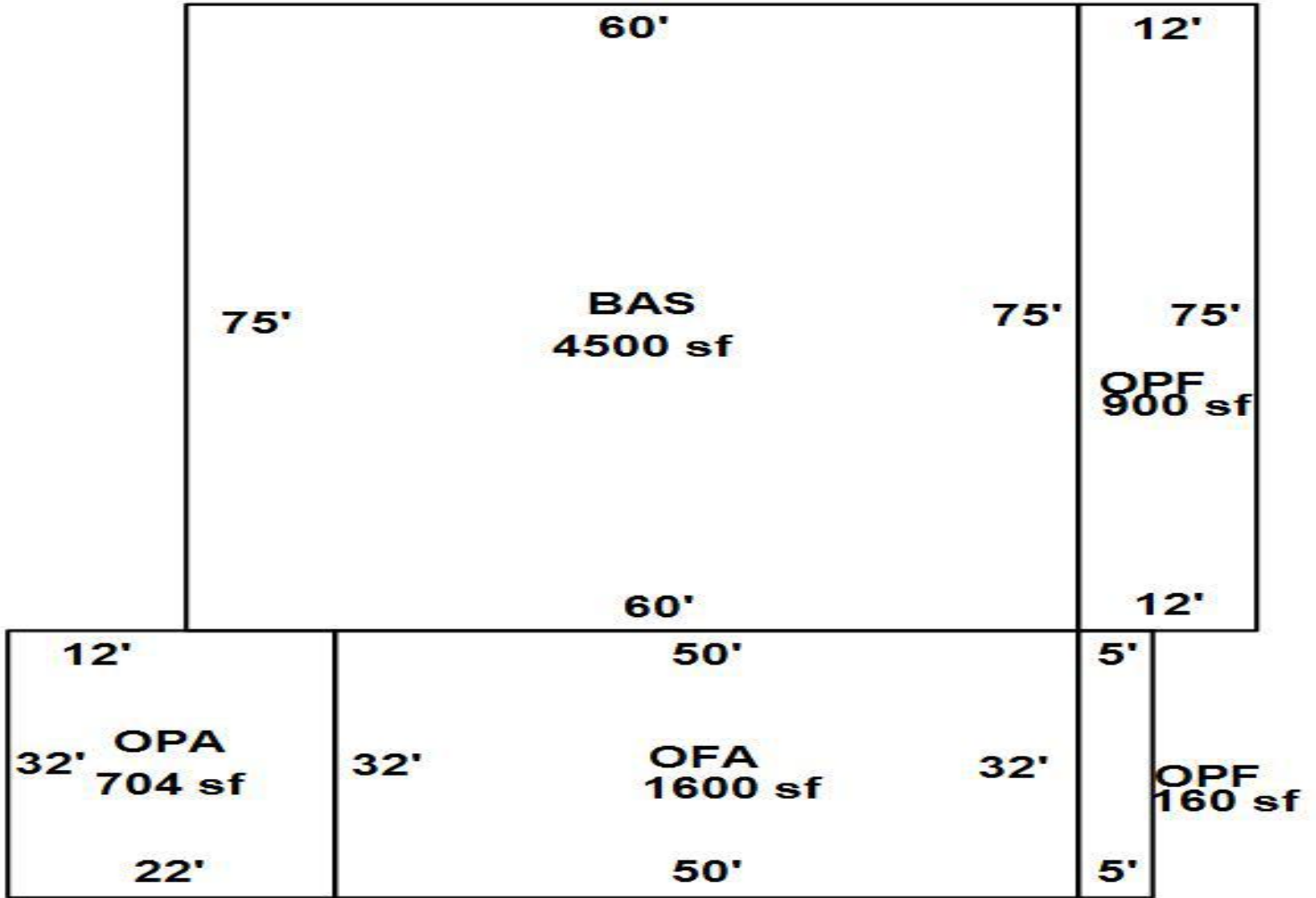


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## MAGNIFIED BUILDING 04 DRAWING



### BUILDING 04 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
DOH-1	DOOR, OVERHEAD, COMME	1995	10	12	120	576	576
DOH-2	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-3	DOOR, OVERHEAD, COMME	1995	10	12	120	576	576
DOH-4	DOOR, OVERHEAD, COMME	1995	10	12	120	576	576
DOH-5	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-6	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-7	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-8	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-9	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-10	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-11	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-12	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-13	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480
DOH-14	DOOR, OVERHEAD, COMME	1995	10	10	100	480	480

### BUILDING 05 INFORMATION

NUMBER	5	YEAR BUILT	2005	CAP YEAR		STORIES	1.0
CODE	23	DEPRECIATION %	17%	EXCL. FROM CAP?	Y	ROOMS	1



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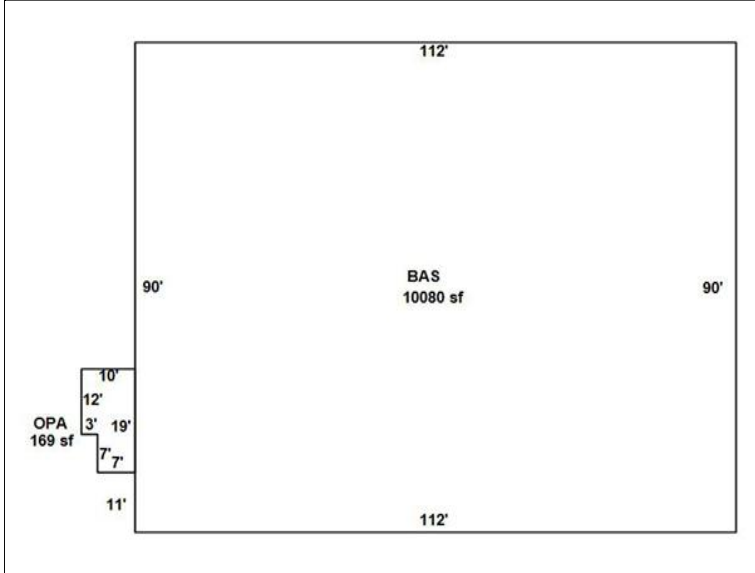
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DESC	SERVICE GARAGE-1	ADD'l DEPREC.	0%			BEDROOMS	0
L.UPDT	2021	OVERRIDE RATE				BATHROOMS	0

BUILDING 05 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		MTL/PREFN	
FRAME		RIGID FRAME	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CRT FINISH	
ROOF STRUCTR		TR/PURLIN	
ROOF COVER		PREFN METAL	
INTERIOR		UNFINISHED	
HTG & AC		NONE	

BUILDING 05 AREAS								
CODE	BASE /AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BAS	B		Y		404.00	10080.00	580,608	481,905
OPA	A		Y		58.00	169.00	973	808
TOTAL						10,249.00	581,581	482,713
ADJUSTED						10,097.00		
BASE						10,080.00		
AUXILIARY						169.00		

**January 2021 BUILDING 05 DRAWING**



**January 2021 BUILDING 05 PHOTO**



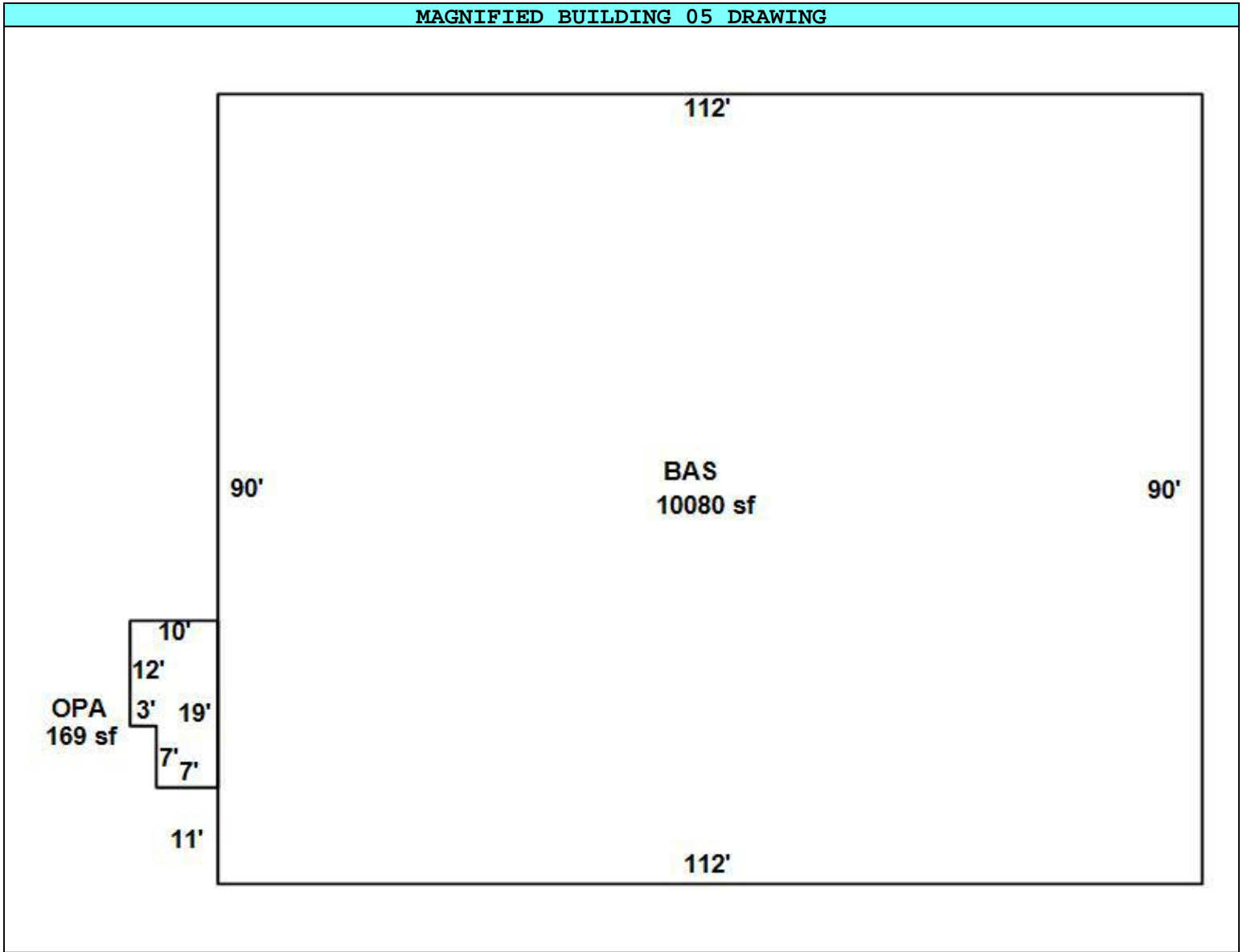


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## MAGNIFIED BUILDING 05 DRAWING



### BUILDING 05 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
DOH-1	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-2	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-3	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-4	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-5	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-6	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-7	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-8	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-9	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
DOH-10	DOOR, OVERHEAD, COMME	2005	14	14	196	941	941
PV3-1	PAVEMENT, ASPHALT C	2005			80200	216,540	216,540

### ADDRESSES ON PARCEL

### NON-RESIDENTIAL OCCUPANCY

SITUS	KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
14140 CORTEZ BLVD	01448259	MORRILL VICKIE L	541850	INDOOR AND OUTDOOR DISPLAY
14220 CORTEZ BLVD	00000000	VACANT/UNUSED		
14240 CORTEZ BLVD	00000000	VACANT/UNUSED		



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### BUILDING PERMITS

APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1402793	09/28/20	1402793	CF	COMMERCIAL REROOF	10/01/20	FINALED	11/06/20	31,814
1400066	08/11/20	1400066	CG	COMMERCIAL MECHANICAL	08/11/20	FINALED	08/20/20	6,480
1395079	05/29/20	1395079	ZFNC	ZP: FENCE COMMERCIAL	05/29/20	FINALED	06/08/20	2,456
1378069	06/26/19	1378069	CG	COMMERCIAL MECHANICAL	06/26/19	FINALED	07/19/19	7,050
1295770	04/23/14	1295770	CD	COMMERCIAL REMODELING	06/11/14	FINALED	07/14/14	1,500
1290289	11/13/13	1290289	CE	COMMERCIAL ELECTRIC	12/09/13	FINALED	12/12/13	900
1244751	04/30/10	1244751	S3	ON SITE SIGN	06/17/10	INACTIVE		20,000
1221314	03/27/08	1221314	C1	COMMERCIAL CARPORT	05/02/08	FINALED	05/08/08	6,180
1203686	01/16/07	1203686	CD	COMMERCIAL REMODELING	02/27/07	FINALED	03/02/07	4,500
1171379	08/04/05	1171379	WS	WALL SIGN	09/16/05	FINALED	09/23/05	2,000
1160898	04/05/05	1160898	CN	COMM. LAWN IRRIGATION	04/07/05	FINALED	09/22/05	2,120
1159812	03/22/05	1159812	CF	COMMERCIAL REROOF	03/23/05	FINALED	03/30/05	10,000
1119648	04/21/03	1119648	CG	COMMERCIAL MECHANICAL	04/21/03	FINALED	04/24/03	4,575
1115477	02/18/03	1115477	FU	FIRE SUPPRESSION SYSTEM	03/12/03	FINALED	03/13/03	8,500
1112565	12/20/02	1112565	CD	COMMERCIAL REMODELING	01/21/03	FINALED	03/14/03	42,000
1105311	07/26/02	1105311	WH	WAREHOUSE UN30000&UN36FT	11/19/03	FINALED	03/21/05	400,000
1084901	06/25/01	1084901	DS	DEMOLITION S F	06/25/01	FINALED	07/09/01	2,400
1043107	07/29/98	1043107	CZ	COMMERCIAL RESHINGLE	07/29/98	FINALED	08/11/98	1,250
1029539	07/14/97	0000000	TE	COMMERCIAL TENT		VOID		
1021504	11/27/96	1021504	TE	COMMERCIAL TENT	12/04/96	FINALED	06/24/97	
0065521	05/19/93	0022060	CU	CERT OF USE	05/19/93	VOID		
0024203	04/05/89	0125265	CU	CERT OF USE	04/05/89	FINALED	04/10/89	
0024154	03/15/89	0125245	CU	CERT OF USE	03/15/89	FINALED	03/29/89	
0024153	03/14/89	0125244	CU	CERT OF USE	03/15/89	FINALED	01/05/90	
0916816	01/02/85	8500007	IC	INVALID PERMIT CODE	01/02/85	FINALED	05/24/85	1,500

### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
05/06/10	REGISTER FAMILY LLC	D	DISQUALIFIED	N	WD	2741	1661	12	100
07/02/01	REGISTER MYRA NELL &	D	DISQUALIFIED	N	WD	1449	1154	12	100
03/10/99	REGISTER MAX & MYRA NELL &	D	DISQUALIFIED	Y	WD	1253	1729	12	200,000
07/01/84	KOWALSKY LEONARD	M	MULTIPLE PAR	N	WD	0554	0936		115,000
07/01/84	KLEVANA LEIGHTON Q	D	DISQUALIFIED	N	QC	0554	0935		100
01/01/80	KARLOVSKY BELLA L		INVALID CODE	N		----	----		

### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/29/21	2021	256	1	BUILDING PERMIT
08/27/20	2021	256	5	TRIM/TAXBILL REVIEW
04/02/19	2019	197	17	5 YEAR REVIEW
12/12/14	2015	197	1	BUILDING PERMIT
09/18/08	2009	197	1	BUILDING PERMIT
08/07/07	2008	197	1	BUILDING PERMIT
08/18/05	2006	197	1	BUILDING PERMIT
06/24/03	2004	197	1	BUILDING PERMIT
04/11/02	2002	197	1	BUILDING PERMIT
05/25/01	2001	197	17	5 YEAR REVIEW
07/07/98	1998	180	14	DESKTOP REVIEW
06/02/97	1997	176	14	DESKTOP REVIEW
03/14/94	1994	170	1	BUILDING PERMIT

### PROPERTY APPRAISER NOTES

January 01 2020
REGISTER RV SALES
STR3 SALES OFFICE
STR4 MAINTENANCE SHOP
STR5 NEW MAINTENANCE SHOP
STRS 6 & 7 REMVD FOR 2020