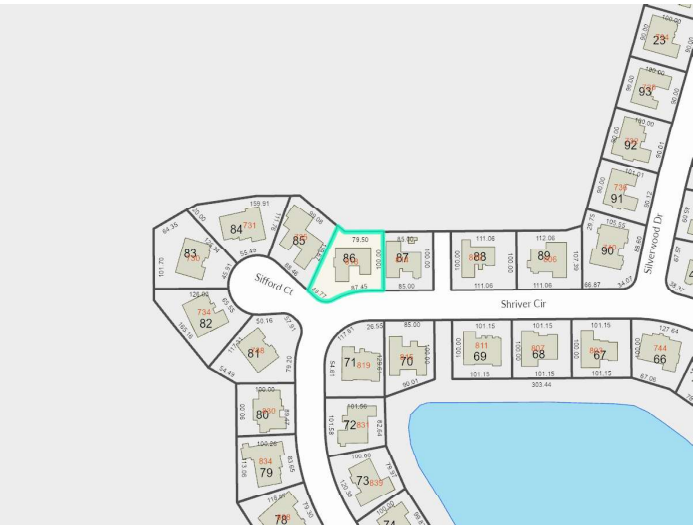
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **19-20-30-505-0000-0860**
Property Address: **818 SHRIVER CIR LAKE MARY, FL 32746**
Owners: **RODRIGUEZ, CARLOS A; RODRIGUEZ, MIRIAM E**

2026 Market Value $451,789 Assessed Value $215,915 Taxable Value $164,504
2025 Tax Bill $2,519.16 Tax Savings with Exemptions $3,227.13
The 4 Bed/2 Bath Single Family property is 2,202 SF and a lot size of 0.26 Acres

Parcel Location



Site View

Parcel Information

Parcel	19-20-30-505-0000-0860
Property Address	818 SHRIVER CIR LAKE MARY, FL 32746
Mailing Address	818 SHRIVER CIR LAKE MARY, FL 32746-4930
Subdivision	SILVER LAKES EAST AT THE CROSSINGS UNIT 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2026)
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	$311,789	$293,081
Depreciated Other Features	$30,000	$27,000
Land Value (Market)	$110,000	$100,000
Land Value Agriculture	$0	$0
Just/Market Value	$451,789	$420,081
Portability Adjustment	$235,874	$0
Save Our Homes Adjustment/Maximum Portability	$0	$190,067
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adjustment	$0	$0
Assessed Value	$215,915	$230,014

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$5,746.29
Tax Bill Amount	$2,519.16
Tax Savings with Exemptions	$3,227.13

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
RODRIGUEZ, CARLOS A - Tenancy by Entirety
RODRIGUEZ, MIRIAM E - Tenancy by Entirety

Legal Description

LOT 86 SILVER LAKES E AT THE CROSSINGS U 2
PB 35 PGS 65 & 66

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$215,915	$51,411	$164,504
Schools	$215,915	$25,000	$190,915
FIRE	$215,915	$51,411	$164,504
ROAD DISTRICT	$215,915	$51,411	$164,504
SJWM(Saint Johns Water Management)	$215,915	$51,411	$164,504

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/30/2025	$565,000	10962/0317	Improved	Yes
WARRANTY DEED	1/1/1993	$164,900	02540/1502	Improved	Yes
WARRANTY DEED	10/1/1989	$163,000	02120/0823	Improved	Yes
WARRANTY DEED	10/1/1988	$165,000	02008/1038	Improved	Yes
WARRANTY DEED	6/1/1987	$149,900	01859/0036	Improved	Yes
WARRANTY DEED	3/1/1987	$30,900	01827/0498	Vacant	Yes
WARRANTY DEED	1/1/1987	$100	01812/0430	Vacant	No

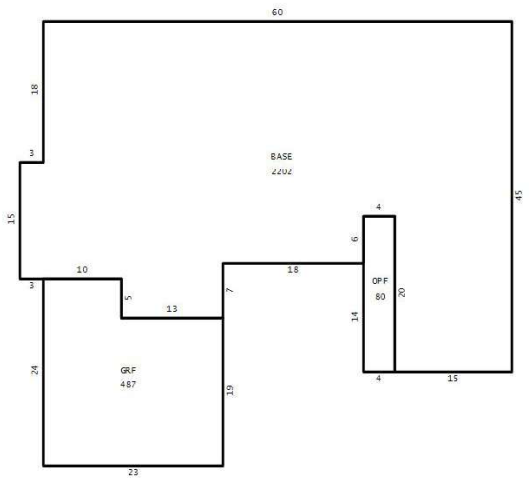
Land

Units	Rate	Assessed	Market
1 Lot	$110,000/Lot	$110,000	$110,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1987/1995
Bed	4
Bath	2.0
Fixtures	7
Base Area (ft²)	2202
Total Area (ft²)	2769
Constuction	SIDING GRADE 3
Replacement Cost	$356,330
Assessed	$311,789

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
GARAGE FINISHED	487
OPEN PORCH FINISHED	80

Permits

Permit #	Description	Value	CO Date	Permit Date
13447	818 SHRIVER CIR: EZ MECHANICAL - RESIDENTIAL- [CROSSINGS UNIT 2 SILVER L]	$20,901		8/24/2023
02104	818 SHRIVER CIR: REROOF RESIDENTIAL- [CROSSINGS UNIT 2 SILVER L]	$14,150		2/8/2021
04764	A/C CHANGEOUT	$8,097		5/7/2008
07337	REROOF 40 SQ - SHINGLE	$2,480		8/1/1999

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1987	1	$6,000	$3,600
POOL 1	1987	1	$35,000	$21,000
SCREEN ENCL 2	1987	1	$9,000	$5,400

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 24

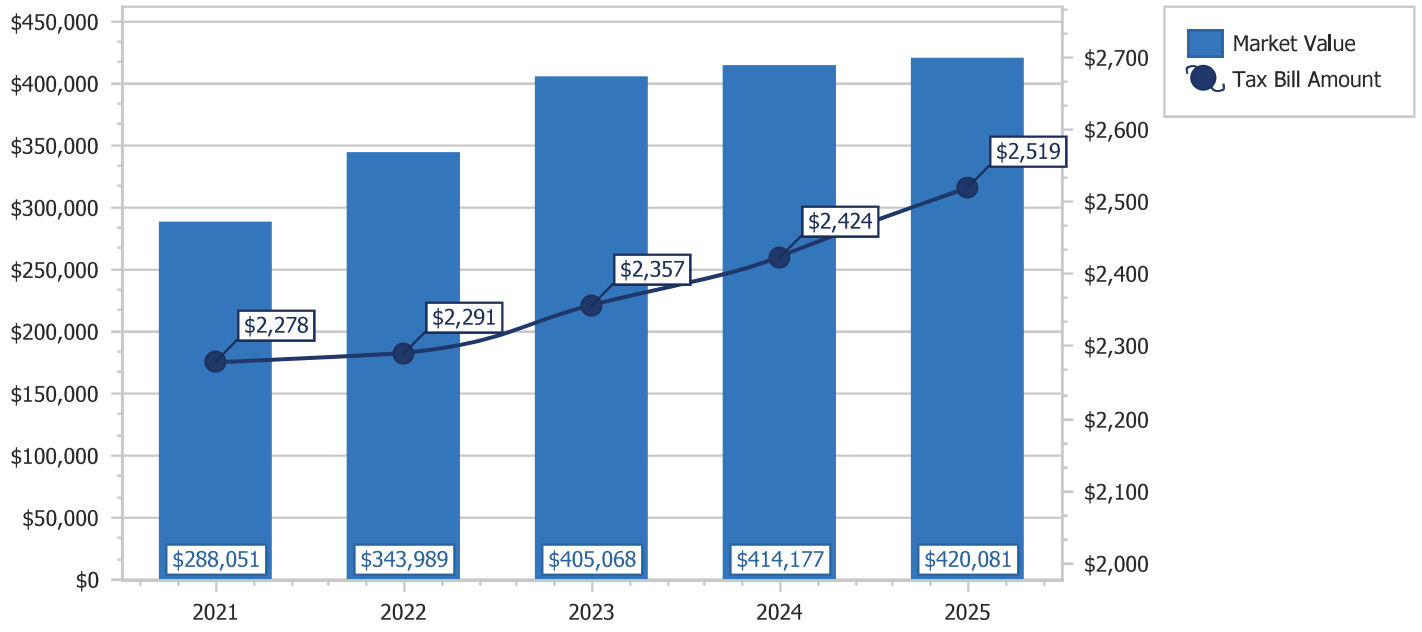
School Districts

Elementary	Longwood
Middle	Greenwood Lakes
High	Lake Mary

Utilities

Fire Station #	Station: 36 Zone: 364
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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