Property Record Card



Parcel:

04-21-29-5HK-0000-0270

Property Address:

215 W SABAL PALM PL LONGWOOD, FL 32779

Owners:

SZCZEPANEK FAMILY TRUST

2025 Market Value \$333,019 Assessed Value \$206,572 Taxable Value \$150,850

2024 Tax Bill \$2,057.19 Tax Savings with Exemptions \$2,386.48

The 3 Bed/2 Bath Single Family Former Golf-Front property is 1,873 SF and a lot size of 0.15 Acres



| | Parcel Information | | |
|-------------------|--|--|--|
| Parcel | 04-21-29-5HK-0000-0270 | | |
| Property Address | 215 W SABAL PALM PL LONGWOOD, FL 32779 | | |
| Mailing Address | 215 W SABAL PALM PL LONGWOOD, FL 32779-3656 | | |
| Subdivision | SABAL POINT SABAL FAIRWAY VILLAS AT | | |
| Tax District | 01:County Tax District | | |
| DOR Use Code | 0161:Single Family Former Golf- Front | | |
| Exemptions | 00-HOMESTEAD (2024), Other Exemptions \$5,000 | | |
| AG Classification | No | | |

| 2024 Certified Tax Summary | | |
|-----------------------------|------------|--|
| Tax Amount w/o Exemptions | \$4,443.67 | |
| Tax Bill Amount | \$2,057.19 | |
| Tax Savings with Exemptions | \$2,386.48 | |

Note: Does NOT INCLUDE Non Ad Valorem Assessments



| Value Summary | | |
|---|------------------------|--------------------------|
| | 2025 Working Values | 2024 Certified Values |
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 1 | 1 |
| Depreciated Building Value | \$255,619 | \$259,012 |
| Depreciated Other Features | \$2,400 | \$2,400 |
| Land Value (Market) | \$75,000 | \$75,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$333,019 | \$336,412 |
| Portability Adjustment | \$0 | \$135,662 |
| Save Our Homes Adjustment/Maximum Portability | \$126,447 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$206,572 | \$200,750 |

Owner(s)

Name - Ownership Type

SZCZEPANEK FAMILY TRUST - Trust

Legal Description

LOT 27 SABAL POINT SABAL FAIRWAY VILLAS AT PB 31 PGS 72 & 73

| Taxes | | | | |
|------------------------------------|-----------|---------------|-----------|--|
| Taxing Authority | Assessed | Exempt Amount | Taxable | |
| COUNTY GENERAL FUND | \$206,572 | \$55,722 | \$150,850 | |
| Schools | \$206,572 | \$30,000 | \$176,572 | |
| FIRE | \$206,572 | \$55,722 | \$150,850 | |
| ROAD DISTRICT | \$206,572 | \$55,722 | \$150,850 | |
| SJWM(Saint Johns Water Management) | \$206,572 | \$55,722 | \$150,850 | |

| Sales | | | | | |
|-----------------|----------|-------------|-------------|-----------|------------|
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
| WARRANTY DEED | 8/4/2023 | \$420,000 | 10485/1312 | Improved | Yes |
| WARRANTY DEED | 8/1/2017 | \$263,900 | 08982/1012 | Improved | Yes |
| PROBATE RECORDS | 8/1/2017 | \$100 | 08965/0651 | Improved | No |
| WARRANTY DEED | 2/1/2001 | \$176,000 | 04014/1586 | Improved | Yes |
| WARRANTY DEED | 7/1/1993 | \$100 | 02614/1137 | Improved | No |
| WARRANTY DEED | 1/1/1988 | \$139,000 | 01925/1130 | Improved | Yes |

| Land | | | |
|-------|--------------|----------|----------|
| Units | Rate | Assessed | Market |
| 1 Lot | \$75,000/Lot | \$75,000 | \$75,000 |

| | Building Information |
|---------------------------|----------------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1988 |
| Bed | 3 |
| Bath | 2.0 |
| Fixtures | 7 |
| Base Area (ft²) | 1703 |
| Total Area (ft²) | 2372 |
| Constuction | SIDING GRADE 3 |
| Replacement Cost | \$307,975 |
| Assessed | \$255,619 |
| * Year Built = Actual / E | ffective |

Tuesday, July 29, 2025

| Appendages | |
|-------------------------|------------|
| Description | Area (ft²) |
| ENCLOSED PORCH FINISHED | 170 |
| GARAGE FINISHED | 484 |
| SCREEN PORCH FINISHED | 15 |

| Permits | | | | |
|----------|---|----------|---------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 04474 | 215 W SABAL PALM PL: PLUMBING - RESIDENTIAL- [SABAL POINT SABAL FAIRWAY] | \$1,500 | | 4/9/2025 |
| 12482 | 215 W SABAL PALM PL: GAS - RESIDENTIAL- [SABAL POINT SABAL FAIRWAY] | \$0 | | 8/28/2024 |
| 16101 | 215 W SABAL PALM PL: REROOF RESIDENTIAL-Shingles Roof Replacement [SABAL POINT SABAL FAIRWAY] | \$12,800 | | 11/4/2020 |
| 07227 | MECHANICAL | \$9,207 | | 8/23/2013 |
| 01355 | REROOF | \$11,450 | | 2/1/2002 |

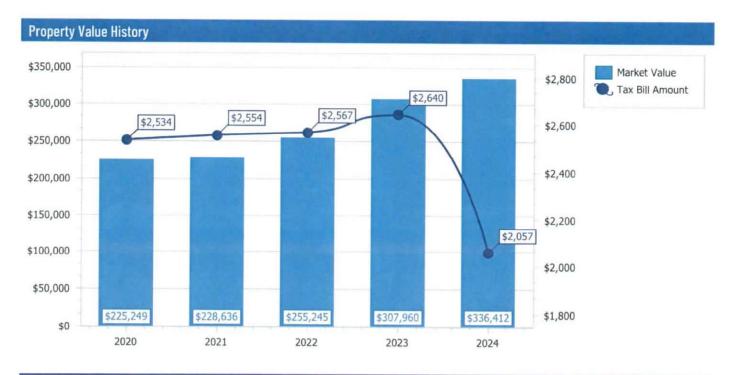
| Extra Features | | | | |
|----------------|------------|-------|---------|----------|
| Description | Year Built | Units | Cost | Assessed |
| FIREPLACE 2 | 1988 | 1 | \$6,000 | \$2,400 |

| EDITOR OF | Zoning | |
|-----------------|---------------------|--|
| Zoning | PD | |
| Description | Planned Development | |
| Future Land Use | PD | |
| Description | Planned Development | |

| A STATE OF THE REAL PROPERTY. | School Districts |
|-------------------------------|------------------|
| Elementary | Sabal Point |
| 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 35 |

| Utilities | |
|----------------|-------------------------|
| Fire Station # | Station: 16 Zone: 161 |
| Power Company | DUKE |
| Phone (Analog) | CENTURY LINK |
| Water | Sunshine Water Services |
| Sewage | Sunshine Water Services |
| Garbage Pickup | TUE/FRI |
| Recycle | FRI |
| Yard Waste | NO SERVICE |
| Hauler # | Waste Pro |



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