

# Property Record Card



Parcel: **35-19-30-517-1400-0020**  
 Property Address:  
 Owners: **TC STRATEGIES LLC**  
 2025 Market Value \$22,740 Assessed Value \$10,610 Taxable Value \$10,610  
 2024 Tax Bill \$192.39 Tax Savings with Non-Hx Cap \$97.63  
 Vacant Residential property has a lot size of 0.12 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	35-19-30-517-1400-0020
Property Address	
Mailing Address	15155 W COLONIAL DR 784852 WINTER GARDEN, FL 34787-4272
Subdivision	LOCKHARTS SUBD
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 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)	\$22,740	\$21,956
Land Value Agriculture	\$0	\$0
Just/Market Value	\$22,740	\$21,956
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$12,130	\$12,311
P&G Adjustment	\$0	\$0
Assessed Value	\$10,610	\$9,645

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$290.02
Tax Bill Amount	\$192.39
Tax Savings with Exemptions	\$97.63

## Owner(s)

Name - Ownership Type  
 TC STRATEGIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 2 BLK 14 LOCKHARTS SUBD PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$10,610	\$0	\$10,610
Schools	\$22,740	\$0	\$22,740
FIRE	\$10,610	\$0	\$10,610
ROAD DISTRICT	\$10,610	\$0	\$10,610
SJWM(Saint Johns Water Management)	\$10,610	\$0	\$10,610

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/7/2025	\$35,000	10885/0240	Improved	Yes
WARRANTY DEED	2/1/2004	\$3,000	05206/0855	Vacant	No
WARRANTY DEED	9/1/1985	\$100	01667/1614	Vacant	No
WARRANTY DEED	3/1/1985	\$1,000	01630/0560	Vacant	Yes

## Land

Units	Rate	Assessed	Market
51 feet X 100 feet	\$725/Front Foot	\$22,740	\$22,740

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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	LDR
Description	Low Density Residential

### Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 5

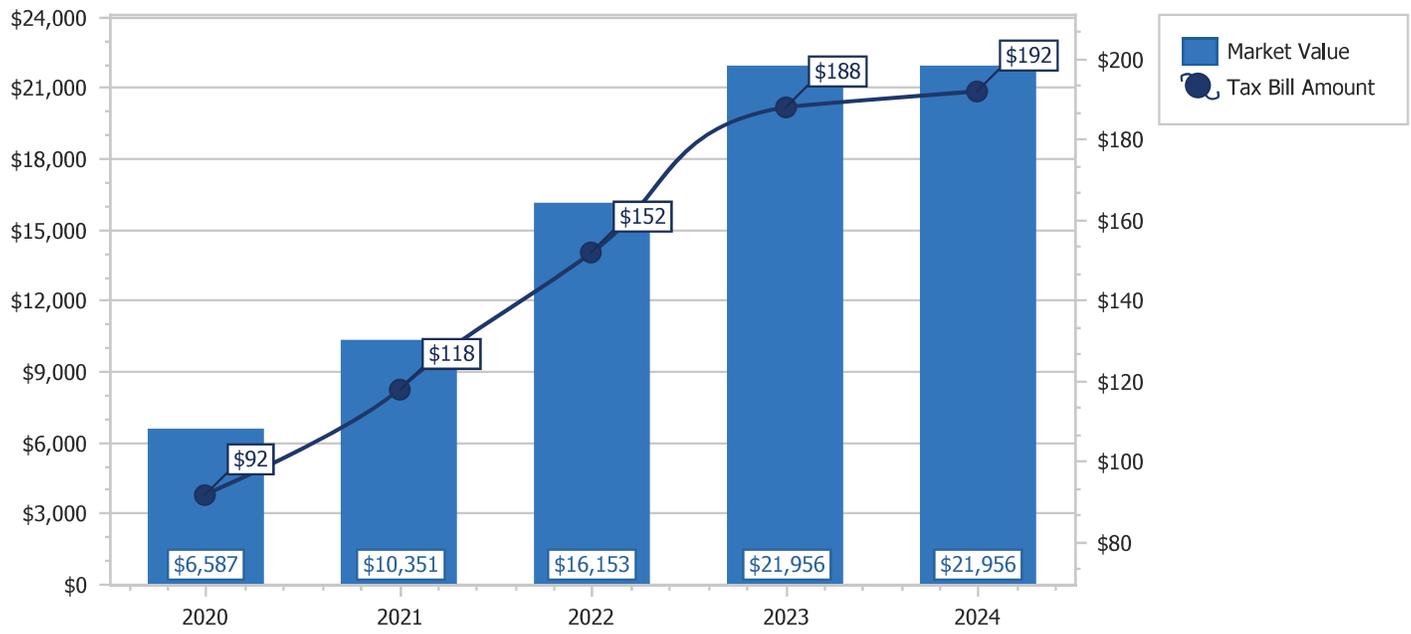
### School Districts

Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

### Utilities

Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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