



SEMINOLE COUNTY  
PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, ROOM 2028  
SANFORD, FLORIDA 32771  
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-800008  
*Received & paid:*  
*1/23/26*

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

PRE-APPLICATION \$50.00

**PROJECT**

PROJECT NAME: Magic City BBQ  
PARCEL ID #(S): ~~14-21-29-502~~ 29-21-31-501-0000-0000  
TOTAL ACREAGE: 0.34 BCC DISTRICT: Thur & Fri  
ZONING: R-1 FUTURE LAND USE: ~~Food Truck use~~  
MDR

**APPLICANT**

NAME: Gloria White COMPANY: Magic City BBQ  
ADDRESS: 2681 W State Rd 426  
CITY: Dunedin STATE: FL ZIP: 32765  
PHONE: 407-800-1115 EMAIL: [REDACTED]

**CONSULTANT**

NAME: Gloria White COMPANY: 11  
ADDRESS: 11  
CITY: STATE: 11 ZIP: 11  
PHONE: 407-800-1115 EMAIL: [REDACTED]

**PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)**

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION  
Description of proposed development: \_\_\_\_\_

**STAFF USE ONLY**

COMMENTS DUE: 01/30 COM DOC DUE: 02/05 DRC MEETING: 02/18/2026  
 PROPERTY APPRAISER SHEET  PRIOR REVIEWS:  
ZONING: R-1 FLU: MDR LOCATION: on the northwest corner of W SR 426 and James Dr  
W/S: SEMINOLE COUNTY UTILITIES BCC: 1: DALLARI

Gloria White

2681 W State Rd 426

Oviedo FL, 32765

Plans to sell lunch from  
10:30 AM until 3 PM

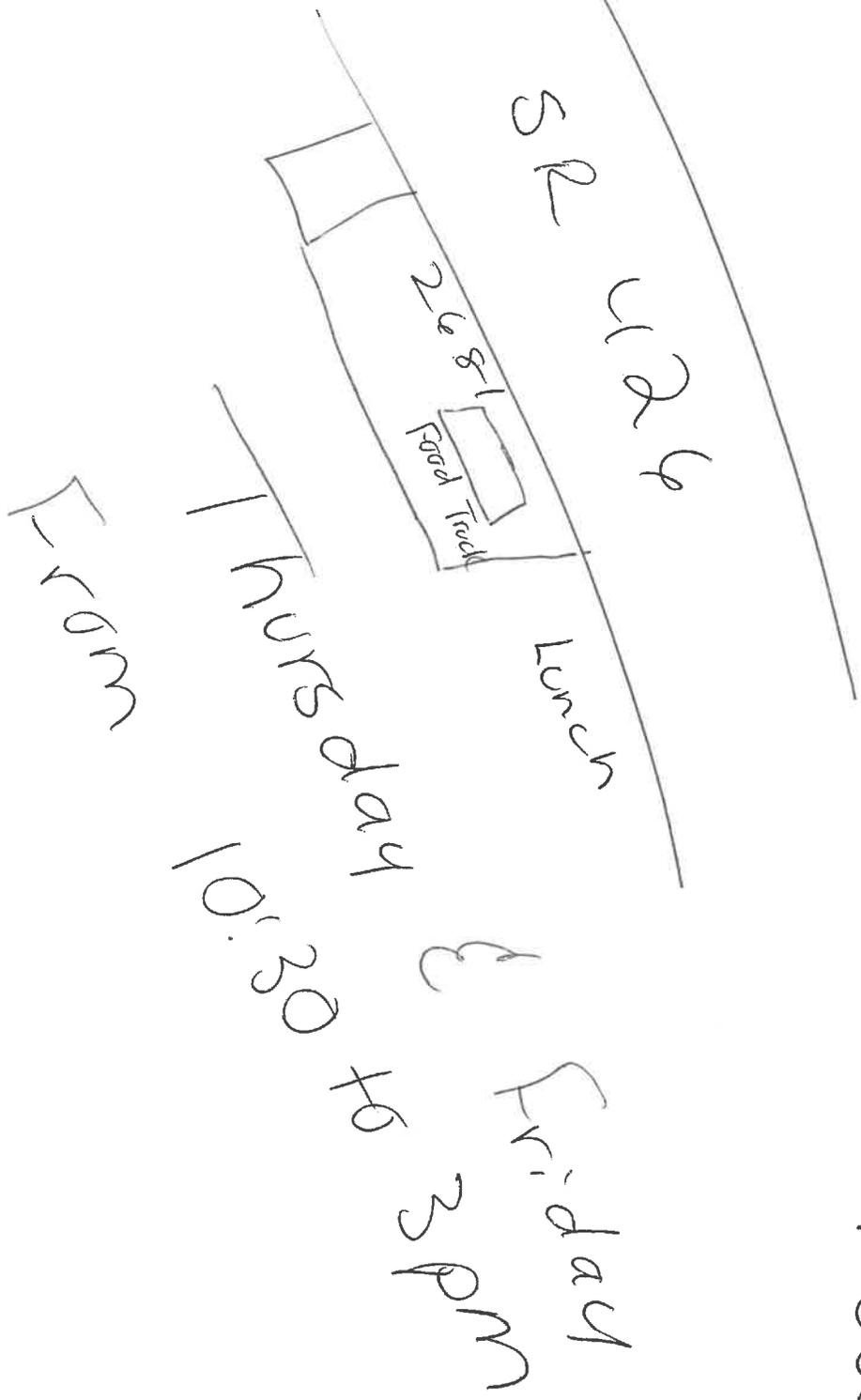
Thursday & Friday's

Thank You

Gloria White  
2681 West State Rd 426  
Oviedo, FL 32765

Phone #  
407-800  
1115

Parcel # 29-21-31-501-0000-0010



# Property Record Card



Parcel: **29-21-31-501-0000-0010**  
 Property Address: **2681 W SR 426 OVIEDO, FL 32765**  
 Owners: **WHITE, GLORIA A ENH LIFE EST**  
 2026 Market Value \$296,554 Assessed Value \$296,554 Taxable Value \$245,143  
 2025 Tax Bill \$3,515.21 Tax Savings with Exemptions \$558.81  
 The 5 Bed/4 Bath Single Family property is 2,325 SF and a lot size of 0.34 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	29-21-31-501-0000-0010
Property Address	2681 W SR 426 OVIEDO, FL 32765
Mailing Address	2681 W STATE ROAD 426 OVIEDO, FL 32765-8371
Subdivision	JAMESTOWN
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
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	\$251,304	\$252,580
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$45,250	\$45,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$296,554	\$297,830
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$296,554	\$297,830

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,074.02
Tax Bill Amount	\$3,515.21
Tax Savings with Exemptions	\$558.81

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

WHITE, GLORIA A ENH LIFE EST

## Legal Description

LOT 1 S OF LOT 12 JAMESTOWN PB 9 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$296,554	\$51,411	\$245,143
Schools	\$296,554	\$25,000	\$271,554
FIRE	\$296,554	\$51,411	\$245,143
ROAD DISTRICT	\$296,554	\$51,411	\$245,143
SJWM(Saint Johns Water Management)	\$296,554	\$51,411	\$245,143

## Sales

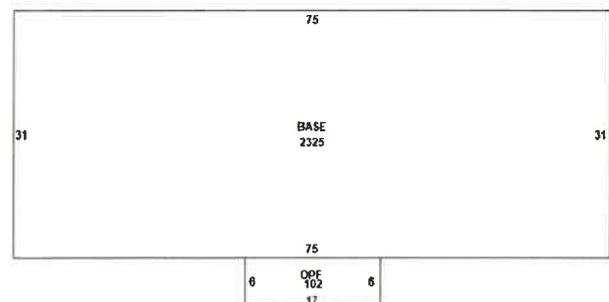
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	6/13/2024	\$100	10645/0898	Improved	No
WARRANTY DEED	6/1/2003	\$85,800	04912/1123	Improved	Yes
PROBATE RECORDS	2/1/2003	\$100	04697/0094	Improved	No
QUIT CLAIM DEED	4/1/1996	\$15,800	03067/0241	Improved	No
QUIT CLAIM DEED	1/1/1978	\$100	01152/0719	Improved	No
WARRANTY DEED	1/1/1976	\$4,000	01103/0755	Vacant	No

## Land

Units	Rate	Assessed	Market
0.36 Acres	\$125,000/Acre	\$45,250	\$45,250

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2022
Bed	5
Bath	4.0
Fixtures	15
Base Area (ft <sup>2</sup> )	2325
Total Area (ft <sup>2</sup> )	2427
Constuction	CONC BLOCK
Replacement Cost	\$255,131
Assessed	\$251,304



Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	102

Permits				
Permit #	Description	Value	CO Date	Permit Date
05849	COMPLETE, 2681 W SR 426 : SINGLE FAMILY DETACHED-NEW SFR [JAMESTOWN] *DRAWN	\$289,088	3/9/2022	5/15/2020
04914	07/28/2015 01:19:40 PM Created by: Kim Permit Key 12014052204914 was added! Permit expired - work not started	\$158,484		5/22/2014
00565	DEMO HOUSE	\$1,500		1/22/2014
01624	PLUMBING	\$40		2/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	2022	1	\$0	\$0

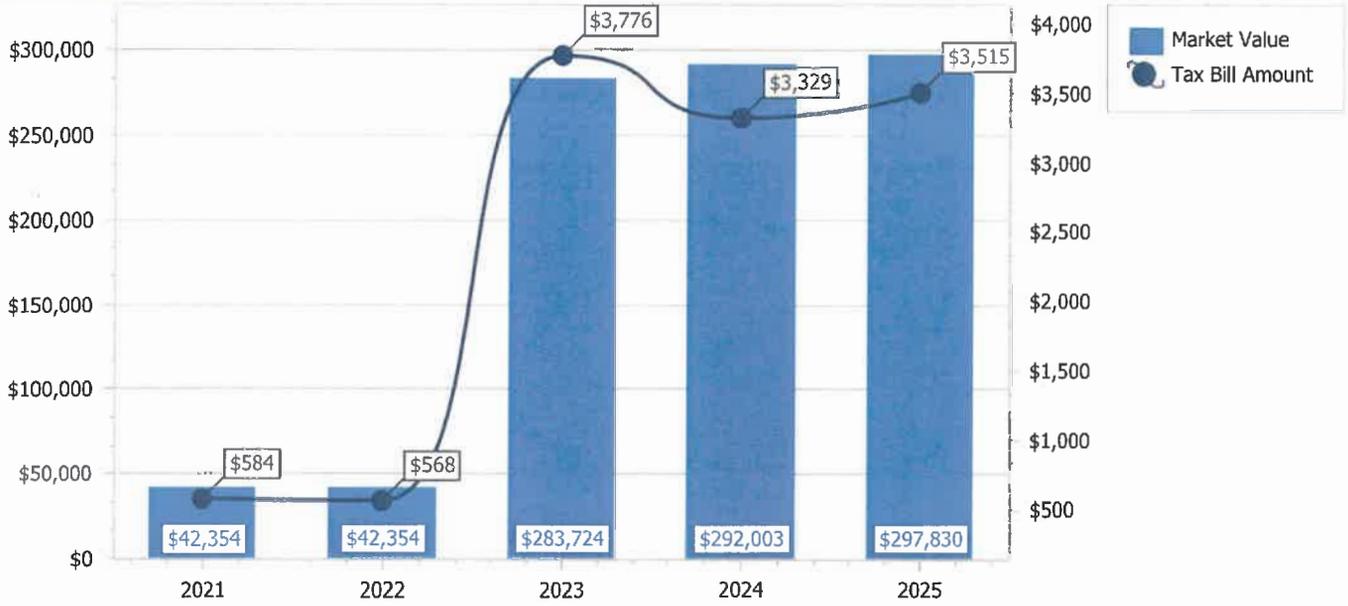
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Evans
Middle	Tuskawilla
High	Lake Howell

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 75

Utilities	
Fire Station #	Station: 29 Zone: 291
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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**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 1/23/2026 1:32:13 PM  
**Project:** 26-80000008  
**Credit Card Number:** 47\*\*\*\*\*8202  
**Authorization Number:** 018034  
**Transaction Number:** 230126C2A-685780E6-25B0-4202-94F9-2EE6DEAD82BD  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50