



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00550718	PRINTED ON	10/05/25	PAGE	1
PARCEL #	R32 323 17 5140 0926 0060	SITUS	3190 LEMA DR		
OWNER(S)	CULVER SCOTT	PARCEL DESCRIPTION	SPRING HILL UNIT 14 BLK 926 LOT 6		
MAILING ADDRESS	3190 LEMA DR SPRING HILL FL 34609-2845	UPDATED	01/01/80		
UPDATED	09/07/10				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	14,962	
ACRES	0.30	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	5140	SPRING HILL UNITS 14 & 15
SUBDIVISION	5140	SPRING HILL UNIT 14
DOR LAND USE	01	SINGLE FAMILY
NON-AD VALOREM DIST1	1	SOUTHWEST HERNANDO COUNTY GARBA
NON-AD VALOREM DIST2	36	H.C. FIRE/RESCUE DISTRICT
NON-AD VALOREM DIST3	48	SPRING HILL MUNICIPAL STREET LI
NON-AD VALOREM DIST4	99	SOLID WASTE DISPOSAL MSBU



2025-02-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	
LAND	50,572	50,572	50,572		
BUILDINGS	+ 199,013	199,013	199,013		
FEATURES AND OUT BUILDINGS	+ 6,041	6,041	6,041		
JUST/MARKET VALUE	= 255,626	255,626	255,626		
VALUE PRIOR TO CAP	255,626	255,626	255,626		
ASSESSED VALUE	101,226	101,226	101,226		
EXEMPT VALUE	- 50,722	25,000	50,722		
TAXABLE VALUE	= 50,504	76,226	50,504		
CLASSIFIED LAND USE VALUE					

EXEMPTIONS BY TAXING AUTHORITY								
CODE	DESCRIPTION	L. UPDT	CAP. YR	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	EXT. TAX SAVINGS
HXX	HOMESTEAD	2025	2006	YES	YES	YES		356.91
HXZ	ADDITIONAL HOMESTEAD	2025	0	YES		YES		206.05
TOTAL:								562.96

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2000		Y				14,962.00	SQFT	3.38	50,572

BUILDING 01 INFORMATION									
NUMBER	1	YEAR BUILT	2005	CAP YEAR		STORIES	1.0		
CODE	01	DEPRECIATION %	19%	EXCL. FROM CAP?	Y	ROOMS	5		
DESC	SINGLE FAMILY RESIDENCE	ADD'L DEPREC.	0%			BEDROOMS	3		
L. UPDT	2018	OVERRIDE RATE				BATHROOMS	2		

BUILDING 01 CONSTRUCTION			
ELEMENT	CODE	DESCRIPTION	POINTS
FOUNDATION		CONT FOOT	
EXTERIOR WAL		BLOCK/STUCCO	
FRAME		CRT REINF	
FLOOR SYSTEM		SLAB ON	
FLOOR COVER		CARPET/HD TL	
ROOF STRUCTR		GABLE HIP	
ROOF COVER		COMP SHNG AB	

BUILDING 01 AREAS									
CODE	BASE /AUX	CAP YEAR	EXC CAP	RATE	PERI METER	SQFT SIZE	REPLACEMENT COST	DEPRECIATED VALUE	
GRF	A		Y		88.00	483.00	36,196	29,319	
OPF	A		Y		26.00	40.00	1,635	1,324	
BAS	B		Y		170.00	1459.00	198,789	161,019	
SPA	A		Y		98.00	444.00	9,075	7,351	
TOTAL						2,426.00	245,695	199,013	
ADJUSTED						1,804.00			
BASE						1,459.00			



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

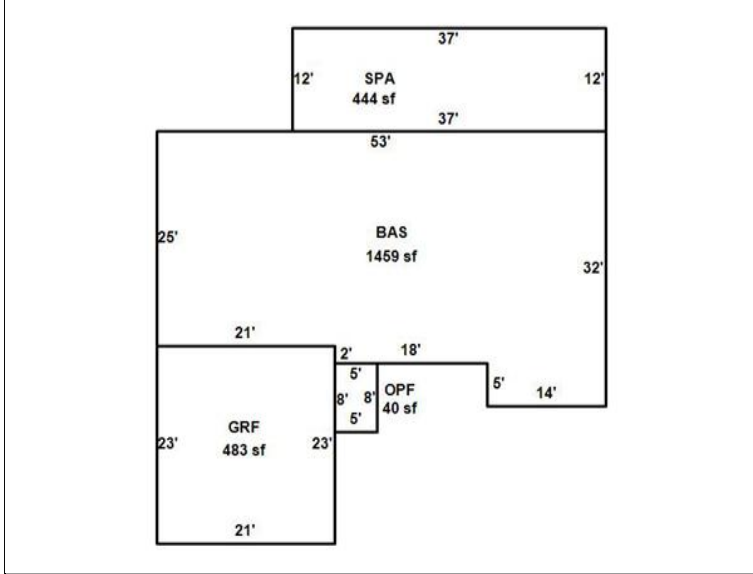
2025 FINAL TAX ROLL

KEY #	00550718	PRINTED ON	10/05/25	PAGE	2
--------------	----------	-------------------	----------	-------------	---

INTERIOR	DRY WALL	
HTG & AC	PKG HEAT/AIR	

AUXILIARY	967.00	
-----------	--------	--

October 2018 BUILDING 01 DRAWING



July 2025 BUILDING 01 PHOTO



BUILDING 01 FEATURES

CODE	DESCRIPTION	YEAR BUILT	WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATED VALUE
OS2-1	OPEN SHED,NO WALLS	2012	12	16	192	691	276
PT2-1	PATIO, CONCRETE	2005	12	16	192	691	691
PT2-2	PATIO, CONCRETE	2005	4	7	28	101	101
PT2-3	PATIO, CONCRETE	2005	4	8	32	115	115
PV1-1	PAVEMENT, CONCRETE	2005	16	67	1072	3,859	3,859
PV1-2	PAVEMENT, CONCRETE	2005	5	14	70	252	252
UTW-1	UTILITY, DETACHED,	2007	12	16	192	2,765	747

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY

SITUS
3190 LEMA DR

BUILDING PERMITS

APPLIC. #	APP. DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1482258	06/11/24	1482258	RFRP	ROOF REPLACEMENT	06/11/24	FINALED	06/24/24	14,000
1224005	06/06/08	1224005	SC	SCREEN ROOM	06/20/08	FINALED	06/30/08	6,480
1219098	01/25/08	1219098	SP	LAWN IRRIGATION, RES.	01/25/08	FINALED	02/06/08	1,200
1214358	08/27/07	1214358	PFUS	PREFAB UTILITY SHED	09/17/07	FINALED	09/20/07	2,450
1157358	02/14/05	1157358	FN	FENCE	02/14/05	FINALED	02/22/05	2,840
1142209	05/28/04	1142209	SF	SINGLE FAMILY RES.DETACH	06/30/04	FINALED	01/20/05	88,245
1138728	04/05/04	1138728	SCLR	SITE CLEARING	04/16/04	FINALED	06/16/04	2,000

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
08/05/10	CULVER SCOTT	X	DISQ SALE /R	N	QC	2766	1363		100
01/31/05	CULVER SCOTT & JACQUELINE	Q	QUALIFIED	N	WD	1966	1719		152,900
03/11/04	JM CONSTRUCTION & REMODELING	D	DISQUALIFIED	Y	WD	1805	0193		9,500
03/05/04	MCCLOUD MICHAEL & DARLENE	D	DISQUALIFIED	Y	WD	1803	1154		9,500
12/10/91	PLUMMER JOHN I & MARY ANN	D	DISQUALIFIED	Y	WD	0845	1808		2,000
01/01/80	JOHNSTOWN INVESTORS	Q	QUALIFIED	Y	WD	----	1009		1,600

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
07/29/25	2026	329	1	BUILDING PERMIT
08/24/22	2023	282	14	DESKTOP REVIEW
10/16/18	2019	256	17	5 YEAR REVIEW
01/23/13	2013	236	17	5 YEAR REVIEW



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

2025 FINAL TAX ROLL

KEY #	00550718	PRINTED ON	10/05/25	PAGE	3
--------------	----------	-------------------	----------	-------------	---

10/27/08	2009	236	1	BUILDING PERMIT
12/18/07	2008	184	1	BUILDING PERMIT