



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

PROJ. #: 24-20500013

Received: 10/14/24

Paid: 10/15/24

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (<50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (<50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ TOTAL SSFLUA AND REZONE FEE	
<input type="checkbox"/> TEXT AMENDMENT ASSOCIATED WITH LAND USE AMENDMENT	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input checked="" type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN CALCULATED BELOW	
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA <u>180,260 SF</u> /1,000 = <u>180.26</u>)^ [^] x \$25 + \$2,500 = FEE DUE: <u>\$ 7,006.50</u>	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10,000 MAX. FEE)
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE) \$3,500.00	

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

[^]ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^{^^}ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME:	Seminole Science School Expansion		
PARCEL ID #(S):	22-20-30-300-022F-0000, 22-20-30-300-0150-0000,22-20-30-300-0160-0000, 22-20-30-513-0000-0020		
LOCATION:	NW quadrant of US Highway 17-92 and North Ronald Regan Boulevard		
EXISTING USE(S):	Vacant Land / Residential	PROPOSED USE(S):	Charter School
TOTAL ACREAGE:	8.49 Ac	BCC DISTRICT:	District 4
WATER PROVIDER:	Seminole County / Lake Mary	SEWER PROVIDER:	Seminole County / Lake Mary
CURRENT ZONING:	A-1 - Agricultural C-2 - Retail Commercial LDR - Low Density Residential	PROPOSED ZONING:	PD - Planned Development
CURRENT FUTURE LAND USE:	MXD - Mixed Use	PROPOSED FUTURE LAND USE:	PD - Planned Development

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

NAME:	Yalcin Akin, Ph.D., Manager		
COMPANY:	Discovery Education Holdings, LLC		
ADDRESS:	2427 Lynx Lane		
CITY:	Orlando	STATE:	Florida
		ZIP:	32804
PHONE:	(407) 299-6595		
EMAIL:	akin@orlandoscience.org		

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Ty Maxey, AICP Jeffrey Swisher, PE		
COMPANY:	Summit Construction Management Group Kimley-Horn		
ADDRESS:	421 South Summerlin Avenue 200 South Orange Avem Suite 600		
CITY:	Orlando Orlando	STATE:	Florida Florida
		ZIP:	32801 32801
PHONE:	(813) 805-7300 (407) 427-1665		
EMAIL:	ty.maxey@summitcmgroup.com jeff.swisher@kimley-horn.com		

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S):	Discovery Education Holdings, LLC		
ADDRESS:	2427 Lynx Lane		
CITY:	Orlando	STATE:	Florida
		ZIP:	32804
PHONE:	(407) 299-6595		
EMAIL:	akin@orlandoscience.org		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☐ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan may not defer.**

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING: _____

TEST NOTICE: _____

☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.



SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

10/7/2024

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Yalcin Akin, Ph.D., Manager, Discovery Education Holdings, LLC, the owner of record for the following described property [Parcel ID Number(s)] 22-20-30-300-022F-0000, 22-20-30-300-0150-0000, 22-20-30-300-0160-0000, 22-20-30-513-0000-0020 hereby designates Jeffrey Swisher, PE, Kimley-Horn to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: PD Final Development Plan as and Engineered Site Plan

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

10/04/2024
Date

Yalcin Akin
Property Owner's Signature

Yalcin Akin
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Yalcin Akin (property owner),
☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 4th day of October, 2024.



TAYLOR MITCHELL
Notary Public
State of Florida
Comm# HH472087
Expires 12/11/2027

Taylor Mitchell
Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

DISCOVERY EDUCATION HOLDINGS, LLC

Filing Information

Document Number L20000186381
FEI/EIN Number 85-2540609
Date Filed 07/10/2020
State FL
Status ACTIVE

Principal Address

2427 LYNX LANE
ORLANDO, FL 32804

Changed: 04/29/2021

Mailing Address

2427 LYNX LANE
ORLANDO, FL 32804

Changed: 04/29/2021

Registered Agent Name & Address

MILHAUSEN, JEFFREY P, ESQ.
1000 LEGION PL., STE. 1200
ORLANDO, FL 32801

Authorized Person(s) Detail

Name & Address

Title MGR

AKIN, YALCIN

2427 LYNX LANE
ORLANDO, FL 32804

Title Other, Sr. Budget Analyst / Authorized Representative

Celik, Murat
2427 Lynx Lane
Orlando, FL 32804

Annual Reports

Report Year	Filed Date
2022	05/01/2022
2023	04/28/2023
2024	04/30/2024

Document Images

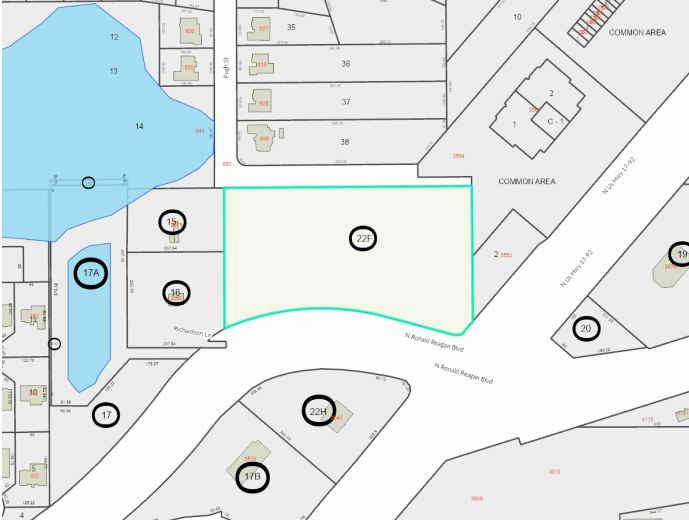
04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
07/10/2020 -- Florida Limited Liability	View image in PDF format

Property Record Card



Parcel: 22-20-30-300-022F-0000
 Property Address:
 Owners: DISCOVERY EDUCATION HOLDINGS LLC
 2025 Market Value \$2,517,975 Assessed Value \$2,517,975
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$33,259.93
 Vac General-Commercial property has a lot size of 5.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	22-20-30-300-022F-0000
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision	
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	29-CHARTER SCHOOL (2024)
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)	\$2,517,975	\$2,517,975
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,517,975	\$2,517,975
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$2,517,975	\$2,517,975

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$33,259.93
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$33,259.93

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

DISCOVERY EDUCATION HOLDINGS LLC

Legal Description

SEC 22 TWP 20S RGE 30E
THAT PT OF W 1/2 OF NE 1/4 OF SW
1/4 NLY OF A LI DESC AS BEG 399.26
FT S OF NE COR OF NW 1/4 OF SW
1/4 RUN ELY ON CURVE 449.48 FT S
75 DEG 14 MIN 37 SEC E 179.03 FT
NELY ON CURVE 56.01 FT TO WLY R/W
US 17-92 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,517,975	\$2,517,975	\$0
Schools	\$2,517,975	\$2,517,975	\$0
FIRE	\$2,517,975	\$2,517,975	\$0
ROAD DISTRICT	\$2,517,975	\$2,517,975	\$0
SJWM(Saint Johns Water Management)	\$2,517,975	\$2,517,975	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	10/12/2023	\$3,000,000	10521/1670	Improved	Yes
WARRANTY DEED	8/1/2001	\$687,500	04162/1080	Vacant	No

Land

Units	Rate	Assessed	Market
5.30 Acres	\$475,000/Acre	\$2,517,975	\$2,517,975

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
02802	DEMOLITION; PAD PER PERMIT 2075 N CR 427	\$0		4/1/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed

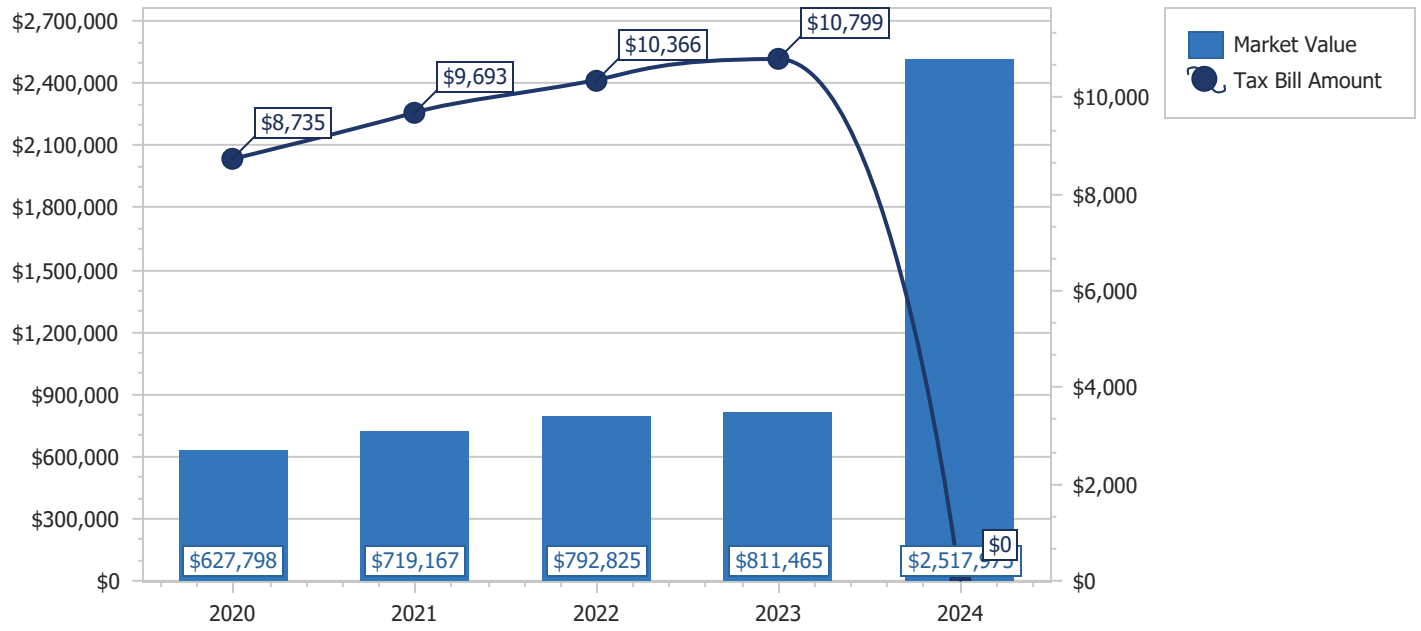
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	MXD
Description	Mixed Development

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 22

School Districts	
Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Lake Mary
Sewage	City Of Lake Mary
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 22-20-30-513-0000-0020
Property Address: 3552 N US HWY 17-92 LAKE MARY, FL 32746
Owners: DISCOVERY EDUCATION HOLDINGS LLC
 2025 Market Value \$243,436 Assessed Value \$243,436
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$3,389.34
 Vac General-Commercial property has a lot size of 0.61 Acres

Parcel Location



Site View

Parcel Information

Parcel	22-20-30-513-0000-0020
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision	
Tax District	M1:LAKE MARY
DOR Use Code	
Exemptions	29-CHARTER SCHOOL (2024)
AG Classification	

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)	\$243,436	\$243,436
Land Value Agriculture	\$0	\$0
Just/Market Value	\$243,436	\$243,436
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$243,436	\$243,436

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,389.34
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$3,389.34

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

DISCOVERY EDUCATION HOLDINGS LLC

Legal Description

LOT 2 (LESS RD)
VICTORIA SQUARE
PB 41 PGS 83 & 84

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$243,436	\$243,436	\$0
Schools	\$243,436	\$243,436	\$0
CITY LAKE MARY	\$243,436	\$243,436	\$0
SJWM(Saint Johns Water Management)	\$243,436	\$243,436	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/24/2023	\$287,700	10428/1698	Improved	Yes
CERTIFICATE OF TITLE	12/29/2022	\$8,600	10369/0719	Vacant	No
QUIT CLAIM DEED	5/1/2009	\$100	07182/0685	Vacant	No
SPECIAL WARRANTY DEED	11/1/2005	\$330,000	06029/1355	Vacant	Yes
WARRANTY DEED	1/1/1998	\$150,000	03354/1387	Vacant	Yes
SPECIAL WARRANTY DEED	7/1/1995	\$2,600,000	02948/0256	Vacant	No
SPECIAL WARRANTY DEED	9/1/1994	\$3,073,100	02823/0962	Vacant	No
SPECIAL WARRANTY DEED	8/1/1989	\$1,567,100	02097/1611	Vacant	No

Land

Units	Rate	Assessed	Market
26,446 SF	\$13.15/SF	\$243,436	\$243,436

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
926	SIGN - 3590 N US HWY 17/92 - VICTORIA SQUARE	\$2,180		7/13/2017
00733	ELECTRICAL STAND ALONE - 3580 N US HWY 17/92	\$1,088		5/12/2016
01122	SIGN/ 3552 N 17-92	\$75		10/28/2010

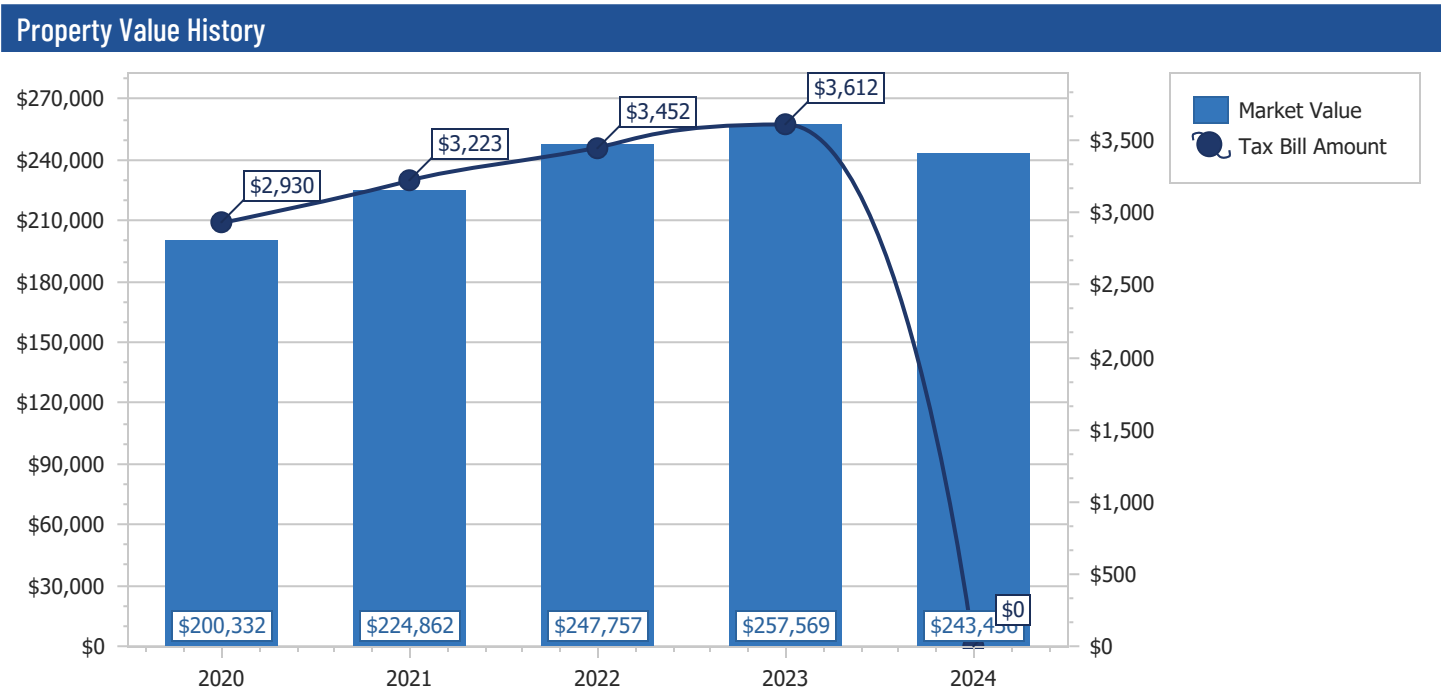
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

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 22

Utilities	
Fire Station #	Station: 35 Zone: 353
Power Company	DUKE
Phone (Analog)	AT&T
Water	Lake Mary
Sewage	City Of Lake Mary
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

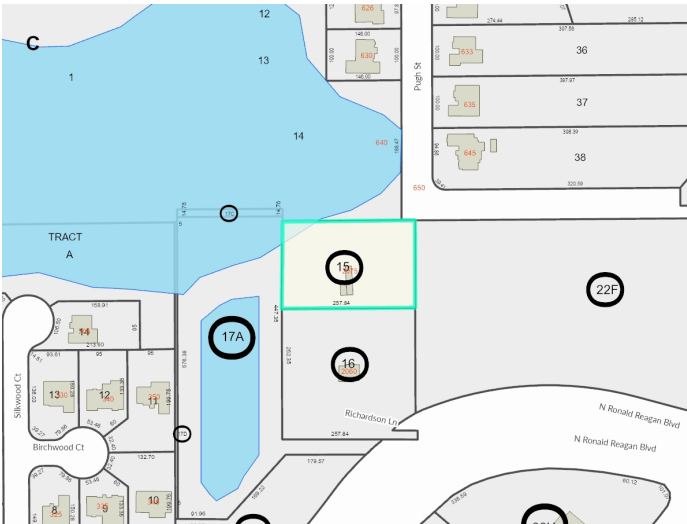


Property Record CardA



Parcel: 22-20-30-300-0150-0000
 Property Address: 2075 RICHARDSON LN LAKE MARY, FL 32746
 Owners: DISCOVERY EDUCATION HOLDINGS LLC
 2025 Market Value \$123,415 Assessed Value \$123,415
 2024 Tax Bill \$1,179.94 Tax Savings with Non-Hx Cap \$441.99
 The 2 Bed/1 Bath Mobile/Manufactured Home property is 936 SF and a lot size of 1.01 Acres

Parcel LocationA



Site ViewA



22203030001500000 02/03/2024

Parcel InformationA

Parcel	22-20-30-300-0150-0000
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$26,575	\$25,950
Depreciated Other Features	\$1,840	\$1,840
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$123,415	\$122,790
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$55,737
P&G Adjustment	\$0	\$0
Assessed Value	\$123,415	\$67,053

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$1,621.93
Tax Bill Amount	\$1,179.94
Tax Savings with Exemptions	\$441.99

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

DISCOVERY EDUCATION HOLDINGS LLC

Legal DescriptionA

SEC 22 TWP 20S RGE 30E
N 170 FT OF E 257.84 FT OF NW 1/4 OF SW 1/4
(LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$123,415	\$0	\$123,415
Schools	\$123,415	\$0	\$123,415
FIRE	\$123,415	\$0	\$123,415
ROAD DISTRICT	\$123,415	\$0	\$123,415
SJWM(Saint Johns Water Management)	\$123,415	\$0	\$123,415

SalesA

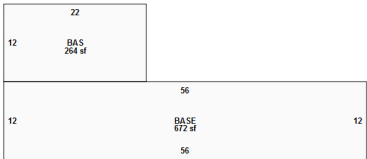
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/12/2024	\$1,250,000	10611/1640	Improved	Yes
QUIT CLAIM DEED	8/16/2022	\$100	10298/1964	Improved	No
WARRANTY DEED	6/1/2004	\$59,000	05383/1818	Improved	Yes
QUIT CLAIM DEED	6/1/2004	\$100	05383/1817	Vacant	No
QUIT CLAIM DEED	1/1/2003	\$100	04698/0304	Improved	No
FINAL JUDGEMENT	4/1/2002	\$100	04383/0298	Improved	No
WARRANTY DEED	12/1/1988	\$39,900	02023/0279	Improved	No
QUIT CLAIM DEED	1/1/1986	\$100	01719/1811	Vacant	No
WARRANTY DEED	9/1/1985	\$29,500	01674/1221	Improved	Yes

LandA

Units	Rate	Assessed	Market
1 Acres	\$95,000/Acre	\$95,000	\$95,000

Building InformationA	
#	1
Use	MOBILE HOME
Year Built*	1977
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	672
Total Area (ft²)	936
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$66,437
Assessed	\$26,575

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

AppendagesA	
Description	Area (ft²)
BASE	264

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
03108	2075 RICHARDSON LN: DEMO RESIDENTIAL-	\$4,000		3/12/2024
03107	2075 RICHARDSON LN: PLUMBING - RESIDENTIAL-	\$250		3/4/2024

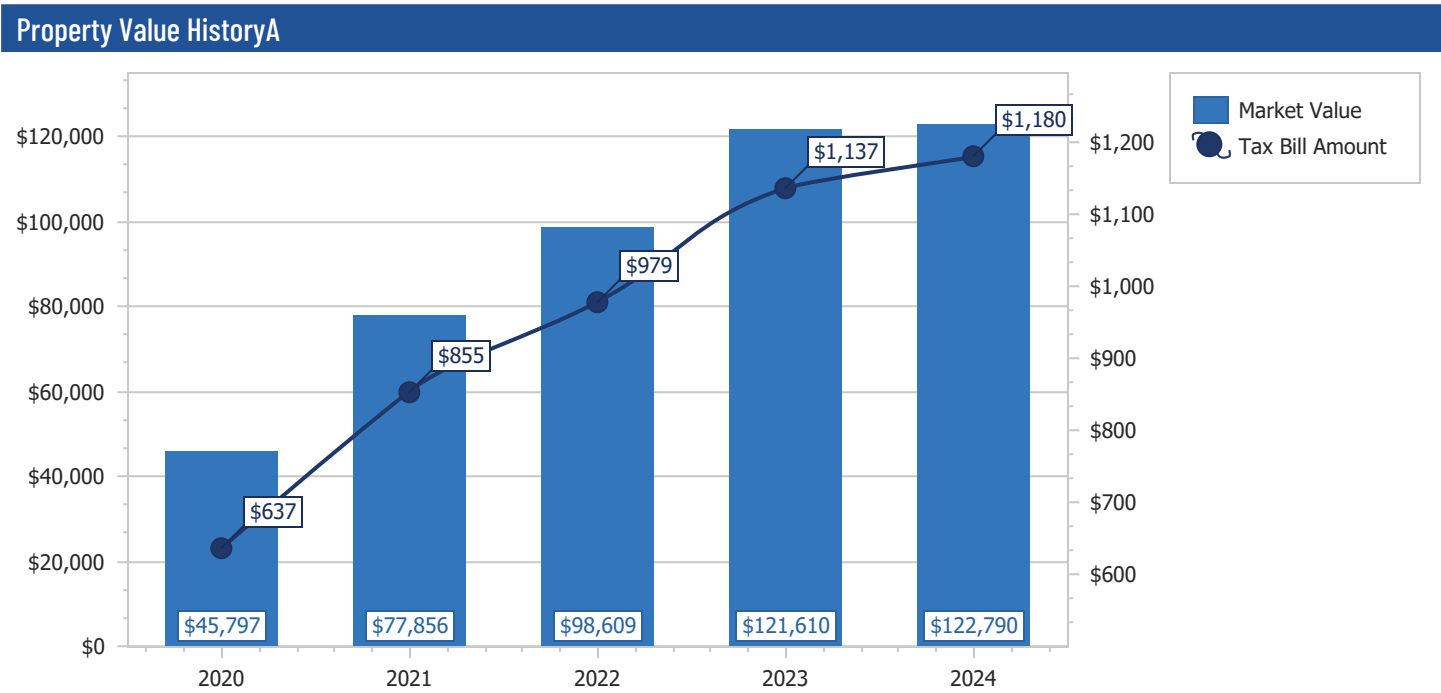
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1977	1	\$3,500	\$1,400
PATIO 1	1977	1	\$1,100	\$440

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

School DistrictsA	
Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

Political RepresentationA	
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 22

UtilitiesA	
Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Lake Mary
Sewage	City Of Lake Mary
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro



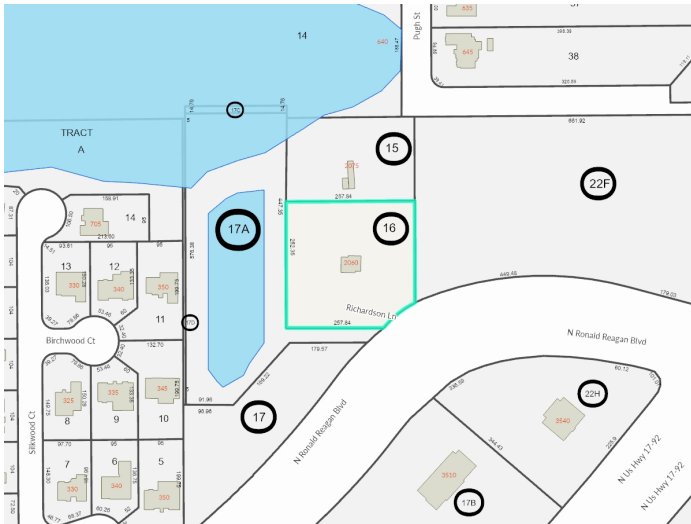
Copyright 2025 © Seminole County Property Appraiser

Property Record CardA



Parcel: 22-20-30-300-0160-0000
 Property Address: 2060 RICHARDSON LN LAKE MARY, FL 32746
 Owners: DISCOVERY EDUCATION HOLDINGS LLC
 2025 Market Value \$183,836 Assessed Value \$183,836
 2024 Tax Bill \$2,284.34 Tax Savings with Non-Hx Cap \$143.28
 The 2 Bed/1 Bath Single Family property is 1,173 SF and a lot size of 1.48 Acres

Parcel LocationA



Site ViewA



22203030001600000 02/03/2024

Parcel InformationA

Parcel	22-20-30-300-0160-0000
Property Address	
Mailing Address	2427 LYNX LN ORLANDO, FL 32804-4720
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$44,436	\$44,385
Depreciated Other Features	\$5,300	\$5,300
Land Value (Market)	\$134,100	\$134,100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$183,836	\$183,785
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$18,067
P&G Adjustment	\$0	\$0
Assessed Value	\$183,836	\$165,718

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$2,427.62
Tax Bill Amount	\$2,284.34
Tax Savings with Exemptions	\$143.28

Owner(s)A

Name - Ownership Type

DISCOVERY EDUCATION HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 22 TWP 20S RGE 30E
S 252.35 FT OF N 422.35 FT
OF E 257.84 FT OF NW 1/4
OF SW 1/4 (LESS RD)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$183,836	\$0	\$183,836
Schools	\$183,836	\$0	\$183,836
FIRE	\$183,836	\$0	\$183,836
ROAD DISTRICT	\$183,836	\$0	\$183,836
SJWM(Saint Johns Water Management)	\$183,836	\$0	\$183,836

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/12/2024	\$1,250,000	10611/1640	Improved	Yes
WARRANTY DEED	6/1/2004	\$135,000	05398/0928	Improved	Yes
QUIT CLAIM DEED	1/1/2003	\$100	04698/0304	Improved	No
FINAL JUDGEMENT	4/1/2002	\$100	04383/0298	Improved	No
WARRANTY DEED	7/1/1986	\$44,000	01757/0595	Improved	No
WARRANTY DEED	2/1/1981	\$100	01321/1116	Improved	No

LandA

Units	Rate	Assessed	Market
1.49 Acres	\$90,000/Acre	\$134,100	\$134,100

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1953
Bed	2
Bath	1.0
Fixtures	3
Base Area (ft²)	1173
Total Area (ft²)	1285
Constuction	SIDING GRADE 3
Replacement Cost	\$101,569
Assessed	\$44,436

Building 1

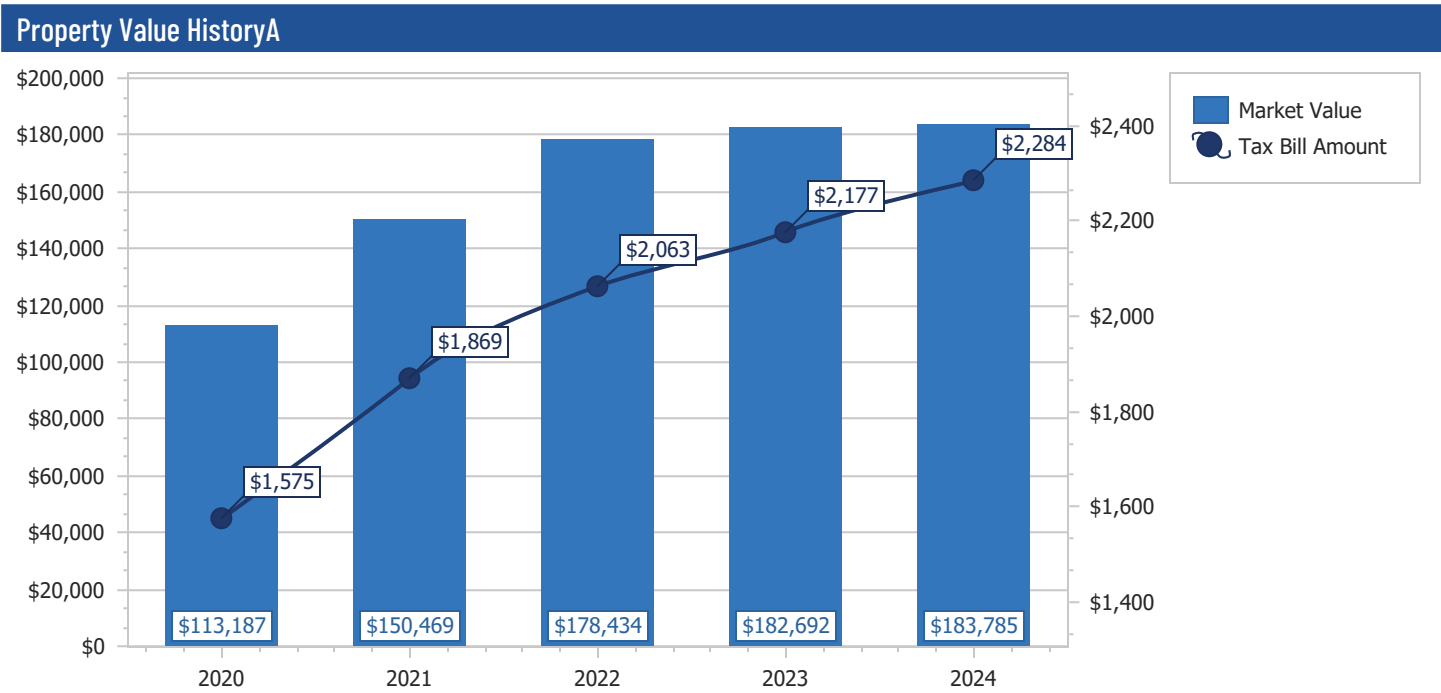
AppendagesA	
Description	Area (ft²)
SCREEN PORCH FINISHED	112

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 1	1980	1	\$2,500	\$1,000
SCREEN PATIO 2	1995	1	\$5,500	\$2,200
COVERED PATIO 1	2000	1	\$2,750	\$1,100
ACCESSORY BLDG 1	2000	1	\$2,500	\$1,000

School DistrictsA	
Elementary	Highlands
Middle	Greenwood Lakes
High	Lake Mary

Political RepresentationA	
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 22

UtilitiesA	
Fire Station #	Station: 35 Zone: 356
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	City Of Lake Mary
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro



Copyright 2025 © Seminole County Property Appraiser



**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 eplandes@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 10/15/2024 11:31:45 AM
Project: 24-20500013
Credit Card Number: 44*****6300
Authorization Number: 058492
Transaction Number: 151024O10-37557FB5-5176-4092-AA14-25A5476093C1
Total Fees Paid: 7163.18

Fees Paid

Description	Amount
FINAL DEVEL PLAN PD WITH SP 14	7006.50
CC CONVENIENCE FEE -- PZ	156.68
Total Amount	7163.18