

Property Record Card



Parcel: 18-21-30-509-0000-0270
Property Address:
Values: 2024 Market \$138,906 Assessed \$123,651
Owners: M & T FLORIDA HOME LIMITED LIABILITY COMPANY

Parcel Location



Site View

Parcel Information

Parcel	18-21-30-509-0000-0270
Property Address	
Mailing Address	22137 124TH AVE SE KENT, WA 98031-9654
Subdivision	FROSTS ADD NO 2 TO ALTAMONTE
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$138,906	\$133,350
Land Value Agriculture	\$0	\$0
Market Value	\$138,906	\$133,350
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$15,255	\$20,940
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$123,651	\$112,410

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,774.62
Tax Bill Amount	\$1,608.57
Tax Savings with Exemptions	\$166.05

Owner(s)

Name - Ownership Type
M & T FLORIDA HOME LIMITED LIABILITY COMPANY

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 27
 FROSTS ADD NO 2 TO
 ALTAMONTE
 PB 1 PG 13

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$123,651	\$0	\$123,651
Schools	\$138,906	\$0	\$138,906
FIRE	\$123,651	\$0	\$123,651
ROAD DISTRICT	\$123,651	\$0	\$123,651
SJWM(Saint Johns Water Management)	\$123,651	\$0	\$123,651

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	5/10/2024	\$225,000	10626/1051	Improved	Yes
TAX DEED	7/1/2018	\$34,000	09185/0749	Vacant	No
WARRANTY DEED	3/1/2014	\$3,000	08234/1567	Vacant	No
WARRANTY DEED	10/1/1992	\$16,600	02499/0707	Vacant	Yes
WARRANTY DEED	2/1/1990	\$10,000	02156/0135	Vacant	No

Land

Units	Rate	Assessed	Market
175 feet X 228 feet	\$625/Front Foot	\$138,906	\$138,906

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

School Districts

Elementary	Altamonte
Middle	Milwee
High	Lyman

Utilities

Fire Station #	Station: 11 Zone: 111
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Tax Deed File No. 3856-2015
Parcel
Identification No. 18-21-30-509-0000-0270

Tax Deed

Seminole County, Florida

FOR OFFICIAL USE ONLY

Tax Certificate numbered 3856 issued on JUNE 1, 2015, was filed in the office of the tax collector of Seminole County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 26 day of JULY, 2018, the land was offered for sale. It was sold to CHESTER A VANDER PYL III address PO BOX 689 CEDAR KEY, FL 32625 who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures and improvements of any kind and description, situated in this County and State.

Description of lands: LEG LOT 27 FROSTS ADD NO 2 TO ALTAMONTE PB 1 PG 13

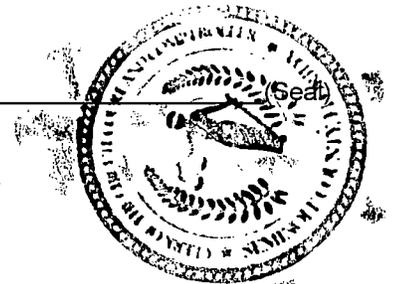
On JULY 26, 2018, in Seminole County, Florida, for the sum of (\$34,000.00) THIRTY FOUR THOUSAND Dollars, the amount paid as required by law.

Witness:

Debra Snider DEBRA SNIDER
Deputy Clerk

Evette Bevilino EVETTE BEVILINO
Deputy Clerk

Brent R. Holladay
Chief Deputy
Seminole County, Florida.



Seminole County,
Florida

On this 26 day of August, 2018, before me personally appeared Brent Holladay, Chief Deputy Clerk, Clerk of the Circuit Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Elizabeth Torres
Elizabeth Torres
Deputy Clerk

Prepared by: Grant Maloy, Clerk of the Circuit Court and Comptroller
Post Office Box 8099
Sanford, Florida 32772-8099

This Instrument Prepared by and Return to:

Valerie Garcia
Florida Title & Abstract, Inc.
1600 E Amelia Street
Orlando, FL 32803

Property Appraisers Parcel Identification (Folio) Numbers:

18-21-30-509-0000-0270

Florida Documentary Stamps in the amount of \$1,575.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is made this **10th** day of **May, 2024** between **Joshua L. Moses, as the Personal Representative of the Estate of Chester A. Vander Pyl, III, deceased**, whose post office address is **808 E. Fort King Street, Ocala, FL 34471**, GRANTOR, and **M & T Florida Home Limited Liability Company, a Florida limited liability company**, whose post office address is **22137 124th Avenue SE, Kent, WA 98031**, GRANTEE.

W I T N E S S E T H

WHEREAS, the said **Chester A. Vander Pyl, III** departed this life in **Decedent's Home** on **December 6, 2023**, leaving a Last Will and Testament wherein the grantor was named Personal Representative therein and

WHEREAS, said Last Will and Testament has been fully admitted to Probate and Letters of Administration were duly issued on **January 31, 2024** by the Circuit Judge of LEVY County, Florida and

WHEREAS, the said **Joshua L. Moses** is the duly qualified Personal Representative of the Estate of **Chester A. Vander Pyl, III, deceased** and under the terms and provisions of said Letters of Administration the said **Joshua L. Moses** is duly empowered to sell and dispose of the real estate belonging to the deceased at the time of his/her death.

NOW THEREFORE, the said Grantor, by virtue of the power and authority to him/her given in and by the terms and provisions of the said Letters of Administration of **Chester A. Vander Pyl, III** and in consideration of the sum of Ten Dollars and other valuable consideration, does hereby grant, bargain, sell and convey unto the Grantee and their assigns and heirs forever all that certain parcel of land lying and being in the County of SEMINOLE and State of Florida, more particularly described as follows:

Lot 27, FROSTS ADDITION NO. 2 TO ALTAMONTE, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 13, of the Public Records of Seminole County, Florida.

SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years.

TO HAVE AND TO HOLD the same together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, which the said decedent had at the time of his/her death to the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

Kim Dorris

Witness #1 Signature

Kim Dorris

Witness #1 Printed Name

Address: 808 E Fort King St.
Ocala, FL 34471

Joshua L. Moses *as Personal Representative*

Joshua L. Moses, as the Personal Representative of the Estate of Chester A. Vander Pyl, III, deceased

Megan M. Kirkley

Witness #2 Signature

Megan M. Kirkley

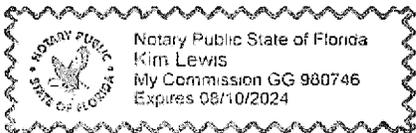
Witness #2 Printed Name

Address: 808 E. Fort King Street
Ocala, FL 34471

**State of FLORIDA
County of MARION**

PERSONALLY APPEARED before me, the undersigned authority duly authorized to take acknowledgements, Joshua L. Moses, as the Personal Representative of the Estate of Chester A. Vander Pyl, III, deceased, who acknowledged that he/she executed the foregoing Personal Representative's Deed for the purposes therein expressed.

The foregoing instrument was acknowledged before me this 9th day of May, 2024, by Joshua L. Moses, as the Personal Representative of the Estate of Chester A. Vander Pyl, III, deceased, appeared by physical presence or online notarization and has produced FL Drivers License as identification.



Kim Lewis
Notary Public

Kim Lewis
Printed Notary Name