



# Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 012950-0075

### Owner Information

<b>Owner Name</b>	GGH 11 LLC
<b>Mailing Address</b>	18305 BISCAYNE BLVD STE 400 NORTH MIAMI BEACH, FL 33160-2172
<b>Site Address</b>	4346 CHEVAL BLVD, LUTZ
<b>PIN</b>	U-08-27-18-ZZZ-000000-48920.2
<b>Folio</b>	012950-0075
<b>Prior PIN</b>	U-08-27-18-ZZZ-000000-48920.0
<b>Prior Folio</b>	012950-0000
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	0000 VACANT RESIDENTIAL
<b>Plat Book/Page</b>	/
<b>Neighborhood</b>	215016.00   Cheval East 2
<b>Subdivision</b>	ZZZ   UNPLATTED

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$694,321	\$631,369	\$0	\$631,369
Public Schools	\$694,321	\$694,321	\$0	\$694,321
Municipal	\$694,321	\$631,369	\$0	\$631,369
Other Districts	\$694,321	\$631,369	\$0	\$631,369

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
21898 / 1562	2013201094	05	2013	QC	Unqualified	Vacant	\$182,000
20552 / 1627	2011189760	06	2011	TD	Unqualified	Vacant	\$353,400
19601 / 0051	2009404003	12	2009	DD	Unqualified	Vacant	\$535,000
16813 / 0381	2006385620	08	2006	FD	Qualified	Vacant	\$5,500,000

### Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
997F	Acreage Class 7	PD	0.0	0.0	AC   ACREAGE	18.17	\$694,321

## Legal Description

COM AT SE COR OF LOT 25 CANNES VILLAGE N 01 DEG 23 MIN 39 SEC E 52.35 FT TO SW COR OF LOT 6 BLOCK 1 CANNES VILLAGE REVISED N 87 DEG 16 MIN 07 SEC E 212.68 FT N 37 DEG 33 MIN 32 SEC E 369.25 FT N 21 DEG 47 MIN 02 SEC E 337.8 FT TO SLY R/W LINE OF CHEVAL BV AND A PT OF CURVE TO THE RIGHT W/RAD OF 1320 FT CB S 63 DEG 03 MIN 20 SEC E 464.59 FT S 52 DEG 58 MIN 22 SEC E 285.39 FT TO A PT OF CURVE TO THE RIGHT W/RAD OF 470 FT CB S 40 DEG 43 MIN 32 SEC E 200.93 FT TO A PT OF REVERSR CURVE TO THE LEFT W/RAD OF 530 FT CB S 32 DEG 32 MIN 50 SEC E 75.28 FT S 35 DEG 53 MIN 35 SEC W 280 FT S 76 DEG 47 MIN 27 SEC W 100 FT S 18 DEG 08 MIN 47 SEC E 155.78 FT S 82 DEG 11 MIN 28 SEC W 322.59 FT N 74 DEG 05 MIN 23 SEC W 352.51 FT N 62 DEG 58 MIN 33 SEC W 293.06 FT N 78 DEG 35 MIN 23 SEC W 248.77 FT N 01 DEG 23 MIN 39 SEC E 89.46 FT TO POB