

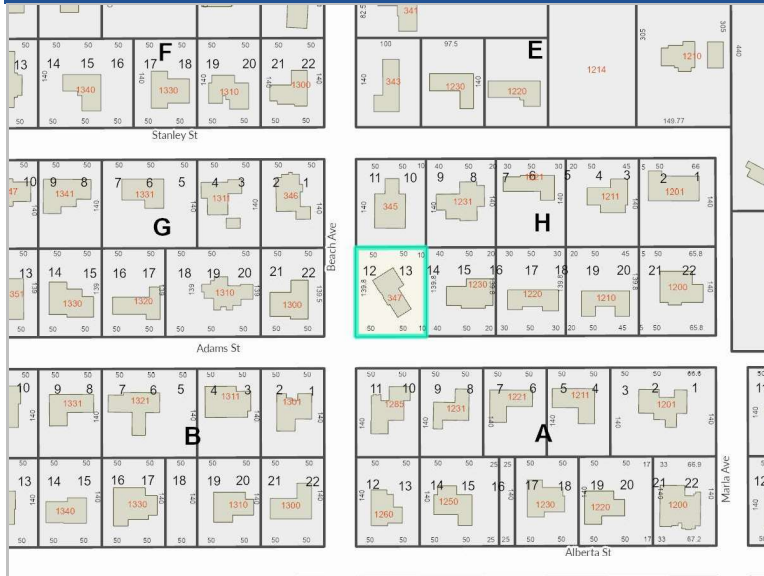
Property Record Card



Parcel 01-21-29-5CK-100H-0120

Property Address 347 BEACH AVE LONGWOOD, FL 32750

Parcel Location



Site View



0121295CK100H0120 02/05/2022

Parcel Information

Parcel	01-21-29-5CK-100H-0120
Owner(s)	HUYSMAN, DAVID S III - Tenancy by Entirety HUYSMAN, CHRISTINA C - Tenancy by Entirety
Property Address	347 BEACH AVE LONGWOOD, FL 32750
Mailing	347 BEACH AVE LONGWOOD, FL 32750-7529
Subdivision Name	SANLANDO SPRINGS
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(2021)
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$303,755	\$276,686
Depreciated EXFT Value	\$25,296	\$19,816
Land Value (Market)	\$90,000	\$85,000
Land Value Ag		
Just/Market Value	\$419,051	\$381,502
Portability Adj		
Save Our Homes Adj	\$141,161	\$111,706
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$277,890	\$269,796

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$5,115.22 **2022 Tax Savings with Exemptions** \$2,031.67

2022 Tax Bill Amount \$3,083.55

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 12 & 13 & W 10 FT OF
LOT 14 BLK H TRACT 10
SANLANDO SPRINGS
PB 5 PG 56

Taxes			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$277,890	\$50,000	\$227,890
SJWM(Saint Johns Water Management)	\$277,890	\$50,000	\$227,890
FIRE	\$277,890	\$50,000	\$227,890
COUNTY GENERAL FUND	\$277,890	\$50,000	\$227,890
Schools	\$277,890	\$25,000	\$252,890

Sales						
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	08/06/2020	09682	1224	\$355,000	Yes	Improved
WARRANTY DEED	08/01/2018	09210	0332	\$299,000	Yes	Improved
QUIT CLAIM DEED	01/01/2009	07119	1012	\$100	No	Improved

Land					
Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$90,000.00	\$90,000

Building Information																						
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages										
1	SINGLE FAMILY	1972/1982	4	2.5	8	1,209	3,478	2,488	CB/STUCCO FINISH	\$303,755	\$379,694	<table><thead><tr><th>Description</th><th>Area</th></tr></thead><tbody><tr><td>UTILITY FINISHED</td><td>70.00</td></tr><tr><td>SCREEN PORCH FINISHED</td><td>320.00</td></tr><tr><td>GARAGE FINISHED</td><td>600.00</td></tr><tr><td>UPPER STORY FINISHED</td><td>1279.00</td></tr></tbody></table>	Description	Area	UTILITY FINISHED	70.00	SCREEN PORCH FINISHED	320.00	GARAGE FINISHED	600.00	UPPER STORY FINISHED	1279.00
Description	Area																					
UTILITY FINISHED	70.00																					
SCREEN PORCH FINISHED	320.00																					
GARAGE FINISHED	600.00																					
UPPER STORY FINISHED	1279.00																					

32

SPF

320 sf

10

36

BASE

1209 sf

28

23

1

9

1

14

7

UTF

70 sf

10

38

24

GRF

600 sf

25

28

USF

ST2

1279 sf

28

23

1

9

1

14

Sketch by Apex Sketch

Building 1 - Page 1

46

USF ST2

1279 sf

28

23

1

9

1

14

UTILITY FINISHED

70.00

SCREEN PORCH FINISHED

320.00

GARAGE FINISHED

600.00

UPPER STORY FINISHED

1279.00

** Year Built (Actual / Effective)

Permits					
Permit #	Description	Agency	Amount	CO Date	Permit Date
05735	WINDOW REPLACEMENT	County	\$12,118		6/1/2001
14247	REROOF	County	\$17,370		10/18/2017
03679	347 BEACH AVE: EZ ELECTRICAL - RESIDENTIAL- [SANLANDO SPRINGS]	County	\$2,875		3/3/2021
03790	347 BEACH AVE: MECHANICAL - RESIDENTIAL- [SANLANDO SPRINGS]	County	\$5,348		3/5/2021

Extra Features									
Description			Year Built		Units		Value		New Cost
COVERED PATIO 1			06/01/1980		1		\$1,000		\$2,500
BLOCK WALL			10/01/1972		280		\$896		\$2,240
FIREPLACE 1			10/01/1972		2		\$2,400		\$6,000
POOL 1			10/01/1980		1		\$21,000		\$35,000
Zoning									
Zoning		Zoning Description		Future Land Use		Future Land Use Description			
R-1AA		Low Density Residential		LDR		Single Family-11700			
Utility Information									
Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler	
11.00	DUKE	CENTURY LINK	ALTAMONTE SPRINGS	NA	TUE/FRI	FRI	WED	Advanced Disposal	
Political Representation									
Commissioner		US Congress		State House		State Senate		Voting Precinct	
Dist 4 - Amy Lockhart		Dist 7 - Cory Mills		Dist 29 - Rachel Plakon		Dist 9 - Jason Brodeur		27	
School Information									
Elementary School District			Middle School District			High School District			
Altamonte			Milwee			Lyman			
Copyright 2023 © Seminole County Property Appraiser									