



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
<b>Account</b> 660001015 <b>Parcel ID</b> 23N16E-01-3-00000-000-0000 <b>Cadastral ID</b> 01-23-16-02300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 24654 HUDKINS, JOHN D & LINDA ANN  1323 MEDITERRANEAN DR #223 PUNTA GORDA FL 33950-0000  <b>Parcel Location</b> <b>Situs</b> 07575 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 117.86 - Acres <b>Sec/Twn/Rng</b> 1 / 23 / 16 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-22\055.JPG 12/29/2020</p>									
<b>Legal Description</b> Lat/Long: 36.49923702 -95.55625837														
SW LESS TR BEG 50.61' S NW/C, E 222', S 07-43 E 149.71', S 39-56 W 230.62', S 84-04 E 192.49', S 73-17 E 153.68', S 87-54 E 317.12', S 68-25 E 641.12' S 13-54 W 527.70'; S 78-53 W 180'; S 25-37 W 439'; E 318.50'; N 46-11 W 316.69'; N 22-22 W 328.42', N 33-26 W 146.15' S 89-19 W 430 74' TO PT ON W/BNDRY/L SW,					<b>Building Permits</b>									
					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>					<b>Sale History</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
<b>Parcel Valuation</b>														
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	95.740	<b>Current Tax</b>					
<b>Remove Cap</b>	0	<b>Land Value</b>	3,421	3,421	11%	376	<b>Assessed</b>	658	63.00					
<b>Year Frozen</b>	0	<b>Improvements</b>	33,998	2,563		282	<b>Penalty</b>	0						
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00					
<b>TIF Project ID</b>	0	<b>Total Value</b>	37,419	5,984		658	<b>Total Taxable</b>	658	63.00					
<b>Assessment History</b>														
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>					
2025	2025-660001015	HUDKINS, JOHN D &			71	27,462	0	639	61.00					
2024	2024-660001015	HUDKINS, JOHN D &			71	26,025	0	620	60.00					
2023	2023-660001015	HUDKINS, JOHN D &			71	22,094	0	602	59.00					
2022	2022-660001015	HUDKINS, JOHN D &			71	22,094	0	585	57.00					
2021	2021-660001015	HUDKINS, JOHN D &			71	20,517	0	568	57.00					
2020	2020-660001015	HUDKINS, JOHN D &			71	20,193	0	551	56.00					
2019	2019-660001015	HUDKINS, JOHN D &			71	19,221	0	535	55.00					
2018	2018-660001015	HUDKINS, JOHN D &			71	20,196	0	520	52.00					
2017	2017-660001015	HUDKINS, JOHN D &			71	19,545	0	505	51.00					
2016	2016-660001015	HUDKINS, JOHN D &			71	19,545	0	490	51.00					
2015	2015-660001015	HUDKINS, JOHN D &			71	19,221	0	476	49.00					
2014	2014-660001015	HUDKINS, JOHN D &			71	19,548	0	463	49.00					
2013	2013-660001015	HUDKINS, JOHN D &			71	19,548	0	449	47.00					



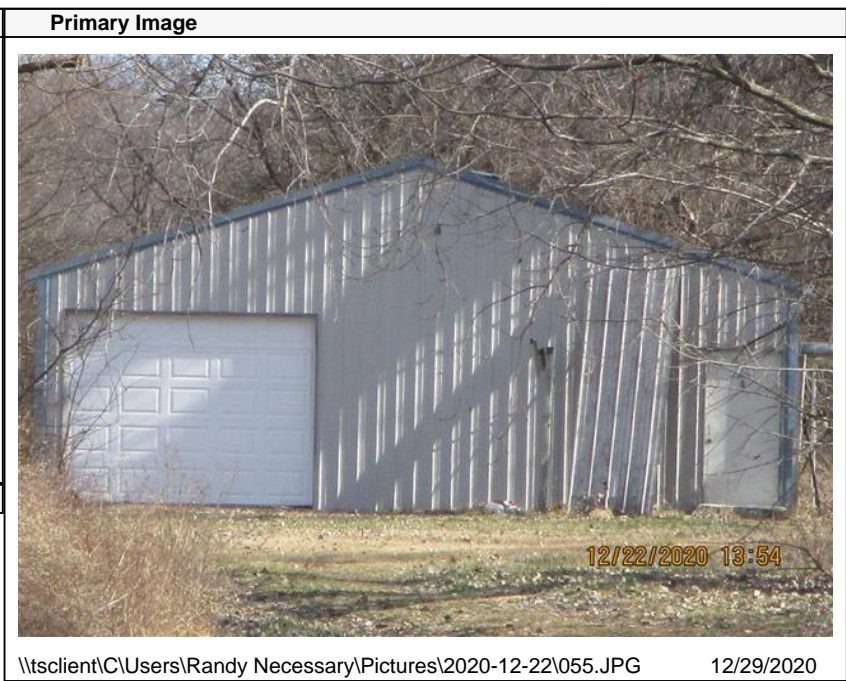
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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	3,421
Site Improvements	33,998
Total Value	37,419 0.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.48 x 1,200)	37,776	37,776	3,778	33,998



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	TMBR	59		0	2.000	106	106	212	212
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60		0	2.580	108	108	279	279
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	6.000	63	63	378	378
RS	ROUGH STONY LAND	TMBR	20		0	8.120	36	36	292	292
SO	SOGN SOILS	TMBR	15		0	1.000	27	27	27	27
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	7.000	85	85	592	592
<b>TMBR Totals</b>						26.700			1,780	1,780
SM	STRIP MINES	WASTE	10		18	91.160	18	18	1,641	1,641
<b>WASTE Totals</b>						91.160			1,641	1,641
<b>Total Agland</b>						117.860			3,421	3,421