



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2008 FINAL TAX ROLL

KEY #	00604493	PRINTED	03/17/09	PAGE	1
PARCEL #	R32 323 17 5170 1093 0050	SITUS	5150 WINTERVILLE RD		
OWNER(S)	YANG NOEL, YANG LYZA	PARCEL DESCRIPTION	SPRING HILL UNIT 17 BLK 1093 LOT 5		
MAILING ADDRESS EFFECTIVE	1816 HILE AVE APT A3 MARYSVILLE CA 95901-6451 11/28/06	EFFECTIVE	01/01/80		

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	10,149	
ACRES		
AERIAL MAP	43C	
JURISDICTION	C	COUNTY
LEVY CODE	CRSH	COASTAL/S H FIRE DIST
NEIGHBORHOOD	5170	SPRING HILL UNIT 17
SUBDIVISION	5170	SPRING HILL UNIT 17
DOR LAND USE	01	SINGLE FAMILY
TAX DISTRICT 1		
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5	48	SPRING HILL - LIGHTING
TAX DISTRICT 6	99	SOLID WASTE / LANDFILL

FEBRUARY 2007 GIS AERIAL



2008-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	27,910	27,910	27,910	
BUILDINGS +	147,746	147,746	147,746	
FEATURES AND OUT BUILDINGS +	1,476	1,476	1,476	
JUST/MARKET VALUE =	177,132	177,132	177,132	
VALUE PRIOR TO CAP	177,132	177,132	177,132	
ASSESSED VALUE	177,132	177,132	177,132	
EXEMPT VALUE -	50,000	25,000	50,000	
TAXABLE VALUE =	127,132	152,132	127,132	
CLASSIFIED USE LAND VALUE 0	AD VALOREM TAXES	2,365.84	NON-AD VALOREM TAXES	75.05

EXEMPTIONS BY TAXING AUTHORITY

CODE	DESCRIPTION	EFF. YR	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EST. TAX SAVINGS
HXX	HOMESTEAD	2007	2008	YES	YES	YES		427.02
PHX	ADDITIONAL HOMESTEAD	2008	1	YES		YES		232.54

LAND INFORMATION

CODE	DESCRIPTION	AG	EFF. YEAR	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
01	RESIDENTIAL	N	2000	1	N				10,149.00	SQFT	2.75	27,910

BUILDING 1 INFORMATION

NUMBER	1	YEAR BUILT	2005	CAP YEAR	2007	STORIES	1.0
CODE	01	DEPRECIATION %	2%	EXCL. FROM CAP?	N	ROOMS	5
DESC	SINGLE FAMILY RESIDENCE	ADD'L DEPREC.	0%			BEDROOMS	4
EFF. YR	2007	OVERRIDE RATE				BATHROOMS	2



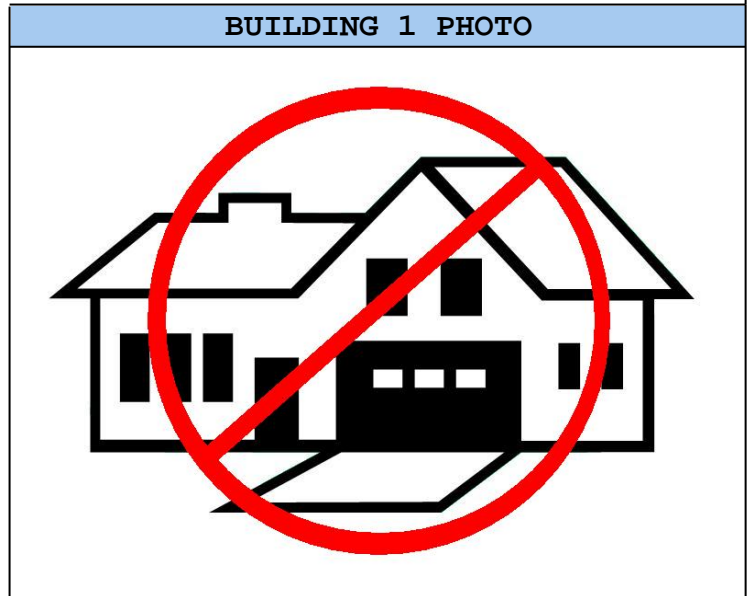
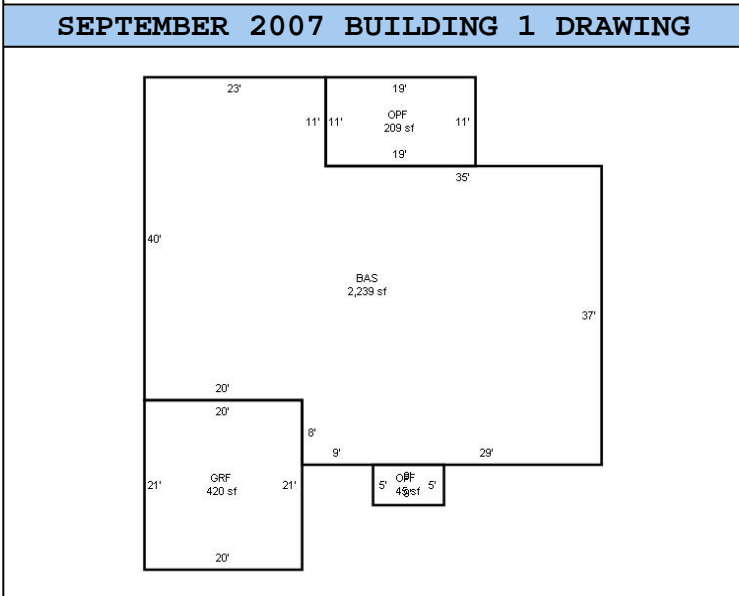
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BUILDING 1 CONSTRUCTION	
ELEMENT	DESCRIPTION
FOUNDATION	CONT FOOT
EXTERIOR WAL	BLOCK/STUCCO
FRAME	CRT REINF
FLOOR SYSTEM	SLAB ON
FLOOR COVER	CARPET/HD TL
ROOF STRUCTR	GABLE HIP
ROOF COVER	COMP SHNG AB
INTERIOR	DRY WALL

BUILDING 1 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
OPF	A	N		209.00	3,714	3,640	
GRF	A	N		420.00	13,675	13,402	
OPF	A	N		45.00	800	784	
BAS	B	N		2,239.00	132,571	129,920	
TOTAL				2,913.00	150,760	147,746	
ADJUSTED				2,547.00			
BASE				2,239.00			
AUXILIARY				674.00			



BUILDING 1 FEATURES											
CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE				
PV1-1	PAVEMENT, CONCRETE W	2005	3	22	66	132	132				
PV1-2	PAVEMENT, CONCRETE W	2005	16	42	672	1,344	1,344				

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
5150 WINTERVILLE RD

BUILDING PERMITS								
APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1163673	5/09/05	1163673	SP	SPRINKLER, RESIDENTIAL	5/09/05	FINALED	10/10/05	900
1142144	5/27/04	1142144	SF	SINGLE FAMILY RES.DETACH	6/22/04	FINALED	5/24/05	130,000

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
11/28/06	YANG NOEL	Q	QUALIFIED	N	WD	2371	1411	0	207,500	
05/31/05	SEKHON RABINDER	Q	QUALIFIED	N	WD	2036	1585	0	189,300	
11/19/03	HOWARD HOMES BY	D	DISQUALIFIED	Y	WD	1769	0243	0	13,000	



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PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/80	CANIGANI DOMINIC A/K/A	Q	QUALIFIED	Y	WD	0419	1518	0	1,500
01/01/80	DELTONA CORP		INVALID CODE	N		0000	0000	0	0

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
03/01/07	2007	232	013	SALES REVIEW
10/27/05	2006	227	001	BUILDING PERMIT
04/19/05	2005	170	021	VACANT

PROPERTY APPRAISER NOTES

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