



# Mike Wells

Pasco County Property Appraiser

## Pasco County, Florida Plat Book



**Historic Courthouse – Dade City**

### **DADE CITY**

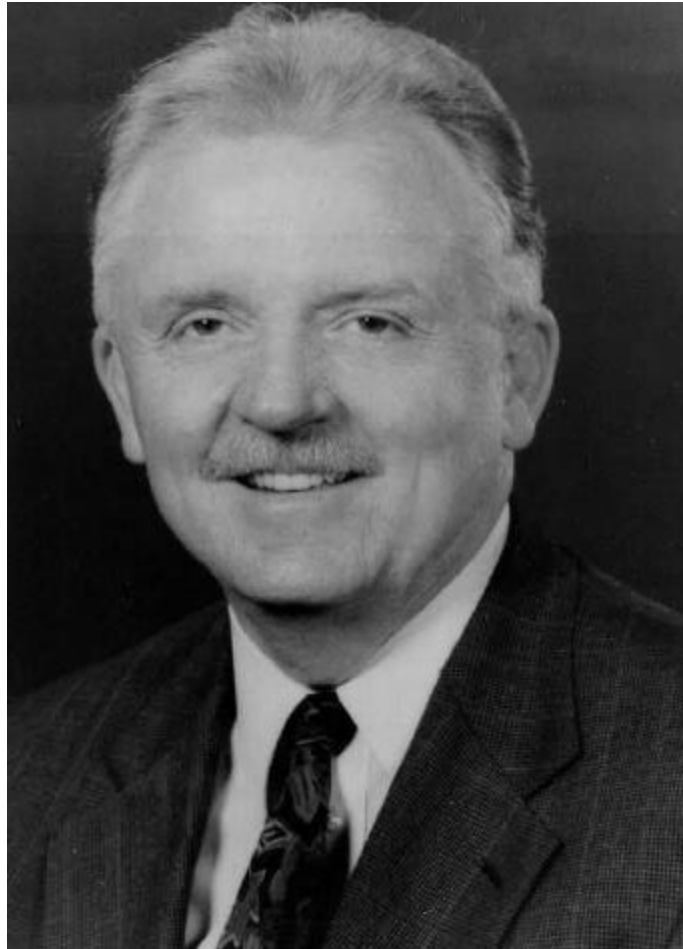
Pasco County Courthouse  
38053 Live Oak Ave., Suite 211  
Dade City, FL 33523  
(352) 521-4433 Main No.  
(352) 521-4411 Fax No.  
Mailing Address:  
PO Box 401  
Dade City, FL 33526-0401

### **NEW PORT RICHEY**

Pasco County Gov't Center  
7530 Little Road, Room 130  
New Port Richey, FL 34654-5598  
(727) 847-8151 Main No.  
(727) 847-8013 Fax No.  
Internet Address:  
<http://appraiser.pascogov.com>

### **LAND O' LAKES**

Central Pasco Professional Center  
4111 Land O' Lakes Blvd., Suite 206  
Land O' Lakes, FL 34639  
(813) 929-1280 Main No.  
(813) 929-1284 Fax No.



**Mike Wells, CFA**  
Pasco County Property Appraiser

The primary mission of the Pasco County Property Appraiser's Office is to fairly and equitably discover, list, and value all real estate and tangible personal property in Pasco County for the purpose of creating the annual ad valorem tax roll in accordance with applicable Florida Statutes and Florida Department of Revenue Substantive Regulations.

Part of that mission involves assisting our public (citizens, cities, independent taxing authorities and county government) in accessing and utilizing the tremendous real estate/economic data base, maps, and other associated information which we continuously maintain and update.

Annually this office answers thousands of real estate related questions. These questions often require an individual to visit one of our offices for specific information regarding properties. This plat book was created in an effort to allow the public access, at their convenience, to pertinent map data.

Periodically, this plat book will be updated based on the analysis of user requests. If you have a particular need that you feel would also benefit other users, please feel free to make a suggestion to me personally. This project is intended to benefit you, the public. I need to know your thoughts, both good and bad, so this book can improve with future publications.

Sincerely,

A handwritten signature in black ink that reads "Mike Wells". The signature is written in a cursive, flowing style.

## UNDERSTANDING HOMESTEAD AND OTHER TAX EXEMPTIONS



### Explaining Tax-Saving Methods



**Presented by**  
**Mike Wells**  
Pasco County  
Property Appraiser  
Pasco County, Florida

Dear Property Owner:

This brochure contains frequently asked questions about exemptions, and I trust you will find it informative.

As your property appraiser, I am charged with the responsibility of reviewing all applications for exemption from ad valorem taxation.

If you have any additional questions or need further assistance, please do not hesitate to contact this office.

### THE HOMESTEAD EXEMPTION

#### WHAT IS HOMESTEAD?

Homestead exemption is a constitutional guarantee that reduces the assessed value of residential property up to \$25,000 for qualified permanent residents.

#### WHO IS ELIGIBLE FOR THE HOMESTEAD EXEMPTION?

All Florida residents who have legal or beneficial title in equity to real property in the State of Florida, who resides on said real property, and in good faith makes the same his or her permanent residence to the exclusion of all other places on or before January 1st of the year application is made, shall be entitled to an exemption from all taxation, except non-ad valorem taxes, up to the assessed valuation of \$25,000. Commercial usage of property is not subject to the exemption.

#### HOW DO I QUALIFY?

In order to receive the benefit of the homestead exemption, widow's exemption, widower's exemption and all disability exemptions, an original application for the specific exemption must be filed with the Property Appraiser's office. This requirement extends to all ownership changes, including title changes, and pertains to the exclusive property.

### OUR OFFICE ACCEPTS APPLICATIONS ON A YEAR-ROUND BASIS AS FOLLOWS:

All applications must be in our office no later than the close of business on March 1st of each year.

Applications prior to January 1st will be for the succeeding year. All applications taken in January and February will be for the current year.

### WHAT KIND OF DOCUMENTS ARE NEEDED TO QUALIFY?

All the below listed documents/information is required at the time of application.

**NOTE: If married, the following is required for both spouses:**

- A recorded deed or tax bill for the real property to be homesteaded, which shows the applicant as the owner on or before January 1st of the year for which application is being made.
- A Florida driver's license.
- A Florida vehicle registration.
- A social security number for the applicant and his/her spouse.
- If not a U.S. citizen, a permanent visa and a declaration of domicile.
- If applicable, the mobile home registration or title, if your mobile home needs to be declared as real property.

### ARE THERE ANY OTHER EXEMPTIONS?

Yes, other exemptions are available for Florida residents that can be applied to real property, personal property or non-homestead property owned by the applicant.

### \$500 WIDOW'S AND WIDOWER'S EXEMPTION

Any widow or widower who is a permanent Florida resident may claim this exemption. A death certificate must be presented at time of application. If the widow or widower remarries, he or she is no longer eligible. If the husband or wife was divorced before the death of the ex-spouse, the man or woman is not considered a widow or widower.

### \$500 DISABILITY EXEMPTION

Every Florida resident who is totally and permanently disabled qualifies for this exemption. If filing for the first time, please present at least one of the following as proof of your disability:

- If totally and permanently disabled, a certificate from one licensed Florida physician or the United States Department of Veterans Affairs, or from the Social Security Administration to reflect the total and permanent disability.

**Forms are available in the Property Appraiser's Office.**

### \$500 EXEMPTION FOR BLIND PERSONS

Every Florida resident who is blind qualifies for this exemption. If claiming an exemption based on blindness, one of the following is required:

- A certificate from one licensed Florida physician, or the United States Department of Veterans Affairs, certifying the applicant to be blind, or a certificate from Division of Blind Services.

**Forms are available in the Property Appraiser's Office.**

### \$5,000 SERVICE-CONNECTED DISABILITY EXEMPTION

Any ex-serviceman disabled by at least 10% in war or by service-connected misfortune is entitled to a \$5,000 exemption. If filing for the first time, please provide the following as proof of your disability:

- A certificate from the United States Government, or a certificate from the United States Department of Veterans Affairs, or its predecessor.

### TOTALLY AND PERMANENTLY DISABLED PERSONS

An exemption is available for those Florida residents who meet the requirements for homestead exemption and who are totally and permanently disabled, which exempts them from all ad valorem taxation of qualifying real property. Commercial usage of the property is not subject to this exemption.

- **For ex-military personnel**, a letter is required from the Veterans Administration or other military branch or from the U.S. Government stating that you are an honorably discharged veteran having a total and permanent service-connected disability. Under certain circumstances, this exemption can be extended to the surviving spouse provided that he/she does not remarry.
- **For quadriplegics**, a letter from the Veterans Administration or a certificate from two unrelated licensed Florida physicians must be presented. **Forms are available in the Property Appraiser's Office.**
- **For paraplegics/hemiplegics and other totally and permanently disabled persons requiring the use of a wheelchair for mobility or who are legally blind**. A letter must be presented from the Veterans Administration or a certificate from two unrelated licensed Florida physicians and a statement of gross income for all persons residing on the homestead property. The gross income limitation is adjusted annually by the Consumer Price Index (C.P.I.). Please call our office for the current limitation amount.

### IMPORTANT NOTE

You may claim only one residency-required exemption, including but not limited to Veterans, Homeowners and Disability exemptions regardless of the number of residences owned in any other county or state.

Section 196.031 (6), Florida Statutes, states: "A person who is receiving or claiming the benefit of an ad valorem tax exemption or a tax credit in another state where permanent residency is required as a basis for the granting of that ad valorem tax exemption or tax credit is not entitled to the homestead exemption provided by this section."

Section 196.131 (2), Florida Statutes, provides that any person who knowingly and willfully gives false information for the purpose of claiming homestead exemption is guilty of a misdemeanor of the first degree.



## ASSESSMENT LIMITATION FOR HOMESTEADS Explaining Amendment 10



Presented by  
**Mike Wells**  
Pasco County  
Property Appraiser  
Pasco County, Florida

Pasco County, Florida

Dear Property Owner:

The information contained in this brochure is designed to help you better understand the assessment limitation for homestead.

As your property appraiser, I am charged with the responsibility of assessing all property fairly and equitably in accordance with Florida Law. The property appraiser's office does not set tax rates or the amount of taxes you pay; that is the job of the various taxing authorities such as city, county commission, school board, and other taxing bodies.

If you have any questions about your assessment or need other assistance, please do not hesitate to speak with any member of my staff.

### THE AMENDMENT 10 CAP

#### WHAT IS THE NEW LAW?

Section 193.155(1) of the Florida Statutes was enacted to limit annual increases in property tax assessments on property qualifying for and receiving homestead exemption.

#### WHAT PROPERTY IS AFFECTED?

Only homestead property that remains under the same ownership qualifies for the cap.

#### WHAT PROPERTY IS NOT AFFECTED?

Homestead property that has been sold and non-homestead property (e.g. residences without homestead, vacant land, commercial property, agricultural property, and tangible personal property) are NOT subject to the cap.

#### ARE THERE ANY PORTIONS OF HOMESTEAD PROPERTY THAT ARE NOT SUBJECT TO THE NEW CAP?

YES. The value of physical alterations such as changes, additions or improvements (not including normal maintenance) will be added to the assessment at full market value AFTER the cap has been applied to the qualifying homestead property.  
(See Example 2)

#### WHAT ABOUT PARCELS NOW RECEIVING A PARTIAL HOMESTEAD EXEMPTION?

Only that portion of the property that receives homestead exemption will be affected by the cap. (See Example 3)

#### HOW IS THE NEW LAW APPLIED?

The law provides that property receiving the homestead exemption shall be assessed at just value the year in which the property receives the exemption. In the year following, the property will be reassessed annually with any change resulting from the reassessment to not exceed the lower of either: 1) three percent of the assessed value of the property for the prior year; or, 2) the percentage change in the Consumer Price Index.

#### IS IT POSSIBLE THAT QUALIFYING HOMESTEAD PROPERTY MAY STILL RISE ABOVE THE CAP FROM ONE YEAR TO THE NEXT?

Although the ASSESSMENT VALUE is limited to not exceed the new cap, it is possible that the TAXABLE VALUE may rise above the cap percentage after exemptions are deducted.  
(See Example 4)

#### EXAMPLES

The following examples may clarify the meaning of Amendment 10 in its application to your parcel. The new assessment figure is stated BEFORE the subtraction of appropriate exemption amounts. For the sake of clarity, 3% is always used as the Amendment 10 cap in these examples.

##### EXAMPLE 1

Prior year assessment - \$100,000  
Homestead - 100 %  
Market changes - 5% (i.e. \$5,000)  
Physical changes - None

Is 5% > 3% ? Yes, so Amendment 10 cap to be applied will be 3%.  
New assessment = \$100,000 + \$3,000 (i.e. 3% of 100,000)

NEW ASSESSMENT = \$103,000

##### EXAMPLE 2

Prior year assessment - \$100,000  
Homestead - 100%  
Market changes - 8% (i.e. \$8,000)  
Physical changes - \$1,500 fireplace added

Is 8% > 3% ? Yes, so Amendment 10 cap to be applied will be 3%.  
New assessment = \$100,000 + \$3,000 (i.e. 3% of 100,000) + \$1,500

NEW ASSESSMENT = \$104,500

##### EXAMPLE 3

Prior year assessment - \$100,000  
Homestead - 50%  
Market changes - 10% (i.e. \$10,000)  
Physical changes - \$9,000 in-ground pool addition

Is 10% > 3% ? Yes, so Amendment 10 cap to be applied will be 3%.

##### Homestead Portion

Homestead portion  
(\$100,000 x 50%) = \$ 50,000  
Homestead market change  
(\$100,000 x 50% x 3%) = \$ 1,500

##### Non-Homestead Portion

Non-Homestead portion  
(\$100,000 x 50%) = \$ 50,000  
Non-Homestead market change  
(\$10,000 x 50%) = \$ 5,000

##### Physical Change

In-ground pool addition = \$ 9,000  
-----  
NEW ASSESSMENT = \$115,500

NOTE: Physical changes are added to the assessment at full market value.

##### EXAMPLE 4

Although the ASSESSMENT VALUE is limited by the Amendment 10 cap to be no greater than 3%, it is possible that the TAXABLE VALUE (after deducting appropriate exemptions) may increase at a greater percentage.

##### Prior Year

Assessment	\$ 30,000
Less Homestead	(\$ 25,000)
Taxable amount	\$ 5,000

##### New Year

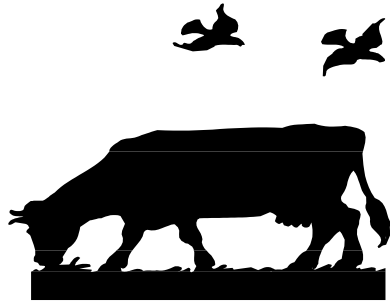
Assessment	\$ 30,900
Less Homestead	(\$ 25,000)
Taxable amount	\$ 5,900

ASSESSMENT INCREASE = 3%  
TAXABLE VALUE INCREASE = 18%



**Presented by**  
**Mike Wells**  
 Pasco County  
 Property Appraiser  
 Pasco County, Florida

## AGRICULTURAL CLASSIFICATION



**Pasco County,  
 Florida**

Dear Taxpayer:

As your property appraiser, it is my responsibility to assess all property fairly and equitably in accordance with Florida law. One aspect of this responsibility is to determine which lands qualify for agricultural classification.

This brochure contains answers to some of the most commonly asked questions about agricultural classification of lands. If you have a specific question that this brochure does not address or any questions about your assessment, please do not hesitate to speak with a member of my staff.

It should be noted that the property appraiser does not set tax rates and does not determine the amount of taxes you pay. The various taxing authorities such as city, county commission, school board, and other taxing bodies establish those rates.

### QUESTIONS AND ANSWERS ABOUT AGRICULTURAL CLASSIFICATION

**What is an agricultural classification?**  
 In accordance with Florida Statute 193.461, the property appraiser classifies land within the county as either agricultural or non-agricultural. Lands which are classified as agricultural are assessed based on their agricultural value.

**What lands qualify?**  
 No lands shall qualify for an agricultural classification unless an application is filed between January 1 and March 1 of the tax year.

Only lands, which are used primarily for bona fide agricultural purposes, shall be classified as agricultural. "Bona fide agricultural purposes" means good faith commercial agricultural use of the land. The commercial agricultural use must be initiated prior to January 1 of the tax year in which application is made.

**Should timely application not be made, what is my recourse?**  
 An applicant who is qualified to receive an agricultural classification may file a petition with the Value Adjustment Board requesting the classification be granted. Upon reviewing the petition, if the person is qualified to receive the classification and demonstrates particular extenuating circumstances to warrant the granting of the classification, the Property Appraiser or Value Adjustment Board may grant the classification.

**Are there zoning restrictions for an agricultural classification?**  
 Zoning is a factor to be taken into consideration when determining whether the use of the land for agricultural purposes is bona fide. Pasco County zoning regulations allow commercial agricultural activity on AR, AC or I-2 zoned property. Parcels zoned AR must have a minimum of five acres.

**What information is necessary to complete an agricultural application?**

- Property identification number.
- Legal description.
- Identification of use and length of time so utilized.
- Agricultural income and expense for the property.
- If leased, a copy of the lease.
- Zoning of the property.

**What are some of the factors considered in determining commercial agricultural use?**

- The length of time the land has been so utilized.
- Whether the use has been continuous.
- Size, as it relates to a specific agricultural use.
- The purchase price.
- Whether an effort has been made to care for the land in accordance with commercial agricultural practices.
- The condition of the property.

- The present market value of the property as agricultural land.
- The income produced by the property.
- The productivity of the land in its present use.
- The economic merchantability of the agricultural product.

**Will there be an inspection of the property?**  
 Yes, property owners making an original application can expect a field inspection before their application is processed. Lands receiving an agricultural classification are re-inspected annually.

**If my application is approved, must I reapply each year?**  
 The owner of land that was classified as agricultural in the previous year will receive by January 15 of each year a notice from the Property Appraiser. The property owner must sign and return the notice, by March 1 to the Property Appraiser, which certifies that neither ownership nor use of the land has changed.

**How will I be notified and what recourse do I have should my agricultural application be denied?**  
 The Property Appraiser's office will notify the landowner in writing, on or before July 1 should the agricultural classification be denied. The notification will advise the landowner of their right to appeal and of the filing deadline for such appeal.

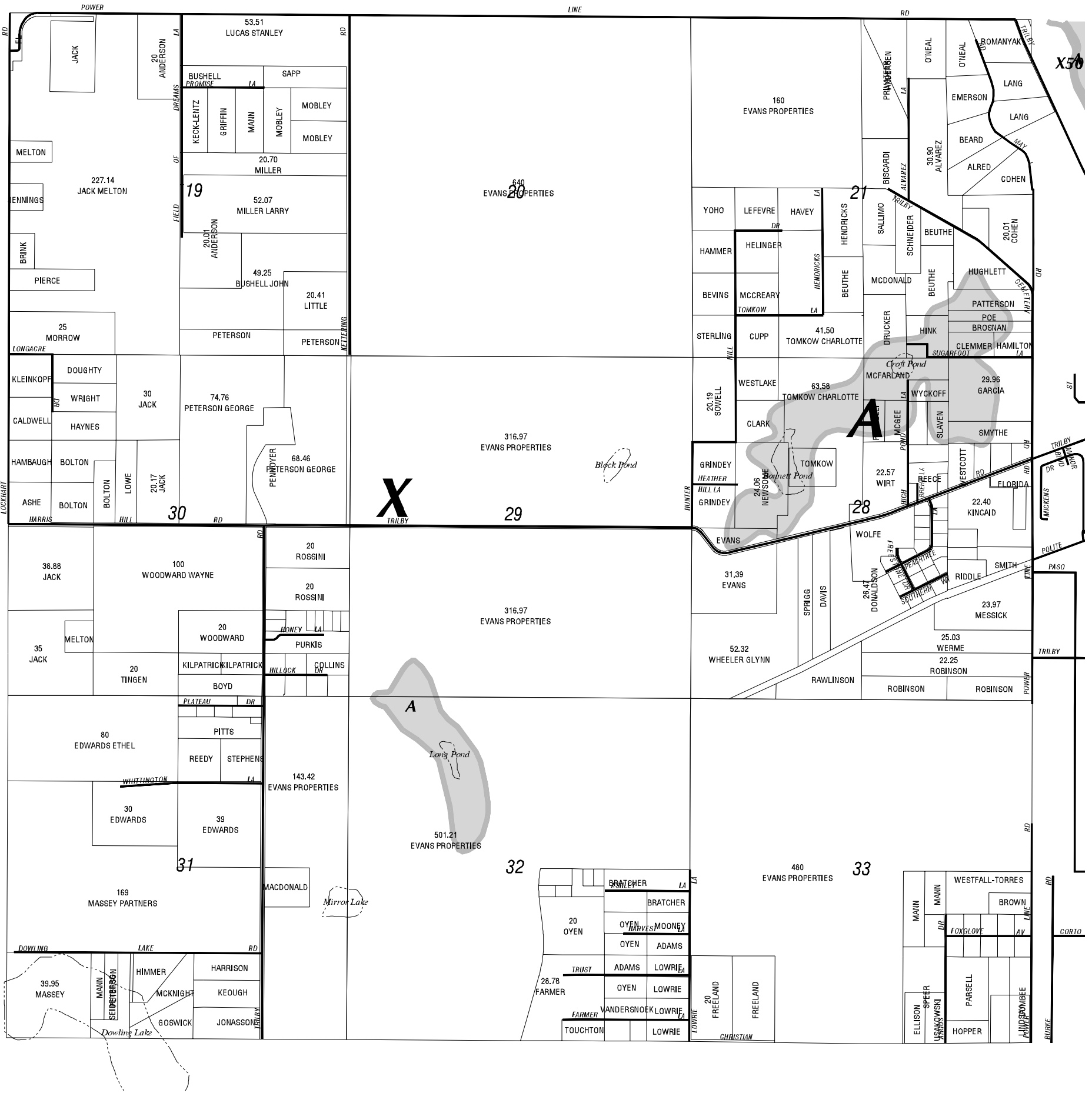
**How many parcels receive the agricultural classification in Pasco County?**  
 For tax year 2002, there were 4,045 agricultural parcels in Pasco County. This number represented 2.0 percent of the total parcel count in the county. However, these 4,045 parcels accounted for 198,854 acres or 41.7 percent of the total county area. The agricultural acreage was divided among the following categories.

Use	Acres	Percentage
Citrus	12,200	6.14
Cropland	1,479	0.74
Dairy/Feedlots	795	0.40
Grazing	111,853	56.25
Hayfields	6,045	3.04
Horse Farms	1,830	0.92
Nurseries	863	0.43
Poultry	200	0.10
Swamp/Waste	34,715	17.46
Timberland	28,834	14.50
Misc. (grapes, pecans, peaches, pears, ostriches)	40	0.02
<b>Total</b>	<b>198,854</b>	<b>100</b>

## FLOOD HAZARD ZONES AND DESCRIPTIONS

<u>ZONE</u>	<u>DESCRIPTION</u>
A	This code identifies an area inundated by 100-year flooding, for which no BFEs have been determined.
AE	This code identifies an area inundated by 100-year flooding, for which BFEs have been determined.
AH	This code identifies an area inundated by 100-year flooding (usually an area of ponding) for which BFEs have been determined; flood depths range from 1 to 3 feet.
A0	This code identifies an area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.
A0	(Alluvial Fan) This code identifies an area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths and velocities have been determined; flood depths range from 1 to 3 feet.
A99	This code identifies an area inundated by 100-year flooding, for which no BFEs have been determined. This is an area to be protected from the 100-year flood by a Federal flood protection system under construction.
D	This code identifies an area of undetermined but possible flood hazards.
V	This code identifies an area inundated by 100-year flooding with velocity hazard (wave action); no BFEs have been determined.
VE	This code identifies an area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.
X	This code identifies an area that is determined to be outside the 100- and 500-year floodplains.
X500	This code identifies an area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or an area protected by levees from 100-years flooding.

Note: BFEs – Base Flood Elevations



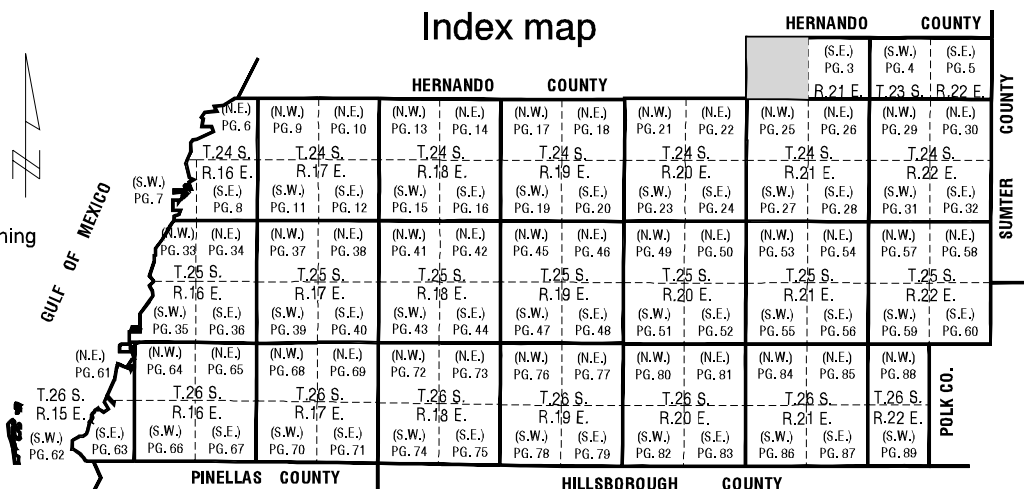
# Mike Wells

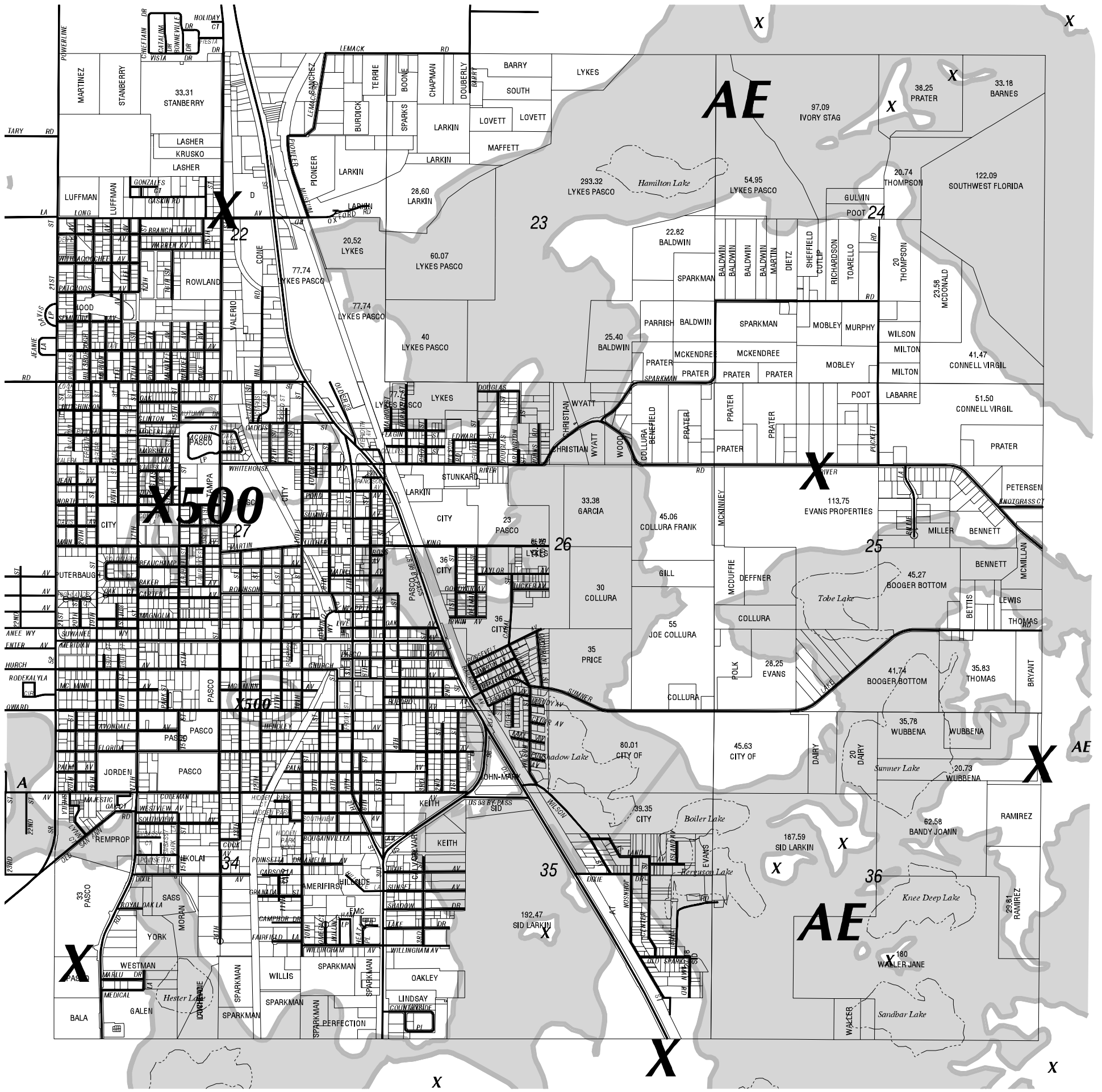
## Pasco County Property Appraiser

This map was prepared by the office of Mike Wells, Pasco County Property Appraiser. Its purpose is to serve as a reference guide to property ownership and land features. The data contained herein has been compiled from various city, county, and state agency records. Due to the constant sale and transfer of property it is impossible to guarantee 100% accuracy. We believe this information is correct and current; however, it is not intended for any legal use, whether it be in sales, transfers, trades, leases of any type etc. The Property Appraiser's office does not accept responsibility for errors of any nature or omissions contained herein.

For parcels with acreages ranging from 4 to 40 acres, only the first word appearing in the tax roll property ownership name field will be shown on the map. Parcels over 40 acres will show the first two words.

- Property line
- Road R/O/W
- Stream or Lake
- Flood Zones beginning with A or V









# Mike Wells

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**Index map**

		HERNANDO COUNTY				HERNANDO COUNTY				HERNANDO COUNTY				HERNANDO COUNTY																																														
		(S.W.) PG. 2	(S.E.) PG. 3	(S.W.) PG. 4	(S.E.) PG. 5	(S.W.) PG. 6	(S.E.) PG. 7	(S.W.) PG. 8	(S.E.) PG. 9	(S.W.) PG. 10	(S.E.) PG. 11	(S.W.) PG. 12	(S.E.) PG. 13	(S.W.) PG. 14	(S.E.) PG. 15	(S.W.) PG. 16	(S.E.) PG. 17	(S.W.) PG. 18	(S.E.) PG. 19	(S.W.) PG. 20	(S.E.) PG. 21	(S.W.) PG. 22	(S.E.) PG. 23	(S.W.) PG. 24	(S.E.) PG. 25	(S.W.) PG. 26	(S.E.) PG. 27	(S.W.) PG. 28	(S.E.) PG. 29	(S.W.) PG. 30	(S.E.) PG. 31	(S.W.) PG. 32	(S.E.) PG. 33	(S.W.) PG. 34	(S.E.) PG. 35	(S.W.) PG. 36	(S.E.) PG. 37	(S.W.) PG. 38	(S.E.) PG. 39	(S.W.) PG. 40	(S.E.) PG. 41	(S.W.) PG. 42	(S.E.) PG. 43	(S.W.) PG. 44	(S.E.) PG. 45	(S.W.) PG. 46	(S.E.) PG. 47	(S.W.) PG. 48	(S.E.) PG. 49	(S.W.) PG. 50	(S.E.) PG. 51	(S.W.) PG. 52	(S.E.) PG. 53	(S.W.) PG. 54	(S.E.) PG. 55	(S.W.) PG. 56	(S.E.) PG. 57	(S.W.) PG. 58	(S.E.) PG. 59	(S.W.) PG. 60