



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	01245655	PRINTED ON	10/06/25	PAGE	1
PARCEL #	R30 422 20 0000 0140 0020	SITUS	CORTEZ BLVD		
OWNER(S)	KELLEY VIOLET S TTEE	PARCEL DESCRIPTION	N200 FT OF SE1/4 OF NW1/4 DES IN ORB 804 PG 1491 & A TR 1538X752X1538X750 FT MOL IN W1/2 OF W1/2 AS DES IN ORB 880 PG 1580		
MAILING ADDRESS UPDATED	9064 COOPER TER BROOKSVILLE FL 34601-5470 03/25/10	UPDATED	01/01/09		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	1,420,056	
ACRES	32.60	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC03	AC CROOM RD/MONDON HILL/0655
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	904,732	904,732	904,732	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 904,732	904,732	904,732	
VALUE PRIOR TO CAP	6,009	6,009	6,009	
ASSESSED VALUE	6,009	6,009	6,009	
EXEMPT VALUE	-			
TAXABLE VALUE	= 6,009	6,009	6,009	
CLASSIFIED LAND USE VALUE	6,009.00			

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
59	NATIVE PAST	Y	2009		Y				2.00	ACRES	125.00	250
60	IMP PASTURE	Y	2009		Y	8			30.60	ACRES	188.19	5,759
99	ACREAGE	N	2009		Y	4			32.60	ACRES	27,752.50	904,732

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
CORTEZ BLVD	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
02/24/10	KELLEY VIOLET S TTEE	X	DISQ SALE /R	Y	QC	2724	1169		100
01/01/92	SIKES FLOSSIE M TRUSTEE	S	SPLIT (REQUI	Y	QC	0803	1159		100
12/21/90	KELLEY VIOLET S	D	DISQUALIFIED	Y	WD	0804	1491		100

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
03/11/25	2025	256	21	VACANT
05/20/20	2020	196	15	GREEN BELT REVIEW
04/16/20	2020	196	17	5 YEAR REVIEW
08/25/16	2017	196	17	5 YEAR REVIEW
10/20/11	2012	196	17	5 YEAR REVIEW
01/11/07	2007	196	15	GREEN BELT REVIEW

2

2010011902
JOAN 2724/1169

QUIT-CLAIM DEED

OFFICIAL RECORDS
BK: 2724 PG: 1169

em
R

Return to: VIOLET S. KELLEY
9064 Cooper Terrace Drive
Brooksville, Florida 34601

RECORDING FEES \$ 18.50
DEED DOC STAMP \$ 0.70
03/05/2010 JEP Deputy Clk

Prepared by: JONATHAN D. SMITH, ESQ.
8022 Spring Hill Drive
Spring Hill, FL 34606
(352) 686-4301

03/05/2010 4:24PM # Pages 2
Filed & Recorded in Official Records of
HERNANDO COUNTY CLERK OF COURT
KAREN NICOLAI

Parcel I.D.#R30 422 20 0000 0140 0020

LT1-2-2010011902-1

Grantee's SS# *****
Name: VIOLET S. KELLEY

LT2-2724-1169-2

THIS QUIT-CLAIM DEED, executed this 24th day of February, A.D. 2010, by VIOLET S. KELLEY, joined by DAVID B. KELLEY, her husband,

first party, to VIOLET S. KELLEY, as Trustee of THE VIOLET S. KELLEY TRUST, u/d/t dated February 24, 2010, or her successor Trustee(s), with full power to sell, transfer, convey, mortgage or otherwise encumber,

whose post office address is: 9064 Cooper Terrace Drive
Brooksville, Florida 34601

second party:
[Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of the individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

WITNESSETH, that the said first party, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following-described lot, piece or parcel of land, situate, lying and being in the County of Hernando, State of Florida, to-wit:

The North 200 feet of the Southeast ¼ of Northwest ¼ of Section 30, Township 22 South, Range 20 East, Hernando County Florida,
and
Commence at the Northeast corner of the West ½ of the Northwest ¼ of Section 30, Township 22 South, Range 20 East, for and as the point of beginning. Thence run on the East line of said W1/2 of the NW1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 752.52 feet; thence run N 00 degrees, 26 minutes, 38 seconds East, 1,538.24 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 750.46 feet to the point of beginning.
TOGETHER WITH: An Ingress-Egress Easement more particularly described as follows:
Commence at the Northeast corner of the West ½ of the Northwest ¼ of Section 30, T22S, R20E, for a point of reference. Thence run on the East line of said W½ of the NW ¼, S00 deg. 04 min.

18 sec. W, 744.52 feet to the point of beginning. Thence continue S89 deg. 04 min. 18 sec. W, 8.00 feet; thence run N 00 deg. 26 min. 33 sec. E, 8.00 feet; thence run S 89 deg. 04 min. 18 sec. W, 8.00 feet; thence run S 00 deg. 26 min. 33 sec W, 2,395.73 feet to the Northerly right of way line of State Road No. 50; thence run on said right of way line, S 78 deg. 50 min. 32 sec. E, 16.28 feet; thence run N 00 deg. 26 min. 33 sec. E, 2,390.75 feet to the point of beginning.

Subject to easements, restrictions, and reservations of record.

The party of the first part certifies that the property described herein is not now, nor has it ever been, their constitutional homestead.

This is a deed of convenience executed without financial consideration to effectuate estate planning of the grantor by transfer to a revocable grantor/beneficiary trust.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

This instrument was prepared from information supplied by the parties hereto without examination of title, and neither marketability nor accuracy of description is warranted by the preparer.

Signed, sealed and delivered
in presence of:

Libby S. Wolthuis
Libby S. Wolthuis

Violet S. Kelley
VIOLET S. KELLEY

9064 Cooper Terrace Drive
Brooksville, FL 34601

Jodi Lynn New
Jodi L. New

David B. Kelley
DAVID B. KELLEY
9064 Cooper Terrace Drive
Brooksville, FL 34601

STATE OF FLORIDA)
COUNTY OF HERNANDO)

The foregoing instrument was acknowledged before me this 24th day of February, 2010, by

VIOLET S. KELLEY and DAVID B. KELLEY,

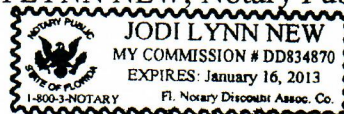
who

- Are personally known; or
- Produced identification

Type of identification produced:

Jodi Lynn New
[Signature]

JODI LYNN NEW, Notary Public



Quit Claim Deed

FLOSSIE SIKES,

To

FLOSSIE M. SIKES, AS
Trustee of THE FLOSSIE M.
SIKES TRUST, u/d/t dated
April 9, 1990, and her
successor Trustee(s)

(CA)

O.R. 803 PG 1160

EXHIBIT "A"

The W 1/2 of the NW 1/4; AND the NW 1/4 of the SW 1/4; AND all that portion of the SW 1/4 of the SW 1/4 lying north of the old Brooksville/Dade City Highway, less present right-of-way of State Road 50, all located in Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

The S 1/2 of the SW 1/4 of the NW 1/4 of the SE 1/4; AND the W 1/2 of the NW 1/4 of the SW 1/4 of the SE 1/4; AND the West 163.40 feet of the W 1/2 of the S 1/2 of the NW 1/4 of the SE 1/4, all being in Section 28, Township 22 South, Range 20 East, Hernando County, Florida.

The N 1/2 of the SW 1/4 of the NW 1/4; AND the S 1/2 of the NW 1/4 of the NW 1/4; AND the NE 1/4 of the NW 1/4; AND the NW 1/4 of NE 1/4; AND the W 1/2 of the SE 1/4 of the NW 1/4, all in Section 27, Township 22 South, Range 20 East, Hernando County, Florida.

The NE 1/4 of the NE 1/4, excepting 15 feet off the eastern boundary for right-of-way, Section 26, Township 22 South, Range 20 East, Hernando County, Florida.

The E 1/2 of the SW 1/4 of the NW 1/4; AND the N 1/2 of the SW 1/4; AND the SW 1/4 of the SW 1/4, all in Section 26, Township 22 South, Range 20 East, Hernando County, Florida.

The N 1/2 of the W 1/2 of the NE 1/4 of the NW 1/4, Section 22, Township 22 South, Range 20 East, Hernando County, Florida.

LESS all conveyances of record.

Return to: (enclose self-addressed stamped envelope)

VIOLET S. KELLEY
9064 Cooper Terrace Drive
Address: BROOKSVILLE, FL 34601

WARRANTY DEED
STATUTORY
P. 1, 689, 02

RAMCO FORM 49

FILED FOR RECORD
KAREN NICOLAI, CLERK
HERNANDO COUNTY, FL

90 DEC 27 PM 2:43

This instrument Prepared by: **LIBBY S. WOLTHUIS**, First
Successor Tru-tee of the **FLOSSIE M.**
Address: **SIKES TRUST** dated 4/9/90.

041209

Property Appraiser's Parcel Identification (Folio) Number(s):

Grantee(s) S.S. #4(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

*R.L. Co
D. 55*

This Indenture, Made this 21st day of December, A. D. 19 90

Between **LIBBY S. WOLTHUIS**, First Successor Trustee of the
FLOSSIE M. SIKES TRUST dated 4/9/90,

of the County of **HERNANDO** in the State of **FLORIDA**, part **Y** of the first part, and
VIOLET S. KELLEY,

of the County of **HERNAND** in the State of **FLORIDA**, whose post office address is
9064 Cooper Terrace Drive, Brooksville, FL 34601,
part **y** of the second part.

Witnesseth, That the said part **Y** of the first part, for and in consideration of the sum of
Ten and 00/100 ----- (\$10.00) ----- Dollars,
to her in hand paid by the said part **Y** of the second part, the receipt whereof is hereby acknowl-
edged, has granted, bargained, and sold to the said part **Y** of the second part, her heirs
and assigns forever, the following described land, situate, and being in the County of **Hernando**
State of **Florida** to-wit:

The North 200 feet of the Southeast one-quarter
of the Northwest one-quarter of Section 30, Town-
ship 22 South, Range 20 East, Hernando County,
Florida.

Documentary Tax Pd. \$ 55
Intangible Tax Pd. \$ —
Karen Nicolai, Clerk of Circuit Cl.
Hernando County, Florida
[Signature]

And the said part **y** of the first part do es hereby fully warrant the title to said land, and will defend the
same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part **Y** of the first part ha s hereunto set her
hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature]
LIBBY S. WOLTHUIS, First
Successor Trustee of the
FLOSSIE M. SIKES TRUST
dated 4/9/90

STATE OF FLORIDA,
COUNTY OF **HERNANDO**

O.R. 804 PG 1491

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
LIBBY S. WOLTHUIS, First Successor Trustee of the **FLOSSIE M.**
SIKES TRUST dated 4/9/90,
to me known to be the person described in and who executed the foregoing instrument and she acknowledged
before me that she executed the same.
Witness my hand and official seal in the County and State last aforesaid this 21st day of
December, 1990.

(notary seal)

[Signature]
NOTARY public NOTARY PUBLIC, STATE OF FLORIDA.
My Commission EXPIRES: OCT. 15, 1992.
RENEWED THROUGH NOTARY PUBLIC UNDERWRITERS