



SEMINOLE COUNTY  
 PLANNING & DEVELOPMENT DIVISION  
 1101 EAST FIRST STREET, ROOM 2028  
 SANFORD, FLORIDA 32771  
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-80000122

Received: 9/18/24

Paid: 9/20/24

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

|   |         |
|---|---------|
| <input checked="" type="checkbox"/> PRE-APPLICATION | \$50.00 |
|---|---------|

#### PROJECT

PROJECT NAME: Alafaya Cove

PARCEL ID #(S): 27-21-31-300-0360-0000

TOTAL ACREAGE: 4.46 ac

BCC DISTRICT: 1 - Dallari

ZONING: A-1

FUTURE LAND USE: LDR

#### APPLICANT

NAME: Troy Drinkwater

COMPANY: Delaney Land Company, LLC

ADDRESS: 6530 S Atlantic Ave

CITY: New Smyrna Beach

STATE: FL

ZIP: 32169

PHONE: 321-388-6714

EMAIL: tdrinkwater@delaneylandco.com

#### CONSULTANT

NAME: Bill Maki

COMPANY: Daly Design Group

ADDRESS: 913 N Pennsylvania Ave

CITY: Winter Park

STATE: FL

ZIP: 32789

PHONE: 407-740-7373

EMAIL: bmaki@dalydesign.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION   
  LAND USE AMENDMENT   
  REZONE   
  SITE PLAN   
  SPECIAL EXCEPTION

Description of proposed development: Rezone property from A-1 to R-1AAAA to provide 7 residential lots consistent with the R-1AAAA zoning.

#### STAFF USE ONLY

COMMENTS DUE: 9/27

COM DOC DUE: 10/3

DRC MEETING: 10/9

 PROPERTY APPRAISER SHEET   
 PRIOR REVIEWS:

ZONING: A-1

FLU: LDR

 LOCATION:  
 on the east side of SR 434,  
 north of Carrigan Ave

W/S: Seminole County

BCC: 1: Dallari

September 17, 2024

Seminole County  
Planning and Development Division  
1101 East First Street  
Sanford FL. 32771

Re: Alafaya Cove  
Development Narrative

Job no: 24231

PID: 27-21-31-300-0360-0000

To whom it may concern:

On behalf of our client Delaney Land Company, LLC, please find enclosed a pre application meeting request to discuss the proposed 7 single family residential lots on the 4.58 ac (0.65du/ac) on the above referenced parcel. The property is located along the east side of Alafaya Trail, north of Boland Drive, Lowery Drive, Moore Drive and Division Street.

The existing FLU for the site is Low Density Residential, which permits up to 4 du/ac and the existing zoning category is A-1. The applicant is requesting to rezone the property from A-1 to R-1AAAA to develop up to 7 single family residential lots consistent with the LDR and R-1AAAA standards.

Access to the site will be provided from Boland Drive, Lowery Drive, Moore Drive and Division Street. The residential homes will be served with onsite septic and well services.

We look forward to meeting with staff to discuss this project. If you have any questions or concerns, please feel free to contact the office.

Sincerely,



William Maki, RLA  
Project Manager  
Daly Design Group

Cc: Raymond Harrison  
Troy Drinkwater



**2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L15000067978

**Entity Name:** DELANEY LAND COMPANY, LLC

**Current Principal Place of Business:**

1465 LAKEVIEW RANCH POINT  
GENEVA, FL 32732

**Current Mailing Address:**

PO BOX 105  
GENEVA, FL 32732 US

**FEI Number: NOT APPLICABLE**

**Certificate of Status Desired: No**

**Name and Address of Current Registered Agent:**

HARRISON, RAYMOND D  
1465 LAKEVIEW RANCH POINT  
GENEVA, FL 32732 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** \_\_\_\_\_

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

|                 |                           |                 |                           |
|-----------------|---------------------------|-----------------|---------------------------|
| Title           | MGR                       | Title           | MANAGER                   |
| Name            | HARRISON, RAYMOND D       | Name            | DRINKWATER, TROY J        |
| Address         | 1465 LAKEVIEW RANCH POINT | Address         | 6530 S. ATLANTIC AVE      |
| City-State-Zip: | GENEVA FL 32732           | City-State-Zip: | NEW SMYRNA BEACH FL 32169 |

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

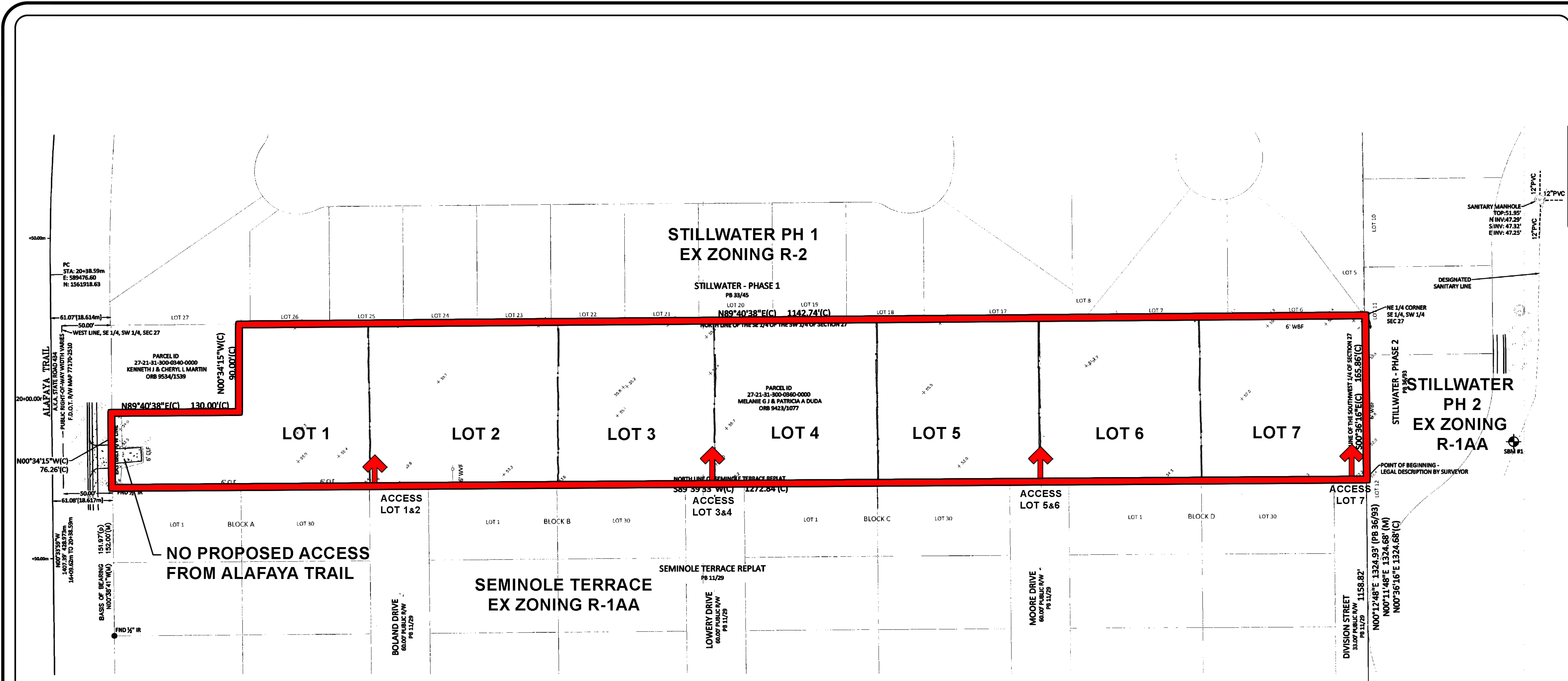
**SIGNATURE: RAYMOND HARRISON**

**MGR**

**02/07/2024**

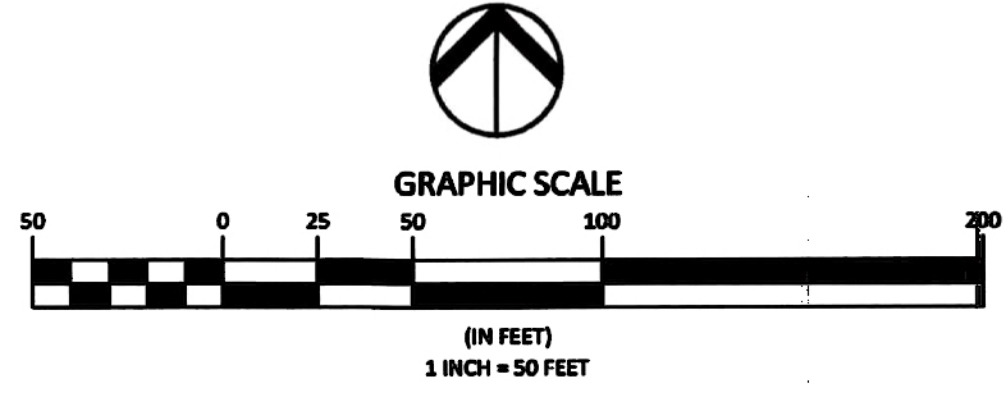
Electronic Signature of Signing Authorized Person(s) Detail

Date



**LEGAL DESCRIPTION BY SURVEYOR**  
 A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27, SAID POINT LYING ON THE EAST LINE OF "SEMINOLE TERRACE REPLAT", AS RECORDED IN PLAT BOOK 11, PAGE 29 (ALL RECORDS REFERENCED ARE LOCATED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE RUN NORTH 00°36'16" EAST ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 AND SAID EAST LINE OF SEMINOLE TERRACE REPLAT, A DISTANCE OF 1,158.82 FEET TO THE NORTHEAST CORNER OF THE SAID SEMINOLE TERRACE REPLAT, SAID POINT BEING THE POINT OF BEGINNING;  
 THENCE DEPARTING THE SAID EAST LINE OF THE SOUTHWEST 1/4 AND THE SAID EAST PLAT LINE, RUN SOUTH 89°39'33" WEST ALONG THE NORTH LINE OF THE SAID SEMINOLE TERRACE REPLAT, A DISTANCE OF 1,272.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAFAYA TRAIL (ALSO KNOWN AS STATE ROAD 434, A VARYING WIDTH PUBLIC RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP 77170-2510); THENCE DEPARTING THE SAID NORTH PLAT LINE, RUN NORTH 00°34'15" WEST ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 76.26 FEET; THENCE DEPARTING THE SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°40'38" EAST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 00°34'15" WEST, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SAID SOUTHWEST 1/4 OF SECTION 27, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF "STILLWATER - PHASE 1" AS RECORDED IN PLAT BOOK 33, PAGE 45; THENCE RUN NORTH 89°40'38" EAST ALONG THE SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SAID BOUNDARY LINE, A DISTANCE OF 1,142.74 FEET TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF SECTION 27; THENCE DEPARTING THE SAID NORTH LINE OF THE SOUTHWEST 1/4, RUN SOUTH 00°36'16" EAST ALONG THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SAID STILLWATER - PHASE 1, THE BOUNDARY LINE FURTHER STATED IN "STILLWATER - PHASE 2" AS RECORDED IN PLAT BOOK 36, PAGE 93, A DISTANCE OF 165.86 FEET TO THE POINT OF BEGINNING;  
 SAID LAND CONTAINING 4.584 ACRES, MORE OR LESS, OF LAND.

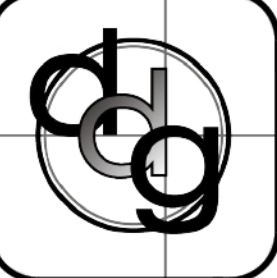
| SITE DATA                            |                        |
|--------------------------------------|------------------------|
| Parcel ID #                          | 27-21-31-300-0360-0000 |
| Total Land Area                      | 4.58 ac                |
| Existing FLU                         | LDR                    |
| Existing Zoning                      | A-1                    |
| Proposed Zoning                      | R-1AAAA                |
| Total Residential Lots               | 7 Lots                 |
| Proposed Density                     | 0.65 du/ac             |
| Minimum Lot Size (.60 ac / 26,400sf) | 160' x 165'            |
| Setbacks                             |                        |
| Front                                | 25'                    |
| Rear                                 | 30'                    |
| Side                                 | 10'                    |
| Street Side                          | 25'                    |
| Maximum Building Height              | 35'                    |
| Minimum Living Area                  | 700 sf                 |



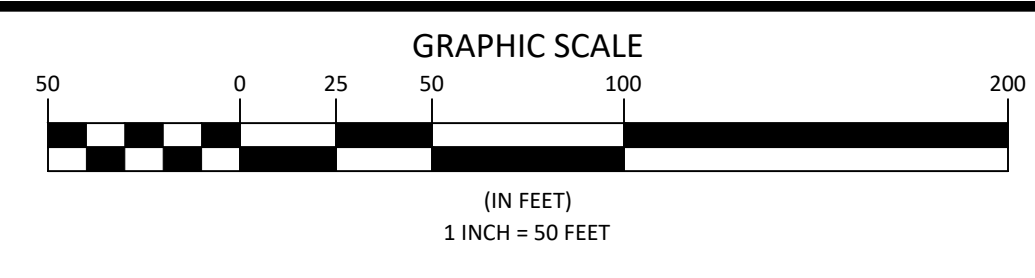
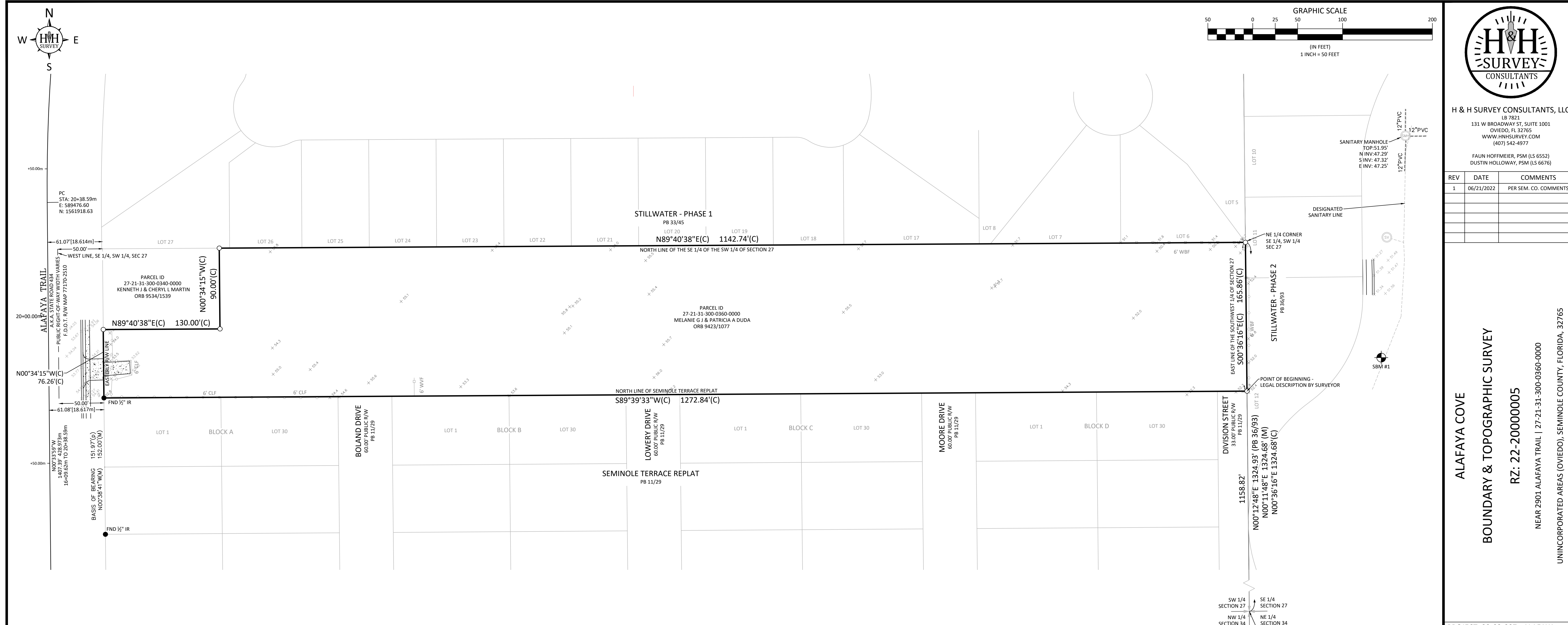
daly design group inc.  
 Urban Planning, Landscape Architecture, Project Management, Development Consulting  
 913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |

ALAFAYA COVE  
 CONCEPTUAL SITE PLAN  
 SEMINOLE COUNTY, FLORIDA



PROJECT NO.  
 24231  
 SCALE  
 1" = 50'  
 DATE  
 SEPT 2024  
 SHEET  
 CP-101



H & H SURVEY CONSULTANTS, LLC  
 LB 7821  
 131 W BROADWAY ST, SUITE 1001  
 OVIEDO, FL 32765  
 WWW.HHNSURVEY.COM  
 (407) 542-4977  
 FAUN HOFFMEIER, PSM (LS 6552)  
 DUSTIN HOLLOWAY, PSM (LS 6676)

| REV | DATE       | COMMENTS              |
|-----|------------|-----------------------|
| 1   | 06/21/2022 | PER SEM. CO. COMMENTS |

**ALAFAYA COVE**  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
 RZ: 22-20000005  
 NEAR 2901 ALAFAYA TRAIL | 27-21-31-300-0360-0000  
 UNINCORPORATED AREAS (OVIEDO), SEMINOLE COUNTY, FLORIDA, 32765

|             |                           |
|-------------|---------------------------|
| PROJECT:    | 22-03-007 - ALAFAYA TRAIL |
| H.C.D.:     | NAD83 (2011 0901)         |
| V.C.D.:     | NAVD88                    |
| DRAWN BY:   | NBW                       |
| CHECKED BY: | DWH                       |
| FIELD DATE: | 06/21/2022                |
| PLOT DATE:  | 06/21/2022                |
| SCALE:      | 1" = 10'                  |
| PAGE:       | 1 OF: 1                   |

**V-BT1**

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT PHYSICAL OR ELECTRONIC SURVEYOR SIGNATURE AND SEAL.

DUSTIN W HOLLOWAY, PSM (LS6676)  
 H&H SURVEY CONSULTANTS, LLC  
 SIGNING DATE: 06/21/2022

| SURVEYOR'S LEGEND                    |                                      |
|--------------------------------------|--------------------------------------|
| PSM = PROFESSIONAL SURVEYOR & MAPPER | ● = FOUND IR(C)                      |
| LB = LICENSED BUSINESS               | ○ = SET 3/8" IRC, "LB 7821"          |
| LS = LICENSED SURVEYOR               | △ = FOUND N(L)D                      |
| FND = FOUND                          | ▲ = SET NLD, "LB 7821"               |
| RIC = IRON ROD (L & CAP)             | ■ = FOUND CM                         |
| N(L)D = NAIL (L & DISK)              | □ = SET 4"x4" CM, "LB 7821"          |
| CM = CONCRETE MONUMENT               | ⊕ = PROJECT BENCHMARK                |
| EOP = EDGE OF PAVEMENT               | ⊕ = AERIAL TARGET LOCATION           |
| CCP = CURB/GATED METAL PIPE          | ⊕ = 90° BEND                         |
| SW = SIDEWALK                        | ⊕ = 45° BEND                         |
| CONC = CONCRETE                      | ⊕ = 22.5° BEND                       |
| PVMT = PAVEMENT                      | ⊕ = 11.25° BEND                      |
| SEC = SECTION                        | ⊕ = TEE JUNCTION OR TAPPING SADDLE   |
| TWN = TOWNSHIP                       | ⊕ = FIRE HYDRANT ASSEMBLY            |
| RNG = RANGE                          | ⊕ = FIRE DEPARTMENT CONNECTION       |
| ORB = OFFICIAL RECORDS BOOK          | ⊕ = BACKFLOW PREVENTOR OR DOUBLE     |
| PB = PLAT BOOK                       | ⊕ = DETECTOR CHECK VALVE             |
| PG[S] = PAGE[S]                      | ⊕ = METER                            |
| FFE = FINISHED FLOOR ELEVATION       | ⊕ = GATE VALVE                       |
| PG[S] = PAGE[S]                      | ⊕ = AIR RELEASE VALVE                |
| PVC = POLYVINYL CHLORIDE             | ⊕ = CLEANOUT                         |
| HDPE = HIGH DENSITY POLYETHYLENE     | ⊕ = MANHOLE (SEE SURVEY FOR UTILITY) |
| DIP = DUCTILE IRON PIPE              | ⊕ = DRAINAGE INLET                   |
| RCP = REINFORCED CONCRETE PIPE       | ⊕ = MITERED END SECTION              |
| ERCPC = ELLIPTICAL RCP               | ⊕ = LIGHT POLE                       |
| CMP = CURB/GATED METAL PIPE          | ⊕ = POWER POLE                       |
| INV = INVERT                         |                                      |
| LF = LINEAR FEET                     |                                      |
| ESMT = EASEMENT                      |                                      |
| XXXX/XXXX = BOOK/PAGE                |                                      |
| R/W = RIGHT-OF-WAY                   |                                      |

| SITE BENCHMARKS (SBM) |   |
|-----------------------|---|
| SBM #1                | SBM #2                                  |
| SET NLD "LB 7821"     | FND NLD - ILLEGIBLE                     |
| N: 1561745.68         | LOCATION IS CONSISTANT WITH CCR RECORDS |
| E: 590962.19          | EL: 51.57                               |
| N: 1560549.54         | E: 590825.26                            |
| E: 51.57              | EL: N/A                                 |

**CERTIFICATION**  
 THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ORGANIZATION(S) IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.  
 EASTERN HOMES

- SURVEYOR'S NOTES**
- TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC.
  - THIS PROPERTY IS SUBJECT TO RECORDED OR UNRECORDED AGREEMENTS, ASSESSMENTS, EXCEPTIONS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, IF ANY, WHICH MAY NOT APPEAR ON THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
  - NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THE SURVEYOR ABSTRACT THESE LANDS.
  - THE CENTERLINE STATION WAS NOT RE-ESTABLISHED.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), MORE PARTICULARLY TO THE FLORIDA PERMANENT REFERENCE SYSTEM (FPRS) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ORILL, SAVED, & TVAL, AND TO THE PROJECT BENCHMARK(S) SHOWN HEREON. NORTHINGS AND EASTINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, ZONE 0901 (FLORIDA EAST), MORE PARTICULARLY TO THE SAID FPRS CORS STATIONS AND PROJECT BENCHMARKS.
  - BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF SEMINOLE COUNTY 120289, FLORIDA, COMMUNITY PANEL NO. 12117C01306, EFFECTIVE DATE SEPTEMBER 28, 2007, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X.
  - THIS SURVEY USES A BASIS OF BEARING AS N00°38'41"W AS BEING THE EASTERLY RIGHT-OF-WAY LINE OF ALAFAYA TRAIL, BEING AN ASSUMED BEARING.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - SOME FEATURES SHOWN HEREON ARE EXAGGERATED FOR PICTORIAL PURPOSES. PUBLISHED DIMENSIONS PRECEDE MAP SCALING.
  - THE ALIGNMENT SHOWN HEREON IS IN METERS PER THE FDOT RIGHT-OF-WAY MAP.

**LEGAL DESCRIPTION BY SURVEYOR**

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 27, SAID POINT LYING ON THE EAST LINE OF "SEMINOLE TERRACE REPLAT," AS RECORDED IN PLAT BOOK 11, PAGE 39 (ALL RECORDS REFERENCED ARE LOCATED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA); THENCE RUN NORTH 00°36'16" EAST ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 AND SAID EAST LINE OF SEMINOLE TERRACE REPLAT, A DISTANCE OF 1,158.82 FEET TO THE NORTHEAST CORNER OF THE SAID SEMINOLE TERRACE REPLAT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE DEPARTING THE SAID EAST LINE OF THE SOUTHWEST 1/4 AND THE SAID EAST PLAT LINE, RUN SOUTH 89°39'33" WEST ALONG THE NORTH LINE OF THE SAID SEMINOLE TERRACE REPLAT, A DISTANCE OF 1,272.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAFAYA TRAIL (ALSO KNOWN AS STATE ROAD 434, A VARYING WIDTH PUBLIC RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP 77170-2510); THENCE DEPARTING THE SAID NORTH PLAT LINE, RUN NORTH 00°34'15" WEST ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 76.26 FEET; THENCE DEPARTING THE SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°40'38" EAST, A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 00°34'15" WEST, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SAID SOUTHWEST 1/4 OF SECTION 27, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF "STILLWATER - PHASE 1" AS RECORDED IN PLAT BOOK 33, PAGE 45; THENCE RUN NORTH 89°40'38" EAST ALONG THE SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SAID BOUNDARY LINE, A DISTANCE OF 1,142.74 FEET TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF SECTION 27; THENCE DEPARTING THE SAID NORTH LINE OF THE SOUTHWEST 1/4, RUN SOUTH 00°36'16" EAST ALONG THE SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SAID STILLWATER - PHASE 1, THE BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE SAID STILLWATER - PHASE 1, THE BOUNDARY LINE FURTHER STATED IN "STILLWATER - PHASE 2" AS RECORDED IN PLAT BOOK 36, PAGE 93, A DISTANCE OF 165.86 FEET TO THE POINT OF BEGINNING;

SAID LAND CONTAINING 4.584 ACRES, MORE OR LESS, OF LAND.

**CURRENT LEGAL DESCRIPTIONS**

**LATEST SUBJECT DEED (ORB 9423/1077)**  
 SEC 27 TWP 21S RGE 31E N 1/8 OF SE 1/4 OF SW 1/4 (LESS N 90 FT OF W 180 FT)

**PREVIOUS SUBJECT DEED (ORB 1101/1986)**  
 THE NORTH 1/2 OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE NORTH 90 FEET OF THE WEST 130 FEET. ALSO LESS THE WEST 50 FEET FOR RIGHT-OF-WAY, SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

**LATEST LESS & ACCEPT PORTION DEED (ORB 9534/1539)**  
 THE NORTH 90 FEET OF THE WEST 180 FEET OF THE NORTH 1/8 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, (LESS ROAD) SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA  
 AND  
 THE NORTH 90 FEET OF THE WEST 130 FEET OF THE NORTH 1/8 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, (LESS ROAD) SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

# Property Record Card



Parcel: 27-21-31-300-0360-0000  
 Property Address:  
 Owners: DUDA, MELANIE G J; DUDA, PATRICIA A  
 2024 Market Value \$311,990 Assessed Value \$270,566  
 2023 Tax Bill \$3,489.03 Tax Savings with Non-Hx Cap \$318.03  
 Vacant Residential property has a lot size of 4.46 Acres

## Parcel Location



## Site View

## Parcel Information

|                   |                                       |
|-------------------|---------------------------------------|
| Parcel            | 27-21-31-300-0360-0000                |
| Property Address  |                                       |
| Mailing Address   | PO BOX 806<br>BOKEELIA, FL 33922-0806 |
| Subdivision       |                                       |
| 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)                           | \$311,990           | \$286,073             |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Market Value                                  | \$311,990           | \$286,073             |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$0                   |
| P&G Adjustment                                | \$41,424            | \$40,104              |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| Assessed Value                                | \$270,566           | \$245,969             |

## 2023 Certified Tax Summary

|                             |                 |
|-----------------------------|-----------------|
| Tax Amount w/o Exemptions   | \$3,807.06      |
| Tax Bill Amount             | \$3,489.03      |
| Tax Savings with Exemptions | <b>\$318.03</b> |

## Owner(s)

### Name - Ownership Type

DUDA, MELANIE G J - Tenants in Common :50  
 DUDA, PATRICIA A - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 27 TWP 21S RGE 31E  
 N 1/8 OF SE 1/4 OF SW 1/4  
 (LESS N 90 FT OF W 180 FT)

## Taxes

| Taxing Authority                   | Assessed  | Exempt Amount | Taxable   |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND                | \$270,566 | \$0           | \$270,566 |
| Schools                            | \$311,990 | \$0           | \$311,990 |
| FIRE                               | \$270,566 | \$0           | \$270,566 |
| ROAD DISTRICT                      | \$270,566 | \$0           | \$270,566 |
| SJWM(Saint Johns Water Management) | \$270,566 | \$0           | \$270,566 |

## Sales

| Deed Type     | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------|-----------|-------------|-------------|-----------|------------|
| TRUSTEE DEED  | 5/15/2023 | \$100       | 10455/0271  | Vacant    | No         |
| WARRANTY DEED | 8/19/2019 | \$100       | 09423/1077  | Improved  | No         |
| WARRANTY DEED | 1/1/1976  | \$100       | 01101/1986  | Vacant    | No         |
| WARRANTY DEED | 1/1/1974  | \$124,500   | 01030/0164  | Vacant    | No         |

## Land

| Units      | Rate          | Assessed  | Market    |
|------------|---------------|-----------|-----------|
| 4.46 Acres | \$70,000/Acre | \$311,990 | \$311,990 |

## 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 |
|----------|-------------|-------|---------|-------------|
|----------|-------------|-------|---------|-------------|

## Extra Features

| Description | Year Built | Units | Cost | Assessed |
|-------------|------------|-------|------|----------|
|-------------|------------|-------|------|----------|

### Zoning

|                 |                         |
|-----------------|-------------------------|
| Zoning          | A-1                     |
| Description     | Agricultural-1Ac        |
| Future Land Use | LDR                     |
| Description     | Low Density Residential |

### Political Representation

|                 |                               |
|-----------------|-------------------------------|
| Commissioner    | District 1 - Bob Dallari      |
| US Congress     | District 7 - Cory Mills       |
| State House     | District 37 - Susan Plasencia |
| State Senate    | District 10 - Jason Brodeur   |
| Voting Precinct | Precinct 77                   |

### School Districts

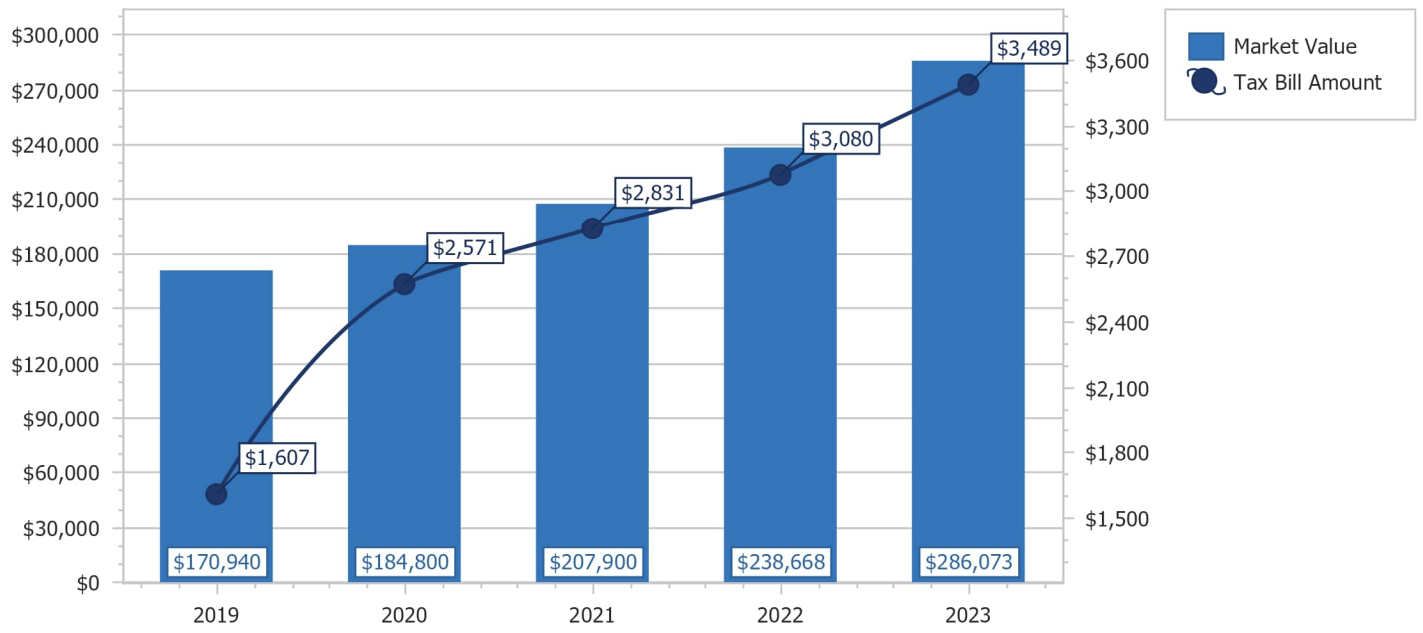
|            |                 |
|------------|-----------------|
| Elementary | Carillon        |
| Middle     | Jackson Heights |
| High       | Hagerty         |

### Utilities

|                |                           |
|----------------|---------------------------|
| Fire Station # | Station: 65 Zone: 651     |
| 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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**Seminole County Government  
Development Services Department  
Planning and Development Division  
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 9/20/2024 8:36:57 AM  
**Project:** 24-80000122  
**Credit Card Number:** 42\*\*\*\*\*9993  
**Authorization Number:** 020973  
**Transaction Number:** 200924C1D-AB0D9D45-329D-4961-8CE4-D0405157E295  
**Total Fees Paid:** 52.50

**Fees Paid**

| <b>Description</b>       | <b>Amount</b> |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50          |
| PRE APPLICATION          | 50.00         |
| Total Amount             | 52.50         |