

Property Record Card



Parcel: **35-20-29-501-0000-0030**
 Property Address: **EE WILLIAMSON RD LONGWOOD, FL 32779**
 Owners: **PETERSON, JONGHYUN; PETERSON, ROBERT J; DANIEL H DITTMER REV TRUST**
 2024 Market Value \$2,236,990 Assessed Value \$679,025
 2023 Tax Bill \$16,913.50 Tax Savings with Non-Hx Cap \$12,826.22
 Vac Comm - Misplaced Impr property w/1st Building size of 3,360 SF and a lot size of 4.61 Acres

Parcel Location



Site View



Parcel Information

Parcel	35-20-29-501-0000-0030
Property Address	EE WILLIAMSON RD LONGWOOD, FL 32779
Mailing Address	1553 WINTER SPRINGS BLVD WINTER SPGS, FL 32708-3802
Subdivision	DES PINAR ACRES
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$2,236,990	\$2,234,725
Land Value Agriculture	\$0	\$0
Market Value	\$2,236,990	\$2,234,725
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$1,557,965	\$1,617,430
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$679,025	\$617,295

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$29,739.72
Tax Bill Amount	\$16,913.50
Tax Savings with Exemptions	\$12,826.22

Owner(s)

Name - Ownership Type
 PETERSON, JONGHYUN - Tenancy by Entirety :25
 PETERSON, ROBERT J - Tenancy by Entirety :25
 DANIEL H DITTMER REV TRUST - Tenants in Common :50 Trust

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 & THAT PT OF LOT 4 LYING W OF I-4 (LESS BEG 86 FT S & 72 FT E OF NW COR LOT 3 RUN S 59 FT E 58 FT N 65 FT W 58 FT S 6 FT TO BEG & E 208.71 FT OF W 258.71 FT OF S 108.71 FT OF LOT 3 & W 20 FT OF LOT 3 & BEG INT W R/W I-4 & S R/W E E WILLIAMSON RD RUN N 88 DEG 17 MIN 17 SEC W 346.86 FT S 50.03 FT S 88 DEG 17 MIN 17 SEC E 109.68 FT S 30 DEG 18 MIN 45 SEC E 27.94 FT S 14 DEG 48 MIN 04 SEC E 43.62 FT E 21 FT S 174.07 FT E 101.81 FT TO WLY R/W I-4 N 17 DEG 20 MIN 29 SEC E ON R/W 296.35 FT TO BEG) & N 100 FT OF LOTS 9 & 10 LYING W OF I-4 (LESS W 258.71 FT)
DES PINAR ACRES
PB 12 PG 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$679,025	\$0	\$679,025
Schools	\$2,236,990	\$0	\$2,236,990
FIRE	\$679,025	\$0	\$679,025
ROAD DISTRICT	\$679,025	\$0	\$679,025
SJWM(Saint Johns Water Management)	\$679,025	\$0	\$679,025

Sales

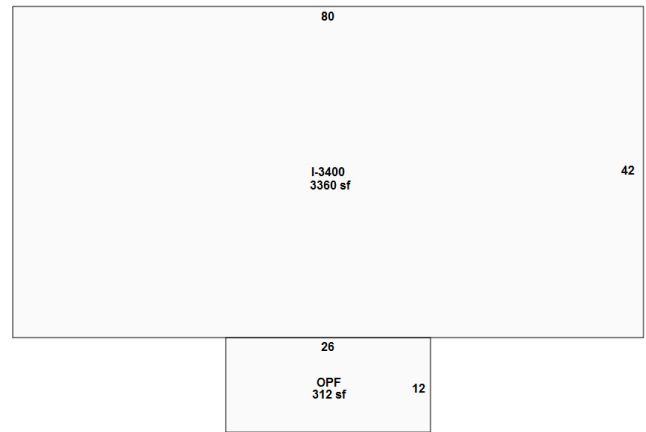
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2011	\$100	07619/0995	Improved	No
QUIT CLAIM DEED	3/1/2008	\$292,100	06954/1399	Improved	No
CORRECTIVE DEED	11/1/2004	\$100	05510/1441	Improved	No
WARRANTY DEED	9/1/2004	\$515,000	05463/1497	Improved	Yes
WARRANTY DEED	10/1/1995	\$105,200	02981/0823	Improved	No
CERTIFICATE OF TITLE	10/1/1990	\$599,500	02230/1248	Improved	No
WARRANTY DEED	1/1/1977	\$37,400	01125/0145	Vacant	No

Land

Units	Rate	Assessed	Market
200,000 SF	\$10.04/SF	\$2,008,000	\$2,008,000
1 Lot	\$228,990/Lot	\$228,990	\$228,990

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1977
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	3360
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$0
Assessed	\$0

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	312

Permits

Permit #	Description	Value	CO Date	Permit Date
19366	1655 EE WILLIAMSON RD: DEMO COMMERCIAL BLDGS/STRUCTURES-metal [DES PINAR ACRES]	\$0		1/25/2024
19189	1647 EE WILLIAMSON RD: CELL TOWER-Cell Tower [DES PINAR ACRES]	\$18,000		2/8/2022
17865	1647 EE WILLIAMSON RD: ELECTRIC - GENERATOR-Cell Tower [DES PINAR ACRES]	\$20,000		11/17/2021
14852	1647 EE WILLIAMSON RD: CELL TOWER-Cell Tower/GENERATOR [DES PINAR ACRES]	\$40,000	4/12/2022	10/28/2021
15125	1647 EE WILLIAMSON RD: CELL TOWER-Cellular Tower [DES PINAR ACRES]	\$20,000		10/12/2021
11349	1647 EE WILLIAMSON RD: CELL TOWER-Existing Cell Tower [DES PINAR ACRES]	\$18,000		7/26/2021
11148	1647 EE WILLIAMSON RD: CELL TOWER-cell tower [DES PINAR ACRES]	\$45,000	9/23/2022	7/13/2021
21113	1647 EE WILLIAMSON RD: CELL TOWER-communication tower [DES PINAR ACRES]	\$2,250		1/4/2021
09905	1647 EE WILLIAMSON RD: CELL TOWER-cell tower [DES PINAR ACRES]	\$18,000	2/16/2021	9/20/2020
00428	1647 EE WILLIAMSON RD: CELL TOWER-[DES PINAR ACRES]	\$20,000		2/13/2020
11210	1647 EE WILLIAMSON RD: CELL TOWER-ADD ANTENNAS [DES PINAR ACRES]	\$20,000	1/9/2020	11/8/2019

14527	1651 EE WILLIAMSON RD: SITE LIGHTING [DES PINAR ACRES]	\$32,400		4/17/2019
18692	RANGEHOOD	\$26,800		4/17/2019
02628	CELL TOWER- 1647 EE WILLIAMSON RD	\$20,000		3/21/2019
18693	WALK IN COOLER- 1651 EE WILLIAMSON RD	\$22,500		3/6/2019
17577	CELL TOWER- 1647 EE WILLIAMSON RD	\$35,000		12/13/2017
14072	CELL TOWER - 1647 EE WILLIAMSON RD	\$18,000		10/13/2017
11860	ELECTRICAL - 1647 EE WILLIAMSON RD	\$2,200		10/13/2016
03655	ADD EQUIPMENT TO TOWER @ 1647 EE WILLIAMSON RD	\$20,000		4/4/2016
12572	ADD ANTENNAS TO TOWER - 1647 EE WILLIAMSON RD	\$20,000	2/29/2016	11/5/2015
08354	AT&T IS ADDING & REPLACING ANTENNAS & EQUIPMENT - 1647 EE WILLIAMSON RD	\$17,500		8/22/2014
04629	ADDING ANTENNAS TO CELL TOWER - VERIZON WIRELESS - 1647 EE WILLIAMSON RD	\$12,000		6/6/2013
02245	T-MOBILE EXISTING ANTENNAS - ADD BOOSTER & HYBRID CABLE TO TOWER - 1645 EE WILLIAMSON RD	\$20,000	8/29/2013	3/28/2013
08154	CELL TOWER - 1647 EE WILLIAMSON RD	\$30,000	2/26/2014	10/30/2012
08430	ANTENNAS ON CELL TOWER; PAD PER PERMIT 1647 EE WILLIAMSON RD	\$20,000		10/23/2009
05168	CELL TOWER; PAD PER PERMIT 1653 E E WILLIAMSON RD	\$18,000		5/15/2007
09012	FIRE PROTECTION	\$35,000	3/14/2000	12/1/1999
00121	SLAB & ANTENNAS; PAD PER PERMIT 1647 E E WILLIAMSON RD	\$39,700		1/1/1999
07954	INSTALL RECEPTACLES AT POOL DECK; LONGWOOD AQUATIC CLUB	\$0		10/1/1998
00727	CONCRETE PAD W/ELECTRICAL ON EXISTING TOWER; PAD PER PERMIT 1655 E E WILLIAMSON	\$15,000	4/8/1998	2/1/1998
00455	CLEAN AGENT SUPPRESSION SYSTEM; PAD PER PERMIT 1649 E E WILLIAMSON RD	\$9,970		1/1/1998
00621	IRRIGATION WELL; PAD PER PERMIT 1649 E E WILLIAMSON RD	\$0		1/1/1998
08201	BELL SO EQUIP SHELTER; PAD PER PERMIT 1649 E E WILLIAMSON RD	\$35,000		12/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL COMMERCIAL	1977	100	\$0	\$0
SAUNA/STEAM ROOM	1979	1	\$0	\$0
PATIO CONC	1979	6281	\$0	\$0
COMMERCIAL ASPHALT DR 2 IN	1979	34892	\$0	\$0
6' CHAIN LINK FENCE	1979	589	\$0	\$0

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Woodlands
Middle	Rock Lake
High	Lyman

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 36

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

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