

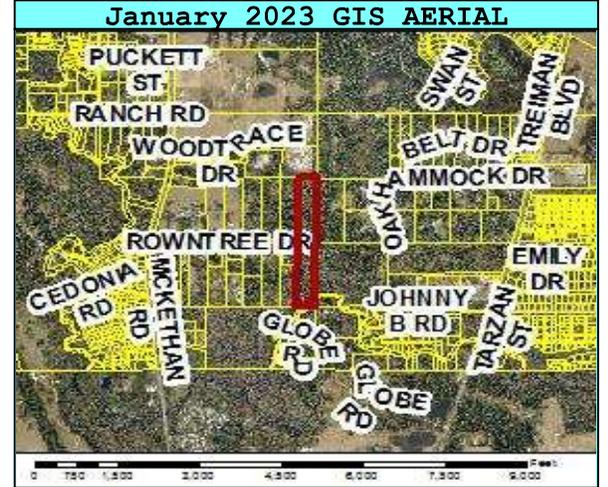


HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00396084	PRINTED ON	10/04/25	PAGE	1
PARCEL #	R15 423 21 0000 0020 0000	SITUS	ROWNTREE DR		
OWNER(S)	CA PROPERTIES INC	PARCEL DESCRIPTION	E340 FT OF SE1/4 OF NE1/4 & E340 FT OF NE1/4 OF SE1/4 LYING N & S OF RIVER		
MAILING ADDRESS	16332 EMERALD COVE DR LUTZ FL 33549-5786	UPDATED	01/01/04 ORB 175 PG 245		
UPDATED	05/31/23				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	897,336	
ACRES	20.60	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	WITHRV	WITH RIVER FRONT-PREV 1319
SUBDIVISION	0	
DOR LAND USE	59	WOODS - NATIVE PASTURE
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	310,839	310,839	310,839	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 310,839	310,839	310,839	
VALUE PRIOR TO CAP	112,631	112,631	112,631	
ASSESSED VALUE	78,960	112,631	78,960	
EXEMPT VALUE	-			
TAXABLE VALUE	= 78,960	112,631	78,960	
CLASSIFIED LAND USE VALUE	112,631.00			

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
16	AC/WATER	N	2017		Y	4			16.90	ACRES	18,360.00	310,284
59	NATIVE PAST	Y	2021		Y				10.40	ACRES	125.00	1,300
96	NON-PROD AC	N	2017		Y				3.70	ACRES	150.00	555
96	NON-PROD AC	Y	2017		Y				3.70	ACRES	150.00	555
99	ACREAGE	Y	2021		Y	4			6.50	ACRES	17,042.50	110,776

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
ROWNTREE DR	

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
03/23/20	CA PROPERTIES INC	D	DISQUALIFIED	Y	WD	3835	1212		100	
06/15/95	PRITCHARD PAUL TTEE	D	DISQUALIFIED	Y	CW	1020	1649		100	
12/31/93	PRITCHARD PAUL TTEE	D	DISQUALIFIED	Y	WD	0947	1880		100	
01/01/90	HALLMARK INDUSTRIES INC	M	MULTIPLE PAR	Y	WD	0764	1865		703,300	
12/01/88	BURBANK ROBERT E &	M	MULTIPLE PAR	Y	WD	0717	0588		530,000	
07/01/86	NAUGHTON JOHN	M	MULTIPLE PAR	Y	WD	0618	0432		480,000	
01/01/80	PAPPAS MARIANI ET AL		INVALID CODE	N		----	----			
01/01/80	HERNANDO INVESTMENTS INC		INVALID CODE	N		----	----			

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
03/11/25	2025	256	21	VACANT



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05/05/21	2021	196	15	GREEN BELT REVIEW
03/04/21	2021	196	15	GREEN BELT REVIEW
07/17/20	2021	196	15	GREEN BELT REVIEW
08/02/16	2017	196	17	5 YEAR REVIEW
05/18/10	2010	196	15	GREEN BELT REVIEW