

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 PCL 32 :COMM NE COR SE1/4 OFSW1/4 SEC 25-19-19 TH S 0DEG 43M 30S E AL E LN OF SW1/4 SEC25 DIST 896.28FT TH S 89DEG 46M 50S W 237.53FT TH S 0DEG
Est. Parcel Sqft	8,981
Est. Parcel Acres	.21
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	\$2,810	\$47,720	\$50,530	\$36,399	\$0	\$36,399	\$0	\$750.76	Link
2023	\$2,810	\$43,670	\$46,480	\$33,090	\$0	\$33,090	\$0	\$703.83	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	\$50,530	14.8306	\$884.81

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	2260/0816	02-MIN DOC STAMP (\$100)	I
07/01/2007	\$18,800	2147/2181	00-WARRANTY DEED	I
03/01/2007	\$57,500	2113/0683	14-SALE / MORE THAN 1 PARCEL	I
08/01/1991	\$100	0905/0104	03-SAME FAMILY/DEED FOL	V
07/01/1988	\$3,000	0786/0847	00-WARRANTY DEED	V
06/01/1988	\$100	0786/0845	01-CORRECTIVE/QC/TD/COT	V
01/01/1981	\$100	0569/1905	02-MIN DOC STAMP (\$100)	V
03/01/1977	\$800	0456/0137	00-WARRANTY DEED	V

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	200900385	MOBILE HOME REPAIR/REMODEL (REPAIR WALLS,FLOORS,EL	\$3,000	
02/01/1989	8901581	SC ROOM & CARPORT	\$1,077	
02/01/1989	8901155	THREE SLABS	\$3,832	
01/01/1989	100758	MH	\$7,500	02/01/1989

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	85.00	85.0	105				RURMH

Residential

Bldg Number	1
Class	R5 - RESIDENTIAL MOBILE HOME
Year Built	1979
Total FLA	805
Total Under Roof	805

Exterior Wall	18 - METAL SIDING WD FRAME
Foundation	6 - MINIMAL
HVAC	106 - 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/
Addl Fixtures	
FPL: Stacks/Openings	/

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BULDING	1979	805

Miscellaneous Improvements

Building #	Line	Description	Year Built	L	W	Units	Area	Value
1	1	UTILY BLDG FIN WD/ALM W SLAB-[1-SF]	1989	10	12	1	120	
1	2	CARPORT ALUM UNF WITH CONCRETE SLAB-[1-SF]	1989	28	10	1	280	
1	3	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1989	5	33	1	165	
1	4	SCRN PRCH WOOD ALUM WITH CONCRETE SLAB-[1-SF]	1989	10	24	1	240	
1	5	OPEN PORCH FIN WOOD/ALUM WITH CONC SLAB-[1-SF]	1989	10	11	1	110	
1	6	CHAIN LINK FENCE-[1-SF]	1989	270	4	1	1,080	

Total Misc Value
