

# Property Record Card



**Parcel** 19-21-31-5RC-0000-1230  
**Property Address** 7561 BRIGHTWATER PL OVIEDO, FL 32765

## Parcel Information

<b>Parcel</b>	19-21-31-5RC-0000-1230
<b>Owner(s)</b>	FEBRES, JEANINE - Tenancy by Entirety FEBRES, LUIS JR - Tenancy by Entirety
<b>Property Address</b>	7561 BRIGHTWATER PL OVIEDO, FL 32765
<b>Mailing</b>	7561 BRIGHTWATER PL OVIEDO, FL 32765-5656
<b>Subdivision Name</b>	KENMURE
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	01-SINGLE FAMILY
<b>Exemptions</b>	00-HOMESTEAD(2022)
<b>Agricultural Classification</b>	No

## Value Summary

	2022 Working Values	2021 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Bldg Value</b>	\$428,436	\$341,748
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$105,000	\$100,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$533,436	\$441,748
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$533,436	\$441,748

2021 Tax Amount without Exemptions:	\$6,093.74
2021 Tax Bill Amount:	\$6,093.74
2021 Tax Savings with Exemptions:	\$0.00
<i>* Does NOT INCLUDE Non Ad Valorem Assessments</i>	



## Legal Description

LOT 123  
 KENMURE  
 PB 64 PGS 13 - 19

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$533,436	\$50,000	\$483,436
SJWM(Saint Johns Water Management)	\$533,436	\$50,000	\$483,436
FIRE	\$533,436	\$50,000	\$483,436
COUNTY GENERAL FUND	\$533,436	\$50,000	\$483,436
Schools	\$533,436	\$25,000	\$508,436

## Sales

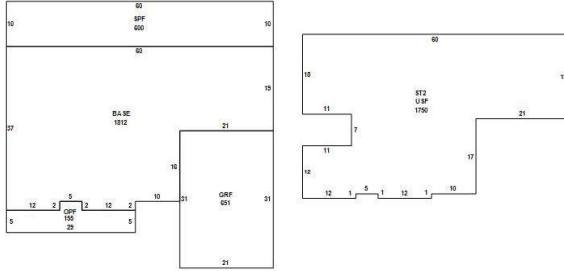
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/07/2020	09644	0622	\$480,000	Yes	Improved
FINAL JUDGEMENT	05/22/2012	07779	0794	\$100	No	Improved
WARRANTY DEED	08/01/2005	05895	1897	\$434,800	Yes	Improved

**Land**

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$105,000.00	\$105,000

**Building Information**

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
												Description	Area
1	SINGLE FAMILY	2005	5	3.5	15	1,812	4,968	3,562	CB/STUCCO FINISH	\$428,436	\$453,371	SCREEN PORCH FINISHED	600.00
												OPEN PORCH FINISHED	155.00
												GARAGE FINISHED	651.00
												UPPER STORY FINISHED	1750.00



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\*\* Year Built (Actual / Effective)

**Permits**

Permit #	Description	Agency	Amount	CO Date	Permit Date
00830		County	\$336,879	8/25/2005	1/13/2005
04355	REROOF	County	\$17,000		3/28/2019
03207	7561 BRIGHTWATER PL: SWIMMING POOL RESIDENTIAL-15 x 39 swimming pool [KENMURE]	County	\$40,000		3/10/2022

**Extra Features**

Description	Year Built	Units	Value	New Cost

**Zoning**

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Low Density Residential	LDR	Planned Development

**Utility Information**

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	FRI	WED	Waste Pro

**Political Representation**

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	69

**School Information**

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell