

Property Record Card



Parcel: **18-21-29-509-0200-0100**
 Property Address: **1638 FRANCES DR APOPKA, FL 32703**
 Owners: **LOULODIS, NICKOLAOS A; LOULODIS, SANDRA L**
 2025 Market Value \$345,780 Assessed Value \$345,780 Taxable Value \$345,780
 2024 Tax Bill \$903.01 Tax Savings with Exemptions \$2,421.07
 The 4 Bed/2 Bath Single Family property is 1,482 SF and a lot size of 0.46 Acres

Parcel Location



Site View



Parcel Information

Parcel	18-21-29-509-0200-0100
Property Address	1638 FRANCES DR APOPKA, FL 32703
Mailing Address	1603 GRAND OAK DR APOPKA, FL 32703-8252
Subdivision	PARADISE POINT 2ND SEC
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$225,630	\$131,503
Depreciated Other Features	\$1,400	\$1,400
Land Value (Market)	\$118,750	\$118,750
Land Value Agriculture	\$0	\$0
Just/Market Value	\$345,780	\$251,653
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$143,281
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$345,780	\$108,372

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,324.08
Tax Bill Amount	\$903.01
Tax Savings with Exemptions	\$2,421.07

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

LOULODIS, NICKOLAOS A - Tenancy by Entirety
 LOULODIS, SANDRA L - Tenancy by Entirety

Legal Description

LOTS 10 + 11 TRACT 2 PARADISE POINT 2ND
SEC PB 9 PG 18

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$345,780	\$0	\$345,780
Schools	\$345,780	\$0	\$345,780
FIRE	\$345,780	\$0	\$345,780
ROAD DISTRICT	\$345,780	\$0	\$345,780
SJWM(Saint Johns Water Management)	\$345,780	\$0	\$345,780

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/28/2025	\$479,000	10801/0276	Improved	Yes
WARRANTY DEED	2/29/2024	\$288,000	10590/1046	Improved	Yes
QUIT CLAIM DEED	5/1/2007	\$100	06695/1472	Improved	No
SPECIAL WARRANTY DEED	9/1/2002	\$100	04541/1358	Improved	No

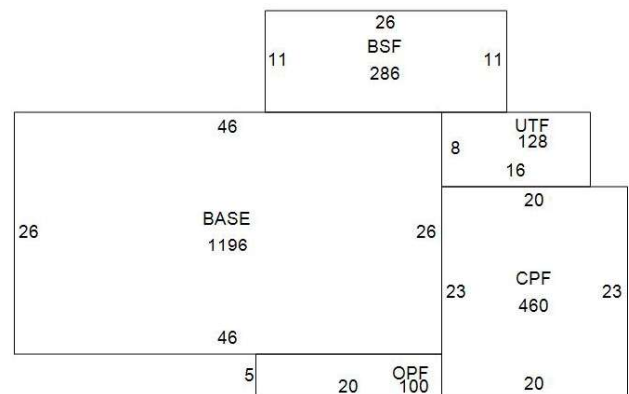
Land

Units	Rate	Assessed	Market
1.25 Lots	\$95,000/Lot	\$118,750	\$118,750

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1961/2024
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1196
Total Area (ft ²)	2170
Constuction	CONC BLOCK
Replacement Cost	\$225,630
Assessed	\$225,630

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE SEMI FINISHED	286
CARPORT FINISHED	460
OPEN PORCH FINISHED	100
UTILITY FINISHED	128

Permits				
Permit #	Description	Value	CO Date	Permit Date
05593	1638 FRANCES DR: SHED/BARN RESIDENTIAL-Shed [PARADISE POINT 2ND SEC]	\$7,000	5/14/2025	4/29/2025
03915	1638 FRANCES DR: ELECTRICAL - RESIDENTIAL- [PARADISE POINT 2ND SEC]	\$2,100		3/21/2024
05728	1638 FRANCES DR: EZ REROOF RESIDENTIAL- [PARADISE POINT 2ND SEC]	\$15,016		4/16/2023

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1990	1	\$3,500	\$1,400

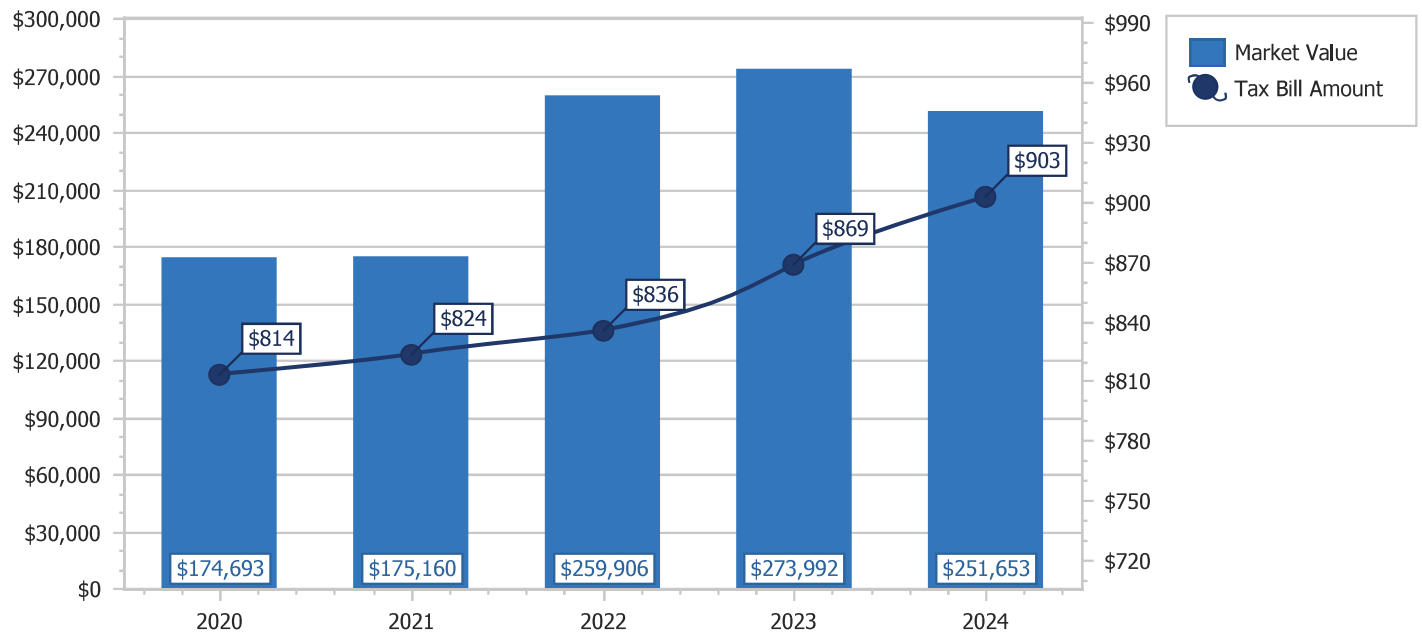
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2025 © Seminole County Property Appraiser