



SEMINOLE COUNTY  
PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, ROOM 2028  
SANFORD, FLORIDA 32771  
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000043  
Received: 3/11/24  
Paid: 3/14/24

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

### PROJECT

PROJECT NAME: Hibiscus Development

PARCEL ID #(S): ~~05-21-29-0000~~ 05-21-29-0000 - 0010 / 0020 / 0030 / 0040 / 0050 / 0060 / 0070 / 0080 / 0090 / 0100 / 0110 / 0120 / 0130

TOTAL ACREAGE: 9.197 BCC DISTRICT: 3

ZONING: R-1 FUTURE LAND USE: LDR

### APPLICANT

NAME: Nate Smith & Devin Pierson COMPANY: Hoot Development, LLC

ADDRESS: West Triangle Dr.

CITY: Longwood STATE: FL ZIP: 32779

PHONE: (321) 277-0117 EMAIL: devinpierson@gmail.com  
Smith881@yahoo.com

### CONSULTANT

NAME: Toufic Awad, P.E. COMPANY: TWA Engineering & Consulting, LLC

ADDRESS: 41 Centimeters Dr.

CITY: Mauldin STATE: SC ZIP: 29667

PHONE: (786) 777-8727 EMAIL: toufic.awad@hotmail.com  
(813) 263-4826 (At. Halawi) alish@pei-fl.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☒ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Reconfigure existing properties in order to develop 7 single family residences without disturbing the existing wetland.

### STAFF USE ONLY

COMMENTS DUE: 3/22

COM DOC DUE: 3/28

DRC MEETING: 4/3

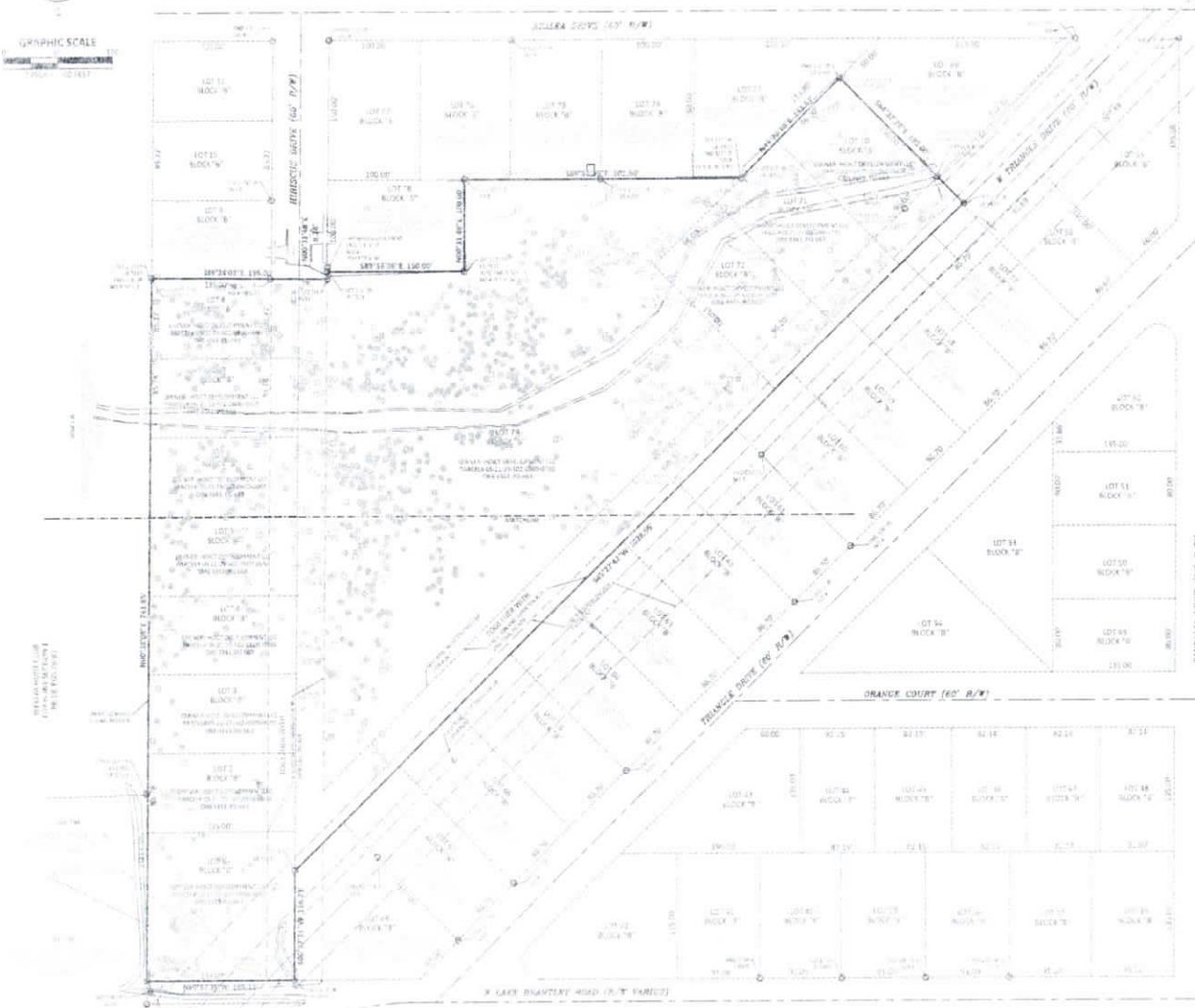
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: R-1 FLU: LDR LOCATION: On the South Side of  
W/S: Seminole / Sunshine BCC: 3: Constantine Hibiscus Dr. West 8 Azalea Dr

Agenda: 3/29

## Hibiscus Development Narrative

Hioct Development, LLC has contracted TWA Engineering & Consulting, PLLC. in order to submit a site plan to Seminole County Planning & Zoning department. TWA has a team of professional and very well experienced civil and environmental engineers. The subject property consists of approximately 9.197 acres of which 5 acres is mostly forested wetland and other surface waters. Hioct Development LLC. currently owns twelve properties (Parcel Nos. 05-21-29-502-0B00-0010, 05-21- 29-502-0B00-0020, 05-21-29-502-0B00-0030, 05-21-29-502-0B00-0040, 05-21-29-502-0B00-0050, 05- 21-29-502-0B00-0060, 05-21-29-502-0B00-0070, 05-21-29-502-0B00-0080, 05-21-29-502-0B00-0700, 05-21-29-502-0B00-0710, 05-21-29-502-0B00-0720, and 05-21-29-502-0B00-0790). Hioct Development, LLC. is planning to develop seven of these properties located on uplands, to be a -lot subdivision with required infrastructure. There are several engineering challenges including, wetlands, existing drainage canal, FEMA Flood zone, etc. that we are aware of and have taken into consideration for the concept plan.



GENERAL SURVEY NOTES:

- [illegible]

Prepared for:  
EST CONSTRUCTION LLC



ADDRESS:  
HIBISCUS DRIVE  
LONGWOOD, FL 32779

Job Information
Job No: 90352
Client: 281011-REDUX
Field: 001 - 001
State: 001
County: 001

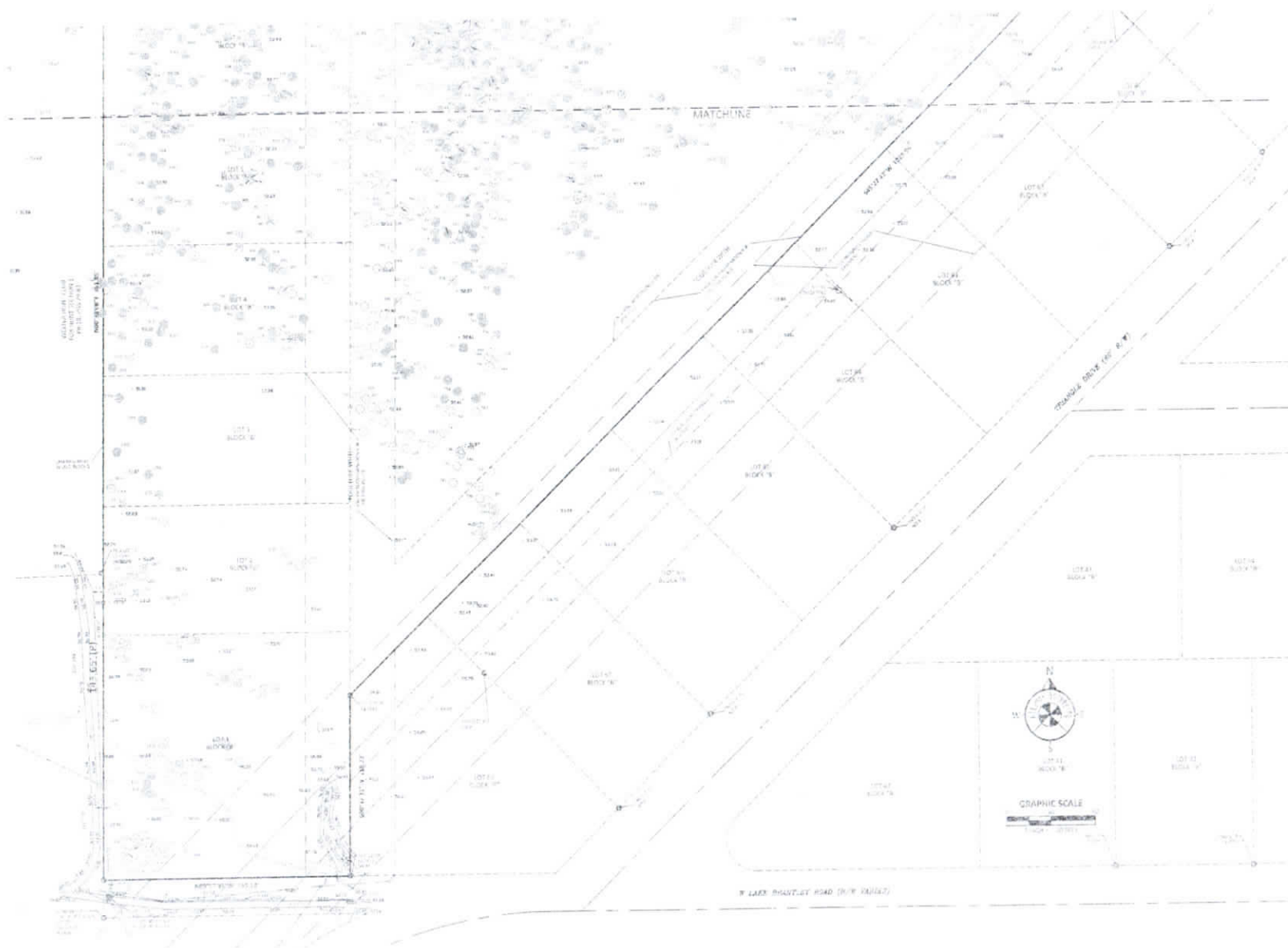
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**Altamax Surveying**  
 2111 Old Orchard Road, Suite 2142  
 Oakville, Ontario L6M 3P9  
 Phone: 905.324.1111 x300  
 Fax: 905.324.1111 x301  
 E-mail: [info@altamaxsurveying.com](mailto:info@altamaxsurveying.com)

SHEET 1 OF 4



# BOUNDARY & TOPOGRAPHIC SURVEY



**LEGEND**

1	1.00 ACRES
2	2.00 ACRES
3	3.00 ACRES
4	4.00 ACRES
5	5.00 ACRES
6	6.00 ACRES
7	7.00 ACRES
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95	95.00 ACRES
96	96.00 ACRES
97	97.00 ACRES
98	98.00 ACRES
99	99.00 ACRES
100	100.00 ACRES

ADDRESS:  
JENNINGS DALES  
LONGWOOD, FL 32779

Job Information  
JOB NO. 10001  
LOT 1 100.0 ACRES  
DATE: 10/10/2024  
DRAWN BY: J.D.

Revisions

Date	Description

Altamex Surveying  
10000 Altamex Blvd  
Altamex, FL 32714  
Phone: (407) 255-1000  
Email: info@altamexsurveying.com

ADDRESS:  
HIBISCUS DRIVE  
LONGWOOD, FL 32779

Job Information

CALL NO. 30295  
CITY NEWELL RIDGE  
EFFECTIVE 10-15-18  
SCALE GRADE  
DRAINAGE EIT

**Altamax Surveying**  
1701 Oakwood Avenue, Longview, TX 75604  
Tel: 409.421.1700  
Fax: 409.421.1701  
www.altamaxsurveying.com



## 1584

ADDRESS:  
HENDERSON DRIVE  
LONGMONT, CO. 80501

Job information

A blank sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

**Altamax Surveying**  
3121 Hwy 100, Suite 100  
Farmingdale, NY 11735  
Tel: 516-336-1100  
Fax: 516-336-1101  
www.altamaxsurveying.com



# Property Record Card



**Parcel** 05-21-29-502-0B00-0010

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	05-21-29-502-0B00-0010
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC
<b>Property Address</b>	HIBISCUS DR LONGWOOD, FL 32779
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$2,500	\$2,500
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$2,500	\$2,500
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$2,500	\$2,500

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$33.27</b>
<b>2023 Tax Bill Amount</b>	<b>\$33.27</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 1 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5



Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1308	\$2,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

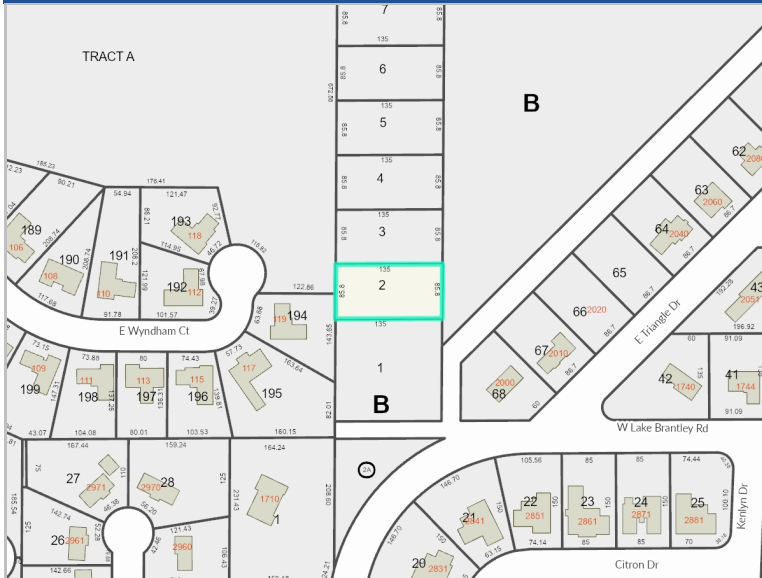
# Property Record Card



**Parcel** 05-21-29-502-0B00-0020

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image Available at this Time

## Parcel Information

<b>Parcel</b>	05-21-29-502-0B00-0020
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC
<b>Property Address</b>	HIBISCUS DR LONGWOOD, FL 32779
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$2,500	\$2,500
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$2,500	\$2,500
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$2,500	\$2,500

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$33.27</b>
<b>2023 Tax Bill Amount</b>	<b>\$33.27</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1287	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley



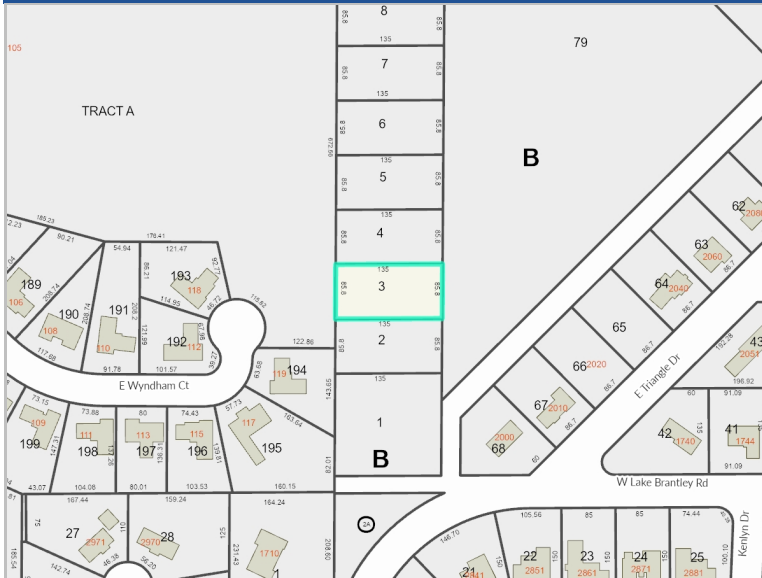
# Property Record Card



**Parcel** 05-21-29-502-0B00-0030

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image Available at this Time

## Parcel Information

<b>Parcel</b>	05-21-29-502-0B00-0030
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC
<b>Property Address</b>	HIBISCUS DR LONGWOOD, FL 32779
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$2,500	\$2,500
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$2,500	\$2,500
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$2,500	\$2,500

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$33.27</b>
<b>2023 Tax Bill Amount</b>	<b>\$33.27</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 3 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1311	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

# Property Record Card



**Parcel** 05-21-29-502-0B00-0040

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	05-21-29-502-0B00-0040
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC
<b>Property Address</b>	HIBISCUS DR LONGWOOD, FL 32779
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$2,500	\$2,500
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$2,500	\$2,500
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$2,500	\$2,500

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$33.27

**2023 Tax Bill Amount** \$33.27

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 4 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5



Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
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WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1296	\$2,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

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13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

# Property Record Card



**Parcel** 05-21-29-502-0B00-0050

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

Parcel Owner(s) Property Address Mailing Subdivision Name Tax District DOR Use Code Exemptions AG Classification	05-21-29-502-0B00-0050		2024 Working Values	2023 Certified Values
	HIOCT DEVELOPMENT LLC			
	HIBISCUS DR LONGWOOD, FL 32779	Valuation Method	Cost/Market	Cost/Market
	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877	Number of Buildings	0	0
	LAKE BRANTLEY ISLES 2ND ADD	Depreciated Bldg Value		
	01-COUNTY-TX DIST 1	Depreciated EXFT Value		
	00-VACANT RESIDENTIAL	Land Value (Market)	\$2,500	\$2,500
	None	Land Value Ag		
	No	Just/Market Value	\$2,500	\$2,500
		Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Non-Hx 10% Cap (AMD 1)	\$0	\$0
		P&G Adj	\$0	\$0
		Assessed Value	\$2,500	\$2,500

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$33.27

**2023 Tax Bill Amount** \$33.27

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 5 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1314	\$1,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley



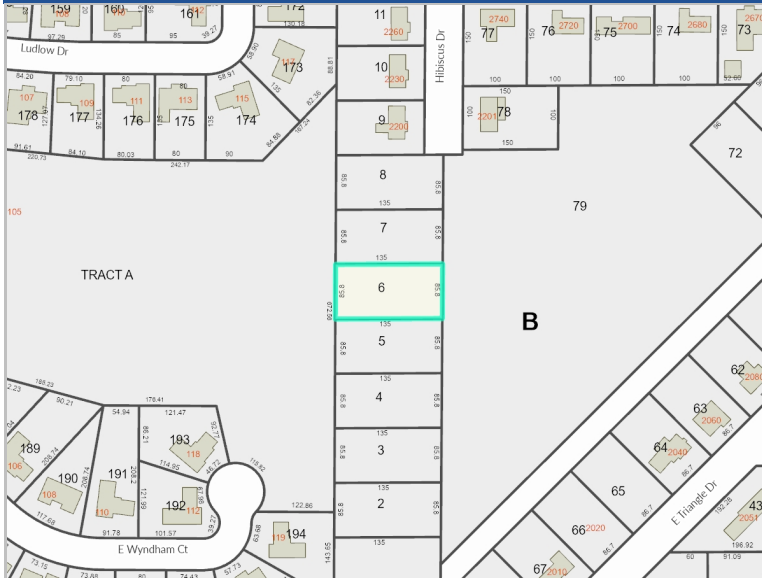
# Property Record Card



**Parcel** 05-21-29-502-0B00-0060

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	05-21-29-502-0B00-0060
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC
<b>Property Address</b>	HIBISCUS DR LONGWOOD, FL 32779
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$2,500	\$2,500
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$2,500	\$2,500
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$2,500	\$2,500

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$33.27</b>
<b>2023 Tax Bill Amount</b>	<b>\$33.27</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 6 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1320	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

# Property Record Card

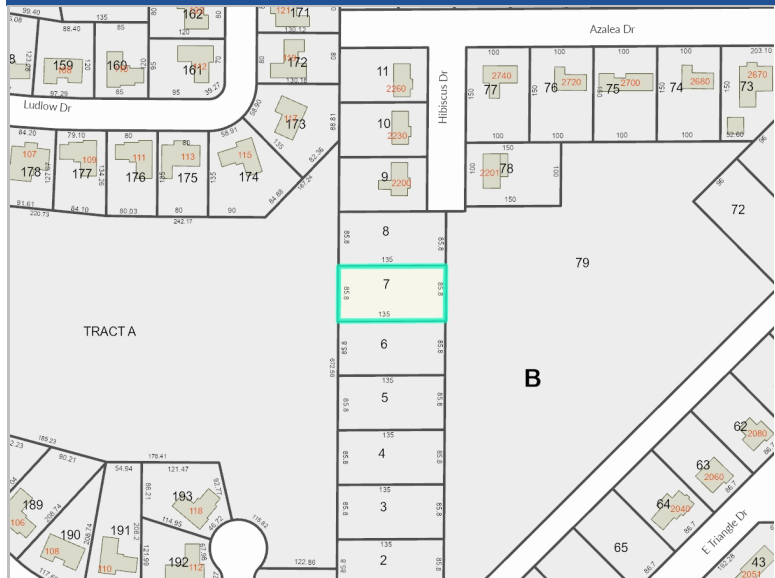


**Parcel** 05-21-29-502-0B00-0070

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2024 Working Values	2023 Certified Values
<b>Parcel</b>	05-21-29-502-0B00-0070		
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC		
<b>Property Address</b>	HIBISCUS DR LONGWOOD, FL 32779		
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877		
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD		
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>		Cost/Market	Cost/Market
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>			
<b>Land Value (Market)</b>		\$2,500	\$2,500
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$2,500	\$2,500
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>		\$0	\$0
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$2,500	\$2,500

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$33.27

**2023 Tax Bill Amount** \$33.27

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 7 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5



Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1299	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

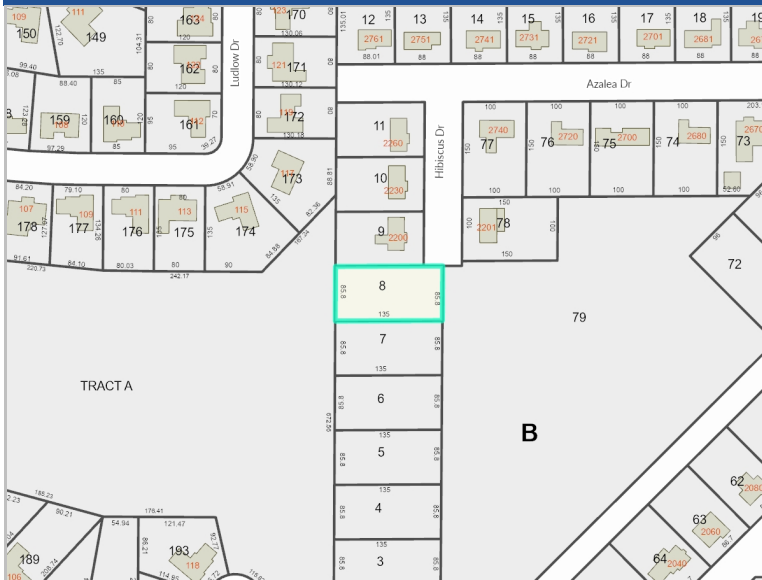
# Property Record Card



**Parcel** 05-21-29-502-0B00-0080

**Property Address** HIBISCUS DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	05-21-29-502-0B00-0080
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC
<b>Property Address</b>	HIBISCUS DR LONGWOOD, FL 32779
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$2,500	\$2,500
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$2,500	\$2,500
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$2,500	\$2,500

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$33.27</b>
<b>2023 Tax Bill Amount</b>	<b>\$33.27</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 8 & W 1/2 OF VACD R/W ADJ ON E  
BLK B  
LAKE BRANTLEY ISLES 2ND  
ADD  
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$2,500	\$0	\$2,500
SJWM(Saint Johns Water Management)	\$2,500	\$0	\$2,500
FIRE	\$2,500	\$0	\$2,500
COUNTY GENERAL FUND	\$2,500	\$0	\$2,500
Schools	\$2,500	\$0	\$2,500

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1305	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$2,500.00	\$2,500

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

# Property Record Card



**Parcel** 05-21-29-502-0B00-0700

**Property Address** W TRIANGLE DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2024 Working Values	2023 Certified Values
<b>Parcel</b>	05-21-29-502-0B00-0700		
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC		
<b>Property Address</b>	W TRIANGLE DR LONGWOOD, FL 32779		
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877		
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD		
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>		Cost/Market	Cost/Market
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>			
<b>Land Value (Market)</b>		\$4,000	\$4,000
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$4,000	\$4,000
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>		\$0	\$0
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$4,000	\$4,000

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$53.23

**2023 Tax Bill Amount** \$53.23

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 70 & N 1/2 OF VACD R/W ADJ ON S BLK B  
LAKE BRANTLEY ISLES  
SECOND ADD  
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,000	\$0	\$4,000
SJWM(Saint Johns Water Management)	\$4,000	\$0	\$4,000
FIRE	\$4,000	\$0	\$4,000
COUNTY GENERAL FUND	\$4,000	\$0	\$4,000
Schools	\$4,000	\$0	\$4,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1317	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant
QUIT CLAIM DEED	05/01/1978	01167	1083	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$4,000.00	\$4,000

Building Information Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley



# Property Record Card



**Parcel** 05-21-29-502-0B00-0710

**Property Address** W TRIANGLE DR LONGWOOD, FL 32779

## Parcel Location



## Site View

Sorry, No Image  
Available at this Time

## Parcel Information

<b>Parcel</b>	05-21-29-502-0B00-0710
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC
<b>Property Address</b>	W TRIANGLE DR LONGWOOD, FL 32779
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL
<b>Exemptions</b>	None
<b>AG Classification</b>	No

## Value Summary

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	0	0
<b>Depreciated Bldg Value</b>		
<b>Depreciated EXFT Value</b>		
<b>Land Value (Market)</b>	\$4,000	\$4,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$4,000	\$4,000
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$4,000	\$4,000

## 2023 Certified Tax Summary

<b>2023 Tax Amount w/o Exemptions/Cap</b>	<b>\$53.23</b>
<b>2023 Tax Bill Amount</b>	<b>\$53.23</b>

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 71 & N 1/2 OF VACD R/W ADJ ON S BLK B  
LAKE BRANTLEY ISLES  
SECOND ADD  
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,000	\$0	\$4,000
SJWM(Saint Johns Water Management)	\$4,000	\$0	\$4,000
FIRE	\$4,000	\$0	\$4,000
COUNTY GENERAL FUND	\$4,000	\$0	\$4,000
Schools	\$4,000	\$0	\$4,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1290	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant
QUIT CLAIM DEED	05/01/1978	01167	1083	\$100	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$4,000.00	\$4,000

Building Information Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

# Property Record Card

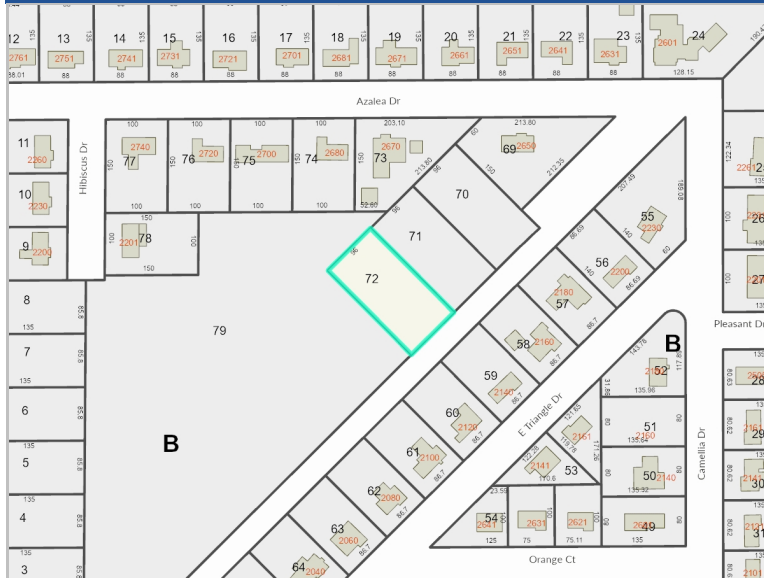


**Parcel** 05-21-29-502-0B00-0720

**Property Address** W TRIANGLE DR LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2024 Working Values	2023 Certified Values
<b>Parcel</b>	05-21-29-502-0B00-0720		
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC		
<b>Property Address</b>	W TRIANGLE DR LONGWOOD, FL 32779		
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877		
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD		
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>		Cost/Market	Cost/Market
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>			
<b>Land Value (Market)</b>		\$4,000	\$4,000
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$4,000	\$4,000
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>		\$0	\$0
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$4,000	\$4,000

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$53.23

**2023 Tax Bill Amount** \$53.23

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 72 & N 1/2 OF VACD R/W ADJ ON S BLK B  
LAKE BRANTLEY ISLES  
SECOND ADD  
PB 11 PG 5

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$4,000	\$0	\$4,000
SJWM(Saint Johns Water Management)	\$4,000	\$0	\$4,000
FIRE	\$4,000	\$0	\$4,000
COUNTY GENERAL FUND	\$4,000	\$0	\$4,000
Schools	\$4,000	\$0	\$4,000

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1293	\$3,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant
QUIT CLAIM DEED	05/01/1978	01167	1083	\$100	No	Vacant

Land						
Method	Frontage	Depth	Units	Units Price	Land Value	
LOT			1	\$4,000.00	\$4,000	

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

# Property Record Card

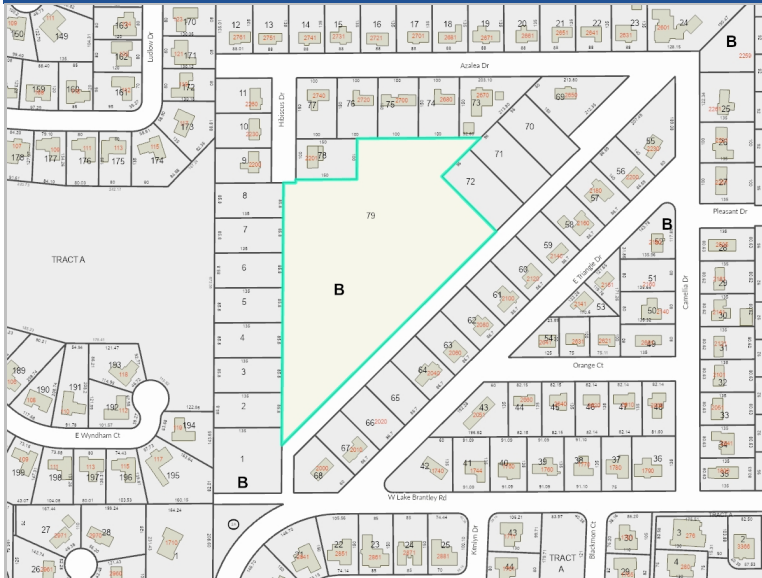


**Parcel** 05-21-29-502-0B00-0790

**Property Address** LONGWOOD, FL 32779

## Parcel Location

## Site View



Sorry, No Image  
Available at this Time

## Parcel Information

## Value Summary

		2024 Working Values	2023 Certified Values
<b>Parcel</b>	05-21-29-502-0B00-0790		
<b>Owner(s)</b>	HIOCT DEVELOPMENT LLC		
<b>Property Address</b>	LONGWOOD, FL 32779		
<b>Mailing</b>	16108 SE GOOSEHOLLOW DR DAMASCUS, OR 97089-7877		
<b>Subdivision Name</b>	LAKE BRANTLEY ISLES 2ND ADD		
<b>Tax District</b>	01-COUNTY-TX DIST 1		
<b>DOR Use Code</b>	00-VACANT RESIDENTIAL		
<b>Exemptions</b>	None		
<b>AG Classification</b>	No		
<b>Valuation Method</b>		Cost/Market	Cost/Market
<b>Number of Buildings</b>		0	0
<b>Depreciated Bldg Value</b>			
<b>Depreciated EXFT Value</b>			
<b>Land Value (Market)</b>		\$9,382	\$9,382
<b>Land Value Ag</b>			
<b>Just/Market Value</b>		\$9,382	\$9,382
<b>Portability Adj</b>			
<b>Save Our Homes Adj</b>		\$0	\$0
<b>Non-Hx 10% Cap (AMD 1)</b>		\$0	\$0
<b>P&amp;G Adj</b>		\$0	\$0
<b>Assessed Value</b>		\$9,382	\$9,382

## 2023 Certified Tax Summary

**2023 Tax Amount w/o Exemptions/Cap** \$124.86

**2023 Tax Bill Amount** \$124.86

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 79 & N 1/2 OF VACD R/W ADJ ON S & E 1/2 OF VACD R/W ADJ ON W BLK B  
LAKE BRANTLEY ISLES  
SECOND ADD  
PB 11 PG 5



Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$9,382	\$0	\$9,382
SJWM(Saint Johns Water Management)	\$9,382	\$0	\$9,382
FIRE	\$9,382	\$0	\$9,382
COUNTY GENERAL FUND	\$9,382	\$0	\$9,382
Schools	\$9,382	\$0	\$9,382

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
CORRECTIVE DEED	04/17/2020	09646	0637	\$35,800	No	Improved
WARRANTY DEED	04/17/2019	09343	0663	\$35,800	Yes	Vacant
WARRANTY DEED	01/01/2018	09093	1302	\$4,000	No	Vacant
WARRANTY DEED	05/01/2008	06995	0362	\$55,000	No	Vacant
WARRANTY DEED	12/01/2004	05550	1292	\$4,000	No	Vacant

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			3.95	\$4,750.00	\$9,382

Building Information					
Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Value	New Cost

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
13.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	SUNSHINE WATER SERVICES	NA	NA	NA	NA

Political Representation				
Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 39 - MICHAEL BANKSON	Dist 10 - Jason Brodeur	33

School Information		
Elementary School District	Middle School District	High School District
Wekiva	Teague	Lake Brantley

\*

3/14/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT10:58:57  
PROJ # 24-80000043 RECEIPT # 0075175  
OWNER:  
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	019405080794	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	WESTERN UNION	
DISTRIBUTION.....:	1 - COUNTY    2 - CUSTOMER    3 -	4 - FINANCE