

Property Record Card



Parcel: 12-20-29-517-0000-0230
 Property Address: 1301 TAPPIE TOORIE CIR LAKE MARY, FL 32746
 Owners: PERFIDO, NICHOLAS F JR; PERFIDO, SUSAN C
 2025 Market Value \$890,615 Assessed Value \$855,051
 2024 Tax Bill \$10,771.56 Tax Savings with Non-Hx Cap \$757.02
 The 4 Bed/3.5 Bath Single Family property is 3,357 SF and a lot size of 0.18 Acres

Parcel Location



Site View



12202951700000230 04/27/2023

Parcel Information

Parcel	12-20-29-517-0000-0230
Property Address	1301 TAPPIE TOORIE CIR LAKE MARY, FL 32746
Mailing Address	1301 TAPPIE TOORIE CIR LAKE MARY, FL 32746-5225
Subdivision	TURNBERRY
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	\$680,615	\$662,782
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$210,000	\$210,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$890,615	\$872,782
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$35,564	\$95,463
P&G Adjustment	\$0	\$0
Assessed Value	\$855,051	\$777,319

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,528.58
Tax Bill Amount	\$10,771.56
Tax Savings with Exemptions	\$757.02

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

PERFIDO, NICHOLAS F JR - Tenancy by Entirety
 PERFIDO, SUSAN C - Tenancy by Entirety

Legal Description

LOT 23
TURNBERRY
PB 79 PGS 34 TO 36

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$855,051	\$0	\$855,051
Schools	\$890,615	\$0	\$890,615
FIRE	\$855,051	\$0	\$855,051
ROAD DISTRICT	\$855,051	\$0	\$855,051
SJWM(Saint Johns Water Management)	\$855,051	\$0	\$855,051

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2019	\$225,400	09306/0267	Improved	No
SPECIAL WARRANTY DEED	8/1/2016	\$594,300	08758/0468	Improved	Yes

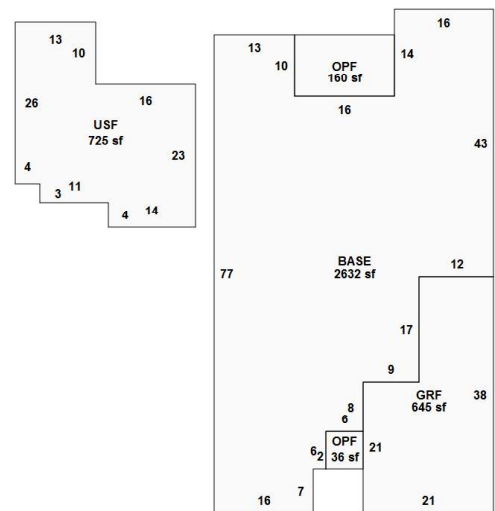
Land

Units	Rate	Assessed	Market
1 Lot	\$210,000/Lot	\$210,000	\$210,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2016
Bed	4
Bath	3.5
Fixtures	15
Base Area (ft ²)	2632
Total Area (ft ²)	4198
Constuction	CB/STUCCO FINISH
Replacement Cost	\$705,301
Assessed	\$680,615

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
-------------	-------------------------

GARAGE FINISHED	645
OPEN PORCH FINISHED	36
OPEN PORCH FINISHED	160
UPPER STORY FINISHED	725

Permits				
Permit #	Description	Value	CO Date	Permit Date
15908	1301 TAPPIE TOORIE CIR: MECHANICAL - RESIDENTIAL- [TURNBERRY]	\$19,618		10/29/2024
03264	1301 TAPPIE TOORIE CIR: MECHANICAL - RESIDENTIAL- [TURNBERRY]	\$19,558		3/7/2024
11022	11/19/2015 03:12:54 PM Created by: Kim Permit Key 12015092811022 was added!	\$403,408	8/23/2016	9/28/2015

Extra Features				
Description	Year Built	Units	Cost	Assessed

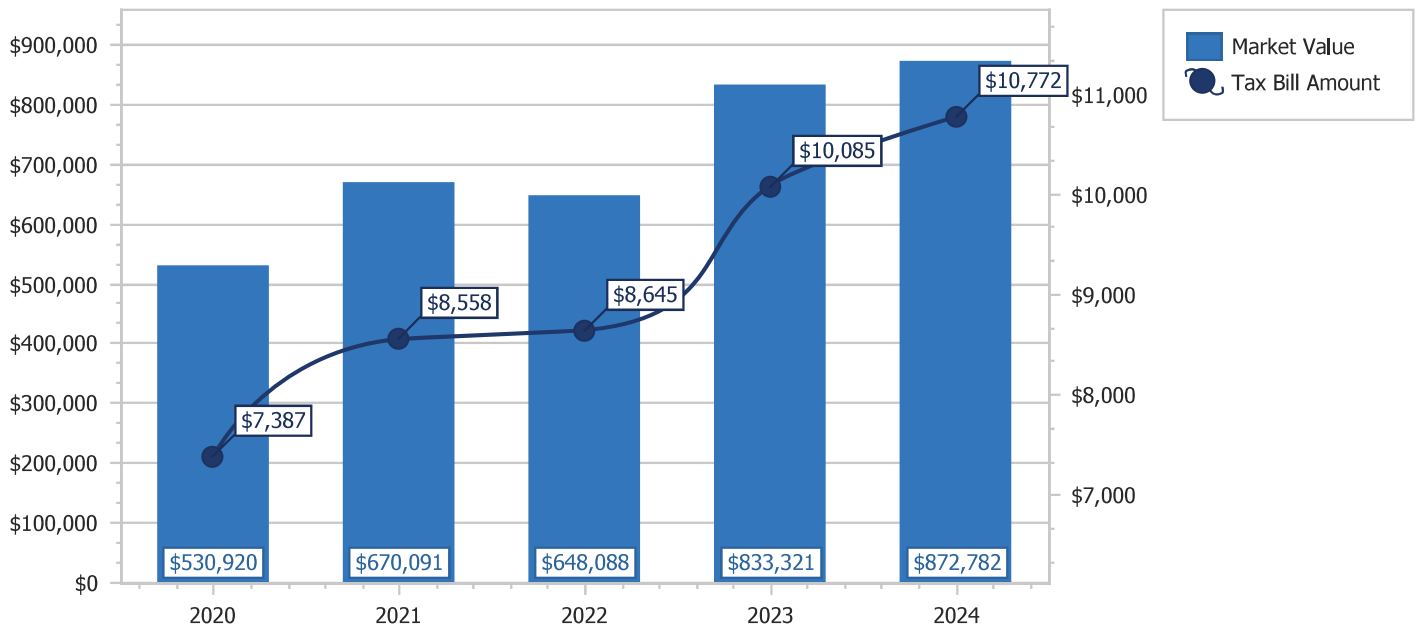
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



Copyright 2025 © Seminole County Property Appraiser