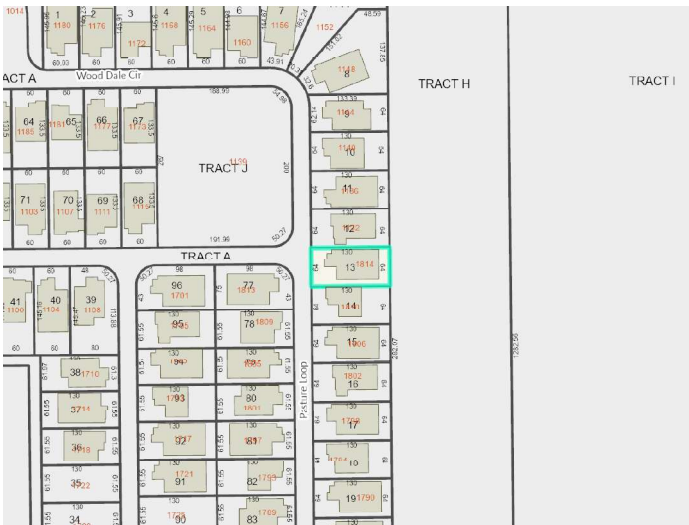


# Property Record Card



Parcel: 21-21-31-512-0000-0130  
 Property Address: 1814 PASTURE LOOP OVIEDO, FL 32765  
 Owners: RUIZ, DARLINE; RUIZ, ANTHONY J  
 2025 Market Value \$603,599 Assessed Value \$486,250 Taxable Value \$435,528  
 2024 Tax Bill \$5,713.39 Tax Savings with Exemptions \$2,435.56  
 The 4 Bed/3.5 Bath Single Family property is 2,758 SF and a lot size of 0.19 Acres

## Parcel Location



## Site View



21213151200000130 02/11/2022

## Parcel Information

|                   |   |
|-------------------|---|
| Parcel            | 21-21-31-512-0000-0130                  |
| Property Address  | 1814 PASTURE LOOP OVIEDO, FL 32765      |
| Mailing Address   | 1814 PASTURE LOOP OVIEDO, FL 32765-5154 |
| Subdivision       | PARKDALE PLACE                          |
| Tax District      | 01:County Tax District                  |
| DOR Use Code      | 01:Single Family                        |
| Exemptions        | 00-HOMESTEAD (2021)                     |
| 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                    | \$463,599           | \$476,924             |
| Depreciated Other Features                    | \$0                 | \$0                   |
| Land Value (Market)                           | \$140,000           | \$140,000             |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Just/Market Value                             | \$603,599           | \$616,924             |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$117,349           | \$144,378             |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| P&G Adjustment                                | \$0                 | \$0                   |
| Assessed Value                                | \$486,250           | \$472,546             |

## 2024 Certified Tax Summary

|                             |            |
|-----------------------------|------------|
| Tax Amount w/o Exemptions   | \$8,148.95 |
| Tax Bill Amount             | \$5,713.39 |
| Tax Savings with Exemptions | \$2,435.56 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

RUIZ, DARLINE - Tenancy by Entirety  
 RUIZ, ANTHONY J - Tenancy by Entirety

## Legal Description

LOT 13 PARKDALE PLACE PLAT BOOK 83  
PAGES 19-23

## Taxes

| Taxing Authority                   | Assessed  | Exempt Amount | Taxable   |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND                | \$486,250 | \$50,722      | \$435,528 |
| Schools                            | \$486,250 | \$25,000      | \$461,250 |
| FIRE                               | \$486,250 | \$50,722      | \$435,528 |
| ROAD DISTRICT                      | \$486,250 | \$50,722      | \$435,528 |
| SJWM(Saint Johns Water Management) | \$486,250 | \$50,722      | \$435,528 |

## Sales

| Deed Type             | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 5/29/2020 | \$504,700   | 09616/0086  | Improved  | Yes        |
| SPECIAL WARRANTY DEED | 9/26/2019 | \$1,908,200 | 09446/0282  | Vacant    | Yes        |
| SPECIAL WARRANTY DEED | 10/1/2018 | \$9,438,000 | 09239/1812  | Vacant    | Yes        |

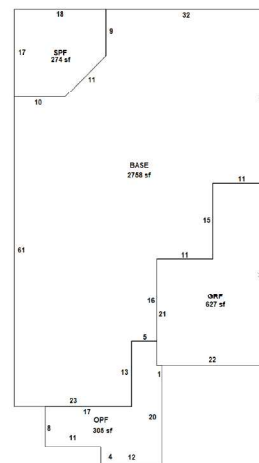
## Land

| Units | Rate          | Assessed  | Market    |
|-------|---------------|-----------|-----------|
| 1 Lot | \$140,000/Lot | \$140,000 | \$140,000 |

## Building Information

|                               |                  |
|-------------------------------|------------------|
| #                             | 1                |
| Use                           | SINGLE FAMILY    |
| Year Built*                   | 2020             |
| Bed                           | 4                |
| Bath                          | 3.5              |
| Fixtures                      | 15               |
| Base Area (ft <sup>2</sup> )  | 2758             |
| Total Area (ft <sup>2</sup> ) | 3964             |
| Constuction                   | CB/STUCCO FINISH |
| Replacement Cost              | \$473,060        |
| Assessed                      | \$463,599        |

\* Year Built = Actual / Effective



Building 1

## Appendages

| Description           | Area (ft²) |
|-----------------------|------------|
| GARAGE FINISHED       | 627        |
| OPEN PORCH FINISHED   | 305        |
| SCREEN PORCH FINISHED | 274        |

## Permits

| Permit # | Description  | Value     | CO Date   | Permit Date |
|----------|--|-----------|-----------|-------------|
| 00042    | 1814 PASTURE LOOP: SINGLE FAMILY DETACHED-PARKDALE PLACE LOT 13 [PARKDALE PLACE] | \$519,045 | 5/26/2020 | 1/14/2020   |

## Extra Features

| Description | Year Built | Units | Cost | Assessed |
|-------------|------------|-------|------|----------|
|-------------|------------|-------|------|----------|

### Zoning

|                 |                         |
|-----------------|-------------------------|
| Zoning          | PD                      |
| Description     | Planned Development     |
| Future Land Use | LDR                     |
| Description     | Low Density Residential |

### Political Representation

|                 |                               |
|-----------------|-------------------------------|
| Commissioner    | District 1 - Bob Dallari      |
| US Congress     | District 7 - Cory Mills       |
| State House     | District 37 - Susan Plasencia |
| State Senate    | District 10 - Jason Brodeur   |
| Voting Precinct | Precinct 74                   |

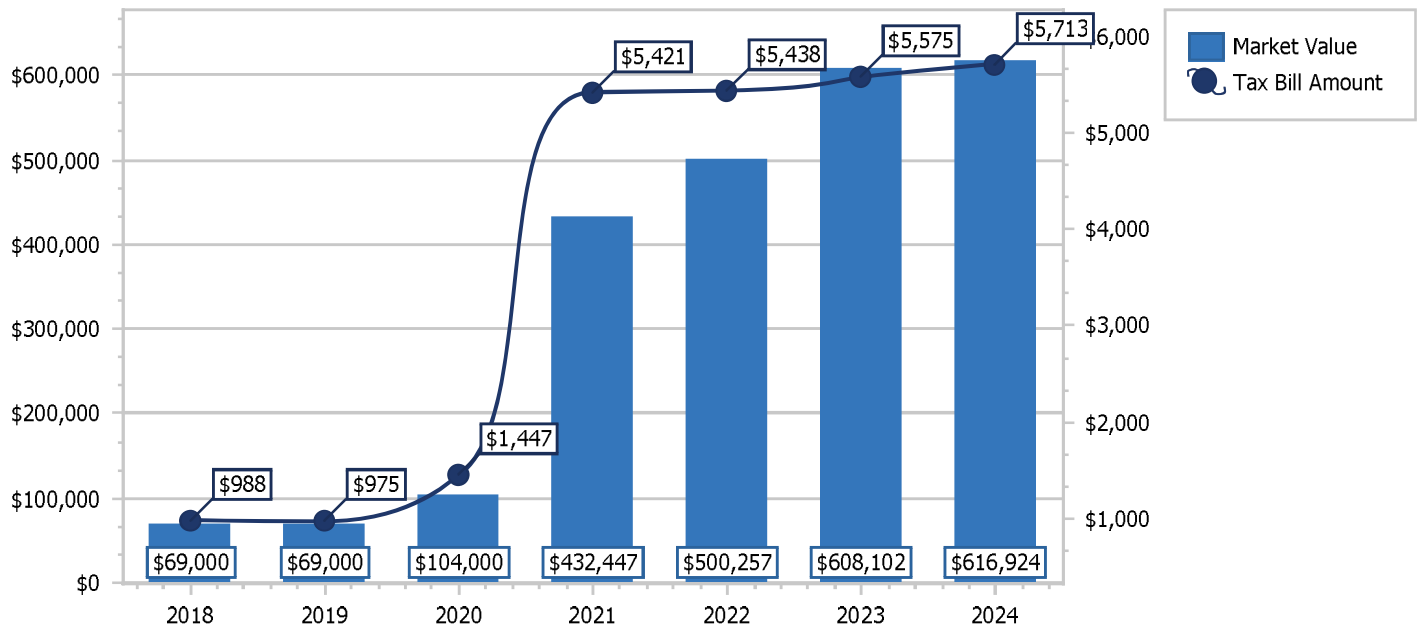
### School Districts

|            |                 |
|------------|-----------------|
| Elementary | Evans           |
| Middle     | Jackson Heights |
| High       | Oviedo          |

### Utilities

|                |                           |
|----------------|---------------------------|
| Fire Station # | Station: 46 Zone: 465     |
| 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 Pro                 |

## Property Value History



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