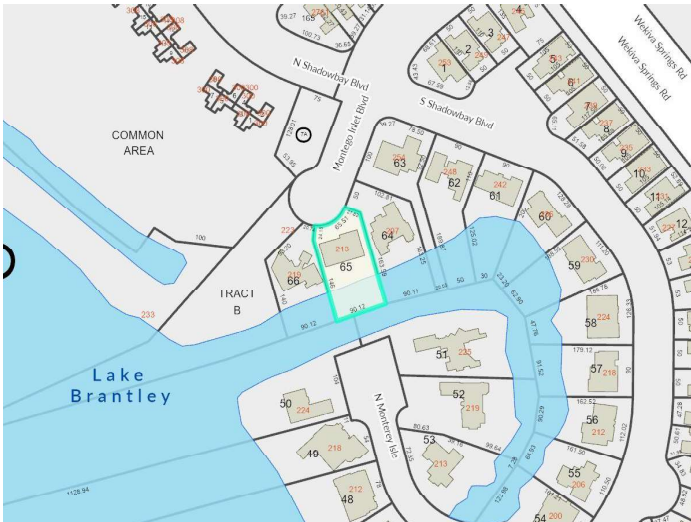


Property Record Card



Parcel: 04-21-29-520-0000-0650
Property Address: 213 MONTEGO INLET BLVD LONGWOOD, FL 32779
Owners: OLBERDING, MATTHEW
 2025 Market Value \$753,490 Assessed Value \$545,006
 2024 Tax Bill \$6,460.83 Tax Savings with Exemptions \$3,372.28
 The 4 Bed/3 Bath Single Family Waterfront property is 2,514 SF and a lot size of 0.35 Acres

Parcel Location



Site View



0421295200000650 01/26/2024

Parcel Information

Parcel	04-21-29-520-0000-0650
Property Address	213 MONTEGO INLET BLVD LONGWOOD, FL 32779
Mailing Address	213 MONTEGO INLET BLVD LONGWOOD, FL 32779-4867
Subdivision	SHADOWBAY UNIT 1
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2022)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$415,270	\$405,565
Depreciated Other Features	\$18,220	\$18,860
Land Value (Market)	\$320,000	\$320,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$753,490	\$744,425
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$208,484	\$215,293
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$545,006	\$529,132

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,833.11
Tax Bill Amount	\$6,460.83
Tax Savings with Exemptions	\$3,372.28

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 OLBERDING, MATTHEW

Legal Description

LOT 65 SHADOWBAY UNIT 1 PB 24 PG 99 & 10C

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$545,006	\$50,000	\$495,006
Schools	\$545,006	\$25,000	\$520,006
FIRE	\$545,006	\$50,000	\$495,006
ROAD DISTRICT	\$545,006	\$50,000	\$495,006
SJWM(Saint Johns Water Management)	\$545,006	\$50,000	\$495,006

Sales

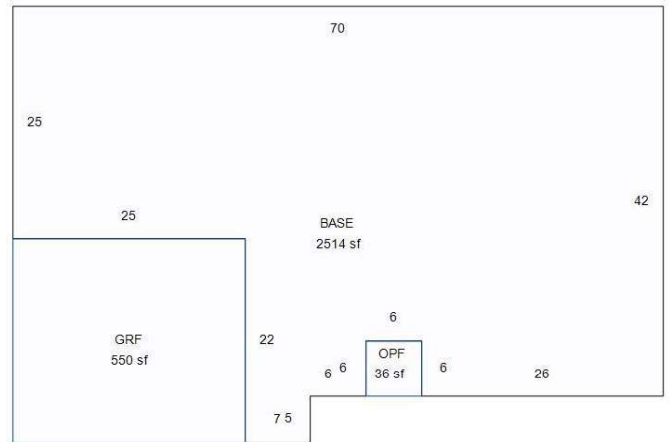
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/10/2021	\$730,000	10097/1418	Improved	Yes
SPECIAL WARRANTY DEED	10/1/2008	\$540,000	07077/0134	Improved	Yes
QUIT CLAIM DEED	10/1/2008	\$100	07077/0132	Improved	No
QUIT CLAIM DEED	12/1/2001	\$93,600	04240/1761	Improved	No
QUIT CLAIM DEED	1/1/1992	\$100	02379/1219	Improved	No
QUIT CLAIM DEED	12/1/1991	\$100	02374/0170	Improved	No
WARRANTY DEED	2/1/1984	\$180,000	01518/0747	Improved	No
CERTIFICATE OF TITLE	4/1/1983	\$189,300	01451/1787	Improved	No
WARRANTY DEED	5/1/1981	\$85,000	01342/0515	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$320,000/Lot	\$320,000	\$320,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1982/2002
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft ²)	2514
Total Area (ft ²)	3100
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$453,847
Assessed	\$415,270

*Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	550
OPEN PORCH FINISHED	36

Permits				
Permit #	Description	Value	CO Date	Permit Date
01321	213 MONTEGO INLET BLVD: RES ALTERATIONS, NO CHANGE IN UNITS- Motorized screens on existing structure [SHADOWBAY UNIT 1]	\$23,000		3/4/2024
07503	213 MONTEGO INLET BLVD: GAS - RESIDENTIAL-GAS PIPING TO 1 RANGE [SHADOWBAY UNIT 1]	\$0		5/12/2023
07187	213 MONTEGO INLET BLVD: REROOF RESIDENTIAL-RERROF TO SHINGLES ON SFR & BOATHOUSE [SHADOWBAY UNIT 1]	\$11,760		5/8/2023
20997	213 MONTEGO INLET BLVD: RES ADDITION TO EXISTING STRUCTURE- Residential addition [SHADOWBAY UNIT 1]	\$219,890	9/25/2023	3/8/2023
20421	213 MONTEGO INLET BLVD: MECHANICAL - RESIDENTIAL- [SHADOWBAY UNIT 1]	\$8,100		12/7/2022
21488	213 MONTEGO INLET BLVD: DOCK - BOATHOUSE-Remove and Replace Boat Dock, Seawall [SHADOWBAY UNIT 1]	\$17,760		1/18/2022
01740	BOAT HOUSE ON EXISTING DOCK	\$7,500		3/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

FIREPLACE 2	1982	1	\$6,000	\$2,400
COVERED PATIO 1	1982	1	\$2,750	\$1,100
BOAT DOCK 2	2022	1	\$8,000	\$7,360
BOAT COVER 2	2022	1	\$8,000	\$7,360

Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 35

Utilities	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Management

