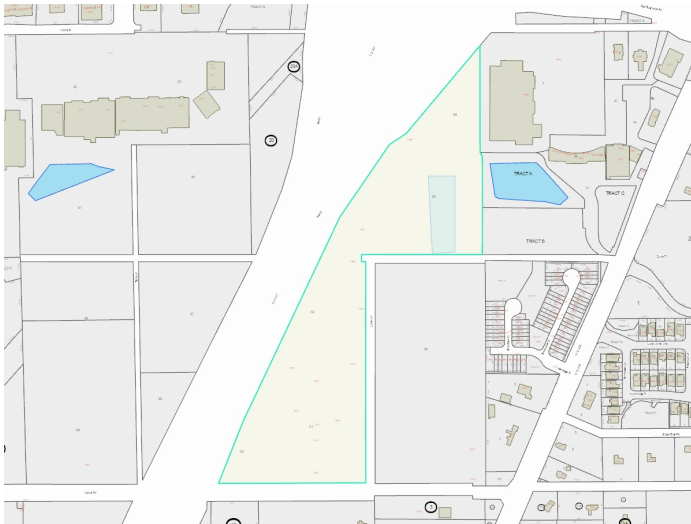


# Property Record Card



**Parcel:** 16-21-31-5CA-0000-028A  
**Property Address:** 1500 LUKAS LN OVIEDO, FL 32765  
**Owners:** TMA PROPERTIES FOUNDATION INC  
 2024 Market Value \$14,448,341 Assessed Value \$14,072,231  
 2023 Tax Bill \$0.00 Tax Savings with Exemptions \$170,248.41  
 Private School & College property w/1st Building size of 23,400 SF and a lot size of 30.89 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	16-21-31-5CA-0000-028A
Property Address	1500 LUKAS LN OVIEDO, FL 32765
Mailing Address	1500 LUKAS LN OVIEDO, FL 32765-6629
Subdivision	SLAVIA COLONY COS SUBD
Tax District	01:County Tax District
DOR Use Code	72:Private School & College
Exemptions	36-CHURCH/RELIGIOUS (2011)
AG Classification	No

## Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	8	8
Depreciated Building Value	\$11,967,035	\$10,399,523
Depreciated Other Features	\$941,806	\$853,914
Land Value (Market)	\$1,539,500	\$1,539,500
Land Value Agriculture	\$0	\$0
Market Value	\$14,448,341	\$12,792,937
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$376,110	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$14,072,231	\$12,792,937

## 2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$170,248.41
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$170,248.41

## Owner(s)

Name - Ownership Type  
TMA PROPERTIES FOUNDATION INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOTS 28 29 & 33 ELY OF EXPRESSWAY (LESS RD  
& N 1/2 OF VACD ST ADJ ON S  
& LOTS 31 32 & 38 ELY OF EXPRESSWAY (LESS  
RD) & S 1/2 OF VACD ST ADJ ON N  
SLAVIA COLONY COS SUBD  
PB 2 PG 71

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$14,072,231	\$14,072,231	\$0
Schools	\$14,448,341	\$14,448,341	\$0
FIRE	\$14,072,231	\$14,072,231	\$0
ROAD DISTRICT	\$14,072,231	\$14,072,231	\$0
SJWM(Saint Johns Water Management)	\$14,072,231	\$14,072,231	\$0

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/1/2009	\$100	07298/0336	Improved	No
WARRANTY DEED	11/1/1998	\$567,000	03529/1604	Vacant	No
QUIT CLAIM DEED	5/1/1990	\$100	02187/0245	Vacant	No
QUIT CLAIM DEED	5/1/1990	\$100	02187/0243	Vacant	No

## Land

Units	Rate	Assessed	Market
30.79 Acres	\$50,000/Acre	\$1,539,500	\$1,539,500

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	23400
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,184,288
Assessed	\$2,372,295

Building 1

\* Year Built = Actual / Effective

Building Information	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	22082
Total Area (ft <sup>2</sup> )	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$3,062,266
Assessed	\$2,204,832

Building 2

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	9994

Building Information	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	2001
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	19275
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$2,310,811
Assessed	\$1,663,784

Building 3

\* Year Built = Actual / Effective

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	2005
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	19346
Total Area (ft <sup>2</sup> )	
Constuction	NO WALLS
Replacement Cost	\$2,345,317
Assessed	\$1,841,074

Building 4

\* Year Built = Actual / Effective

Building Information	
#	5
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	27414
Total Area (ft <sup>2</sup> )	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$3,499,728
Assessed	\$2,712,289

Building 5

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
CANOPY	594
OPEN PORCH FINISHED	1482
UTILITY FINISHED	112

Building Information	
#	6
Use	MASONRY PILASTER .
Year Built*	2003
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	9872
Total Area (ft <sup>2</sup> )	
Constuction	BRICK COMMON - MASONRY
Replacement Cost	\$1,291,202
Assessed	\$987,770

Building 6

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	128

Building Information	
#	7
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	875
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$126,056
Assessed	\$97,693

Building 7

\* Year Built = Actual / Effective

Building Information	
#	8
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	875
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$112,642
Assessed	\$87,298

Building 8

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
08672	1520 LUKAS LN: ALTERATION COMMERCIAL-Type IIB, CMU/Metal building [SLAVIA COLONY COS SUBD]	\$50,000	8/5/2024	7/1/2024
16001	1584 LUKAS LN: RADIO ENHANCEMENT SYSTEM-School [SLAVIA COLONY COS SUBD]	\$42,000		12/21/2023
12588	1500 LUKAS LN: GAS - COMMERCIAL-PRIVATE SCH & COLLEGE [SLAVIA COLONY COS SUBD]	\$0		8/17/2023

07325	1550 LUKAS LN: ALTERATION COMMERCIAL-Metal building NEED CC [SLAVIA COLONY COS SUBD]	\$60,000	2/23/2024	6/2/2023
08216	1500 LUKAS LN: ALTERATION COMMERCIAL-Level 2 alteration, CC no CO [SLAVIA COLONY COS SUBD]	\$30,000	5/1/2024	5/31/2023
05018	1500 LUKAS LN: ALTERATION COMMERCIAL-steel structure [SLAVIA COLONY COS SUBD]	\$1,200,000	3/5/2024	4/27/2023
06039	1500 LUKAS LN: ALTERATION COMMERCIAL-Masonry building [SLAVIA COLONY COS SUBD]	\$40,000	10/7/2022	5/25/2022
00035	1584 LUKAS LN: OTHER BUILDING COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$28,717		2/23/2022
14667	1584 LUKAS LN: ALTERATION COMMERCIAL-Interior Build-out CC [SLAVIA COLONY COS SUBD]	\$1,100,000	2/23/2024	10/20/2021
16528	1530 LUKAS LN: OTHER BUILDING COMMERCIAL-TEMP MODULAR CLASSROOM CO [SLAVIA COLONY COS SUBD]	\$8,300	11/16/2021	9/15/2021
13632	1584 LUKAS LN: STRUCTURES OTHER THAN BUILDINGS-Temporary Modular Building [SLAVIA COLONY COS SUBD]	\$25,000	11/16/2021	9/10/2021
11356	1530 LUKAS LN: ALTERATION COMMERCIAL-INTERIOR ALTERATION CC [SLAVIA COLONY COS SUBD]	\$100,000	11/2/2021	7/15/2021
11957	1584 LUKAS LN: ELECTRICAL - COMMERCIAL-Sheds [SLAVIA COLONY COS SUBD]	\$1,100		8/26/2020
02303	1584 LUKAS LN: OTHER BUILDING COMMERCIAL-2 SHEDS [SLAVIA COLONY COS SUBD]	\$12,000	7/28/2020	6/1/2020
12840	1500 LUKAS LN: FENCE/WALL COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$3,800		9/25/2019
12338	1570 LUKAS LN: SIGN (POLE,WALL,FACIA) -illuminated channel letters [SLAVIA COLONY COS SUBD]	\$8,980		9/20/2019
02419	1500 LUKAS LN: ELECTRICAL - COMMERCIAL- [SLAVIA COLONY COS SUBD]	\$10,000		8/13/2019
05834	1520 LUKAS LN: ALTERATION COMMERCIAL-LEVEL 2 ALT, EXTERIOR FINISH [SLAVIA COLONY COS SUBD]	\$159,598	8/2/2019	5/6/2019
06323	2 STORY EDUCATIONAL BUILDING- 1570 LUKAS LN	\$2,000,000	8/26/2019	9/4/2018
10063	GROUND SIGN	\$37,046		8/2/2018
11776	DEMO- 1564 LUKAS LN	\$4,000		7/24/2018
09178	DEMO- 1560 LUKAS LN	\$2,000		7/24/2018
16929	FIRE ALARM SYSTEM - 1520 LUKAS LN	\$1,357		12/4/2017
13555	LEVEL 2 ALTERATION - 1520 LUKAS LN	\$20,000	2/5/2018	10/6/2017
08135	PLUMBING	\$1,050		6/14/2017
14454	SWIMMING POOL - 1350 LUKAS ACRES WAY	\$45,000		12/16/2016

11824	REPIPE FIRE SYSTEM TO COVER NEW APPLIANCE - CAFETERIA - 1516 LUKAS LN	\$1,100		10/12/2016
11321	ELECTRICAL	\$1,580		9/28/2016
07234	INSTALL 2 FLUSH MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS - 1584 LUKAS LN	\$2,300		6/22/2016
07007	INSTALL 364 LF OF 6' HIGH BLACK ALUMINUM FENCING W/4 GATES @ FRONT OF NEW BUILDING	\$16,250		6/16/2016
05230	ELECTRICAL	\$59,233		5/6/2016
04757	ELECTRICAL - 1500 LUCAS LN	\$10,000		4/28/2016
04496	PLUMBING	\$4,780		4/21/2016
04383	FIRE SPRINKLER INSTALLATION - 1584 LUKAS LN	\$83,000		4/19/2016
02223	FIRE ALARM SYSTEM INSTALLATION - 1500 LUKAS LN	\$1,276		3/1/2016
00893	FIRE ALARM INSTALLATION	\$27,500		2/24/2016
01002	FOUNDATION AND SUPPORT FOR SCOREBOARD	\$5,000		2/17/2016
01517	2 WOOD FRAME SOFTBALL DUGOUTS	\$41,774	3/29/2016	2/12/2016
00213	SITE LIGHTING	\$60,000		2/2/2016
00679	FENCE/WALL	\$16,500		2/1/2016
11663	PLUMBING	\$4,375		10/14/2015
05406	NEW ASSEMBLY BUILDING - 1584 LUKAS LN	\$6,848,735	9/8/2016	5/19/2015

### Extra Features

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2001	21495	\$100,167	\$45,075
WALKS CONC COMM	2001	21495	\$100,167	\$45,075
COMMERCIAL CONCRETE DR 4 IN	2001	6176	\$28,780	\$12,951
COMMERCIAL CONCRETE DR 4 IN	2001	6176	\$28,780	\$12,951
COMMERCIAL ASPHALT DR 2 IN	2001	143152	\$350,722	\$157,825
COMMERCIAL ASPHALT DR 2 IN	2001	143152	\$350,722	\$157,825
6' CHAIN LINK FENCE	2001	4089	\$47,760	\$19,104
6' CHAIN LINK FENCE	2001	4089	\$47,760	\$19,104
12' CHAIN LINK FENCE	2001	702	\$16,406	\$6,562
12' CHAIN LINK FENCE	2001	702	\$16,406	\$6,562
ALUM FENCE	2001	7398	\$45,720	\$20,574
ALUM FENCE	2001	7398	\$45,720	\$20,574
BASKETBALL COURT/CONCRETE	2001	8961	\$36,919	\$16,614
BASKETBALL COURT/CONCRETE	2001	8961	\$36,919	\$16,614
POLE LIGHT 1 ARM	2001	17	\$31,518	\$31,518
POLE LIGHT 1 ARM	2001	17	\$31,518	\$31,518
POLE LIGHT 2 ARM	2001	10	\$36,050	\$36,050



POLE LIGHT 2 ARM	2001	10	\$36,050	\$36,050
POLE LIGHT 4 ARM	2001	6	\$46,350	\$46,350
POLE LIGHT 4 ARM	2001	6	\$46,350	\$46,350
POLE LIGHT 5 ARM	2001	8	\$78,280	\$78,280
POLE LIGHT 5 ARM	2001	8	\$78,280	\$78,280

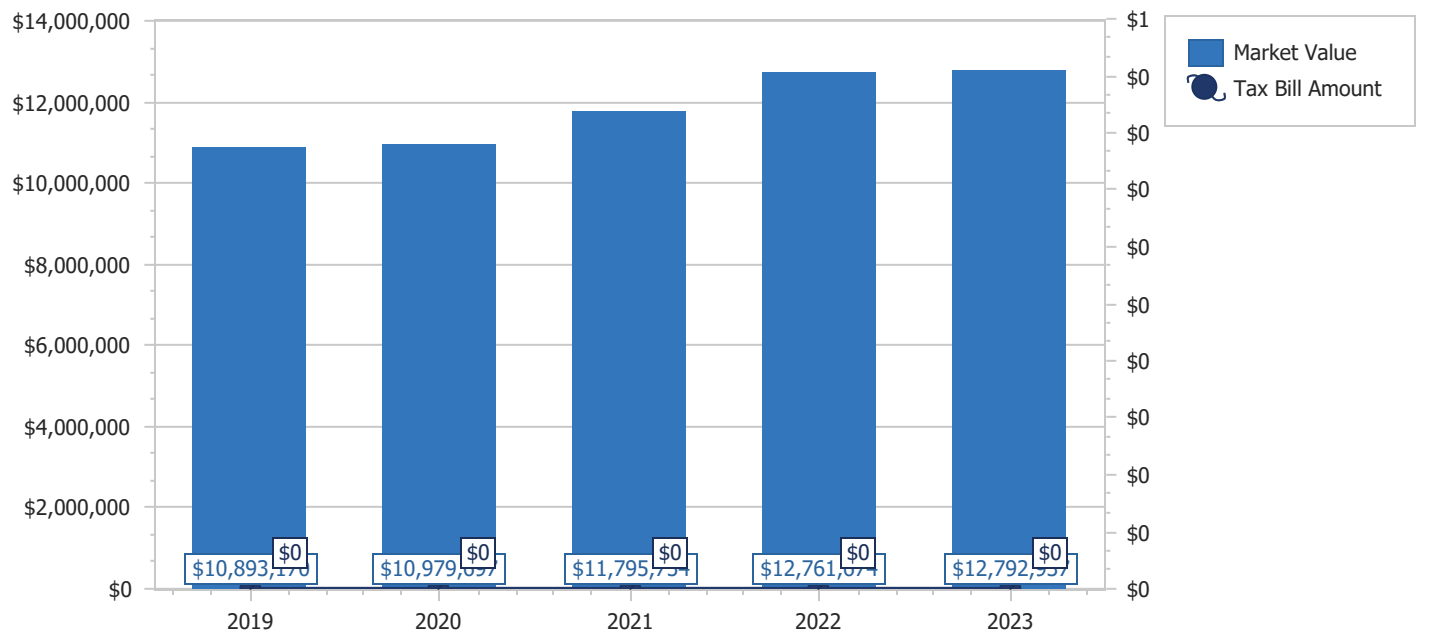
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Evans
Middle	Indian Trails
High	Oviedo

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

Utilities	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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