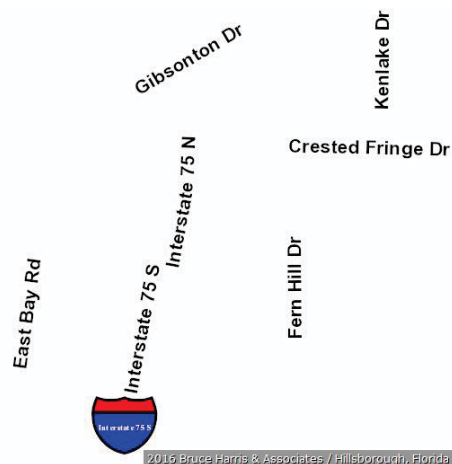




# Bob Henriquez Hillsborough County Property Appraiser

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

## Folio: 077173-0150



### Owner Information

**Owner Name** RING POWER CORP

**Mailing Address** 500 WORLD COMMERCE PKWY  
SAINT AUGUSTINE, FL 32092-3788

**Site Address** 10421 FERN HILL DR, RIVERVIEW

**PIN** U-30-30-20-ZZZ-000003-06220.0

**Folio** 077173-0150

**Prior PIN**

**Prior Folio** 077173-0000

**Tax District** U - UNINCORPORATED

**Property Use** 2702 AUTO SALES B

**Plat Book/Page** /

**Neighborhood** 226003.00 | S Riverview Symmes Rd & Hwy 301 Area

**Subdivision** ZZZ | UNPLATTED

### Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$19,411,500	\$19,411,500	\$0	\$19,411,500
Public Schools	\$19,411,500	\$19,411,500	\$0	\$19,411,500
Municipal	\$19,411,500	\$19,411,500	\$0	\$19,411,500
Other Districts	\$19,411,500	\$19,411,500	\$0	\$19,411,500

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	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
5382	0601	04	1988	WD	Qualified	Vacant	\$1,500,000
4344	0273	05	1984	WD	Unqualified	Vacant	\$200,000
4344	0276	05	1984	WD	Unqualified	Vacant	\$100

## Building Information

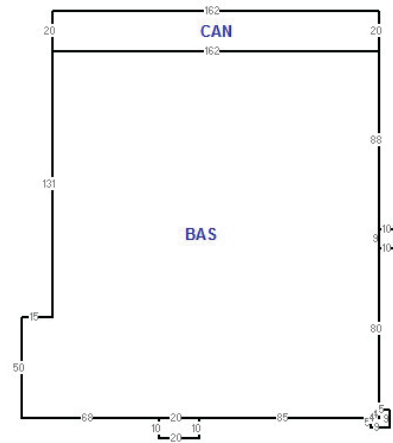
Building 1

**Type** 66 | VEHICLE  
SALES

**Year Built** 1989

### Building 1 Construction Details

Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	10	Precast Panel
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.up Tar & Gravel
Interior Walls	5	Drywall
Interior Flooring	4	Vinyl
Interior Flooring	8	Carpet
Heat/AC	2	Central
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	8.0	
Wall Height	17.00	

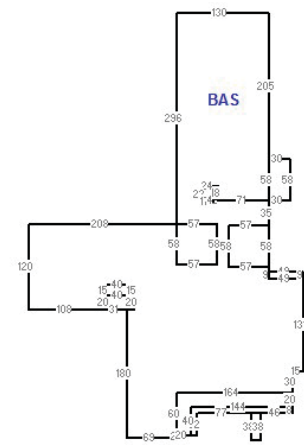


### Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
CAN	3,240		\$37,476
BAS	30,072	30,072	\$1,159,456
CAN	200		\$2,313
OPN			\$0
CAN	90		\$1,041

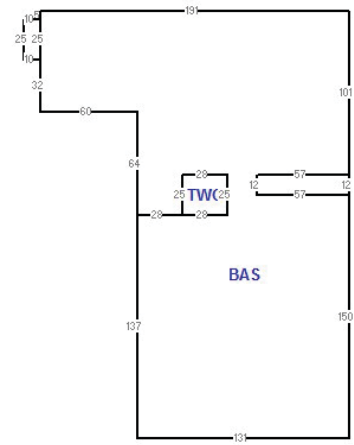
<b>Building 2</b>		
<b>Type</b>	65   AUTO SERVICE/REPAIR GARAGE	
<b>Year Built</b>	1989	

Building 2 Construction Details		
Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	10	Precast Panel
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.up Tar & Gravel
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	2.0	
Units	18.0	
Wall Height	20.00	



Building 2 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	105,727	105,727	\$2,242,470
AOF	3,306	3,306	\$147,261
AOF	3,306	3,306	\$147,261
BAS	800	800	\$16,968
FST	800		\$11,878
AOF	600	600	\$26,725
AOF	600	600	\$26,725
CLP	4,080		\$51,922
CAN	1,408		\$8,951
ULP	494		\$3,139
CAN	441		\$2,800
AOF	3,306	3,306	\$147,261
AOF	3,306	3,306	\$147,261
CAN	1,740		\$11,072
BOF	500	500	\$16,968

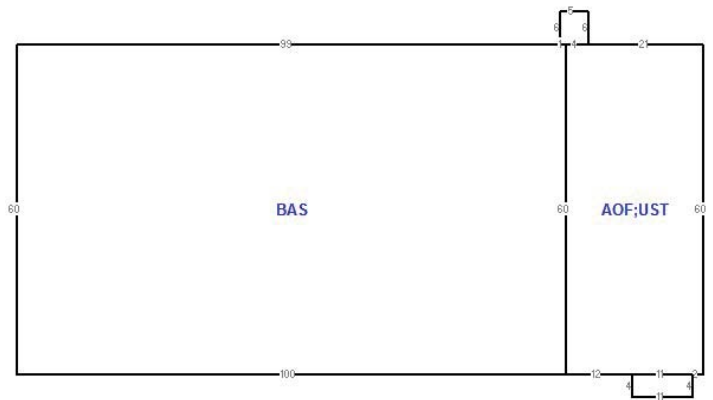
Building 3		
Type	65   AUTO SERVICE/REPAIR GARAGE	
Year Built	1989	
Building 3 Construction Details		
Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	10	Precast Panel
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	9	Metal
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	18.0	
Wall Height	24.00	



Building 3 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	37,473	37,473	\$897,104
CAN	250		\$1,796
TWO	1,400	1,400	\$33,516
AOF	684	684	\$34,378
UST	684		\$8,187

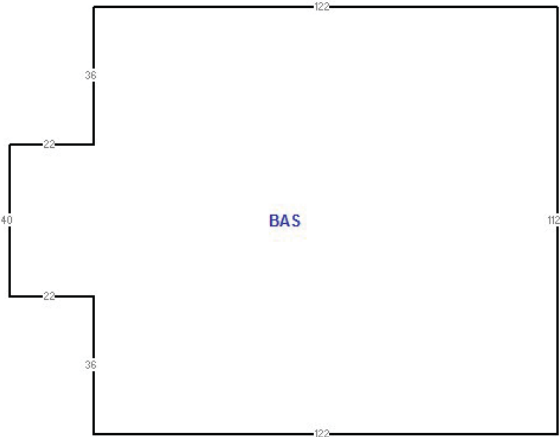
Building 4		
Type	65   AUTO SERVICE/REPAIR GARAGE	
Year Built	1998	

Building 4 Construction Details		
Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	10	Precast Panel
Roof Structure	9	Rigid Frame/Barjoist
Roof Cover	4	Blt.up Tar & Gravel
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	2.0	
Wall Height	24.00	



Building 4 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
AOF	1,500	1,500	\$119,542
UST	1,500		\$28,462
CAN	30		\$342
BAS	6,000	6,000	\$227,700
CAN	44		\$493

Building 5		
Type	74   CAR WASH FULL SERVICE	
Year Built	2007	
Building 5 Construction Details		
Element	Code	Construction Detail
Class	C	Masonry or Concrete Frame
Exterior Wall	7	Masonry Frm: Stucco
Exterior Wall	0	None
Roof Structure	10	Steel Frame
Roof Cover	9	Metal
Interior Walls	0	None
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	1	Minimum
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	25.00	



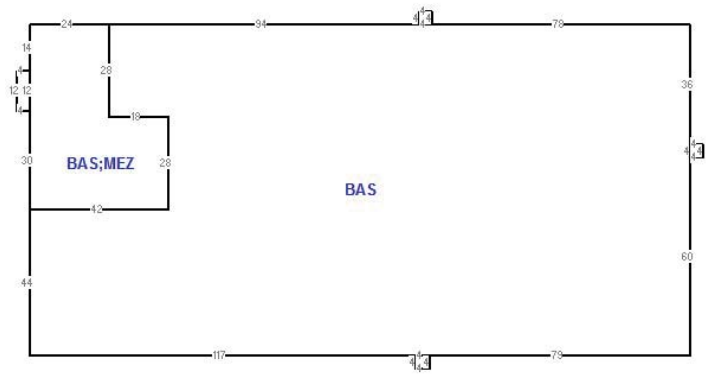
Building 5 subarea			
Area Type	Gross Area	Heated Area	Depreciated Value
BAS	14,544	14,544	\$144,247

**Building 6****Type**65 | AUTO  
SERVICE/REPAIR  
GARAGE**Year Built**

2009

**Building 6 Construction Details**

Element	Code	Construction Detail
Class	S	Metal Frame
Exterior Wall	12	Metal
Exterior Wall	7	Masonry Frm: Stucco
Roof Structure	10	Steel Frame
Roof Cover	9	Metal
Interior Walls	1	Masonry or Minimum
Interior Flooring	2	Concrete Finished
Heat/AC	0	None
Plumbing	3	Typical
Condition	3	Average
Stories	1.0	
Units	1.0	
Wall Height	32.00	

**Building 6 subarea**

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	18,152	18,152	\$1,035,390
CNB	16		\$114
BAS	1,848	1,848	\$105,410
MEZ	1,848		\$21,105
CNB	48		\$285
CNB	16		\$114
CNB	16		\$114



## Extra Features

OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value
0020	ASPHALT PAVING	1	1989	0	0	268,563.00	\$229,621
0020	ASPHALT PAVING	0	2008	0	0	31,200.00	\$33,434
0020	ASPHALT PAVING	0	2010	0	0	70,580.00	\$77,243
0060	CONCRETE PAVEMENT	1	1989	0	0	197,150.00	\$597,506
0060	CONCRETE PAVEMENT	0	2010	0	0	158,550.00	\$568,421
0115	CONCRETE PAVERS	7	2010	0	0	1,080.00	\$7,091
0070	CONC LOADING DOCK	0	2010	45	32	1,440.00	\$21,511
0260	FENCE CL6	1	1989	0	0	2,074.00	\$14,414
0295	FENCE METAL	0	2008	0	0	224.00	\$4,670
0320	WALL CBS	0	2008	0	0	9,790.00	\$112,898
0530	CANOPY COMMERCIAL	1	1989	58	58	3,364.00	\$69,026
0870	GUARD HOUSE	1	1989	28	8	224.00	\$14,224
0870	GUARD HOUSE	0	2010	35	20	700.00	\$80,899
0651	SHED NOT PERMANENTLY AFFIXED	2	2007	0	0	1.00	\$0
0651	SHED NOT PERMANENTLY AFFIXED	1	2007	0	0	1.00	\$0

## Land Information - Total Acreage: 71.38

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
INL1	Large Ind Class	PD	0.0	0.0	SF   SQUARE FEET	2,262,240.00	\$2,578,954
9610	LOWLANDS	PD	0.0	0.0	AC   ACREAGE	14.37	\$10,778

## Legal Description

### Legal Description

SEC 30-30-20 & 19-30-20 N 1394 FT OF GOV LOT 3 LYING E OF I-75 AND PART OF GOVT LOT 4 LYING E OF BULLFROG CREEK LESS I-75 BYPASS AND LESS FERNHILL RD(30-30-20) ...E 696 FT OF S 1/2 OF GOVT LOT 7 LESS I-75 BYPASS AND LESS FERNHILL RD ( 19-30-20) ....TOG WITH A PART OF LEE COMMERCIAL GROVES (PB 10-30) DESC AS : LOTS 1 AND 2 BLK 4 AND LOTS 4 AND 5 LYING E OF BULLFROG CREEK BLK 4 LESS THAT PART LOT 5 DESC AS : COMM AT A PT 10 FT W OF SE COR OF SD LOT 5 FOR A POB THN S 89 DEG 25 MIN 43 SEC W 531.70 FT THN N 00 DEG 34 MIN 17 SEC W 218.81 FT THN N 45 DEG 34 MIN 17 SEC W 158.07 FT TO N BDRY OF SD LOT 5 THN N 89 DEG 33 MIN 38 SEC E 647.21 FT TO W R/W LINE OF FERNHILL DR THN S 00 DEG 04 MIN 41 SEC W 329.11 FT TO POB AND LESS PART OF LOT 4 DESC AS: THE E 657.16 FT OF S 67 FT OF LOT 4 BLK 4 AND LESS I-75 BYPASS AND LESS E 10 FT FOR RD AND LESS ADD'L R/W FOR FERN HILL RD IN SECTION 19 AND 30-30-20