



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

**2024 FINAL TAX ROLL**

<b>KEY #</b>	01108269	<b>PRINTED ON</b>	02/03/25	<b>PAGE</b>	1
<b>PARCEL #</b>	R04 123 21 1100 00T0 0110	<b>SITUS</b>	32375 CORTEZ BLVD		
<b>OWNER(S)</b>	HERNANDO COUNTY, (CYPRESS LAKE)	<b>PARCEL DESCRIPTION</b>	RIVER HEIGHTS ESTATES FIRST ADDITION		
<b>MAILING ADDRESS</b>	20 N MAIN ST RM 263 BROOKSVILLE FL 34601	<b>UPDATED</b>	01/01/87		
<b>UPDATED</b>	03/01/07		TRACT 12 & PART OF TRACTS 11 & 13 DES IN OR 667 PG 1291		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	1,620,432	
ACRES	37.20	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC05	AC WTH FOREST/RIDGE MNR AREA
SUBDIVISION	1100	RIVER HEIGHTS EST FIRST ADD
DOR LAND USE	95	RIVERS AND LAKES, SUBMERGED



2024-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	162,893	162,893	162,893	
BUILDINGS	140,681	140,681	140,681	
FEATURES AND OUT BUILDINGS	216	216	216	
JUST/MARKET VALUE	303,790	303,790	303,790	
VALUE PRIOR TO CAP	303,790	303,790	303,790	
ASSESSED VALUE	239,529	303,790	239,529	
EXEMPT VALUE	239,529	303,790	239,529	
<b>TAXABLE VALUE</b>	<b>=</b>			
CLASSIFIED LAND USE VALUE				

EXEMPTIONS BY TAXING AUTHORITY								
CODE	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EXT. TAX SAVINGS
003	COUNTY PROPERTY	2024		YES	YES	YES		3,961.14

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
37	PONDS/LAKES/CANALS	N	2011		Y				17.20	ACRES	150.00	2,580
99	ACREAGE	N	2011		Y	5			20.00	ACRES	8,015.63	160,313

BUILDING 01 INFORMATION									
NUMBER	1	YEAR BUILT	1987	CAP YEAR		STORIES	1.0		
CODE	01	DEPRECIATION %	36%	EXCL. FROM CAP?	Y	ROOMS	4		
DESC	SINGLE FAMILY RESIDENCE	ADD'l DEPREC.	0%			BEDROOMS	2		
L. UPDT	2020	OVERRIDE RATE				BATHROOMS	1		

BUILDING 01 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		PIERS	
EXTERIOR WAL		SIDE ABOVE	
FRAME		2X4 WOOD FRM	
FLOOR SYSTEM		WOOD	
FLOOR COVER		CARPET/HD TL	
ROOF STRUCTR		GABLE HIP	
ROOF COVER		PREFN METAL	
INTERIOR		DRY WALL	

BUILDING 01 AREAS									
CODE	BASE/AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
OPF	A		Y		76.00	240.00	10,018	6,412	
GRF	A		Y		76.00	312.00	23,877	15,281	
BAS	B		Y		144.00	1196.00	166,423	106,511	
SPF	A		Y		84.00	272.00	17,033	10,901	
TOTAL						2,020.00	217,351	139,105	
ADJUSTED						1,562.00			
BASE						1,196.00			
AUXILIARY						824.00			

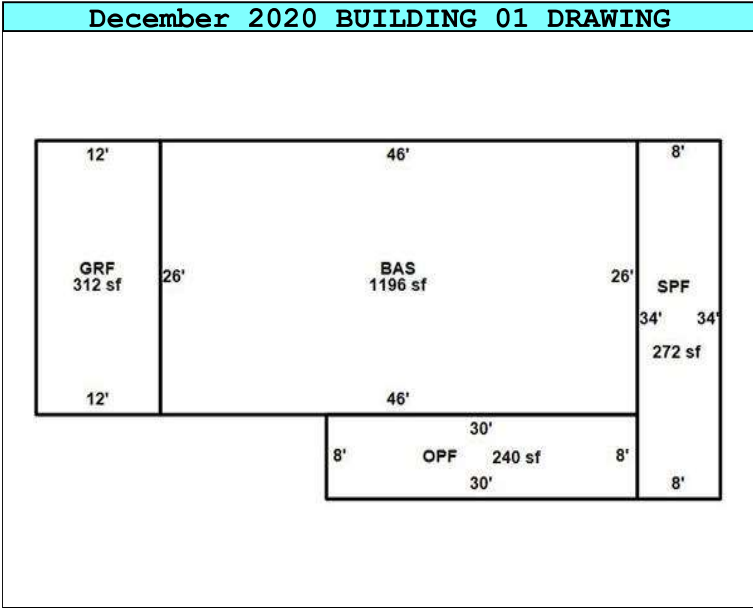


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HTG & AC	PKG HEAT/AIR
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**BUILDING 01 FEATURES**

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
WDK-2	WOOD DECK	2009	6	30	180	1,080	216

**BUILDING 02 INFORMATION**

NUMBER	2	YEAR BUILT	2009	CAP YEAR		STORIES	1.0
CODE	UB	DEPRECIATION %	15%	EXCL. FROM CAP?	Y	ROOMS	1
DESC	UTILITY BARN	ADD'l DEPREC.	0%			BEDROOMS	0
L.UPDT	2020	OVERRIDE RATE				BATHROOMS	0

**BUILDING 02 CONSTRUCTION**

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		SIDE AVG	
FRAME		2X4 WOOD FRM	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CRT FINISH	
ROOF STRUCTR		GABLE HIP	
ROOF COVER		PREFN METAL	
INTERIOR		UNFINISHED	
HTG & AC		NONE	

**BUILDING 02 AREAS**

CODE	BASE/AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BAS	B		Y		52.00	160.00	982	835
OPF	A		Y		112.00	236.00	871	740
TOTAL						396.00	1,853	1,575
ADJUSTED						302.00		
BASE						160.00		
AUXILIARY						236.00		

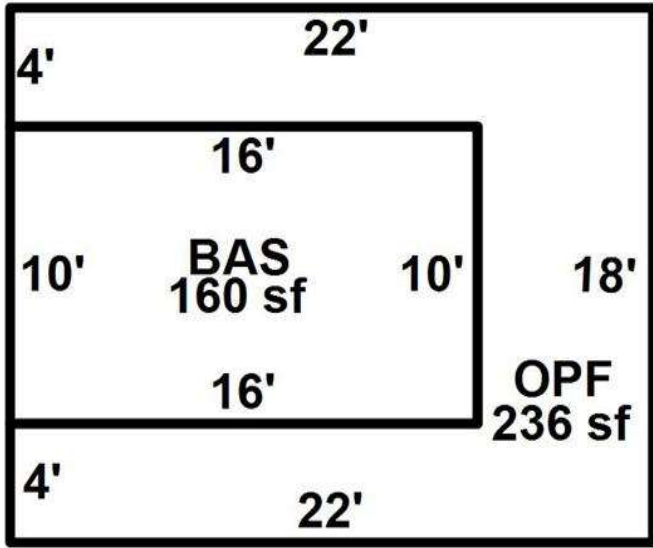


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### December 2020 BUILDING 02 DRAWING



### December 2020 BUILDING 02 PHOTO



BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
32375 CORTEZ BLVD

BUILDING PERMITS								
APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1231265	02/27/09	1231265	CR	COMPLETE SINGLE FAMILY R	03/17/09	FINALED	05/19/09	88,754
1221603	04/04/08	0000000		INVALID PERMIT CODE		VOID		
1214323	08/24/07	1214323	CO	COMMERCIAL DEMOLITION	08/27/07	FINALED	01/16/08	1,200
0023213	05/23/88	8805769	MI	MISCELLANEOUS	07/07/88	FINALED	06/26/90	12,000
0013017	11/30/87	8709802	SF	SINGLE FAMILY RES.DETACH	12/28/87	VOID		44,600

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
12/19/94	HERNANDO COUNTY	X	DISQ SALE /R	N	WD	0997	1048		100	
12/13/94	TRUST FOR PUBLIC LAND	M	MULTIPLE PAR	N	WD	0997	1042		825,500	
10/31/93	ALEXIS ROBERT W	D	DISQUALIFIED	N	QC	0940	1277		100	
10/01/87	ALEXIS ROBERT W TRUSTEE	M	MULTIPLE PAR	Y	WD	0667	1291		450,000	
10/01/87	ALEXIS ROBERT W TRUSTEE	M	MULTIPLE PAR	Y	WD	0667	1285		100	
10/01/87	MAY WILLIAM TRUSTEE	M	MULTIPLE PAR	Y	WD	0667	1293		50,000	

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
12/16/20	2021	256	17	5 YEAR REVIEW
01/11/17	2017	196	17	5 YEAR REVIEW
04/13/10	2010	197	1	BUILDING PERMIT
10/13/08	2009	197	1	BUILDING PERMIT
10/18/07	2008	197	17	5 YEAR REVIEW
05/07/04	2004	197	17	5 YEAR REVIEW

PROPERTY APPRAISER NOTES
April 13 2010
32375 CORTEZ BLVD: CYPRESS LAKE PRESERVE, STR 1: IS A LIVING UNIT