

**JOHN C. EMERSON, CFA**  
**HERNANDO COUNTY PROPERTY APPRAISER**  
**PHONE: (352) 754-4190**  
**WEBSITE: [www.hernandocounty.us/pa](http://www.hernandocounty.us/pa)**

◆ **BROOKSVILLE OFFICE** ◆  
201 Howell Avenue, Suite 300  
Brooksville, FL 34601-2042

Fax Numbers:

Administration (352) 754-4198  
Real Property/Tangible (352) 754-4198  
Exemptions/Central GIS (352) 754-4194



*"To Serve & Assess With Fairness"*

◆ **WESTSIDE OFFICE** ◆  
7525 Forest Oaks Blvd.  
Spring Hill, FL 34606-2400

Fax Numbers:

Addressing (352) 688-5060  
Exemptions (352) 688-5088

## GIS Frequently Asked Questions

### 1. Need a copy of your survey or site plan?

- Our office does not have copies of surveys to give out, but we may have a plat map available. To see if we have a plat map for a property use our [property search tool](#). In the property information box there will be a heading that says "Subdivision" next to it will be a hyperlink, click that and the plat map will open in a new tab. Please note there will not be plat for every property. You can save the plat as a PDF or print if needed.

Where to find plat maps;

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Parcel Key: 01197859 Parcel #: R21 223 17 6200 0000 0270

**Owner Information**

Owner: PISANO DONNA  
Name: PISANO MICHAEL  
Mailing: 121 SAN JUAN DR  
Address: HAUPPAUGE NY 11788-3540

**Property & Assessment Values**

Building: \$276,097 Assessed: \$340,889  
Features: \$1,922 Exempt: 50  
Land: \$41,828 Capped: \$340,889  
AG Land: \$0 Excl Cap: 50  
Market: \$340,889 Taxable: \$340,889

**Property Information**

Site Address: 6493 ROLLING GREEN DR  
Description: TIMBER PINES TRACT 20 LOT 27  
DOR Code: (01) SINGLE FAMILY  
Levy Code: CWES Sec/Tnshp/Rng: 21-23-17  
Subdivision: [TIMBER PINES TR 20](#)  
Neighborhood: TIMBER PINES AREA 2(TPO)

**Tax Information**

AdValorem: \$4,962.02  
NONAdValorem: \$533.13  
Total For 2022: \$5,495.15  
Total For 2021: \$4,097.53  
Total For 2020: \$3,653.73  
Total For 2019: \$3,495.45

**Bldg #1 - SINGLE FAMILY RESIDENCE**

1197859 10/17/2016

**Plat Hyperlink**

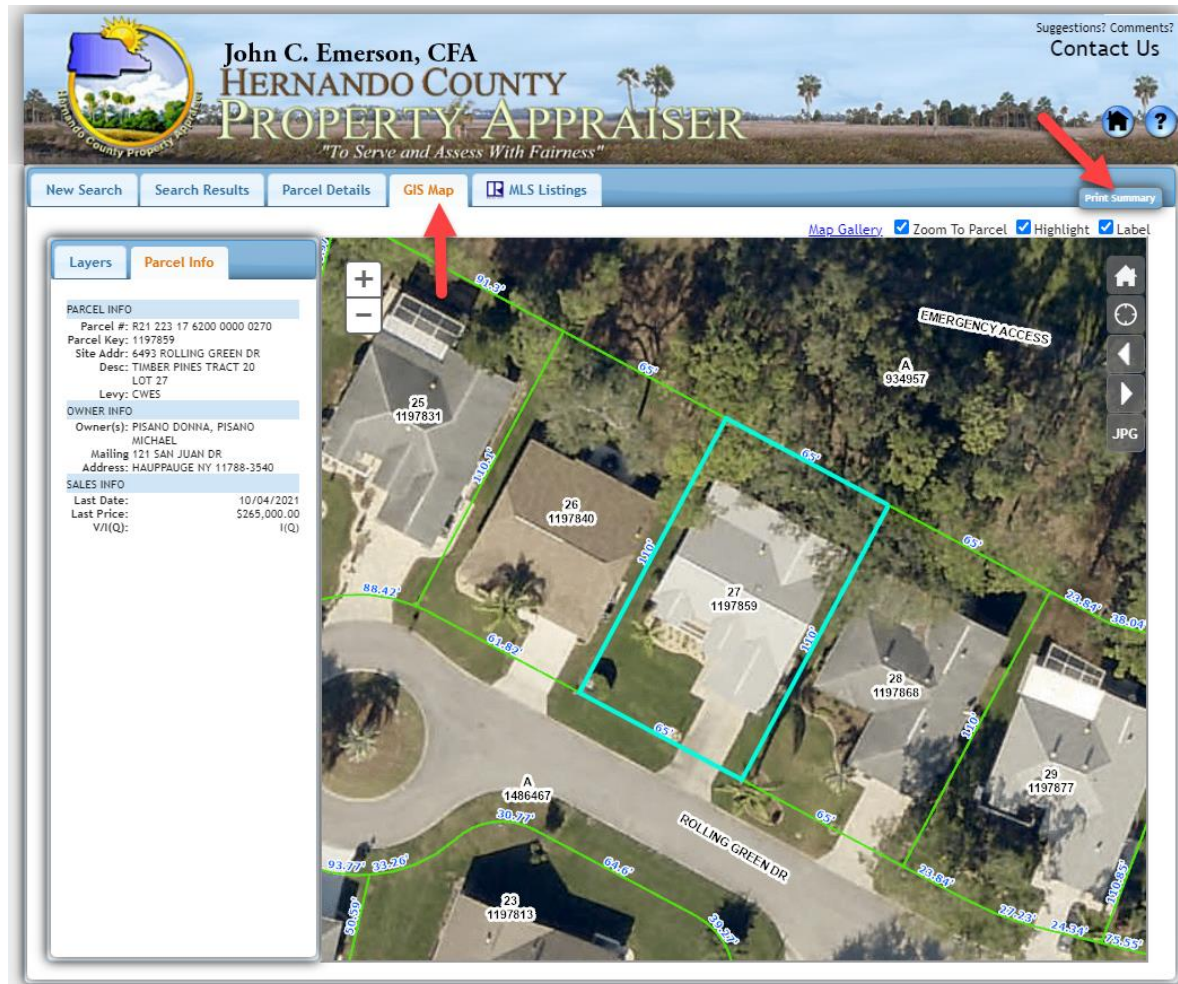
**Land Use**

Land Use	Units	Value
RESIDENTIAL	7,150.00 SQUARE FEET	41,828

## 2. Need Property dimensions?

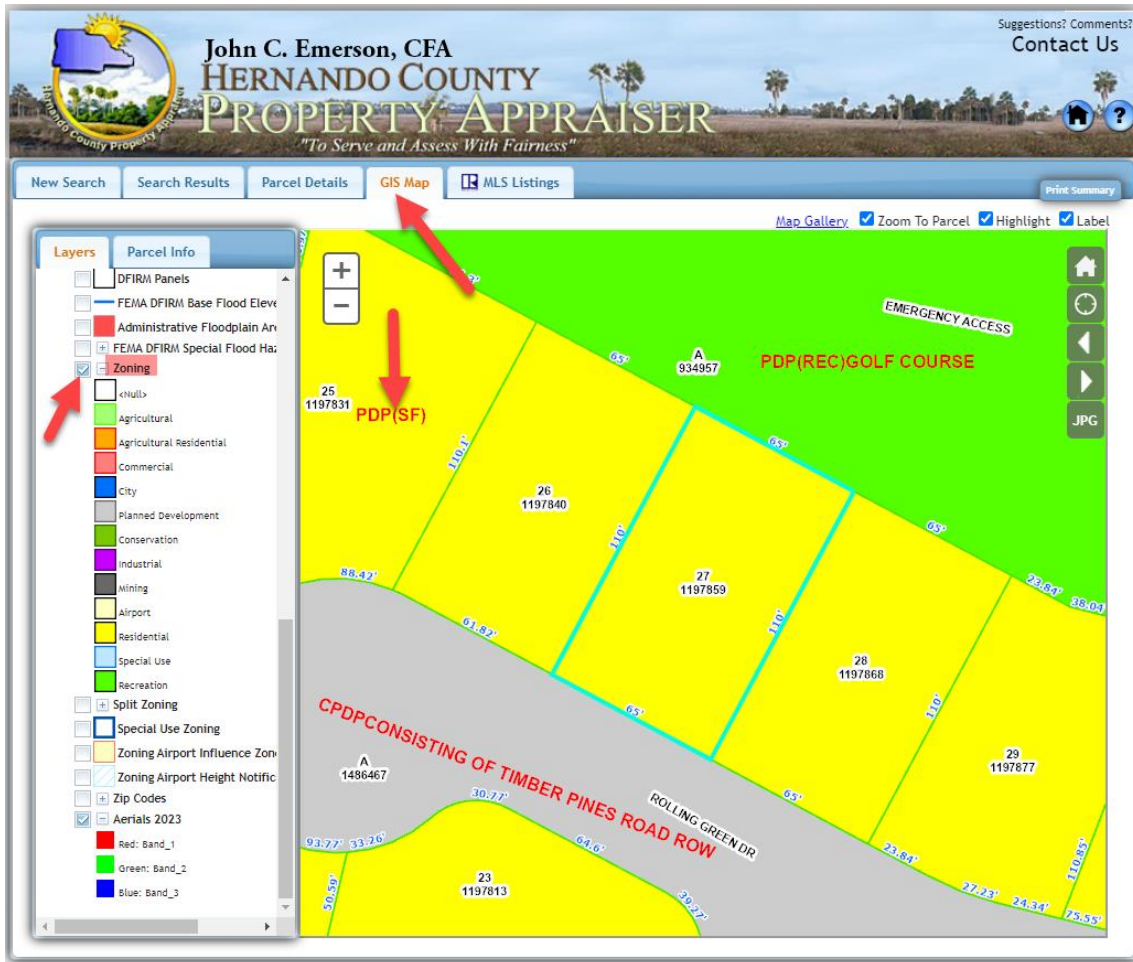
Where to find a map with property dimensions (Please note these may not be survey quality as our maps are used for taxation purposes);

- Using the property search tool again this time in the GIS Map tab, click Print Summary, this will open a map in another tab and you can save this as a pdf or print if needed. (See below)



## 3. What is the zoning on my property?

- You can check the zoning of a property using the GIS Map tab on our website. Under layers scroll until you see zoning and check it on. This will give you the zoning for the selected parcel. (See example below) If you are wondering what you can build on the property with that zoning designation you will need to contact the Zoning Dept, they can be reached at (352) 754-4050 for more information.



#### 4. Can I add a shed or barn to my property?

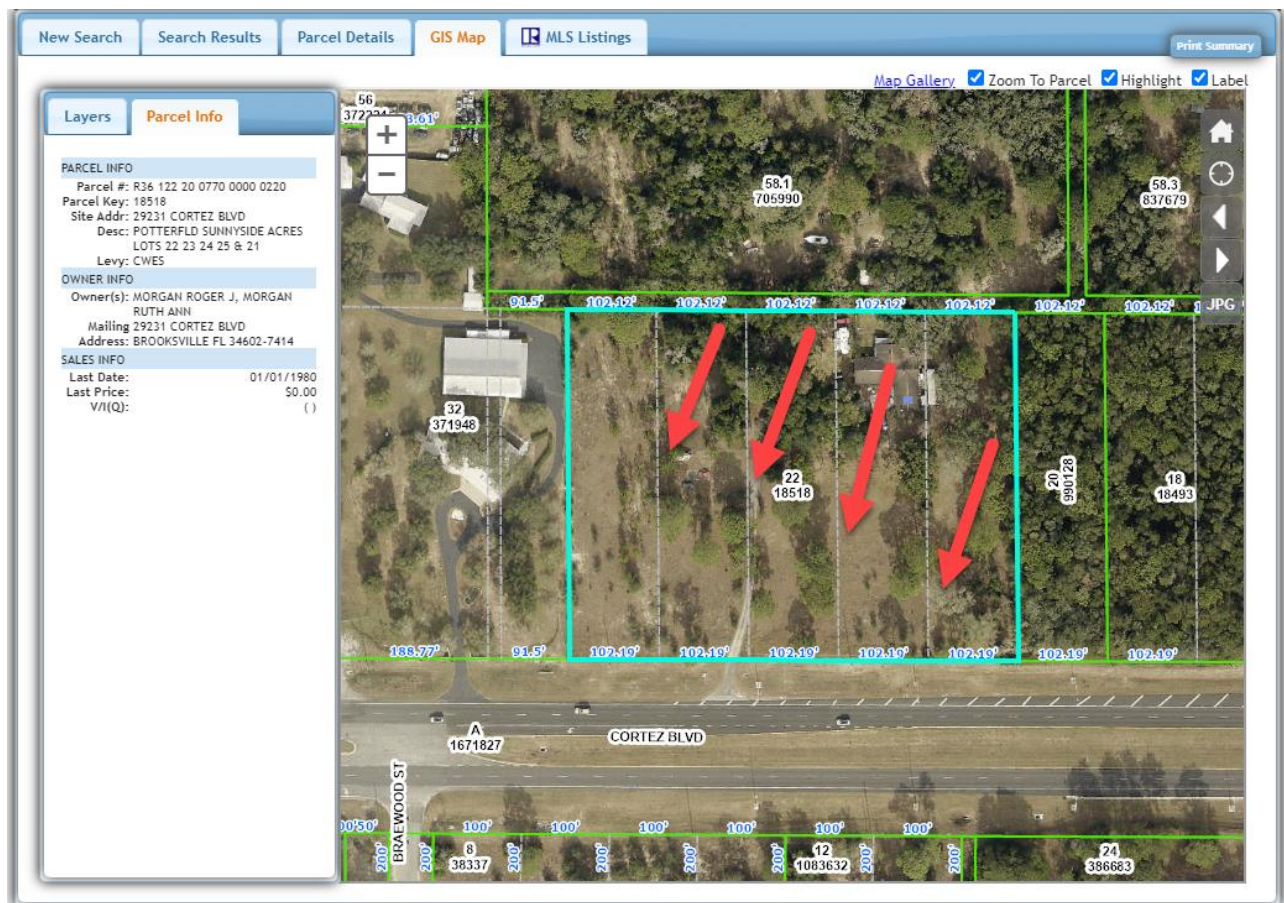
- This is a great question for the building department they can be reached at (352) 754-4050.

#### 5. Can my properties be split or merged?

- **A property can be merged if the following criteria is met;** The properties need to be deeded the exact same (meaning they must have the same exact ownership. (For example, you cannot have a property with a husband and wife on one property and not on the other), the current certified taxes need to be paid, the properties need to be touching. If all of those are met you can fill out a split/merge application which can be found on our website [here](#) under other forms. There is a \$25 fee per parcel being merged (accepted with cash under \$20 bill or check only), we need a copy of the owner's driver's license, the finished application can either be mailed in with payment or submitted in either office.

- **A property can be split if there is a historic line** and the current certified taxes are paid. There is a \$25 fee per parcel being split (accepted with cash under \$20 bill or check only), we need a copy of the owners driver's license the application can be found [here](#) under other forms. The finished application can either be mailed in with payment or submitted in either office. To verify that there is a historic line use the GIS Map tab on the [property search tool](#), the historic line is a dashed line see example below. **If there is no historic line you will need to go through the planning department**, they can be reached at (352) 754-4057.





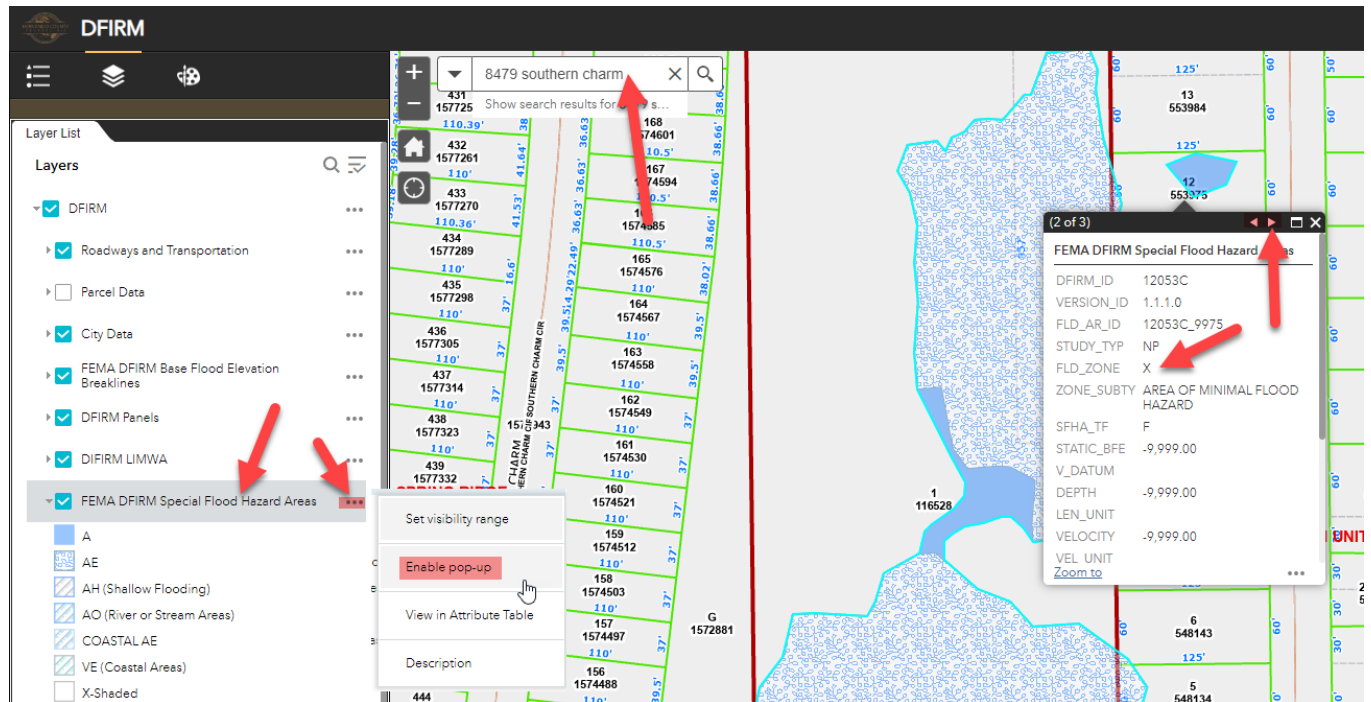
## 6. The land size you have on our website is different than what your survey shows?

- You can either come into our office with your survey for us to take a copy or you can email us a copy here [centralgis@hernandocounty.us](mailto:centralgis@hernandocounty.us). We will do our best to update the maps if necessary but please be advised that our maps are for taxation purposes only, so we do not need to be survey quality.

- If you recently split/merged your property and the website hasn't updated on the parcel details tab that is because that tabs displays certified/finalized tax roll information only so if this was a recent change that will not update until the new tax bills go out. The GIS Map tab will show any recent changes but will not spell out the exact land size.

## 7. Is my property in a flood zone?

- We have a gallery of interactive maps [here](#). To view the flood zones use the DFIRM map located on the first page of the interactive map gallery. Type in the address or key number in the top left box and click search. This should zoom to the property, you can use your mouse wheel to zoom in and out as well. When you click the property a box appears with information, if you do not see the two little arrows in the black portion of the box click the three little dots to the right of the (FEMA DFIRM SPECIAL FLOOD HAZARD AREAS) and click enable pop up, now when you click the property again click the right arrow and the second page will display the flood zone info.



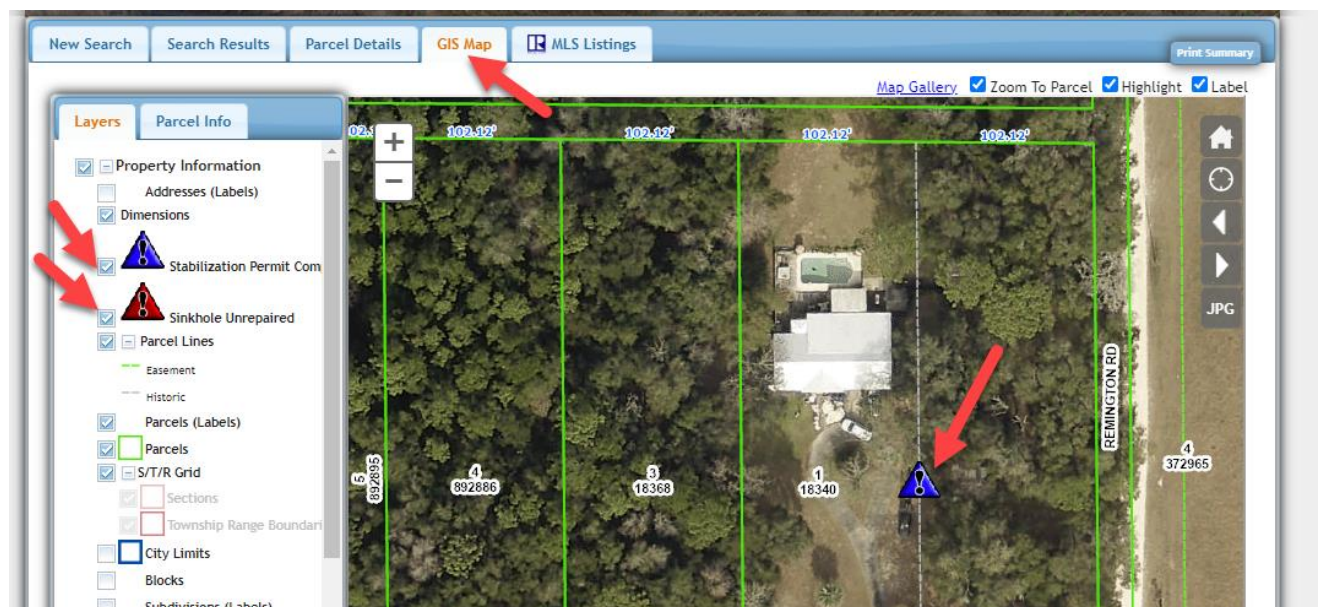
- These new floodplains are adopted for administrative purposes by the County. Contact the Zoning department at (352) 754-4048 and SWFWMD (352) 796-7211 for more information.

## 8. Why did my taxes go up or tax roll questions?

- You can ask these questions to our valuation's services team, they can be reached at (352) 754-4190 ext 25996.

## 9. Where can I get a copy of my sinkhole report?

- You can contact our Tax Roll Supervisor, Susie Dundas she can be reached at (352) 754-4190 Ext 25152.
- If you would like to see if your home is a sinkhole you can use the GIS Map tab on the property search and click the stabilization Permit Complete and Sinkhole Unrepaired layers on. The blue triangle means it's a repaired sinkhole and a red triangle means this is an unrepaired sinkhole.



## 10. What are the impact fees on my property?

- Impact fee questions can be answered at the building department they can be reached at (352) 754-4050.