



6028 Pine Hill Road, Port Richey, Florida 34668



Property Style: Mixed Use  
Ownership: Sole Proprietor  
Special Sale: None  
Year Built: 1988

Heated Area: 5,512 SqFt / 512 Sq  
Total Area: 6,512 SqFt / 605 SqM  
Lot Size Acres: 0.31  
Lot Size sqft: 13,400 sq ft

**Chris Worthington (Listing Agent)**

[chris@tampachris.com](mailto:chris@tampachris.com)

727 741 8897



## Records Search:



### Official Records - Search by Name

The online Official Records Index begins on 1/1/1975

Sort By: [Name](#) ↑ | [Cross-Party Name](#) | [Instrument](#) | [Date](#) | [Document](#)

#### Search Criteria Used

Name	Name Type	Dates	Document Type
WUBBA PROPERTIES INC	All	Dates - All	All

Query successful

Searched for: "WUBBA PROPERTIES INC" 10 Records Found

Name	Cross-Party Name	Instrument	Date	Time	Book	Page	Document	Legal
WUBBA PROPERTIES INC	PASCO COUNTY	<a href="#">All Parties</a>	2015081318	5/22/2015	8:05AM	9193	2069 LIEN	33-25-16
WUBBA PROPERTIES INC	PASCO COUNTY	<a href="#">All Parties</a>	2016198517	12/19/2016	9:01AM	9473	719 LIEN	33-25-16
WUBBA PROPERTIES INC	FLORIDA DEPARTMENT OF REVENUE	<a href="#">All Parties</a>	2018015371	1/29/2018	9:31AM	9669	3273 LIEN	
WUBBA PROPERTIES INC	PASCO COUNTY	<a href="#">All Parties</a>	2018033252	2/27/2018	12:02PM	9684	1403 LIEN	33-25-16
WUBBA PROPERTIES INC	FLORIDA DEPARTMENT OF REVENUE	<a href="#">All Parties</a>	2018060358	4/11/2018	10:44AM	9707	487 SATISFACTION	OR 9669 PG 3273
WUBBA PROPERTIES INC	PASCO COUNTY	<a href="#">All Parties</a>	2019042395	3/14/2019	8:37AM	9872	2345 LIEN	33-25-16
WUBBA PROPERTIES INC	PASCO COUNTY BOARD OF COUNTY COMMISSIONERS	<a href="#">All Parties</a>	2022247010	11/21/2022	10:18AM	10726	650 LIEN	33-25-16
WUBBA PROPERTIES INC	PASCO COUNTY BOARD OF COUNTY COMMISSIONERS	<a href="#">All Parties</a>	2024102539	6/11/2024	12:30PM	11027	276 LIEN	33-25-16
WUBBA PROPERTIES INC	PASCO COUNTY BOARD OF COUNTY COMMISSIONERS	<a href="#">All Parties</a>	2024110398	6/21/2024	2:14PM	11033	1894 LIEN	33-25-16
WUBBA PROPERTIES INC	PASCO COUNTY BOARD OF COUNTY COMMISSIONERS	<a href="#">All Parties</a>	2024142027	8/9/2024	3:06PM	11062	209 LIEN	33-25-16

Date	Record Number	Record Type	Module	Short Notes	Project Name	Status
06/04/2020	CE-20-004694	Standard Complaint	Enforcement		Overgrown Conditions	Educational Outreach Close Out
05/28/2020	CE-20-004328	Standard Complaint	Enforcement		Educational Outreach	Closed - Educational Outreach
05/04/2004	487589	Reroof - Shingle Over Shingle	Permits	PRE-FIRM	FORRETHLS	Complete

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## Pasco Property Appraiser:

12/3/25, 1:13 PM

Property Appraiser - Property Record Card

<b>Parcel ID</b>		33-25-16-0000-00300-0070 (Card: 1 of 1)							
<b>Classification</b>		04800-Wareh/Dist Term							
<b>Mailing Address</b>		<b>Property Value</b>							
WUBBA PROPERTIES INC 6028 PINE HILL RD PORT RICHEY, FL 34668-6760		The property values shown are for the 2026 tax year and a work in progress. They are subject to change until the tax roll is certified.							
<b>Physical Address</b>		<b>Just Value</b>		<b>\$333,085</b>					
6028 PINE HILL ROAD, PORT RICHEY, FL 34668		Ag Land		\$0					
<b>Legal Description (First 200 characters)</b>		Land		\$55,102					
COM AT NW CORNER OF SECTION TH S00DG 19'00"E 25 FT ALG WEST BDY TH S89DG 59'07"E 340.99 FT ALG SLY R/W OF PINE HILL RD TO POB TH ALG R/W S89DG 59'07"E 100 FT TH S00DG 17'48"E 134 FT TH N89DG 59'07"W10[...]		Building		\$276,231					
		Extra Features		\$1,752					
<b>Jurisdiction</b>		Assessed		<b>Non-School</b>		<b>School</b>			
CITY OF PORT RICHEY		Homestead Exemption		\$263,840		\$333,085			
<b>Community Dev District</b>		Additional Exemptions		-\$0		-\$0			
N/A				-\$0		-\$0			
<b>Community Redevelopment Area</b>		<b>Taxable Value</b>		<b>\$263,840</b>		<b>\$333,085</b>			
Port Richey 2002		Warning: A significant taxable value increase may occur when sold. Click <a href="#">here</a> for details and info. regarding the posting of exemptions.							
<b>Land Detail (Card: 1 of 1)</b>									
<b>Line</b>	<b>Use</b>	<b>Description</b>	<b>Code</b>	<b>Zoning</b>	<b>Units</b>	<b>Type</b>	<b>Price</b>	<b>Condition</b>	<b>Value</b>
1	4800I	Warehouse	ILKIA-1	00C3	10490.000	SF	\$5.25	1.00	\$55,073
2	4800R	Warehouse	SSF-LO	00C3	2910.000	SF	\$0.01	1.00	\$29
<b>Additional Land Information</b>									
<b>Acres</b>	<b>Tax Area</b>	<b>FEMA Code</b>	<b>Subsidence Activity</b>				<b>Neighborhood Code(s)</b>		
0.31	PR	Multiple Zones	None Reported				ILKI		
<b>Building Information - Use 4800-Warehouses, Block (Card: 1 of 1)</b>									
<b>Year Built</b>	1988		<b>Stories</b>		1.0				
<b>Exterior Wall 1</b>	Concrete Block Stucco		<b>Exterior Wall 2</b>		None				
<b>Roof Structure</b>	Gable or Hip		<b>Roof Cover</b>		Asphalt or Composition Shingle				
<b>Interior Wall 1</b>	Masonry or Minimum		<b>Interior Wall 2</b>		None				
<b>Flooring 1</b>	Finished Concrete		<b>Flooring 2</b>		None				
<b>Fuel</b>	Electric		<b>Heat</b>		Forced Air - Ducted				
<b>A/C</b>	Central		<b>Baths</b>		1.0				
<b>Line</b>	<b>Code</b>	<b>Description</b>	<b>Sq. Feet</b>		<b>Value</b>				
1	BAS01	LIVING AREA	4,000		\$248,074				
2	CAN01	CANOPY	1,512		\$28,156				
<b>Extra Features (Card: 1 of 1)</b>									
<b>Line</b>	<b>Code</b>	<b>Description</b>	<b>Year</b>	<b>Units</b>	<b>Value</b>				
1	CPAVASP	PAVING ASPHALT	1988	5,990	\$1,752				
<b>Sales History</b>									
<b>Previous Owner:</b>		J C M & M ENDEAVORS INC							
<b>Month/Year</b>	<b>Book/Page</b>	<b>Type</b>	<b>DOR Code</b>	<b>Condition</b>	<b>Amount</b>				
3/2000	<a href="#">4335 / 0522</a>	Warranty Deed		I	\$135,000				
9/1999	<a href="#">4335 / 0519</a>	Warranty Deed		I	\$0				
9/1999	<a href="#">4220 / 1561</a>	Warranty Deed		I	\$0				
5/1988	<a href="#">1705 / 0093</a>	Warranty Deed		I	\$140,000				

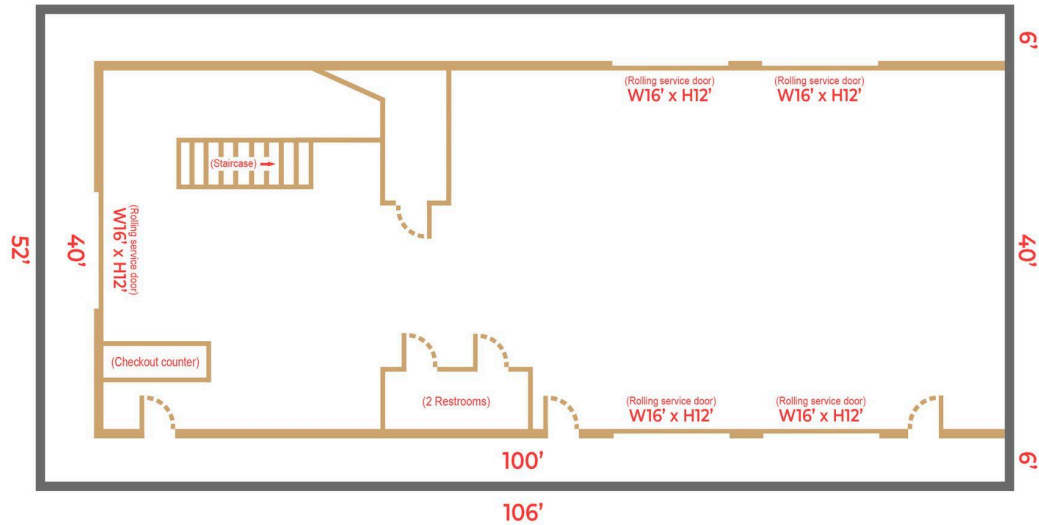
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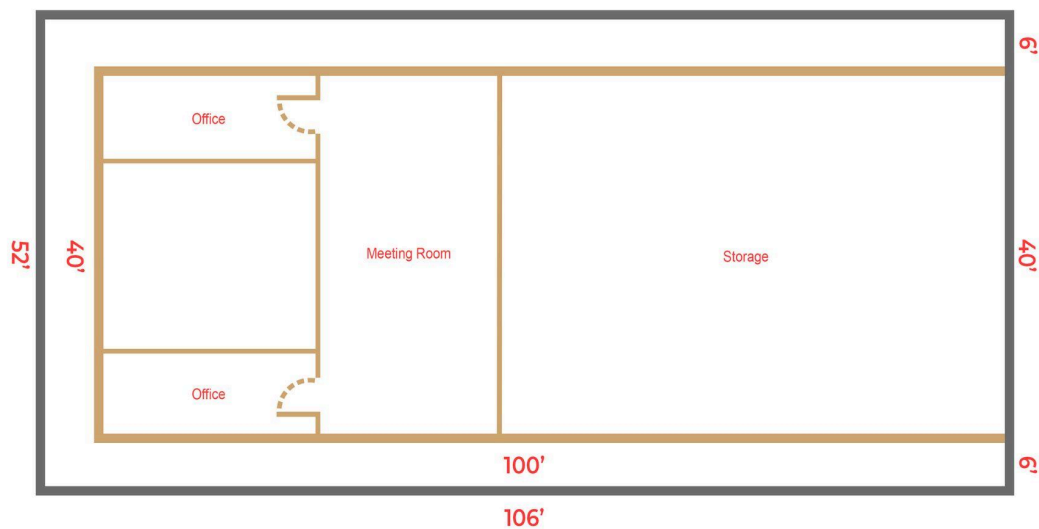
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Generalized Building Schematic:



Level 1 (Approx. floor plan)



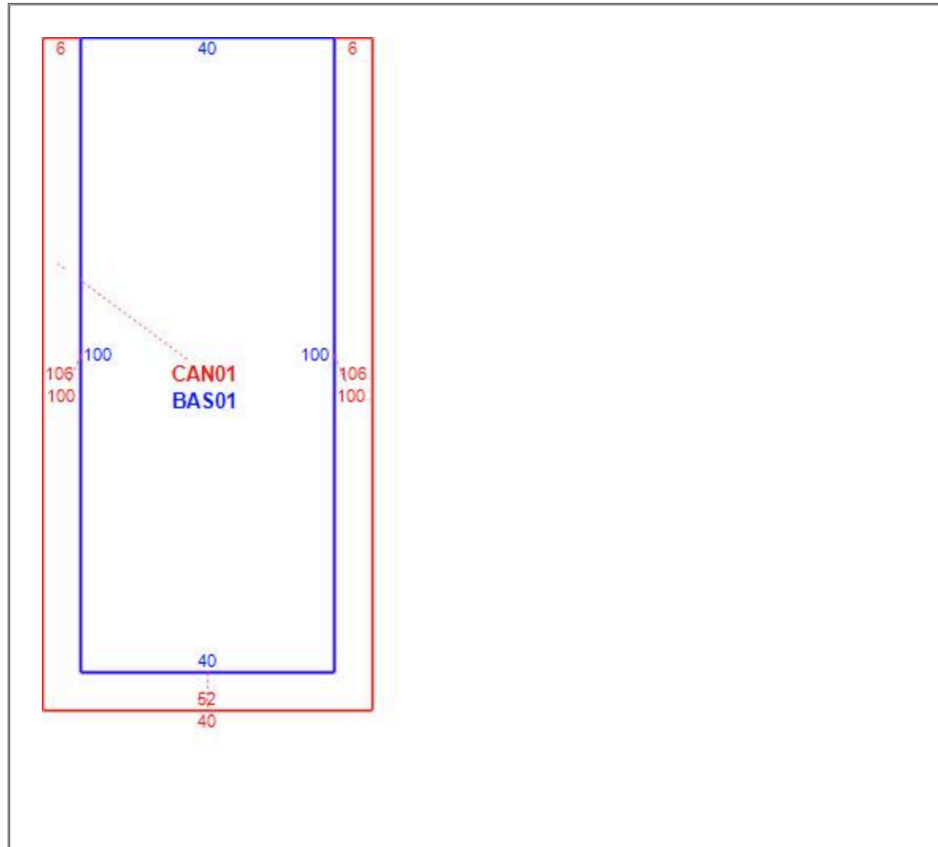
Level 2 (Approx. floor plan)

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Generalized Building Schematic



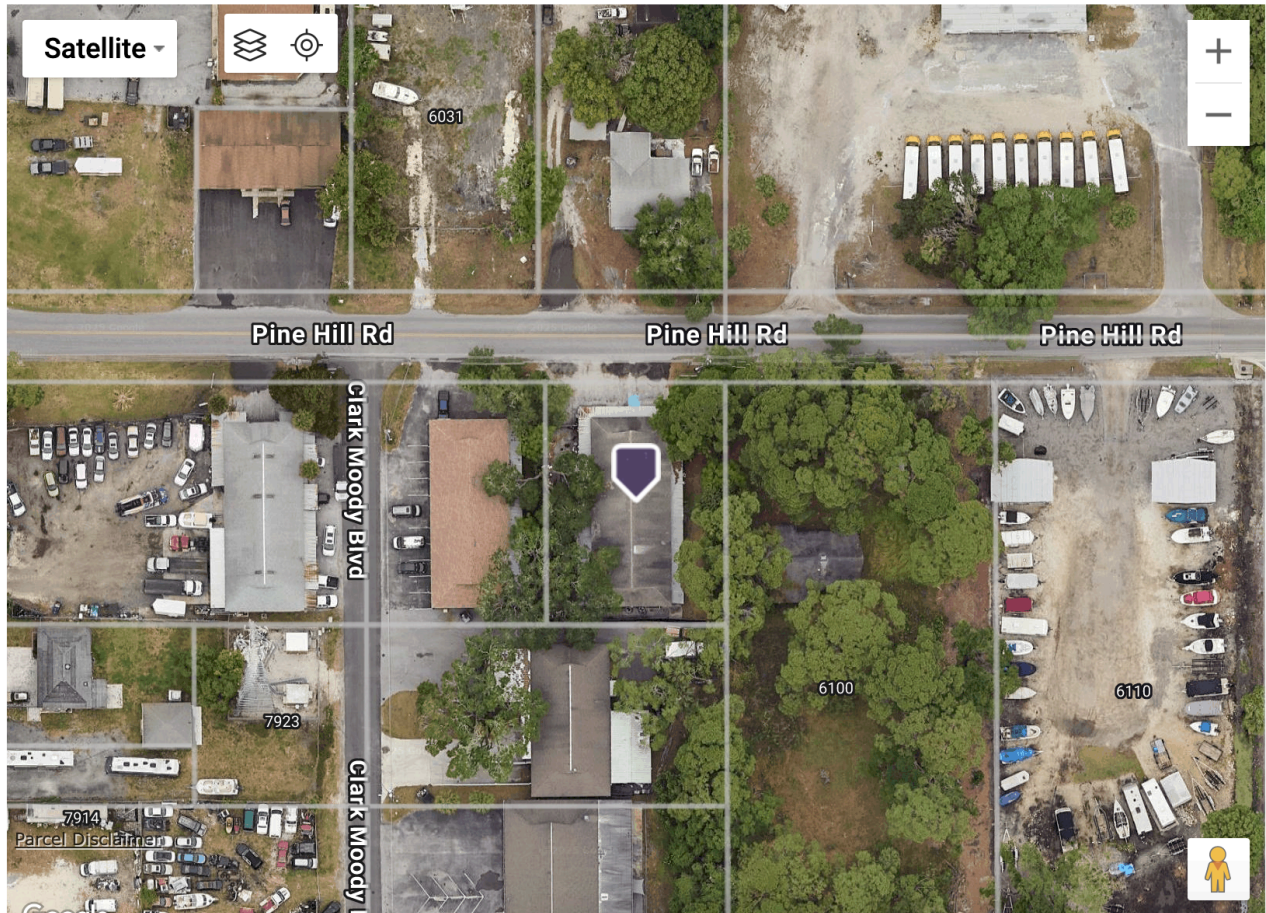
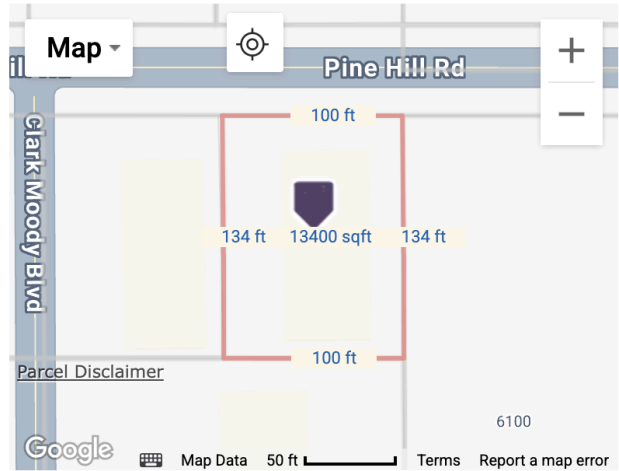
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Map:



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Financial Projections (w/ 20% down, conventional)


Based on an approx. Monthly Lease Income: \$6,345/m - \$6,430/m

 Property & Investment Overview	Estimate
Purchase Price	\$799,000
Down Payment (20% of Price)	\$159,800
Loan Amount	\$639,200
Interest Rate / Term	6.00% / 25 Years
Annual Net Operating Income (NOI)	\$66,400
Annual Debt Service (Mortgage)	\$49,427
Annual Before-Tax Cash Flow	\$16,973
Projected Cash-on-Cash ROI	10.62%

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 Equity Growth	Year 1 Estimate
Loan Principal Paid Down (Year 1)	Approx. \$5,160
Total Equity Built (Year 1)	Approx. \$22,133
<i>(Cash Flow + Principal Paydown)</i>	<i>\$16,973 + \$5,160</i>

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Notes:

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