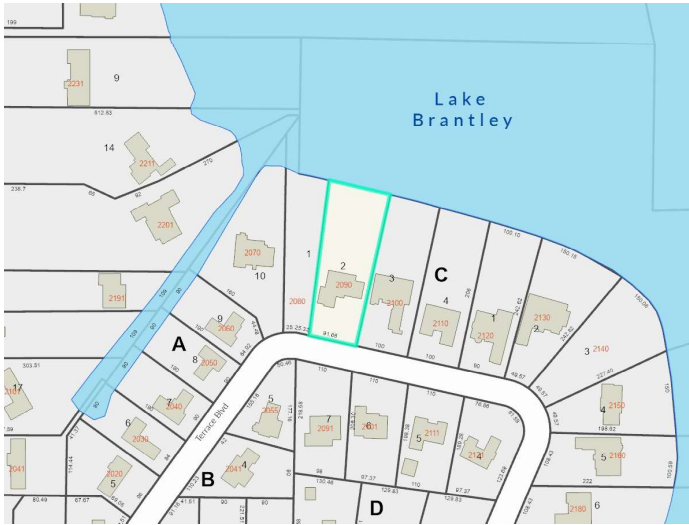


# Property Record Card



Parcel: 04-21-29-506-0C00-0020  
 Property Address: 2090 TERRACE BLVD LONGWOOD, FL 32779  
 Owners: ROSENBERG, CINDY ENH LIFE EST; ROSENBERG, DOV ENH LIFE EST  
 2025 Market Value \$1,440,414 Assessed Value \$1,019,091 Taxable Value \$968,369  
 2024 Tax Bill \$12,553.32 Tax Savings with Exemptions \$3,511.27  
 The 6 Bed/4 Bath Single Family Waterfront property is 4,441 SF and a lot size of 0.72 Acres

## Parcel Location



## Site View



0421295060C000020 01/26/2024

## Parcel Information

Parcel	04-21-29-506-0C00-0020
Property Address	2090 TERRACE BLVD LONGWOOD, FL 32779
Mailing Address	2090 TERRACE BLVD LONGWOOD, FL 32779-4859
Subdivision	LLOYDS TERRACE 1ST ADD
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2020)
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	\$690,694	\$676,605
Depreciated Other Features	\$69,720	\$71,400
Land Value (Market)	\$680,000	\$468,180
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,440,414	\$1,216,185
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$421,323	\$225,815
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,019,091	\$990,370

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,064.59
Tax Bill Amount	\$12,553.32
Tax Savings with Exemptions	\$3,511.27

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

ROSENBERG, CINDY ENH LIFE EST - Tenancy by Entirety Enhanced Life Estate  
 ROSENBERG, DOV ENH LIFE EST - Tenancy by Entirety Enhanced Life Estate

## Legal Description

LOT 2 BLK C LLOYDS TERRACE 1ST ADD PB 9  
PG 22

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,019,091	\$50,722	\$968,369
Schools	\$1,019,091	\$25,000	\$994,091
FIRE	\$1,019,091	\$50,722	\$968,369
ROAD DISTRICT	\$1,019,091	\$50,722	\$968,369
SJWM(Saint Johns Water Management)	\$1,019,091	\$50,722	\$968,369

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/22/2019	\$920,000	09487/1699	Improved	Yes
WARRANTY DEED	6/1/2004	\$730,000	05384/0769	Improved	Yes
WARRANTY DEED	4/1/1996	\$285,000	03068/0900	Improved	Yes
QUIT CLAIM DEED	6/1/1995	\$100	02954/0388	Improved	No
QUIT CLAIM DEED	6/1/1980	\$100	01294/1160	Improved	No

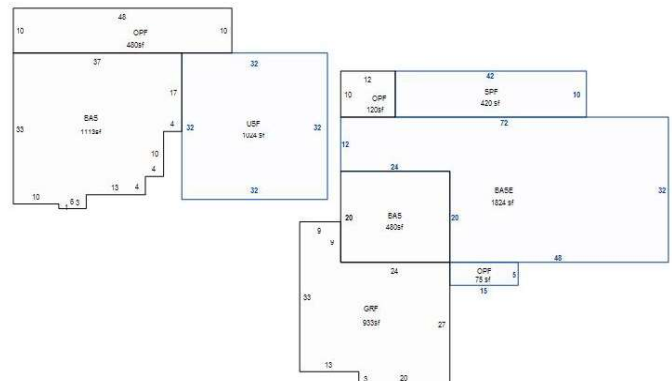
## Land

Units	Rate	Assessed	Market
1 Lot	\$800,000/Lot	\$680,000	\$680,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1957/1990
Bed	6
Bath	4.0
Fixtures	16
Base Area (ft <sup>2</sup> )	1824
Total Area (ft <sup>2</sup> )	6469
Constuction	CB/STUCCO FINISH
Replacement Cost	\$817,389
Assessed	\$690,694

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE	480
BASE	1113
GARAGE FINISHED	933
OPEN PORCH FINISHED	480
OPEN PORCH FINISHED	120
OPEN PORCH FINISHED	75
SCREEN PORCH FINISHED	420
UPPER STORY FINISHED	1024

Permits				
Permit #	Description	Value	CO Date	Permit Date
11657	2090 TERRACE BLVD: ELECTRICAL - RESIDENTIAL-boat dock elec [LLOYDS TERRACE 1ST ADD]	\$8,900		7/25/2023
08324	2090 TERRACE BLVD: DOCK - BOATHOUSE-Rosenburg Boathouse [LLOYDS TERRACE 1ST ADD]	\$45,000		6/9/2023
07684	2090 TERRACE BLVD: GAS - RESIDENTIAL- [LLOYDS TERRACE 1ST ADD]	\$0		6/5/2023
02547	2090 TERRACE BLVD: ELECTRIC - GENERATOR-Generator [LLOYDS TERRACE 1ST ADD]	\$14,000		5/31/2023
00955	2090 TERRACE BLVD: REROOF RESIDENTIAL- [LLOYDS TERRACE 1ST ADD]	\$14,105		1/21/2021
09915	2090 TERRACE BLVD: RES ADDITION TO EXISTING STRUCTURE- ALTERATION/ADDITION [LLOYDS TERRACE 1ST ADD]	\$383,927	9/2/2021	10/8/2020
16641	2090 TERRACE BLVD: PLUMBING - RESIDENTIAL-SFR [LLOYDS TERRACE 1ST ADD]	\$5,785		11/20/2019
16338	2090 TERRACE BLVD: ELECTRICAL - RESIDENTIAL- [LLOYDS TERRACE 1ST ADD]	\$750		11/14/2019
11536	REROOF	\$19,281		8/23/2017
04155	BOAT HOUSE WITH HOIST XDCK	\$20,000		6/1/1997
01776	10X16 STORAGE SHED	\$2,400		3/1/1997
07445	134' ALUM/100' CHAIN	\$4,100		11/1/1996
06395	REROOF 45 SQUARES	\$5,100		9/1/1996
05345	18X31 POOL	\$12,000		8/1/1996
04694	150' OF 6' WOOD FENCE	\$800		7/1/1996
04104	SECOND FLOOR,BED,BATH,PORCH	\$160,736	11/22/1996	6/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1957	1	\$6,000	\$2,400
POOL 2	1996	1	\$45,000	\$27,000
BOAT DOCK 3	2023	1	\$16,000	\$15,360
BOAT COVER 3	2023	1	\$16,000	\$15,360
STANDBY GENERATOR 1	2023	1	\$10,000	\$9,600

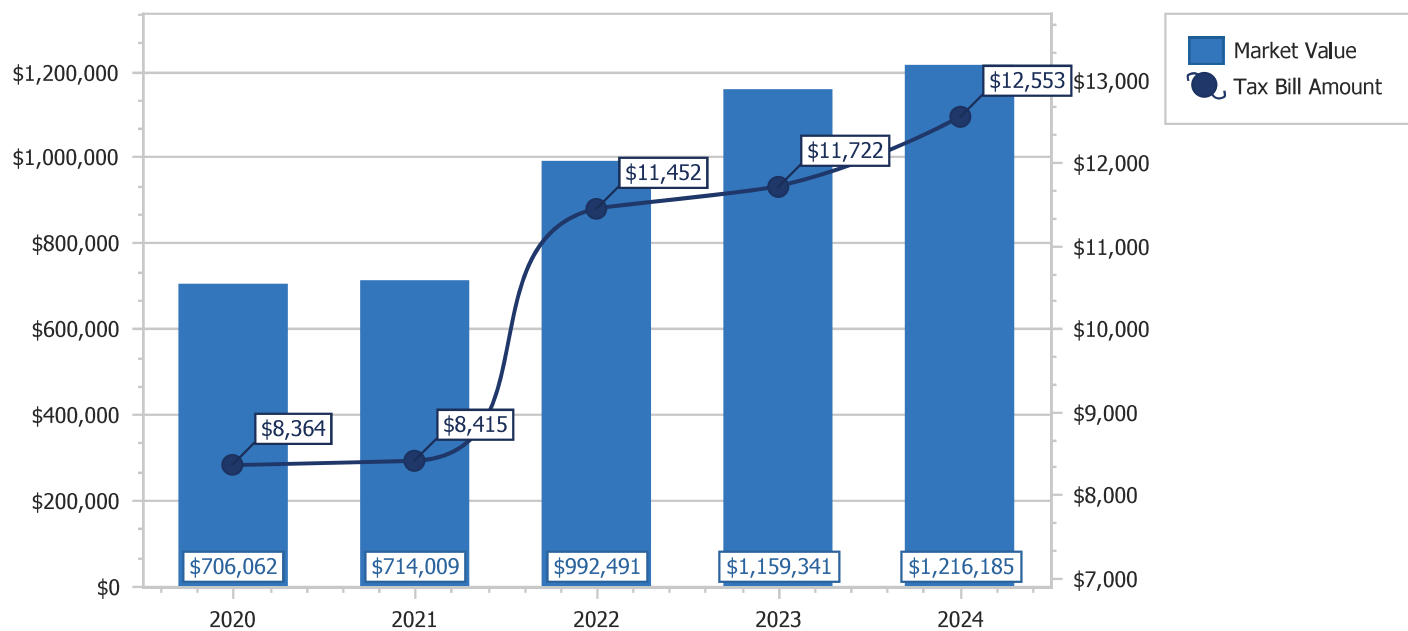
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 34

School Districts	
Elementary	Wekiva
Middle	Teague
High	Lake Brantley

Utilities	
Fire Station #	Station: 13 Zone: 135
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Management

## Property Value History



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