



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2024 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00154594	PRINTED ON	05/01/25	PAGE	1
PARCEL #	R12 223 16 1890 0190 0130	SITUS	3273 MANGROVE DR		
OWNER(S)	WALLER FERRIS S SR TTEE	PARCEL DESCRIPTION	GULF COAST RETREATS UNIT 1 BLK 19 LOT 13		
MAILING ADDRESS	1031 MCGEE RD	UPDATED	01/01/00		
UPDATED	PLANT CITY FL 33565-5123				
03/15/11					

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	8,683	
ACRES	0.20	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	GF01	GULF FRONT ZONE 1
SUBDIVISION	1890	GULF COAST RET UNIT 1
DOR LAND USE	01	SINGLE FAMILY
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT
NON-AD VALOREM DIST2	65	HERNANDO BEACH - SHOAL LINE BLV
NON-AD VALOREM DIST3	99	SOLID WASTE DISPOSAL MSBU

January 2023 GIS AERIAL



2024-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWEFMD	MUNICIPALITY
LAND	400,569	400,569	400,569	
BUILDINGS	138,024	138,024	138,024	
FEATURES AND OUT BUILDINGS	15,541	15,541	15,541	
JUST/MARKET VALUE	554,134	554,134	554,134	
VALUE PRIOR TO CAP	554,134	554,134	554,134	
ASSESSED VALUE	425,995	554,134	425,995	
EXEMPT VALUE				
TAXABLE VALUE	425,995	554,134	425,995	
CLASSIFIED LAND USE VALUE				

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC	GRA	FRON	DE	TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
02	RESIDENTIAL	N	2018		Y						8,683.00	SQFT	44.23	384,049
S4	SEAWALL, CONC POURE	N	2002		Y						118.00	UNITS	140.00	16,520

BUILDING 01 INFORMATION

NUMBER	1	YEAR BUILT	1962	CAP YEAR		STORIES	2.0
CODE	01	DEPRECIATION %	56%	EXCL.FROM CAP?	Y	ROOMS	5
DESC	SINGLE FAMILY RESIDENCE	ADD'l DEPREC.	0%			BEDROOMS	2
L.UPDT	2021	OVERRIDE RATE				BATHROOMS	2

BUILDING 01 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		STILTS	
EXTERIOR WAL		SIDE AVG	
FRAME		2X4 WOOD FRM	
FLOOR SYSTEM		WOOD	
FLOOR COVER		CARPET	
ROOF STRUCTR		GABLE HIP	
ROOF COVER		PREFN METAL	
INTERIOR		DRY WALL	
HTG & AC		PKG HEAT/AIR	

BUILDING 01 AREAS

CODE	BASE	CAP	EXC	PERI	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BAS	B		Y	170.00	1378.00	173,573	76,372
EPF	A		Y	80.00	300.00	30,231	13,302
BAS	B		Y	102.00	494.00	62,224	27,379
OPU	A		Y	136.00	1092.00	27,507	12,103
EPF	A		Y	60.00	200.00	20,154	8,868
				TOTAL	3,464.00	313,689	138,024
				ADJUSTED	2,490.00		
				BASE	1,872.00		
				AUXILIARY	1,592.00		



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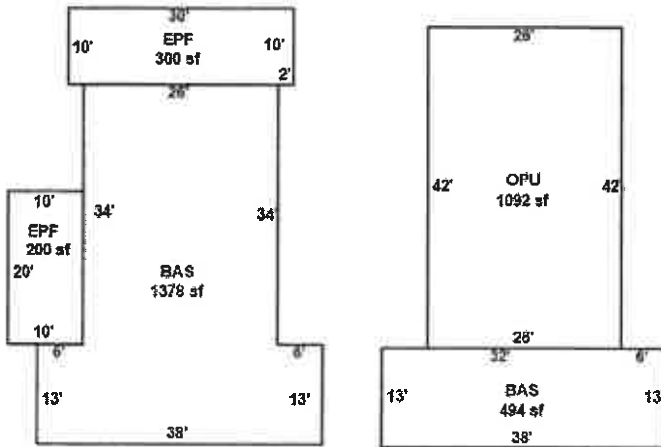
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January 2021 BUILDING 01 DRAWING



January 2021 BUILDING 01 PHOTO



BUILDING 01 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
DW-1	DETACHED UTIL, W/O	1983	10	20	200	1,200	360
FP1-1	FIREPLACE, SM-MED/S	0			1	1,800	1,800
PT2-1	PATIO, CONCRETE	0	28	60	1680	6,048	6,048
PV1-0	PAVEMENT, CONCRETE	1962	10	34	340	1,224	1,224
SP1-1	POOL, GUNITE/CONCRE	0	12	18	216	12,517	3,756
UTW-1	UTILITY, DETACHED,	1993	8	12	96	1,382	276
UTW-2	UTILITY, DETACHED,	2016	8	10	80	1,152	853
WDK-1	WOOD DECK	1993	34	30	1020	6,120	1,224

BUSINESSES ON PROPERTY

KEY # BUSINESS NAME NAICS BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS

3273 MANGROVE DR

BUILDING PERMITS

APPLIC #	APP DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1459855	04/12/23	1459855	SE	SEAWALL	06/19/24	FINALED	02/10/25	78,500
1261558	08/31/11	1261558	RR	REEROOF	09/09/11	FINALED	11/03/11	13,489
1240846	01/14/10	1240846	UE	UPGRADE ELECTRIC	01/15/10	FINALED	01/26/10	800
0077719	05/26/93	9305203	FN	FENCE	05/26/93	FINALED	06/03/93	494
0074847	04/15/93	9303381	TD	DAMAGE REP (STORM/OTHER)	04/15/93	FINALED	07/19/93	4,958
0072001	12/03/92	9209280	SC	SCREEN ROOM	12/15/92	FINALED	12/28/92	4,100
0071602	10/27/92	0000000	GR	GLASS ROOM/SUNROOM		VOID		
0006658	07/13/87	8705312	HA	RESIDENTIAL HTG/AIR	07/13/87	FINALED	07/15/87	
0903271	10/29/86	8607671	DO	DOCK	11/04/86	FINALED	01/05/90	995

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/05/08	WALLER FERRIS S SR TTEE	D	DISQUALIFIED	N	QC	2803	1098		100
11/16/98	WALLER FERRIS S	D	DISQUALIFIED	N	WD	1231	0804		135,000
12/01/87	CARLINI EDITH E	Q	QUALIFIED	N	WD	0672	1763		160,000
10/01/86	TRIARCHIS JOHN & ROSITA M	Q	QUALIFIED	N	WD	0626	0739		65,000
05/01/86	LIBERTY SAVINGS AND LOAN	D	DISQUALIFIED	N	CT	0610	0262		71,300
03/01/82	DICKMYER RICHARD E & MARY J	Q	QUALIFIED	N	WD	0499	1879		87,000
01/01/80	ABARE HELENE E	D	DISQUALIFIED	N		----	----		

PROPERTY APPRAISER INSPECTIONS

INSP DATE	ROLL	EMPL	CODE	REASON
05/17/21	2021	197	17	5 YEAR REVIEW
04/06/17	2017	176	18	OFFICE DISCOVERY



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12/04/14	2015	176	17	5 YEAR REVIEW
01/14/09	2009	176	17	5 YEAR REVIEW
07/26/05	2006	118	17	5 YEAR REVIEW
04/10/02	2002	118	17	5 YEAR REVIEW