

Property Record Card



Parcel 31-20-31-502-0000-0050

Property Address 109 PRIVADO CT WINTER SPRINGS, FL 32708

Parcel Location



Site View



Parcel Information

Parcel	31-20-31-502-0000-0050
Owner(s)	CHOW-GARNICHAUD, NATALIE N
Property Address	109 PRIVADO CT WINTER SPRINGS, FL 32708
Mailing	109 PRIVADO CT WINTER SPGS, FL 32708-2801
Subdivision Name	ESTES TUSKAWILLA
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	0130-SINGLE FAMILY WATERFRONT
Exemptions	00-HOMESTEAD(2022)
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$153,816	\$141,783
Depreciated EXFT Value	\$6,150	\$5,728
Land Value (Market)	\$127,800	\$127,800
Land Value Ag		
Just/Market Value	\$287,766	\$275,311
Portability Adj		
Save Our Homes Adj	\$4,196	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$283,570	\$275,311

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$3,691.40** **2022 Tax Savings with Exemptions** **\$533.91**
2022 Tax Bill Amount **\$3,157.49**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

NLY 351 FT OF LOT 4 (LESS WLY 40 FT) + NLY 351 FT OF WLY 40 FT OF LOT 5
 ESTES TUSKAWILLA
 PB 8 PG 29

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$283,570	\$50,000	\$233,570
SJWM(Saint Johns Water Management)	\$283,570	\$50,000	\$233,570
FIRE	\$283,570	\$50,000	\$233,570
COUNTY GENERAL FUND	\$283,570	\$50,000	\$233,570
Schools	\$283,570	\$25,000	\$258,570

Sales

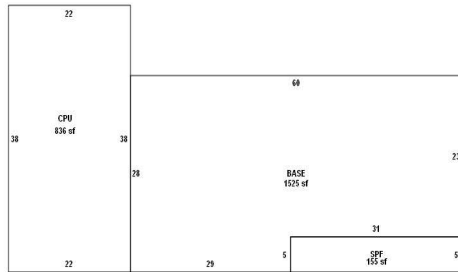
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	01/15/2021	09826	0445	\$362,000	Yes	Improved
CORRECTIVE DEED	02/01/1999	03587	1450	\$100	No	Improved
WARRANTY DEED	09/01/1998	03496	1355	\$108,000	Yes	Improved
WARRANTY DEED	01/01/1989	02038	1274	\$109,000	No	Improved
QUIT CLAIM DEED	07/01/1988	01982	0467	\$100	No	Improved
WARRANTY DEED	03/01/1988	01944	0356	\$58,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	60.00	351.00	0	\$1,500.00	\$127,800

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages						
1	SINGLE FAMILY	1964/2020	3	2.0	6	1,525	2,516	1,525	CONC BLOCK	\$153,816	\$155,370	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>CARPORT UNFINISHED</td> <td>836.00</td> </tr> <tr> <td>SCREEN PORCH FINISHED</td> <td>155.00</td> </tr> </tbody> </table>	Description	Area	CARPORT UNFINISHED	836.00	SCREEN PORCH FINISHED	155.00
Description	Area																	
CARPORT UNFINISHED	836.00																	
SCREEN PORCH FINISHED	155.00																	



Sketch by Apex Media™

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06951	FENCE/WALL	County	\$1,500		7/28/2000
15485	SCREEN ROOM	County	\$12,850		8/16/2005
09230	REPLACE ROOF ON GARAGE	County	\$3,000		8/12/2004
09231	RE-FENCE W/O PERMIT - CASE VIO #04-544	County	\$200		8/12/2004
09233	INSTALL WOOD DECK W/LATTICE & COLUMN TO GARAGE W/O PERMIT - CASE VIO #04-544	County	\$500		8/12/2004
05181	MODULAR SHED	County	\$1,800		6/29/2010
17511	SIDING, SOFFIT, WINDOWS, & CONCRETE DUE TO HURRICANE DAMAGE	County	\$5,200		12/28/2004
06538	REPAIR EXISTING WELL HOUSE PANELS	County	\$500		3/30/2005
05300	REROOF	County	\$14,450		4/19/2019
09622	109 PRIVADO CT: RES ALTERATIONS, NO CHANGE IN UNITS- [ESTES TUSKAWILLA]	County	\$2,000		7/2/2019
04132	109 PRIVADO CT: ELECTRICAL - RESIDENTIAL- [ESTES TUSKAWILLA]	County	\$1,800		3/9/2021
06786	109 PRIVADO CT: MECHANICAL - RESIDENTIAL- [ESTES TUSKAWILLA]	County	\$5,000		5/19/2021

Extra Features

Description	Year Built	Units	Value	New Cost
BOAT DOCK 2	06/01/1970	1	\$3,200	\$8,000
SCREEN PATIO 2	11/01/2005	1	\$2,000	\$5,000
PATIO 1	11/01/2005	1	\$550	\$1,000
GAZEBO 1	06/01/1990	1	\$400	\$1,000

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Low Density Residential	LDR	Single Family-8400

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
26.00	DUKE	AT&T	WINTER SPRINGS	CITY OF WINTER SPRINGS	TUE/FRI	FRI	NO SERVICE	Waste Management

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	29

School Information

Elementary School District	Middle School District	High School District
Layer	Indian Trails	Winter Springs

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