



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 PRELIMINARY TAX ROLL

KEY #	01201844	PRINTED ON	08/13/25	PAGE	1
PARCEL #	R08 423 21 0000 0010 0031	SITUS	5095 KETTERING RD		
OWNER(S)	HERNANDO COUNTY, (UTILITIES DEPT)	PARCEL DESCRIPTION	E1/2 OF THE NE1/4 CASE:90-414-CA-01 (KETTERING RD TREATMENT PLANT)		
MAILING ADDRESS	20 N MAIN ST RM 460 BROOKSVILLE FL 34601-2893	UPDATED	01/01/12		
UPDATED	03/29/12				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	3,479,580	
ACRES	79.90	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	AC08	AC CO LINE N TO 50E/SPRG LAKE
SUBDIVISION	0	
DOR LAND USE	91	UTIL, RR, GAS, COMMICATIONS, ELECT



2025-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	1,739,792	1,739,792	1,739,792	
BUILDINGS	+ 172,784	172,784	172,784	
FEATURES AND OUT BUILDINGS	+ 187,984	187,984	187,984	
JUST/MARKET VALUE	= 2,100,560	2,100,560	2,100,560	
VALUE PRIOR TO CAP	2,100,560	2,100,560	2,100,560	
ASSESSED VALUE	2,100,560	2,100,560	2,100,560	
EXEMPT VALUE	- 2,100,560	2,100,560	2,100,560	
TAXABLE VALUE	=			
CLASSIFIED LAND USE VALUE				

EXEMPTIONS BY TAXING AUTHORITY								
CODE	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EXT. TAX SAVINGS
003	COUNTY PROPERTY	2025		YES	YES	YES		30,576.37

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
95	UTILITY/SERVICE TR	N	2012		Y				999,999.00	SQFT	.50	500,000
95	UTILITY/SERVICE TR	N	2012		Y				999,999.00	SQFT	.50	500,000
95	UTILITY/SERVICE TR	N	2012		Y				999,999.00	SQFT	.50	500,000
95	UTILITY/SERVICE TR	N	2012		Y				479,583.00	SQFT	.50	239,792

BUILDING 01 INFORMATION									
NUMBER	CODE	DESC	L. UPDT	YEAR BUILT	DEPRECIATION %	ADD'L DEPREC.	EXC CAP	PERI METER	STORIES
1	30	PROFESSIONAL BUILDING	2020	1993	31%	0%	Y	128.00	1.0
								EXCL. FROM CAP?	ROOMS
									3
									BEDROOMS
									0
									BATHROOMS
									1

BUILDING 01 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		HDWD/TILE	
ROOF STRUCTR		GABLE HIP	

BUILDING 01 AREAS									
CODE	BASE /AUX	CAP YEAR	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE		
BAS	B		Y	128.00	1020.00	189,985	131,090		
TOTAL					1,020.00	189,985	131,090		
ADJUSTED					1,020.00				
BASE					1,020.00				
AUXILIARY					0.00				



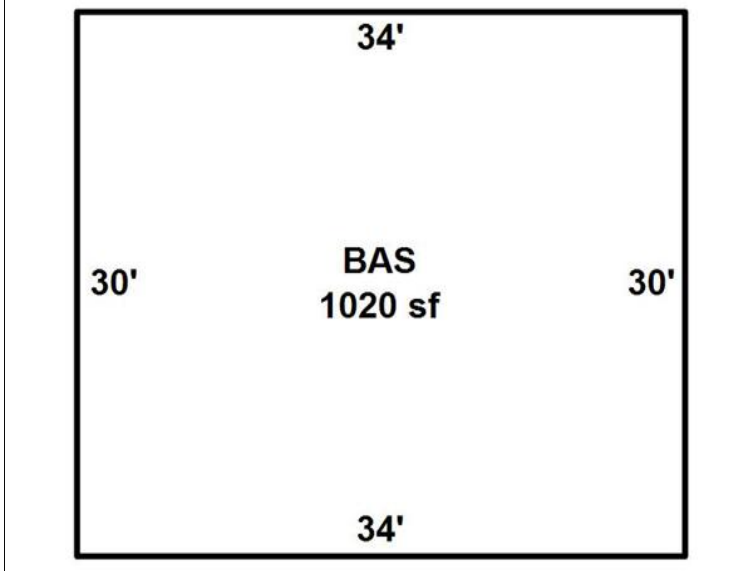
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ROOF COVER		PREFN METAL	
INTERIOR		DRY WALL	
HTG & AC		PKG HEAT/AIR	

December 2020 BUILDING 01 DRAWING



December 2020 BUILDING 01 PHOTO



BUILDING 01 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
PV1-1	PAVEMENT, CONCRETE	1993	5	148	740	2,664	2,664
PV1-2	PAVEMENT, CONCRETE	1993	5	52	260	936	936
PV3-1	PAVEMENT, ASPHALT C	1993	20	40	800	2,160	2,160

BUILDING 02 INFORMATION

NUMBER	2	YEAR BUILT	1993	CAP YEAR		STORIES	1.0
CODE	DG	DEPRECIATION %	31%	EXCL. FROM CAP?	Y	ROOMS	1
DESC	DETACHED GARAGE	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		BLOCK/STUCCO	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CRT FINISH	
ROOF STRUCTR		GABLE HIP	
ROOF COVER		COMP SHING	
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		98.00	544.00	23,697	16,351
CPU	A		Y		144.00	1280.00	11,149	7,693
TOTAL						1,824.00	34,846	24,044
ADJUSTED						800.00		
BASE						544.00		
AUXILIARY						1,280.00		

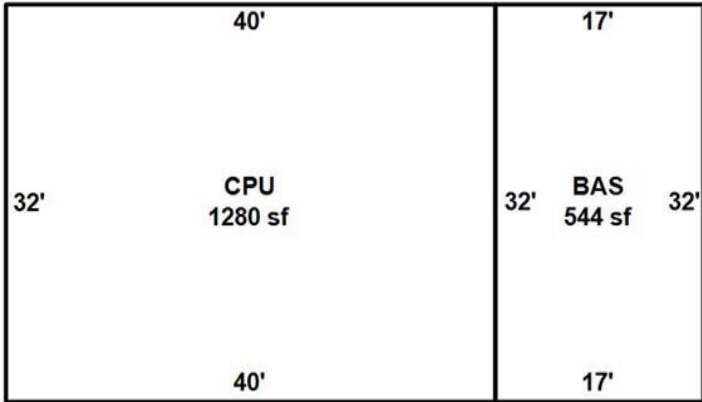


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December 2020 BUILDING 02 DRAWING



December 2020 BUILDING 02 PHOTO



BUILDING 02 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
DOH-1	DOOR, OVERHEAD, COMME	1993	10	10	100	480	480
PV3-1	PAVEMENT, ASPHALT C	1993	20	65	1300	3,510	3,510
PV4-1	PAVEMENT, CONCRETE	1993	1400	1	1400	5,460	5,460

BUILDING 03 INFORMATION

NUMBER	3	YEAR BUILT	1993	CAP YEAR		STORIES	1.0
CODE	DG	DEPRECIATION %	31%	EXCL. FROM CAP?	Y	ROOMS	1
DESC	DETACHED GARAGE	ADD'L DEPREC.	0%			BEDROOMS	0
L.UPDT	2020	OVERRIDE RATE				BATHROOMS	0

BUILDING 03 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CRT FINISH	
ROOF STRUCTR		GABLE HIP	
ROOF COVER		PREFN METAL	
INTERIOR		UNFINISHED	
HTG & AC		NONE	

BUILDING 03 AREAS

CODE	BASE /AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
BAS	B		Y		96.00	540.00	25,580	17,650
TOTAL						540.00	25,580	17,650
ADJUSTED						540.00		
BASE						540.00		
AUXILIARY						0.00		

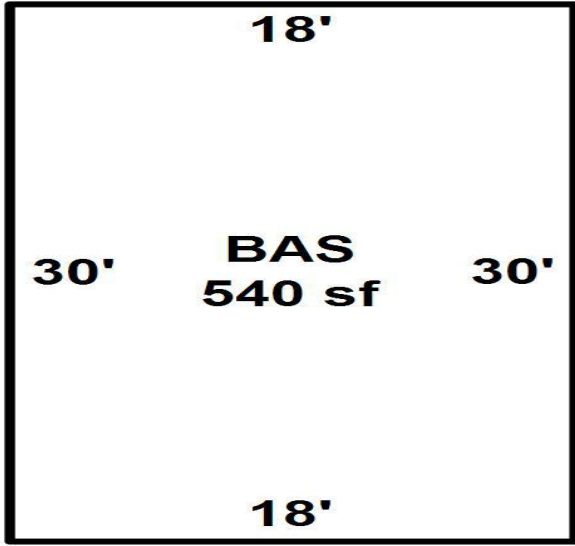


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December 2020 BUILDING 03 DRAWING



December 2020 BUILDING 03 PHOTO



BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS
5095 KETTERING RD
KETTERING RD

BUILDING PERMITS

APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1445787	08/02/22	1445787	RR	REROOF	08/02/22	FINALED	08/29/22	17,940
1403256	10/07/20	1403256	CF	COMMERCIAL REROOF	10/12/20	FINALED	11/19/20	10,370
1401823	09/11/20	1401823	CF	COMMERCIAL REROOF	10/12/20	FINALED	11/19/20	11,935
1267223	02/08/12	1267223	PU	PUBLIC WORKS & UTILITY B	05/25/12	INACTIVE		2,500,000
1045790	10/14/98	1045790	CZ	COMMERCIAL RESHINGLE	10/14/98	FINALED	10/27/98	2,495
0044887	11/05/91	9109563	PU	PUBLIC WORKS & UTILITY B	12/12/91	FINALED	11/17/92	
0044621	08/06/91	9109845	PU	PUBLIC WORKS & UTILITY B	12/30/91	FINALED	12/29/93	3,466,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
05/01/90	HERNANDO COUNTY	D	DISQUALIFIED	Y	CA	0779	0626		
01/01/90	MARTINEZ ALBERT JR &	Q	QUALIFIED	Y	WD	0619	0792		533,100

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
03/12/24	2024	248	21	VACANT
12/17/20	2021	256	1	BUILDING PERMIT
05/15/20	2020	248	21	VACANT
12/18/15	2016	248	21	VACANT
09/15/11	2011	195	21	VACANT
03/24/00	2000	154	17	5 YEAR REVIEW

PROPERTY APPRAISER NOTES

January 01 2021
KETTERING RD WASTE WATER TREATMENT PLANT