



# HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

## 2025 FINAL TAX ROLL

|                 |                            |                    |                            |      |   |
|-----------------|----------------------------|--------------------|----------------------------|------|---|
| KEY #           | 00013032                   | PRINTED ON         | 10/03/25                   | PAGE | 1 |
| PARCEL #        | R26 122 19 0460 0010 0100  | SITUS              | TWIGG ST                   |      |   |
| OWNER(S)        | CANCELLI-PATRICK ANTONIO J | PARCEL DESCRIPTION | HORTONS ADDITION           |      |   |
| MAILING ADDRESS | 17450 MACEK RD             | UPDATED            | N80 FT OF TRACT 1 LYING    |      |   |
| UPDATED         | WEEKI WACHEE FL 34614-0442 | 01/01/22           | N OF ACL R/W ORB 91 PG 507 |      |   |
| 04/13/22        |                            |                    | ORB 614 PGS 1537-1540      |      |   |

### MISCELLANEOUS PROPERTY INFORMATION

|                      |        |                                  |
|----------------------|--------|----------------------------------|
|                      |        |                                  |
|                      |        |                                  |
| SQUARE FOOTAGE       | 20,633 |                                  |
| ACRES                | 0.50   |                                  |
|                      |        |                                  |
| JURISDICTION         | C      | COUNTY                           |
| LEVY CODE            | CWES   | COUNTY WIDE EMS                  |
| NEIGHBORHOOD         | 0460   | HORTONS, B'VILL MNR, PARSONS ADD |
| SUBDIVISION          | 460    | HORTONS ADDITION                 |
| DOR LAND USE         | 00     | VACANT RESIDENTIAL               |
| NON-AD VALOREM DIST1 | 36     | H.C. FIRE/RESCUE DISTRICT        |
| NON-AD VALOREM DIST2 | 162    | SOUTH BROOKSVILLE STREET LIGHTI  |
|                      |        |                                  |
|                      |        |                                  |
|                      |        |                                  |
|                      |        |                                  |

### January 2023 GIS AERIAL



### 2025-02-00 PROPERTY VALUES

|                            | COUNTY | SCHOOL | SWFWMD | MUNICIPALITY |
|----------------------------|--------|--------|--------|--------------|
| LAND                       | 16,506 | 16,506 | 16,506 |              |
| BUILDINGS                  | +      |        |        |              |
| FEATURES AND OUT BUILDINGS | +      |        |        |              |
| JUST/MARKET VALUE          | =      | 16,506 | 16,506 |              |
| VALUE PRIOR TO CAP         |        | 16,506 | 16,506 |              |
| ASSESSED VALUE             |        | 16,506 | 16,506 |              |
| EXEMPT VALUE               | -      |        |        |              |
| TAXABLE VALUE              | =      | 16,506 | 16,506 |              |
| CLASSIFIED LAND USE VALUE  |        |        |        |              |

### LAND INFORMATION

| CODE | DESCRIPTION         | AG | LAST UPDT | CAP YEAR | EXC CAP | GRA DE | FRONTAGE | DEPTH | UNITS     | MEASURE |  |  |  | ADJ RATE | VALUE  |
|------|---------------------|----|-----------|----------|---------|--------|----------|-------|-----------|---------|--|--|--|----------|--------|
| 01   | RESIDENTIAL/SQFT RA | N  | 2022      |          | Y       |        |          |       | 20,633.00 | SQFT    |  |  |  | .80      | 16,506 |

### BUSINESSES ON PROPERTY

| KEY # | BUSINESS NAME | NAICS | BUSINESS TYPE |
|-------|---------------|-------|---------------|
|-------|---------------|-------|---------------|

### ADDRESSES ON PROPERTY

| SITUS    |
|----------|
| TWIGG ST |

### PROPERTY SALES

| SALE DATE | NEW OWNER                  | CODE | DESCRIPTION  | VAC? | INST | OR BOOK | OR PAGE | SALEGRP | VALUE |
|-----------|----------------------------|------|--------------|------|------|---------|---------|---------|-------|
| 04/13/22  | CANCELLI-PATRICK ANTONIO J | D    | DISQUALIFIED | Y    | WD   | 4156    | 0871    |         | 8,200 |
| 08/15/00  | HERNANDO COUNTY            | D    | DISQUALIFIED | Y    | TD   | 1358    | 1539    |         | 100   |
| 01/01/80  | MANER FRANK ET UX          |      | INVALID CODE | N    |      | ----    | ----    |         |       |

### PROPERTY APPRAISER INSPECTIONS

| INSP. DATE | ROLL | EMPL | CODE | REASON           |
|------------|------|------|------|------------------|
| 01/17/24   | 2024 | 248  | 21   | VACANT           |
| 05/15/20   | 2020 | 248  | 21   | VACANT           |
| 12/18/15   | 2016 | 248  | 21   | VACANT           |
| 07/20/10   | 2011 | 196  | 18   | OFFICE DISCOVERY |
| 11/18/03   | 2004 | 170  | 21   | VACANT           |
| 07/26/00   | 2000 | 196  | 17   | 5 YEAR REVIEW    |