



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.168

2011 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00798168	PRINTED	05/07/12	PAGE	1
PARCEL #	R02 223 17 3245 0011 0450	SITUS	8154 RIVER COUNTRY DR		
OWNER(S)	WEIHS RONALD, WEIHS NORMA	PARCEL DESCRIPTION	RIVER COUNTRY ESTATES BLK 11 LOT 45 OR 849 PG 105		
MAILING ADDRESS UPDATED	8154 RIVER COUNTRY DR WEEKI WACHEE FL 34607-2131	UPDATED	12/26/91		
12/07/11					

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	23,077	
ACRES	0.50	
AERIAL MAP	25A	
JURISDICTION	C	COUNTY
LEVY CODE	CRES	COASTAL EMS
NEIGHBORHOOD	3245	RIVER COUNTRY ESTATES
SUBDIVISION	3245	RIVER COUNTRY ESTATES
DOR LAND USE	01	SINGLE FAMILY
TAX DISTRICT 1	36	HERNANDO CO FIRE & RESCUE SVCS
TAX DISTRICT 2		
TAX DISTRICT 3		
TAX DISTRICT 4		
TAX DISTRICT 5	50	RIVER COUNTRY - LIGHTING
TAX DISTRICT 6	99	SOLID WASTE / LANDFILL



2011-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	29,539	29,539	29,539	
BUILDINGS	90,520	90,520	90,520	
FEATURES AND OUT BUILDINGS	18,564	18,564	18,564	
JUST/MARKET VALUE	138,623	138,623	138,623	
VALUE PRIOR TO CAP	138,623	138,623	138,623	
ASSESSED VALUE	138,623	138,623	138,623	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	138,623	138,623	138,623	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	2,094.06	NON-AD VALOREM TAXES
				367.92

LAND INFORMATION														
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE			ADJ RATE	VALUE
01	RESIDENTIAL	N	2002		Y				23,077.00	SQFT			1.28	29,539

BUILDING 1 INFORMATION							
NUMBER	1	YEAR BUILT	1981	CAP YEAR		STORIES	1.0
CODE	01	DEPRECIATION %	29%	EXCL. FROM CAP?	Y	ROOMS	7
DESC	SINGLE FAMILY RESIDENCE	ADD'L DEPREC.	0%			BEDROOMS	3
L. UPDT	2003	OVERRIDE RATE				BATHROOMS	3

BUILDING 1 CONSTRUCTION			
ELEMENT		DESCRIPTION	
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT REINF	
FLOOR SYSTEM		SLAB ON	

BUILDING 1 AREAS							
CODE	BASE /AUX	EXC CAP	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
OPF	A	Y		294.00	3,313	2,352	
UTF	A	Y		80.00	1,654	1,174	
OPF	A	Y		32.00	361	256	
UTF	A	Y		72.00	1,488	1,056	



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

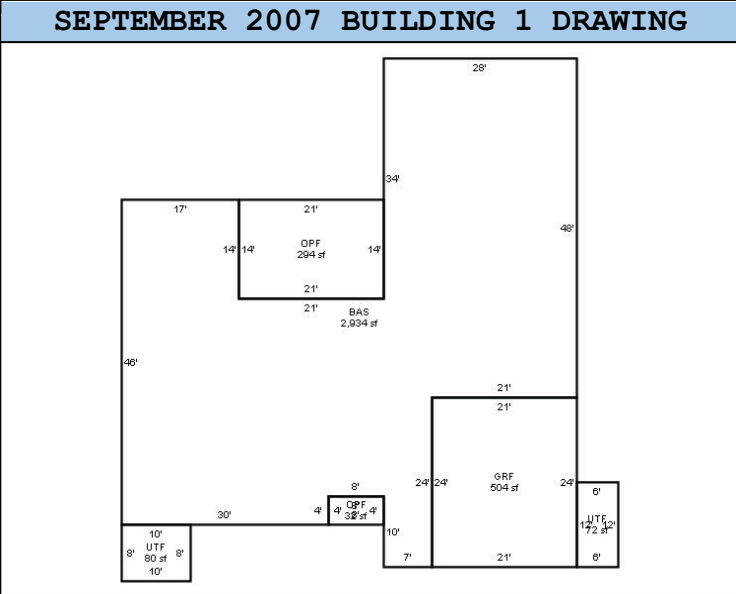
1.168

2011 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00798168	PRINTED	05/07/12	PAGE	2
-------	----------	---------	----------	------	---

BUILDING 1 CONSTRUCTION		
ELEMENT		DESCRIPTION
FLOOR COVER		CARPET
ROOF STRUCTR		GABLE HIP
ROOF COVER		COMP SHNG AB
INTERIOR		DRY WALL
HTG & AC		PKG HEAT/AIR

BUILDING 1 AREAS								
CODE	BASE /AUX		EXC CAP		PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
GRF	A		Y			504.00	10,418	7,397
BAS	B		Y			2,934.00	110,260	78,285
TOTAL						3,916.00	127,494	90,520
ADJUSTED						3,393.00		
BASE						2,934.00		
AUXILIARY						982.00		



BUILDING 1 FEATURES												
CODE	DESCRIPTION			YEAR BUILT		WIDTH	LENGTH	UNITS			REPLACEMENT COST	DEPRECIATE VALUE
EC7-1	ENCLOSURE-SCREEN AL			1981		22	38	836			2,174	652
FP2-1	FIREPLACE, AVERAGE			1981				1			2,000	2,000
FP2-2	FIREPLACE, AVERAGE			1981				1			2,000	2,000
OJG-1	OUTDOOR JENNAIRE GR			1981				1			1,000	300
PV1-1	PAVEMENT, CONCRETE			1981		16	62	992			1,984	1,984
PV1-2	PAVEMENT, CONCRETE			1981		7	32	224			448	448
RRK-1	RIVER ROCK PATIO PA			1981		8	38	304			988	988
RRK-2	RIVER ROCK PATIO PA			1981		8	14	112			364	364
SP3-1	POOL, GUNITE/CONCRET			1981		14	30	420			15,120	9,828

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY
SITUS
8154 RIVER COUNTRY DR

PROPERTY SALES										
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE	
10/20/11	WEIHS RONALD	D	DISQUALIFIED	N	SW	2860	0203	0	65,000	
08/25/11	US BANK NATIONAL ASSOCIATION T	D	DISQUALIFIED	N	QC	2847	0863	0	100	
01/12/10	PROPERTY ASSET MANAGEMENT INC	D	DISQUALIFIED	N	QC	2738	0934	0	100	
09/26/06	WINTJEN NICHOLAS	Q	QUALIFIED	N	WD	2329	1920	0	378,000	
04/08/05	STOUT DAN	Q	QUALIFIED	N	WD	2009	1060	0	235,000	
08/03/04	MAZUR GERALD S	D	DISQUALIFIED	N	WD	1892	0830	0	100	



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.168

2011 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00798168	PRINTED	05/07/12	PAGE	3
-------	----------	---------	----------	------	---

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
05/13/93	MAZUR GERALD S	D	DISQUALIFIED	N	SW	0914	1999	0	117,700
12/26/91	CITIBANK FED SAVINGS BANK	D	DISQUALIFIED	N	SW	0847	1623	0	170,000
05/01/89	WELLS JOAN	D	DISQUALIFIED	N	QC	0737	0715	0	100
07/01/86	WELLS WILLIAM H	D	DISQUALIFIED	N	WD	0616	1626	0	100
01/01/83	WELLS WILLIAM M & JOAN	D	DISQUALIFIED	N	WD	0515	0420	0	100
03/01/82	WELLS WILLIAM M	D	DISQUALIFIED	N	WD	0499	0390	0	100
01/01/81	ALLEN MARVIN	Q	QUALIFIED	Y	WD	4750	0866	0	6,700
01/01/80	RIVER COUNTRY ASSOC LTD	D	DISQUALIFIED	N		0000	0000	0	0

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/27/11	2011	176	017	3 YEAR REVIEW
02/06/07	2007	118	013	SALES REVIEW
04/21/05	2005	118	017	3 YEAR REVIEW
12/17/02	2003	118	017	3 YEAR REVIEW

PROPERTY APPRAISER NOTES

DECEMBER 15 1998
TWO FIREPLACES