

Property Record Card



Parcel 19-21-31-5RC-0000-1230
Property Address 7561 BRIGHTWATER PL OVIEDO, FL 32765

Parcel Information

Parcel	19-21-31-5RC-0000-1230
Owner(s)	FEBRES, JEANINE - Tenancy by Entirety FEBRES, LUIS JR - Tenancy by Entirety
Property Address	7561 BRIGHTWATER PL OVIEDO, FL 32765
Mailing	7561 BRIGHTWATER PL OVIEDO, FL 32765-5656
Subdivision Name	KENMURE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2022)
Agricultural Classification	No

Value Summary

	2022 Working Values	2021 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$428,436	\$341,748
Depreciated EXFT Value		
Land Value (Market)	\$105,000	\$100,000
Land Value Ag		
Just/Market Value	\$533,436	\$441,748
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$533,436	\$441,748



2021 Tax Amount without Exemptions:	\$6,093.74
2021 Tax Bill Amount:	\$6,093.74
2021 Tax Savings with Exemptions:	\$0.00
<i>* Does NOT INCLUDE Non Ad Valorem Assessments</i>	

Legal Description

LOT 123
 KENMURE
 PB 64 PGS 13 - 19

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$533,436	\$50,000	\$483,436
SJWM(Saint Johns Water Management)	\$533,436	\$50,000	\$483,436
FIRE	\$533,436	\$50,000	\$483,436
COUNTY GENERAL FUND	\$533,436	\$50,000	\$483,436
Schools	\$533,436	\$25,000	\$508,436

Sales

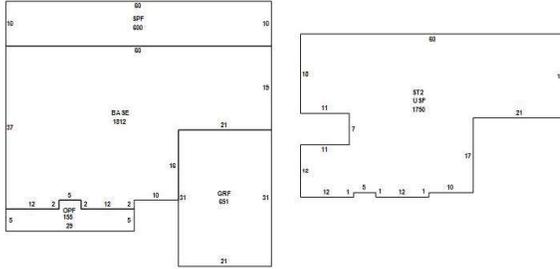
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/07/2020	09644	0622	\$480,000	Yes	Improved
FINAL JUDGEMENT	05/22/2012	07779	0794	\$100	No	Improved
WARRANTY DEED	08/01/2005	05895	1897	\$434,800	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$105,000.00	\$105,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
												Description	Area
1	SINGLE FAMILY	2005	5	3.5	15	1,812	4,968	3,562	CB/STUCCO FINISH	\$428,436	\$453,371	SCREEN PORCH FINISHED	600.00
												OPEN PORCH FINISHED	155.00
												GARAGE FINISHED	651.00
												UPPER STORY FINISHED	1750.00



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** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
00830		County	\$336,879	8/25/2005	1/13/2005
04355	REROOF	County	\$17,000		3/28/2019
03207	7561 BRIGHTWATER PL: SWIMMING POOL RESIDENTIAL-15 x 39 swimming pool [KENMURE]	County	\$40,000		3/10/2022

Extra Features

Description	Year Built	Units	Value	New Cost

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
27.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	TUE/FRI	FRI	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 1 - Bob Dallari	Dist 7 - Stephanie Murphy	Dist 30 - Joy Goff-Marcil	Dist 9 - Jason Brodeur	69

School Information

Elementary School District	Middle School District	High School District
Rainbow	Tuskawilla	Lake Howell