

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0200 - MOBILE HOME
Bldg Counts	Res 0 / MH 1 / Comm 0
Nbhd	4620 - SPORTSMANS HAVEN/ BUCKSKIN RESERVE AREA
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	001004 - HUNTER`S ESTATES 3RD ADD UNREC
Short Legal	HUNTERS ESTS 3RD ADD UNREC SUB LOT 23 :COMM NE COR SE1/4 OFSW1/4 SEC 25-19-19 TH S 0DEG 43M 30S E AL E LN OF SW1/4 OFSEC 25 DIST 726.28FT TH S 89DEG 46M 50S W 240FT TO POB TH
Est. Parcel Sqft	8,451
Est. Parcel Acres	.19
Map SC-TW-RG	25-19S-19E

Recording Activity Notification (RAN) system [WORRIED ABOUT PROPERTY FRAUD?](#)

Mailing Address

Name	DIXIE GIRL INVESTMENTS LLC TRUSTEE
Mailing Address	5124 LITHIA SPRINGS ROAD LITHIA FL 33547

All Owners

Name	Owner Type
DIXIE GIRL INVESTMENTS LLC TRUSTEE	O - Owner

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Tax Estimate	Tax Link
2024	\$1,980	\$32,480	\$34,460	\$24,684	\$0	\$24,684	\$0	\$553.75	Link
2023	\$1,980	\$29,500	\$31,480	\$22,440	\$0	\$22,440	\$0	\$520.66	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000X	WITHLACOOCHEE RIVER BASIN	\$34,460	14.8306	\$646.48

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Special Assessments

Project #	Description	Amount
0030	SOLID WASTE, RESID IMPRVD	\$27.00
0131	FIRE SERVICES ASSESSMENT	\$79.00

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/01/2008	\$100	2260/0916	02-MIN DOC STAMP (\$100)	I
07/01/2007	\$18,800	2147/2184	00-WARRANTY DEED	I
03/01/2007	\$57,500	2113/0683	14-SALE / MORE THAN 1 PARCEL	I
08/01/1991	\$100	0906/0600	03-SAME FAMILY/DEED FOL	I
02/01/1986	\$12,500	0693/1656	17-17	I

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
01/29/2009	200900383	MOBILE HOME REPAIR/REMODEL (REPAIR WALLS,FLOORS,EL	\$3,000	
04/01/1980	24424	MH	\$10,500	04/01/1980

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
1	0208-MOBILE HOME NON-WATERFRONT	F-FRONT FOOT	60.00	60.0	140				RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1980
Total FLA	735
Total Under Roof	735

Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	006 - FORCED AIR DUCTED
Stories	1
Floor System	03 - MBL. HOME SUB FLOOR
Roof Frame	08 - ROOFOVER
Roof Cover	02 - METAL
Fuel	1 - ELECTRIC
Bedrooms/Full Baths/Half Baths	2/1/1
Addl Fixtures	
FPL: Stacks/Openings	/

RCN
RCNLD

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING	1980	735

Miscellaneous Improvements

[illegible]