

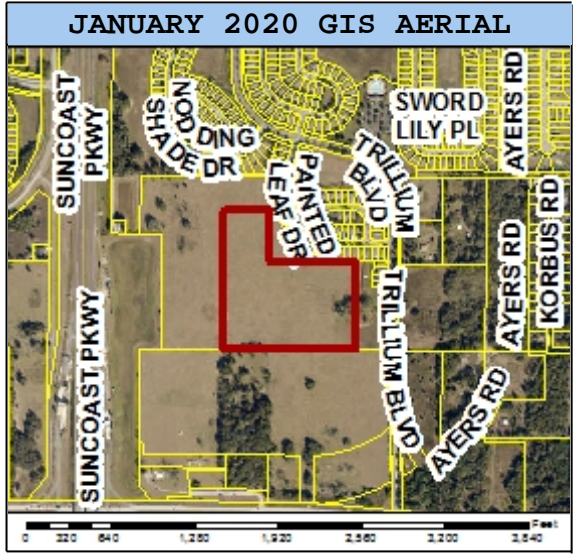
# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

## 2022 FINAL TAX ROLL

KEY #	01664434	PRINTED	10/26/22	PAGE	1
PARCEL #	R35 423 18 0000 0200 0010	SITUS	TRILLIUM BLVD		
OWNER(S)	S&C TRILLIUM LLC	PARCEL DESCRIPTION	36.8 ACRES MOL IN SW1/4 DES IN ORB 2185 PG 440 LESS A TR 468X884X168X439X994X249X356 X1071 FT MOL AS DES IN ORB 4110 PG 433		
MAILING ADDRESS UPDATED 11/18/14	1268 BAYSHORE BLVD DUNEDIN FL 34698-4213	UPDATED	01/01/22		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	18.70	
AERIAL MAP	63C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC07	AC SPRING HILL AREA
SUBDIVISION	0	
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2022-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	1,527,790	1,527,790	1,527,790	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	1,527,790	1,527,790	
VALUE PRIOR TO CAP		1,527,790	1,527,790	
ASSESSED VALUE		1,527,790	1,527,790	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	1,527,790	1,527,790	
CLASSIFIED USE LAND VALUE	0			

LAND INFORMATION														
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
22	MULTI FAM AC	N	2022		Y	3			18.70	ACRES			81700.00	1,527,790

STAND-ALONE FEATURES AND OUT BUILDINGS													
CODE	DESCRIPTION				YEAR BUILT		WIDTH	LENGTH	UNITS			REPLACEMENT COST	DEPRECIATE VALUE
BWF-1	BARBED WIRE FENCE				1990				3820			0	0

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
TRILLIUM BLVD	

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
07/01/13	S&C TRILLIUM LLC	D	DISQUALIFIED	Y	SW	3019	1484	0	725,000	
06/08/12	FL TIMBERLANDS 2 LLC	D	DISQUALIFIED	Y	SW	2917	1147	0	1,987,200	



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### PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/12/06	LANDSHORE SUNCOAST PARTNERS LL	Q	QUALIFIED	Y	WD	2185	0440	0	6,800,000
01/01/06	INVESTCO PROPERTIES LLC	S	SPLIT (REQUIR	N	WD	2120	0591	0	6,519,800

### PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
12/30/21	2022	196	015	GREEN BELT REVIEW
05/26/20	2020	196	015	GREEN BELT REVIEW
04/29/20	2020	196	017	5 YEAR REVIEW
05/04/16	2016	196	015	GREEN BELT REVIEW

### PROPERTY APPRAISER NOTES

JANUARY 01 2022
VACANT LAND