

Kelly Trout

From: Diane Obney <dobney@att.net>
Sent: Monday, March 3, 2025 9:39 AM
To: Kelly Trout
Subject: Obney Fire Assessment

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Hello Kelly,

As per our conversation this morning, I am emailing you regarding the fire assessment charges for the property at 12452 Barrow Street Spring Hill 34609. My husband and I purchased this property in July of 2023 for the use of a private residence. It has not been used as an assistant living facility since and is not a business of any type. Please let me know if you need any additional information. Your assistance in getting the assessment reduced is greatly appreciated.

Key number - 1028685.

Thank you,

Diane Obney

Real Estate Account #R32-323-17-5110-0688-0030

Certified Roll Owner: OBNEY DANIEL
OBNEY DIANE

Situs: 12452 BARROW ST
SPRING HILL 34609

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)
Homestead Exemption



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2024 Annual Bill

HERNANDO COUNTY TAX COLLECTOR Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	1028685	—	CWES	\$0.00	PAID Print (PDF)

If paid by: Nov 30, 2024
Please pay: \$1,818.56

Combined taxes and assessments: \$1,894.33

PAYMENTS MUST BE MADE IN US FUNDS.

[Apply for the 2025 installment payment plan](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
BCC GENERAL FUND	6.4497	\$94,663.00	\$50,000.00	\$44,663.00	\$288.06
BCC TRANSPORTATION TRUST	0.8091	\$94,663.00	\$50,000.00	\$44,663.00	\$36.14
BCC COUNTY HEALTH	0.1102	\$94,663.00	\$50,000.00	\$44,663.00	\$4.92
HERNANDO COUNTY SCHOOL BOARD	3.0230	\$94,663.00	\$25,000.00	\$69,663.00	\$210.59
BPI DISCRETIONARY	0.7480	\$94,663.00	\$25,000.00	\$69,663.00	\$52.11
BPI CAPITAL OUTLAY	1.5000	\$94,663.00	\$25,000.00	\$69,663.00	\$104.49
BPI OPERATIONAL VOTED	1.0000	\$94,663.00	\$25,000.00	\$69,663.00	\$69.66
EMERGENCY MEDICAL SVCS MSTU	0.9100	\$94,663.00	\$50,000.00	\$44,663.00	\$40.64
STORMWATER MANAGEMENT MSTU	0.1139	\$94,663.00	\$50,000.00	\$44,663.00	\$5.09
SWFWMD COUNTY WIDE	0.1909	\$94,663.00	\$50,000.00	\$44,663.00	\$8.53
Total Ad Valorem Taxes	14.8548				\$820.23

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
SOUTHWEST HERNANDO COUNTY GARBAGE COLLECTION MSBU	@ 1.0000	\$202.56
H.C. FIRE/RESCUE DISTRICT	@ 1.0000	\$759.50
SPRING HILL MUNICIPAL STREET LIGHTING SERVICE UNIT	@ 1.0000	\$14.00

SPRING HILL MUNICIPAL STREET LIGHTING SERVICE UNIT	@ 1.0000	\$14.00
SOLID WASTE DISPOSAL MSBU	@ 1.0000	\$98.04
Total Non-Ad Valorem Assessments		\$1,074.10

Parcel Details

Certified Roll Owner:	OBNEY DANIEL OBNEY DIANE	Account	R32-323-17-5110-0688-0030	Assessed value:	\$94,663
Certified Roll Owner Address:	12452 BARROW ST SPRING HILL, FL 34609-4904	Alternate Key	1028685	School assessed value:	\$94,663
Situs:	12452 BARROW ST SPRING HILL 34609	Millage code	CWES - COUNTY WIDE EMS		
		Millage rate	14.8548		

2024 TAX AMOUNTS		LEGAL DESCRIPTION	LOCATION	
Ad valorem:	\$820.23	SPRING HILL UNIT 11 BLK 688 LOT 3	Range:	18
Non-ad valorem:	\$1,074.10		Township:	23
Total Discountable:	\$1,894.33		Section:	21
Total tax:	\$1,894.33		Neighborhood:	5110
			Block:	0688
			Lot:	0030
			Use code:	1

EXEMPTIONS	
HOMESTEAD	\$25,000
ADDITIONAL HOMESTEAD	\$25,000
PORTABILITY	\$0

Hernando County Tax Collector