

Property Record Card



Parcel: **19-21-29-512-0000-0180**
 Property Address: **9483 SHORTLEAF CT APOPKA, FL 32703**
 Owners: **BORDEAU, LOGAN; BORDEAU, SAMANTHA**
 2026 Market Value \$458,998 Assessed Value \$401,640 Taxable Value \$350,918
 2025 Tax Bill \$4,780.39 Tax Savings with Exemptions \$1,466.56
 The 4 Bed/2.5 Bath Single Family property is 2,266 SF and a lot size of 1.92 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-29-512-0000-0180
Property Address	9483 SHORTLEAF CT APOPKA, FL 32703
Mailing Address	9483 SHORTLEAF CT APOPKA, FL 32703-2357
Subdivision	BEAR LAKE FOREST
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2023)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$313,438	\$315,142
Depreciated Other Features	\$33,060	\$29,040
Land Value (Market)	\$112,500	\$112,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$458,998	\$456,682
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$57,358	\$66,361
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$401,640	\$390,321

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,246.95
Tax Bill Amount	\$4,780.39
Tax Savings with Exemptions	\$1,466.56

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BORDEAU, LOGAN - Tenancy by Entirety
 BORDEAU, SAMANTHA - Tenancy by Entirety

Legal Description

LOT 18 (LESS BEG 299.30 FT N 48 DEG 56 MIN
29 SEC E + 6 FT S 41 DEG 3 MIN 31 SEC E OF
MOST WLY COR RUN S 41 DEG 3 MIN 31 SEC E
13 FT N 48 DEG 56 MIN 29 SEC E 28 FT N 41
DEG 3 MIN 31 SEC W 13 FT S 48 DEG 56 MIN
29 SEC W 28 FT TO BEG) BEAR LAKE FOREST PB
23 PGS 70 & 71

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$401,640	\$50,722	\$350,918
Schools	\$401,640	\$25,000	\$376,640
FIRE	\$401,640	\$50,722	\$350,918
ROAD DISTRICT	\$401,640	\$50,722	\$350,918
SJWM(Saint Johns Water Management)	\$401,640	\$50,722	\$350,918

Sales

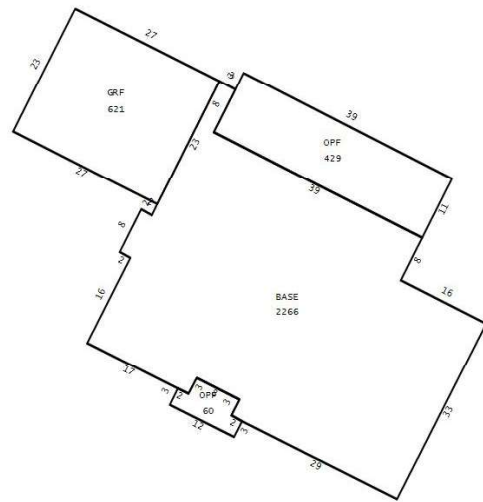
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/11/2022	\$445,000	10169/0630	Improved	Yes
CORRECTIVE DEED	2/11/2022	\$100	10169/0628	Improved	No
QUIT CLAIM DEED	5/10/2021	\$100	09924/1669	Improved	No
CERTIFICATE OF TITLE	9/30/2019	\$241,000	09449/0984	Improved	No
WARRANTY DEED	12/1/1988	\$125,000	02021/1501	Improved	Yes
WARRANTY DEED	8/1/1983	\$18,000	01495/1411	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$125,000/Lot	\$112,500	\$112,500

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1984/2004
Bed	4
Bath	2.5
Fixtures	8
Base Area (ft ²)	2266
Total Area (ft ²)	3376
Constuction	BRICK
Replacement Cost	\$340,694
Assessed	\$313,438

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	621
OPEN PORCH FINISHED	60
OPEN PORCH FINISHED	429

Permits				
Permit #	Description	Value	CO Date	Permit Date
14324	9483 SHORTLEAF CT: MECHANICAL - RESIDENTIAL- [BEAR LAKE FOREST]	\$4,200		2/25/2020
13182	9483 SHORTLEAF CT: MECHANICAL - RESIDENTIAL-SFR [BEAR LAKE FOREST]	\$7,450		9/20/2019

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1984	1	\$35,000	\$21,000
FIREPLACE 2	1984	1	\$6,000	\$3,600
PATIO 1	1990	1	\$1,100	\$660
SCREEN ENCL 1	1990	1	\$4,000	\$2,400
SCREEN ENCL 2	1990	1	\$9,000	\$5,400

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

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

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

