

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

PROJ. #: 25-80000032

Received: 3/20/25

Paid: 3/20/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT NAME: St. Luke's Church and School new driveway	0160	0140
PARCEL ID #(S): 20-21-31-300-0170-0000 and 016B-000 and 0150-000 and 016-0000 and 014-0000		
TOTAL ACREAGE: 4.93 ac	BCC DISTRICT: 1	
ZONING: A-1	FUTURE LAND USE: LDR	

APPLICANT

NAME: Steve Lehenbauer	COMPANY: St. Luke's Church and School	
ADDRESS: 2021 SR 426		
CITY: Oviedo	STATE: FL	ZIP: 32765
PHONE: 321-282-8012	EMAIL: slehenbauer@slcs.org	

CONSULTANT

NAME: John Herbert, III, PE	COMPANY: American Civil Engineering Company	
ADDRESS: 207 North Moss Road suite 211		
CITY: Winter Springs	STATE: FL	ZIP: 32078
PHONE: 407-765-9579	EMAIL: herbertengineer@gmail.com	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION
 ☐ LAND USE AMENDMENT
 ☐ REZONE
 ☒ SITE PLAN
 ☐ SPECIAL EXCEPTION

Description of proposed development: add a driveway at Slavia Road and SR426

STAFF USE ONLY

COMMENTS DUE: 3/28	COM DOC DUE: 4/3	DRC MEETING: 4/9
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☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1	FLU: LDR	LOCATION: on the east side of SR 426, south of Slavia Rd
W/S: Seminole County	BCC: 1: Dallari	

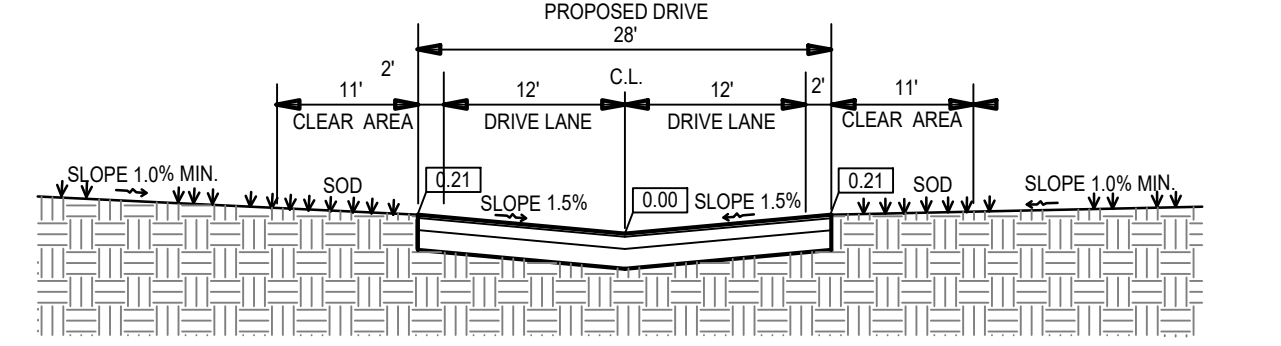
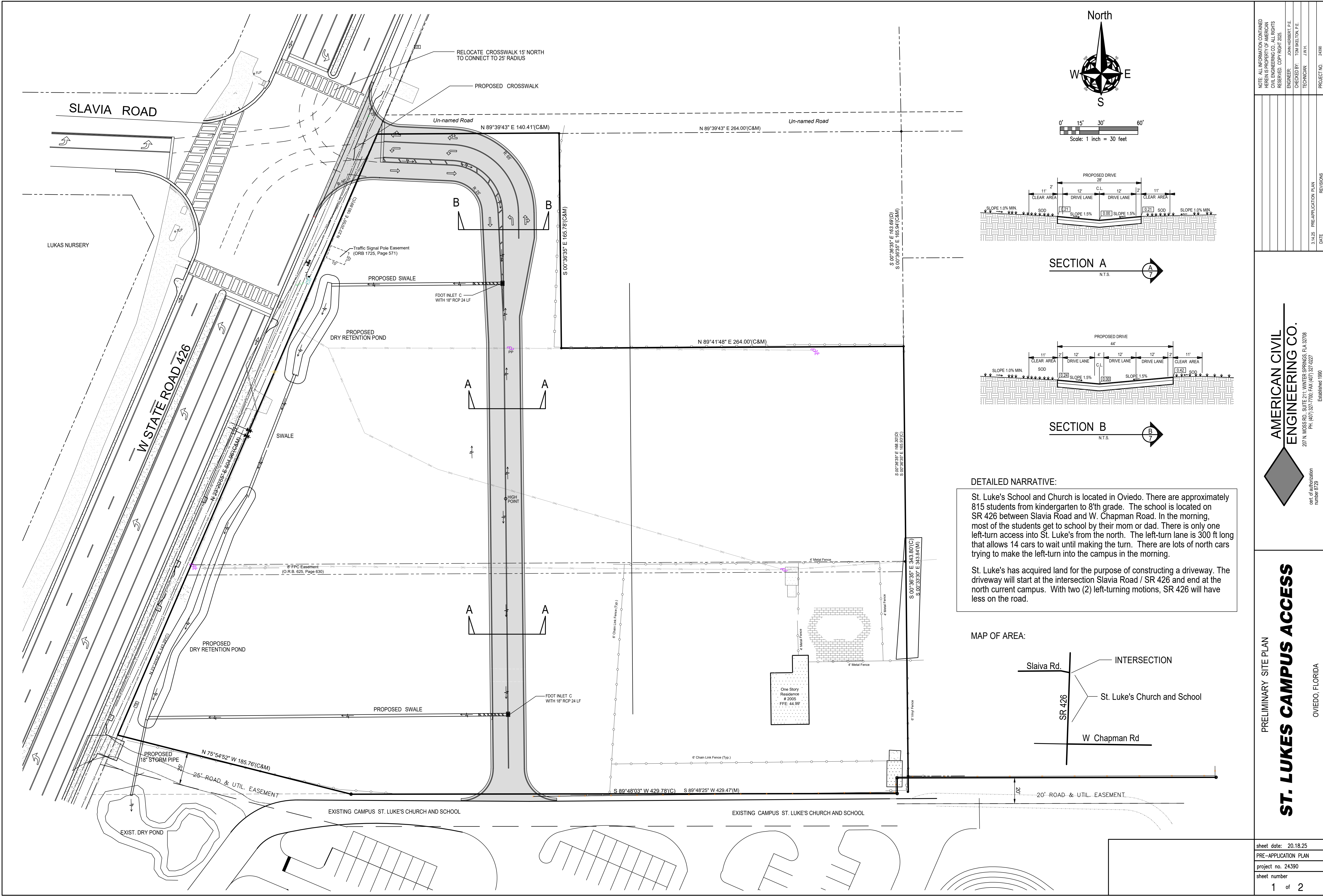
Agenda: 4/4

2 of 2

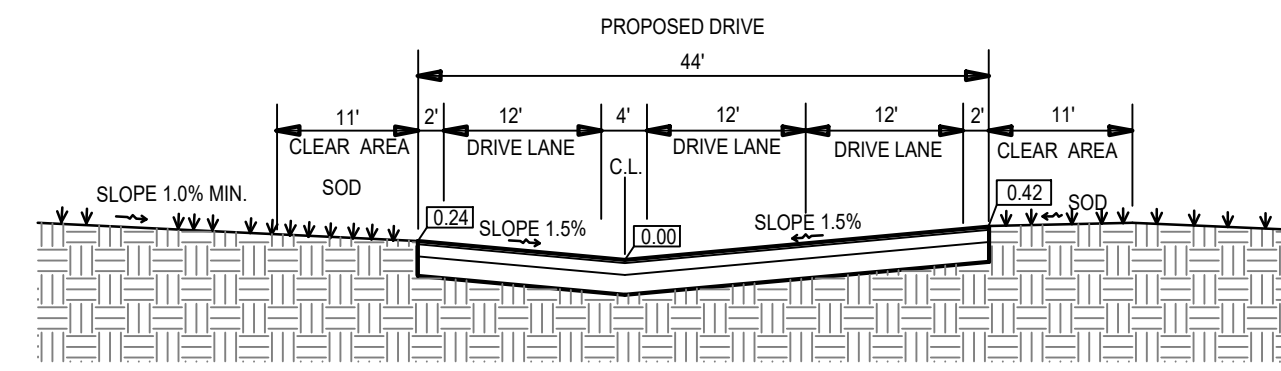
DETAILED NARRATIVE:

St. Luke's School and Church is located in Oviedo. There are approximately 815 students from kindergarten to 8th grade. The school is located on SR 426 between Slavia Road and W. Chapman Road. In the morning, most of the students get to school by their mom or dad. There is only one left-turn access into St. Luke's from the north. The left-turn lane is 300 ft long that allows 14 cars to wait until making the turn. There are lots of north cars trying to make the left-turn into the campus in the morning.

St. Luke's has acquired land for the purpose of constructing a driveway. The driveway will start at the intersection Slavia Road / SR 426 and end at the north current campus. With two (2) left-turning motions, SR 426 will have less on the road.



SECTION A
N.T.S.

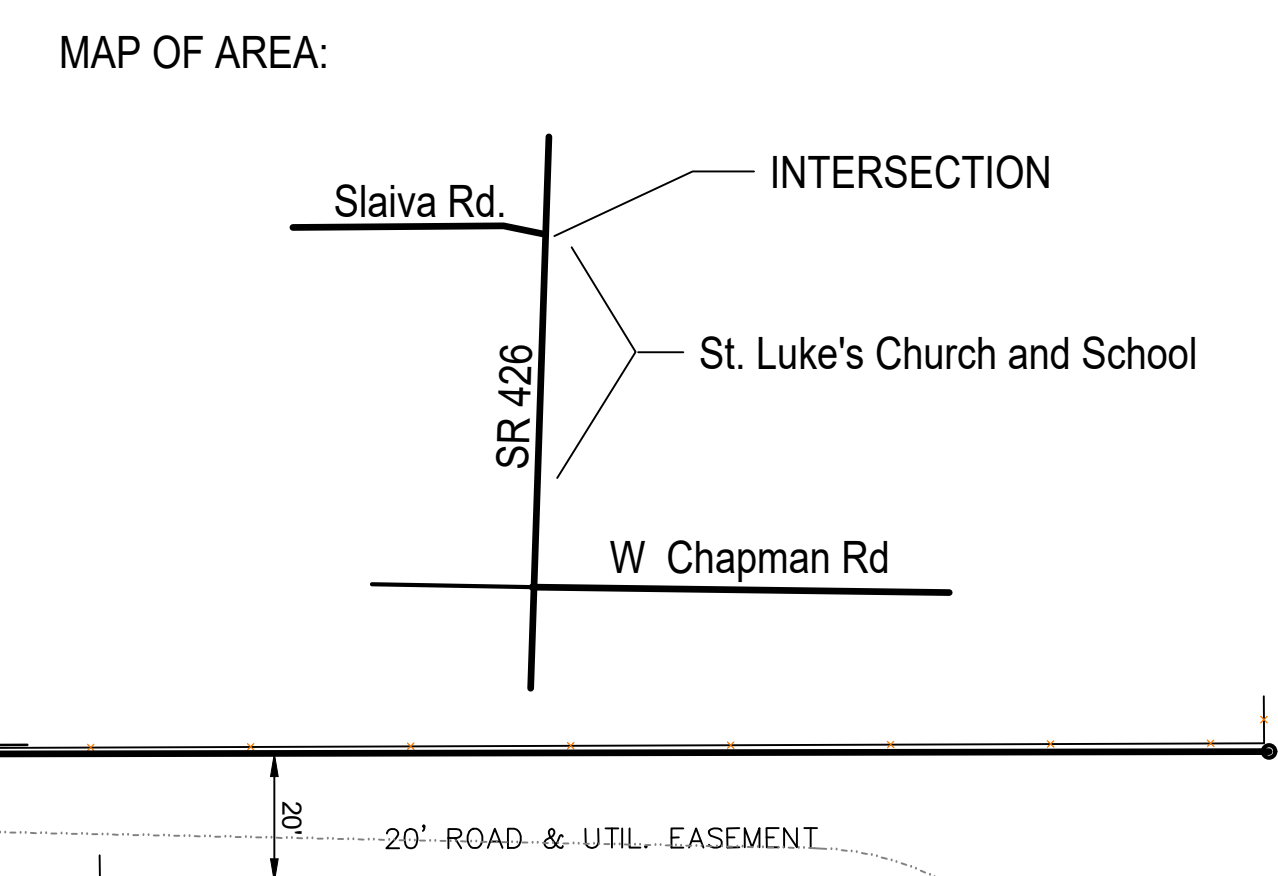


SECTION B
N.T.S.

DETAILED NARRATIVE:

St. Luke's School and Church is located in Oviedo. There are approximately 815 students from kindergarten to 8th grade. The school is located on SR 426 between Slavia Road and W. Chapman Road. In the morning, most of the students get to school by their mom or dad. There is only one left-turn access into St. Luke's from the north. The left-turn lane is 300 ft long that allows 14 cars to wait until making the turn. There are lots of north cars trying to make the left-turn into the campus in the morning.

St. Luke's has acquired land for the purpose of constructing a driveway. The driveway will start at the intersection Slavia Road / SR 426 and end at the north current campus. With two (2) left-turning motions, SR 426 will have less on the road.



NOTE: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO. ALL RIGHTS RESERVED. COPY RIGHT 2025.

ENGINEER: JOHN HERBERT, P.E.

CHECKED BY: TOM SKELTON, P.E.

TECHNICIAN: J.W.H.

PROJECT NO. 24390

REVISIONS

DATE

3.14.25

PRE-APPLICATION PLAN

AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA. 32708

PH. (407) 327-7700; FAX (407) 327-4027

cert. of authorization number 8729

Established 1990

PRELIMINARY SITE PLAN

ST. LUKES CAMPUS ACCESS

OVIEDO, FLORIDA

sheet date: 20.18.25

PRE-APPLICATION PLAN

project no. 24390

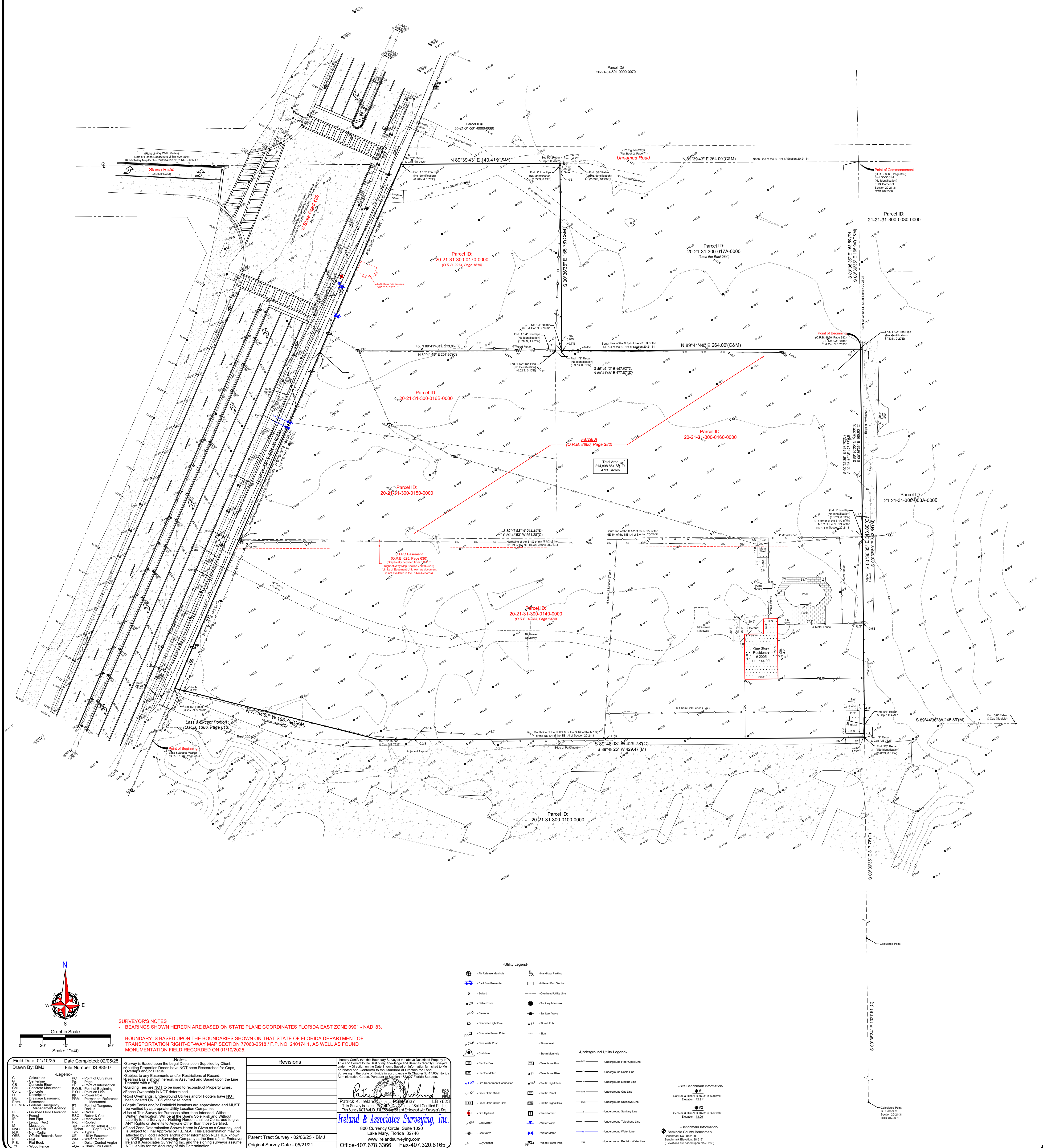
sheet number

1 of 2

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY, COMMUNITY NUMBER 120289, DATED .

CERTIFIED TO: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA

Containing 214,898.86 square feet or 4.93 acres, more or less.

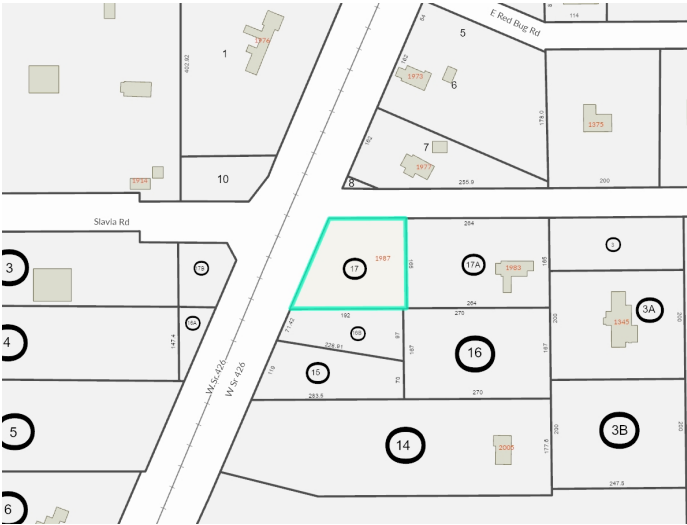


Property Record Card



Parcel: 20-21-31-300-0170-0000
 Property Address: W SR 426 OVIEDO, FL 32765
 Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL
 2025 Market Value \$76,700 Assessed Value \$76,700 Taxable Value \$76,700
 2024 Tax Bill \$2,103.89
 Vacant Residential property has a lot size of 0.67 Acres

Parcel Location



Site View



20213130001700000 02/11/2022

Parcel Information

Parcel	20-21-31-300-0170-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-4504
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$82,077
Depreciated Other Features	\$0	\$500
Land Value (Market)	\$76,700	\$76,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$76,700	\$159,277
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	\$76,700	\$159,277

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,103.89
Tax Bill Amount	\$2,103.89
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Legal Description

SEC 20 TWP 21S RGE 31E
N 1/4 OF NE 1/4 OF NE 1/4
OF SE 1/4 (LESS E 264 FT &
PT W OF RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$76,700	\$0	\$76,700
Schools	\$76,700	\$0	\$76,700
FIRE	\$76,700	\$0	\$76,700
ROAD DISTRICT	\$76,700	\$0	\$76,700
SJWM(Saint Johns Water Management)	\$76,700	\$0	\$76,700

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/9/2021	\$350,000	09974/1615	Improved	No
PROBATE RECORDS	6/9/2021	\$100	09957/0673	Improved	No

Land

Units	Rate	Assessed	Market
0.59 Acres	\$130,000/Acre	\$76,700	\$76,700

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
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07812	1987 W SR 426 : DEMO RESIDENTIAL- single Family home demo	\$0	6/19/2024
10612	REROOF	\$10,850	6/15/2018

Extra Features				
Description	Year Built	Units	Cost	Assessed

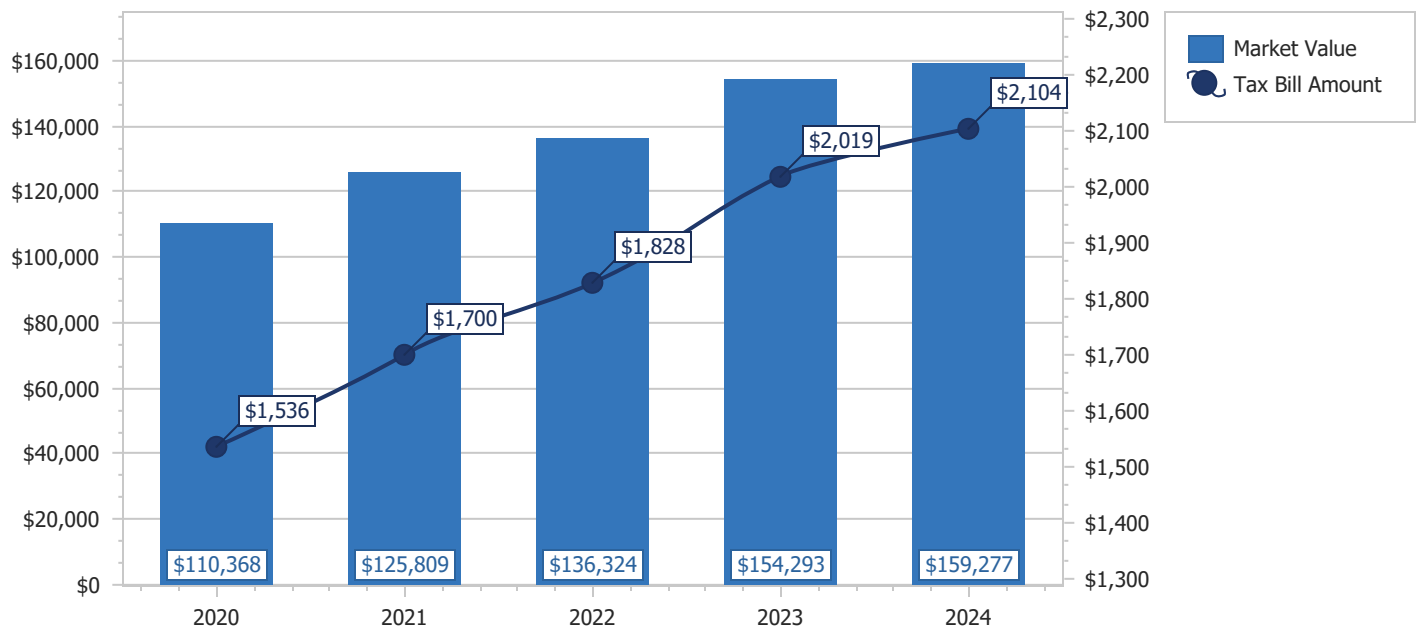
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 20-21-31-300-016B-0000

Property Address:

Owners:

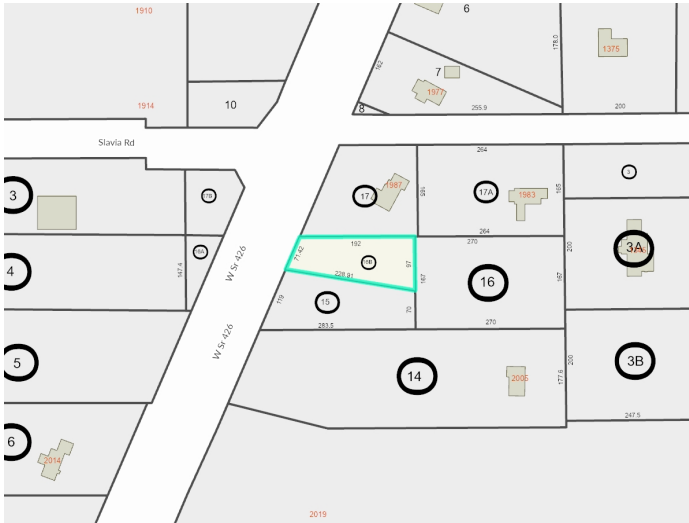
ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

2025 Market Value \$55,900 Assessed Value \$55,900 Taxable Value \$55,900

2024 Tax Bill \$738.38

Vacant Residential property has a lot size of 0.40 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-016B-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
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)	\$55,900	\$55,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$55,900	\$55,900
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	\$55,900	\$55,900

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$738.38
Tax Bill Amount	\$738.38
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
BEG 270 FT W & 70 FT
N OF SE COR OF S 1/2 OF
N 1/2 OF NE 1/4 OF NE 1/4
OF SE 1/4 RUN N 81 DEG 22 MIN W
228.91 FT TO ELY R/W SR
426 NELY ON R/W 71.42 FT
E 192 FT S 97 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$55,900	\$0	\$55,900
Schools	\$55,900	\$0	\$55,900
FIRE	\$55,900	\$0	\$55,900
ROAD DISTRICT	\$55,900	\$0	\$55,900
SJWM(Saint Johns Water Management)	\$55,900	\$0	\$55,900

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2017	\$100	08860/0382	Improved	No
TRUSTEE DEED	2/1/2017	\$316,700	08860/0379	Improved	No
WARRANTY DEED	2/1/2001	\$100	04033/0463	Improved	No
QUIT CLAIM DEED	12/1/1980	\$100	01315/1206	Vacant	No

Land

Units	Rate	Assessed	Market
0.43 Acres	\$130,000/Acre	\$55,900	\$55,900

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
11668	DEMO	\$4,000		8/25/2017

Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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 74

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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Property Record Card



Parcel: 20-21-31-300-0150-0000

Property Address:

Owners:

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

2025 Market Value \$71,500 Assessed Value \$71,500 Taxable Value \$71,500

2024 Tax Bill \$944.44

Vacant Residential property has a lot size of 0.54 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0150-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
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)	\$71,500	\$71,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$71,500	\$71,500
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	\$71,500	\$71,500

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$944.44
Tax Bill Amount	\$944.44
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
BEG 270 FT W OF SE COR OF S
1/2 OF N 1/2 OF NE 1/4 OF
NE 1/4 OF SE 1/4 RUN W
283.5 FT TO RD NELY ON RD
119 FT S 81 DEG 22 MIN E
228.91 FT S 70 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$71,500	\$0	\$71,500
Schools	\$71,500	\$0	\$71,500
FIRE	\$71,500	\$0	\$71,500
ROAD DISTRICT	\$71,500	\$0	\$71,500
SJWM(Saint Johns Water Management)	\$71,500	\$0	\$71,500

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2017	\$100	08860/0382	Improved	No
TRUSTEE DEED	2/1/2017	\$316,700	08860/0379	Improved	No
WARRANTY DEED	2/1/2001	\$100	04033/0463	Improved	No
QUIT CLAIM DEED	1/1/1977	\$100	01148/1371	Improved	No

Land

Units	Rate	Assessed	Market
0.55 Acres	\$130,000/Acre	\$71,500	\$71,500

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
11669	DEMO	\$5,000		8/25/2017

Extra Features				
Description	Year Built	Units	Cost	Assessed

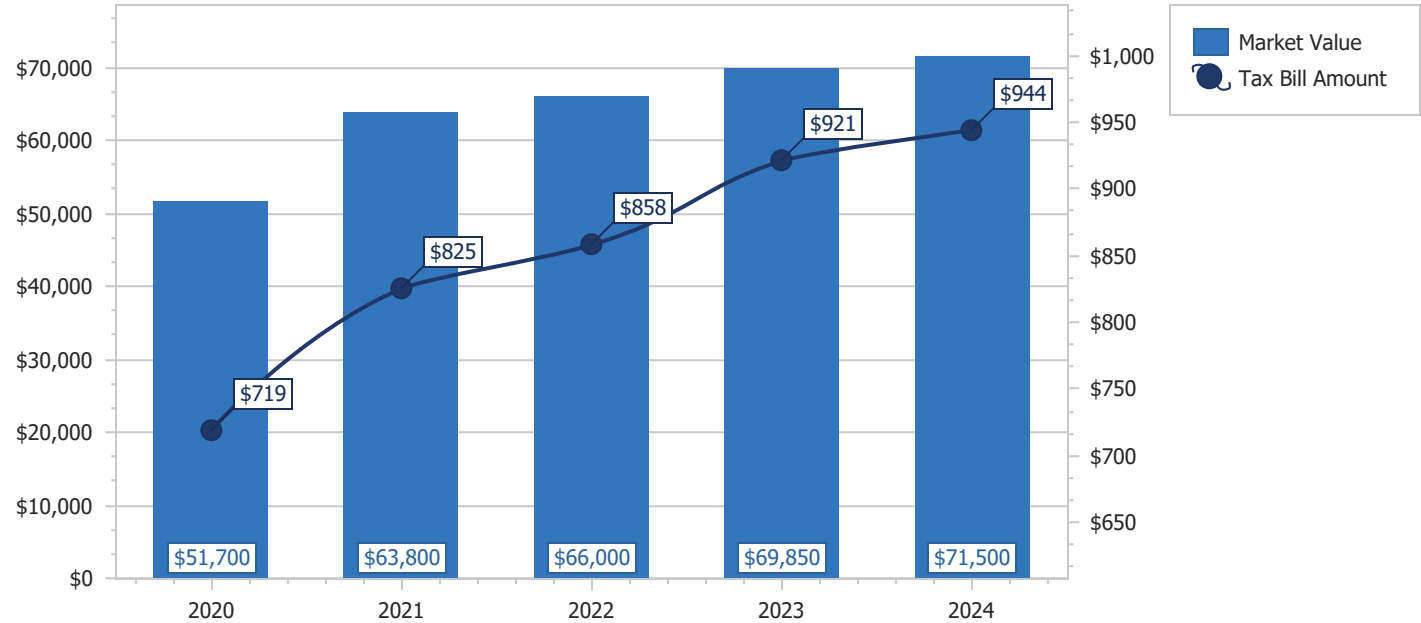
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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 74

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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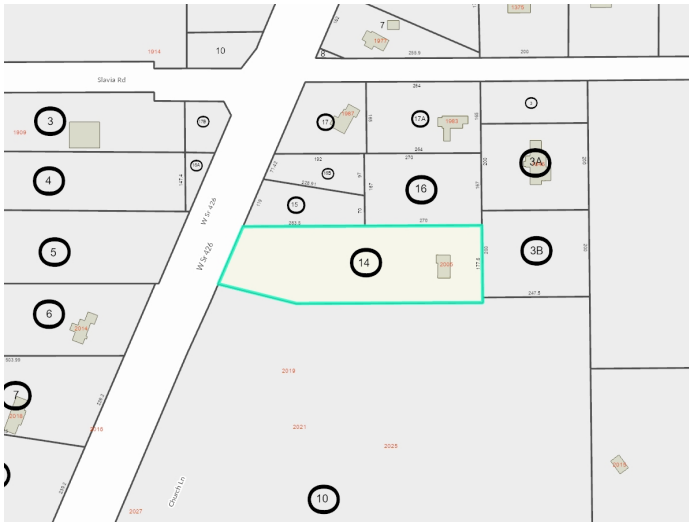
Property Record CardA



Parcel: 20-21-31-300-0140-0000
 Property Address: 2005 W SR 426 OVIEDO, FL 32765
 Owners: ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC
 2025 Market Value \$292,796 Assessed Value \$292,796 Taxable Value \$292,796
 2024 Tax Bill \$3,857.23

The 3 Bed/2 Bath Single Family property is 1,244 SF and a lot size of 2.30 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	20-21-31-300-0140-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8523
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	\$96,721	\$95,940
Depreciated Other Features	\$21,000	\$21,000
Land Value (Market)	\$175,075	\$175,075
Land Value Agriculture	\$0	\$0
Just/Market Value	\$292,796	\$292,015
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	\$292,796	\$292,015

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$3,857.23
Tax Bill Amount	\$3,857.23
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 20 TWP 21S RGE 31E
N 177.6 FT OF S 1/2 OF N
1/2 OF NE 1/4 OF SE 1/4 E
OF RY (LESS BEG INT ELY RY
R/W & S LI OF N 509.6 FT OF SE 1/4
RUN NELY ON RY 50 FT SELY TO
A PT 200 FT E OF BEG W 200 FT TO
BEG)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$292,796	\$0	\$292,796
Schools	\$292,796	\$0	\$292,796
FIRE	\$292,796	\$0	\$292,796
ROAD DISTRICT	\$292,796	\$0	\$292,796
SJWM(Saint Johns Water Management)	\$292,796	\$0	\$292,796

SalesA

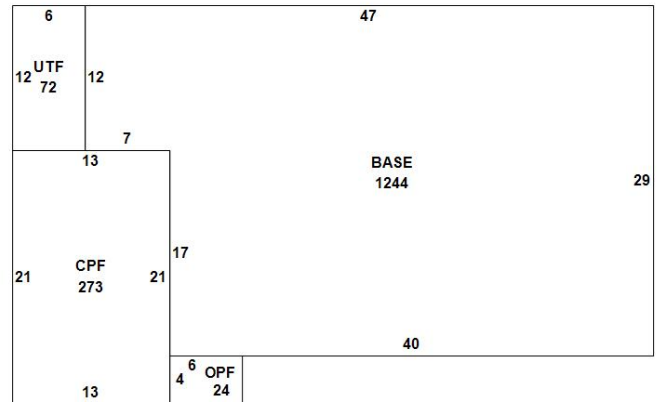
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/31/2023	\$975,000	10383/1474	Improved	No
QUIT CLAIM DEED	7/28/2009	\$31,250	07232/1833	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1831	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1829	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1827	Improved	No
TRUSTEE DEED	7/28/2009	\$100	07232/1823	Improved	No
QUIT CLAIM DEED	8/1/2005	\$100	05895/0512	Improved	No
WARRANTY DEED	4/1/1982	\$5,000	01386/0813	Improved	No

LandA

Units	Rate	Assessed	Market
2.35 Acres	\$74,500/Acre	\$175,075	\$175,075

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1966
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1244
Total Area (ft²)	1613
Constuction	CONC BLOCK
Replacement Cost	\$161,202
Assessed	\$96,721

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
CARPORT FINISHED	273
OPEN PORCH FINISHED	24
UTILITY FINISHED	72

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
02305	MECHANICAL & CONDENSOR	\$4,100		3/26/2010
01954	REROOF	\$5,000		3/12/2009
03055	MISC PLUMBING	\$0		4/1/2000

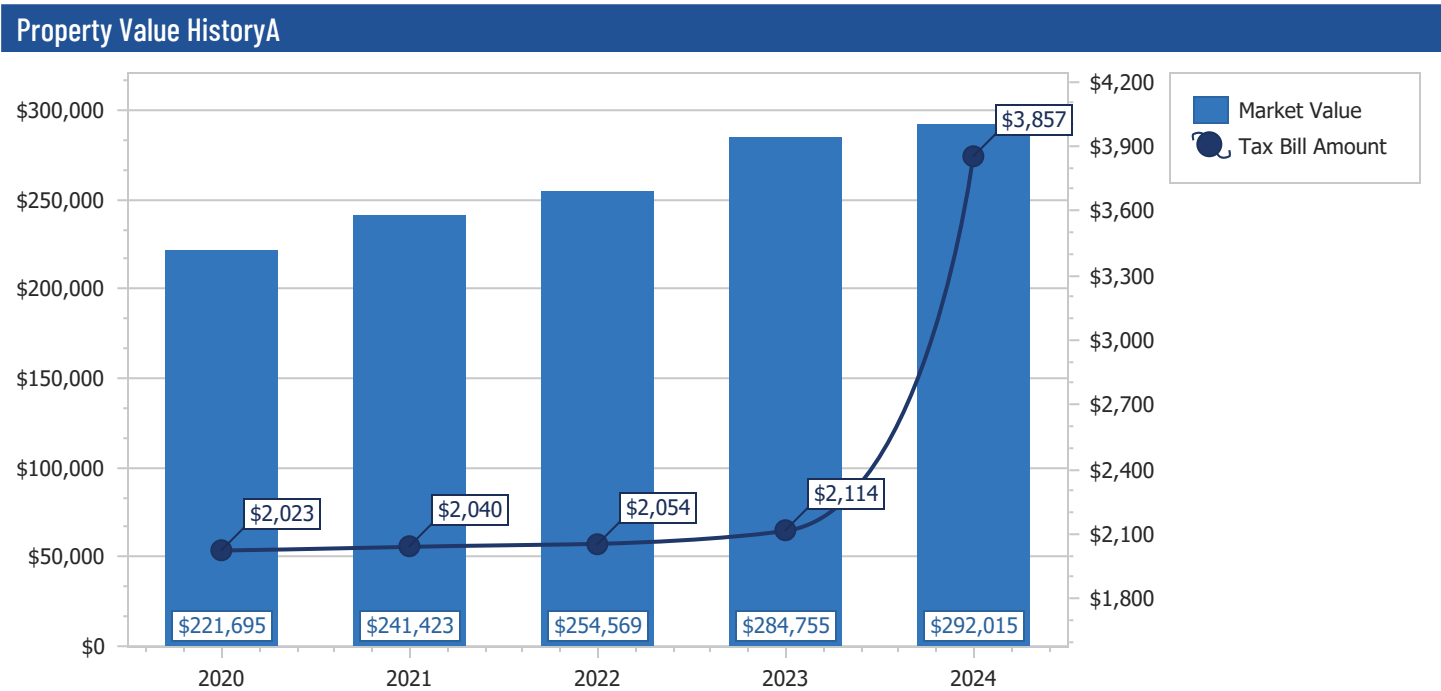
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 1	1985	1	\$35,000	\$21,000

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

School DistrictsA	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Political RepresentationA	
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 74

UtilitiesA	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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Property Record Card



Parcel: 20-21-31-300-0160-0000

Property Address:

Owners:

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

2025 Market Value \$135,200 Assessed Value \$125,620 Taxable Value \$125,620

2024 Tax Bill \$1,619.33 Tax Savings with Non-Hx Cap \$166.53

Vacant Residential property has a lot size of 1.03 Acres

Parcel Location



Site View

Parcel Information

Parcel	20-21-31-300-0160-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
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)	\$135,200	\$135,200
Land Value Agriculture	\$0	\$0
Just/Market Value	\$135,200	\$135,200
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$9,580	\$21,000
P&G Adjustment	\$0	\$0
Assessed Value	\$125,620	\$114,200

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,785.86
Tax Bill Amount	\$1,619.33
Tax Savings with Exemptions	\$166.53

Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 20 TWP 21S RGE 31E
BEG SE COR OF S 1/2 OF
N 1/2 OF NE 1/4 OF NE 1/4 OF
SE 1/4 RUN W 270 FT N
167 FT E 270 FT S 167 FT TO BEG
(1.04 AC)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$125,620	\$0	\$125,620
Schools	\$135,200	\$0	\$135,200
FIRE	\$125,620	\$0	\$125,620
ROAD DISTRICT	\$125,620	\$0	\$125,620
SJWM(Saint Johns Water Management)	\$125,620	\$0	\$125,620

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	2/1/2017	\$100	08860/0382	Vacant	No
TRUSTEE DEED	2/1/2017	\$158,400	08860/0377	Vacant	No
WARRANTY DEED	5/1/2011	\$100	07571/0870	Vacant	No
QUIT CLAIM DEED	6/1/2000	\$100	03889/1327	Vacant	No
PROBATE RECORDS	10/1/1999	\$100	03742/0231	Vacant	No
QUIT CLAIM DEED	12/1/1980	\$100	01315/1205	Vacant	No
QUIT CLAIM DEED	1/1/1974	\$100	01020/1143	Improved	No

Land

Units	Rate	Assessed	Market
1.04 Acres	\$130,000/Acre	\$135,200	\$135,200

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

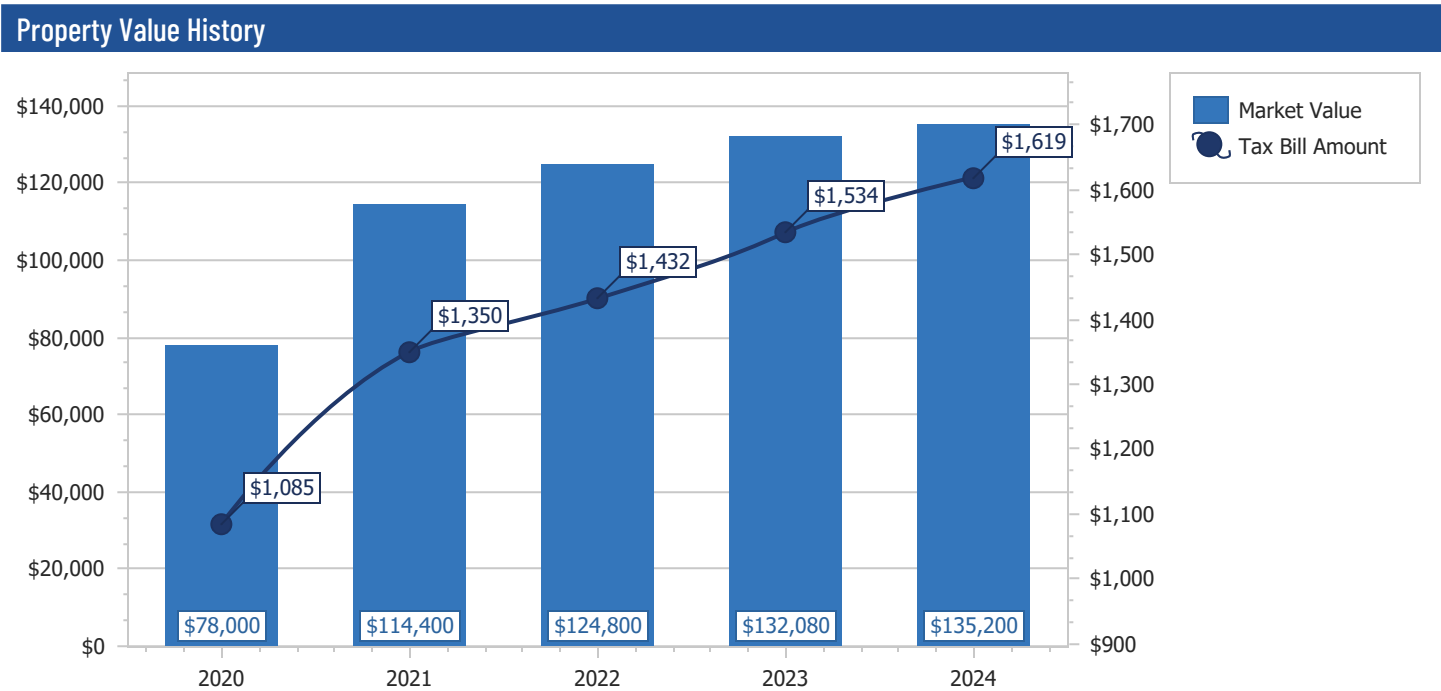
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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 74

Utilities	
Fire Station #	Station: 46 Zone: 465
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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

Receipt Details

Date: 3/20/2025 12:42:05 PM
Project: 25-80000032
Credit Card Number: 52*****0940
Authorization Number: 02007P
Transaction Number: 200325C1A-C61EA86D-59E9-4B3F-88CA-1A5A0FDFC3F5
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50