



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	01001105	PRINTED ON	10/05/25	PAGE	1
PARCEL #	R35 222 18 3220 0000 0410	SITUS	15010 CORTEZ BLVD		
OWNER(S)	CMS REAL ESTATE PARTNERS LLC	PARCEL DESCRIPTION	POTTERFIELD GARDEN ACRES SEC N LOT 41		
MAILING ADDRESS	13740 OFFICE PARK CT STE C HUDSON FL 34667-7145	UPDATED	ORB 4577 PG 48 01/01/25		
UPDATED	12/02/21				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	96,128	
ACRES	2.20	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50M	CORTEZ BLVD, HIGHPOINT-PKWAY
SUBDIVISION	3220	POTTERFIELD GDN AC - N
DOR LAND USE	19	PROFESSIONAL BUILDINGS
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2025-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	720,960	720,960	720,960	
BUILDINGS	+ 820,215	820,215	820,215	
FEATURES AND OUT BUILDINGS	+ 111,511	111,511	111,511	
JUST/MARKET VALUE	= 1,652,686	1,652,686	1,652,686	
VALUE PRIOR TO CAP	1,652,686	1,652,686	1,652,686	
ASSESSED VALUE	1,559,141	1,652,686	1,559,141	
EXEMPT VALUE	-			
TAXABLE VALUE	= 1,559,141	1,652,686	1,559,141	
CLASSIFIED LAND USE VALUE				

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
10	COMM SQFT	N	2019		Y	3			96,128.00	SQFT	7.50	720,960

BUILDING 01 INFORMATION							
NUMBER	1	YEAR BUILT	1983	CAP YEAR		STORIES	1.0
CODE	30	DEPRECIATION %	32%	EXCL.FROM CAP?	Y	ROOMS	1
DESC	PROFESSIONAL BUILDING	ADD'L DEPREC.	0%			BEDROOMS	0
L.UPDT	2021	OVERRIDE RATE				BATHROOMS	4

BUILDING 01 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CARPET/HD TL	
ROOF STRUCTR		WD FR TRUSS	
ROOF COVER		BLTUPCOMP	
INTERIOR		DRY WALL	
HTG & AC		PKG HEAT/AIR	

BUILDING 01 AREAS									
CODE	BASE /AUX	CAP YEAR	EXC CAP	PERI RATE	METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
BAS	B		Y		264.00	4100.00	758,172	515,557	
CPF	A		Y		101.40	641.00	35,563	24,183	
CAN	A		Y		68.00	145.00	6,703	4,558	
CAN	A		Y		68.00	145.00	6,703	4,558	
TOTAL						5,031.00	807,141	548,856	
ADJUSTED						4,364.00			
BASE						4,100.00			
AUXILIARY						931.00			

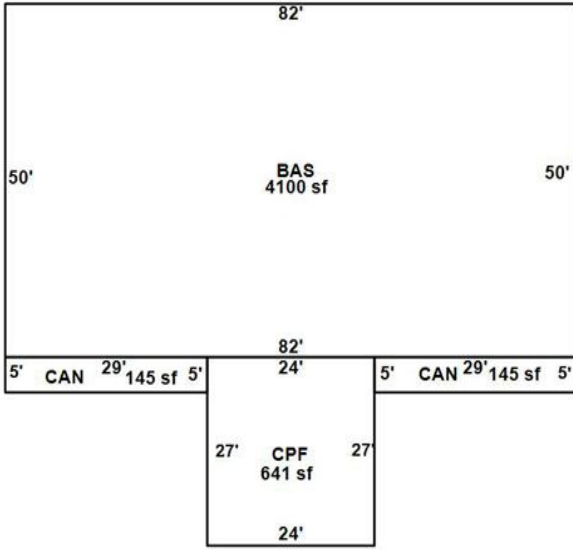


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January 2021 BUILDING 01 DRAWING



July 2025 BUILDING 01 PHOTO



BUILDING 01 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
PV3-1	PAVEMENT, ASPHALT C	1983	114	210	23940	64,638	64,638
PV3-2	PAVEMENT, ASPHALT C	1983	12	55	660	1,782	1,782

BUILDING 02 INFORMATION

NUMBER	2	YEAR BUILT	1983	CAP YEAR		STORIES	1.0
CODE	25	DEPRECIATION %	37%	EXCL. FROM CAP?	Y	ROOMS	1
DESC	RESTAURANT/LOUNGE-1	ADD'L DEPREC.	0%			BEDROOMS	0
L. UPDT	2021	OVERRIDE RATE				BATHROOMS	2

BUILDING 02 CONSTRUCTION

ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT PIL/S	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CARPET	
ROOF STRUCTR		WD FR TRUSS	
ROOF COVER		BLTUPCOMP	
INTERIOR		DRY WALL	
HTG & AC		PKG HEAT/AIR	

BUILDING 02 AREAS

CODE	BASE /AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE
CAN	A		Y		32.00	55.00	1,171	738
CPF	A		Y		32.00	1110.00	28,349	17,860
OPF	A		Y		32.00	270.00	6,896	4,344
BAS	B		Y		32.00	3654.00	311,138	196,017
TOTAL						5,089.00	347,554	218,959
ADJUSTED						4,082.00		
BASE						3,654.00		
AUXILIARY						1,435.00		

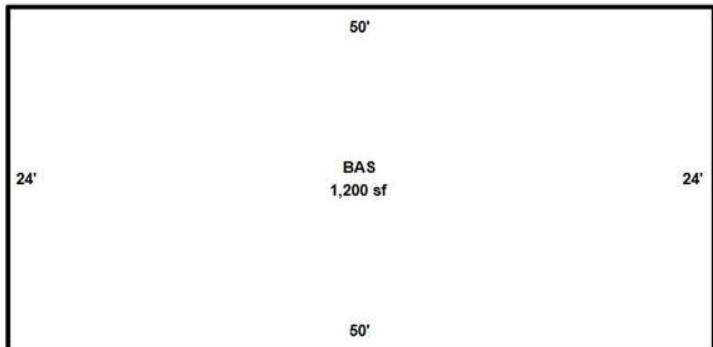


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January 2021 BUILDING 03 DRAWING



July 2025 BUILDING 03 PHOTO



BUILDING 03 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
DOH-1	DOOR, OVERHEAD, COMME	2001	8	10	80	384	384
DOH-2	DOOR, OVERHEAD, COMME	2001	8	10	80	384	384
DOH-3	DOOR, OVERHEAD, COMME	2001	8	10	80	384	384
DUU-1	DETACHED UTIL, NO C	1983	10	10	100	360	108
DUU-2	DETACHED UTIL, NO C	1983	20	20	400	1,440	432

ADDRESSES ON PARCEL

NON-RESIDENTIAL OCCUPANCY

SITUS	KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
15004 CORTEZ BLVD	01723362	FLORIDA CARDIOLOGY GROUP LLC	621111	OFFICES OF PHYSICIANS (EXCE
15010 CORTEZ BLVD	00000000	VACANT/UNUSED		

BUILDING PERMITS

APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1445731	08/02/22	1445731	CG	COMMERCIAL MECHANICAL	08/02/22	FINALED	08/08/22	22,618
1407204	12/19/20	1407204	LPC	L P GAS COMMERCIAL	12/28/20	FINALED	02/16/21	1,075
1396185	06/15/20	00000000	CF	COMMERCIAL REROOF		VOID		48,250
1396036	06/11/20	1396036	CF	COMMERCIAL REROOF	06/11/20	FINALED	07/14/20	48,250
1308076	03/18/15	1308076	BUSE	BUSINESS USE PERMIT	04/14/15	FINALED	04/14/15	1
1272282	06/12/12	1272282	CA	COMMERCIAL ADDITION	07/24/12	INACTIVE		30,000
1241621	02/09/10	1241621	CD	COMMERCIAL REMODELING	05/18/10	FINALED	10/05/10	200,000
1118019	03/28/03	1118019	CF	COMMERCIAL REROOF	03/28/03	FINALED	03/23/04	13,209
1080670	04/06/01	1080670	S5	STORAGE UN30000&UN36FT	07/10/01	FINALED	10/02/01	10,000
1077558	01/26/01	1077558	CF	COMMERCIAL REROOF	01/26/01	FINALED	02/13/01	5,770
1009264	11/27/95	1009264	CZ	COMMERCIAL RESHINGLE	11/27/95	FINALED	06/17/96	6,921
0089952	02/01/95	9501014	RP	RAMP	02/07/95	FINALED	03/20/95	2,300
0066638	06/22/94	0066638	CU	CERT OF USE	06/22/94	FINALED	09/26/94	
0044708	09/09/91	9107096	CF	COMMERCIAL REROOF	09/09/91	FINALED	12/11/91	6,347
0049164	09/28/90	9008394	EL	ELECTRIC	09/28/90	FINALED	05/29/91	2,380
0049143	09/27/90	9008757	SI	SIGN	10/16/90	FINALED	10/26/90	2,130
0017014	06/07/88	8804862	SP	LAWN IRRIGATION, RES.	06/07/88	FINALED	01/05/90	
0049132	01/01/57	00000000	EL	ELECTRIC		VOID		1,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/30/10	CMS REAL ESTATE PARTNERS LLC	Q	QUALIFIED	N	SW	2730	1258	17	875,000
03/08/01	PEARSON SAMUEL R SUC TTEE	D	DISQUALIFIED	N	TR	1400	0491	17	100
01/01/80	PEARSON SAMUEL R & DOROTHY	Q	QUALIFIED	N	WD	0422	0807	11	30,000
01/01/80	PERRY FREDA	D	DISQUALIFIED	N		----	----		



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PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
07/01/25	2026	270	17	5 YEAR REVIEW
01/28/21	2021	256	1	BUILDING PERMIT
03/29/19	2019	197	17	5 YEAR REVIEW
08/01/14	2015	197	1	BUILDING PERMIT
04/13/11	2011	197	1	BUILDING PERMIT
08/07/07	2008	197	17	5 YEAR REVIEW
04/29/04	2004	197	17	5 YEAR REVIEW
05/21/02	2002	195	14	DESKTOP REVIEW
11/27/01	2002	197	1	BUILDING PERMIT
08/15/01	2002	197	1	BUILDING PERMIT
07/07/98	1998	180	14	DESKTOP REVIEW
10/23/96	1997	165	1	BUILDING PERMIT
03/20/95	1995	165	1	BUILDING PERMIT

PROPERTY APPRAISER NOTES
January 01 2021
STR 1
15002/04/06 - FLORIDA CARDIOLOGY GROUP
STR 2
15010 - FLAMINGO'S PIZZERIA
STR 3
WAREHOUSE