

DIRECTIONS FOR LIEN SEARCHES / CODE VIOLATIONS ONLINE

Please follow the steps below to look up the Public Nuisance Abatement Special Assessment Liens, Special Master Order Liens, and Code Enforcement violations.

First, print these instructions. **Second**, as you open each link, save it to your favorites or bookmark it. **Then**, next time you perform a search, you will have your printed instructions and the required links saved to your favorites or bookmarked.

For current **Code Enforcement Violation** request, email the property key number and property address to: ce@hernadocounty.us

FINDING THE PROPERTY OWNER AND LEGAL DESCRIPTION

Click this link: [Hernando County Property Appraiser](#)

You can search several ways:

- By Key # in the box marked **Parcel KEY (8 digit)**; press **ENTER**, or
- By Parcel # in the box marked **Parcel Number**, press **ENTER**, or
- By Owner Name in the box marked **Owner's Name** (LastName FirstName), or
- By Address. Type in the street number ONLY, then press **ENTER**. Look through the list until you find the correct street. Select the link in the column titled **Parcel Key**

After entering your search information in one of the fields mentioned above, you will be on the Parcel Details section of the Property Appraiser.

- The current owner information is listed in the box titled **Owner Information**(1). *Make a note of the name.*
- *Make a note of the Parcel Key*(2), located above Owner Information
- Click on the **Sales**(3) tab towards the bottom of the screen.
- Under the **Grantee**(4), you can see a list of current and past owners.
- In the **Tax Information**(5) box, click on the **Real Time Tax Info**(6) link. (You may have to disable popup blocking in your browser.) From here, scroll down (way down) until you see a box labeled **Liens**. This lists *public nuisance* liens for this property, whether recorded or not.

The screenshot shows the Hernando County Property Appraiser website interface. The page title is "HERNANDO COUNTY PROPERTY APPRAISER" with the tagline "To Serve and Assess With Fairness". The navigation bar includes "Search", "Search Results", "Parcel Details" (highlighted with a yellow circle and labeled '2'), and "GIS Map". The "2013 Certified Tax Roll After VAB" is displayed on the right.

The main content area is divided into several sections:

- Owner Information** (labeled '1'): Shows fields for Owner Name, Mailing, and Address, all of which are redacted with black boxes.
- Property & Assessment Values**: Lists Building (\$43,631), Features (\$16,674), Land (\$8,500), AG Land (\$0), and Market (\$88,805). It also shows Assessed (\$88,805), Exempt (\$0), Capped (\$88,805), and Taxable (\$88,805) values.
- Property Information**: Includes Site Address, Description (SPRING HILL UNIT [] BLK [] LOT []), DOR Code (01) SINGLE FAMILY, Levy Code (CVSH), and Subdivision (SPRING HILL UN [] (S080)).
- Tax Information** (labeled '5'): Shows AdValorem (\$1,431.13), NonAdValorem (\$246.49), and Total For 2013 (\$1,677.62). A link for "Real Time Tax Info" (labeled '6') is highlighted with a yellow circle.
- Sales History** (labeled '3'): A table with columns for Sale Date, Book/Page, Deed Type, Vacant/Improved, Qualification, Sale Price, and Grantee. The table shows three sales records.

A large white box on the right side of the page contains the text "PHOTO OF PROPERTY IS HERE".

Sale Date	Book/Page	Deed Type	Vacant/Improved	Qualification	Sale Price	Grantee
09/15/2011		WD	I	D	\$100	
07/10/2006		QC	I	X	\$100	
05/01/1988		WD	V	Q	\$12,900	

LIENS									
REF #	LIEN DATE	DESCRIPTION	LIEN AMT	INT DUE	FEE	BALANCE			
	07/25/13	CE	\$1033.0	\$104.31	\$10.00	\$1147.37			
TOTALS: LIEN AMT			1033.06	INT	104.31	FEEES	10.00	BALANCE	1147.37

If there are any public nuisance abatement special assessment liens (in process *and* recorded, they will be listed in this section. If the **Lien Date** is in the future, from the date you are viewing the screen, the lien has not been recorded and if paid before the lien is recorded, the amount due will be \$10 less than what is showing, due to recording fees not being charged. Public nuisance abatement special assessment liens accrue interest, and the payoff amount due changes on the first day of each month. Interest begins accruing 30 days after the Lien Date. Lien Date is subject to change, based on the date lien is approved by the BOCC. A satisfaction fee of \$10.00 for recording, will also be added to the pay-off amount.

SEND PAY-OFF REQUESTS TO: jswartzmiller@hernandocounty.us

Please include the property key number, property address and a copy/copies of the recorded Public Nuisance Lien(s) or Special Master Order(s) with your request for pay-off.

LOOKING UP RECORDED PUBLIC NUISANCE LIENS AND SPECIAL MASTER ORDERS

Click this link: [Recorded Documents](#) to take you to the Official Records of Hernando County.

- Click on Name icon (that you made note of in previous steps). Type in LastName (space) FirstName. Click Submit.
- Click on the header in the results page called Doc Type to sort by that column.
- Scroll down to see the document type LIEN/ORDER. If there are multiple pages, you will have to click on Next at the bottom left of your screen.
- Click on the line item to view the document.

For recorded Special Master Orders, the document type is ORDER and the Direct Name is HERNANDO COUNTY CODE ENFORCEMENT.

Public Records request can be submitted Online at: [Public Information](#)

TO VIEW BUILDING PERMITS

Click this link: [Hernando County Development Department](#)

Click on **Permit Search**

Click **CONTINUE** and you will be directed to the **PROPERTY SEARCH** screen.

(For multiple property searches, you can enter the next Key # in the KEY field (top left) and click SUBMIT.)

- Enter the Key number in the field marked **ENTER KEY #**
- You will now see the **PROPERTY VIEW** screen.
- Scroll down to view **PERMITS**

For additional case information:

Code Enforcement : 352-754-4056

Building Dept.: 352-754-4050

Mosquito Control: 352-540-6552

Solid Waste: 352-754-4112 (for curbside trash or trash hauler information)

For **Code Enforcement** Public Nuisance Liens or recorded Special Magistrate Orders, please submit your checks payable to: Hernando County Code Enforcement and remit payment to:

HERNANDO COUNTY CODE ENFORCEMENT
789 PROVIDENCE BLVD
BROOKSVILLE, FL 34601