PM: Tiffany



PROJ. #: 25-80000032 SEMINOLE COUNTY PLANNING & DEVELOPMENT DIVISION Received: 3/20/25 1101 EAST FIRST STREET, ROOM 2028 Paid: 3/20/25 SANFORD, FLORIDA 32771 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

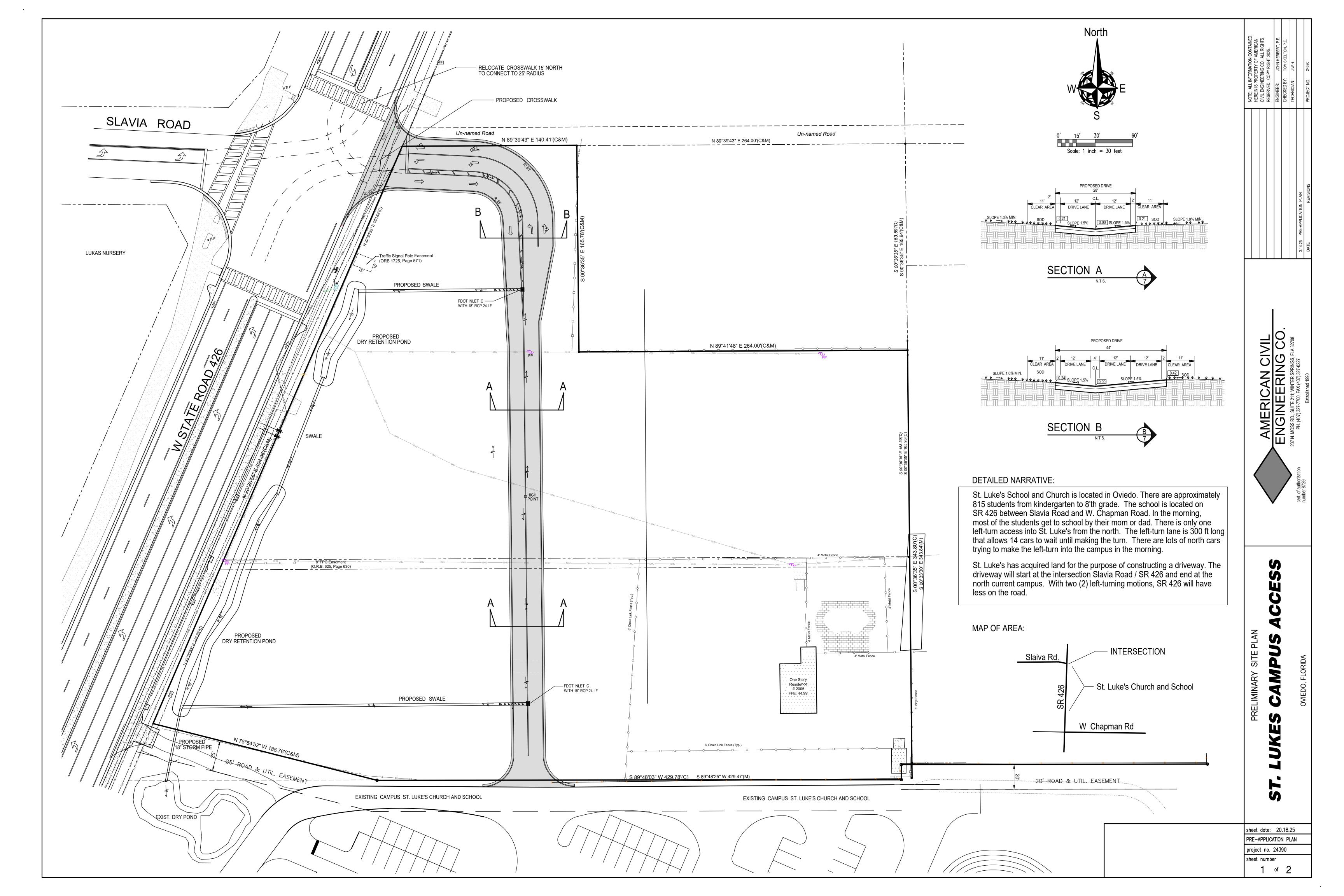
INCOMPL APPLICATION FEE	ETE APPLICA	TIONS W	VILL NO	OT BE ACCEPTED
PRE-APPLICATION		\$50.00		
PROJECT				
PROJECT NAME: St. Luke's Churc	ch and School	new driv	eway	0160 0140
PARCEL ID #(S): 20-21-31-300-0170-0	0000 and 016B-0	000 and 01	50-000 a	and 016-0000 and 014-0000
TOTAL ACREAGE: 4.93 ac		BCC DIST	RICT:	1
ZONING: A-1		FUTURE	LAND US	SE: LDR
APPLICANT				
NAME: Steve Lehenbauer		COMPAN	IY: St. L	Luke's Chuch and School
ADDRESS: 2021 SR 426				
CITY: Oviedo		STATE:	FL	ZIP: 32765
PHONE: 321-282-8012		EMAIL:	slehenl	nbauer@sllcs.org
CONSULTANT				
NAME: John Herbert, III, PE		COMPAN	IY: Am	merican Civil Engineering Company
ADDRESS: 207 North Moss Road	suite 211		×.	
CITY: Winter Springs		STATE:	FL	ZIP: 32078
PHONE: 407-765-9579		EMAIL:	herbert	tengineer@gmail.com
PROPOSED DEVELOPMENT (CHEC	K ALL THAT APPL	LY)		
	AMENDMENT	☐ REZ	ONE via Road	SITE PLAN SPECIAL EXCEPTION and SR426
STAFF USE ONLY				
COMMENTS DUE: 3/28	COM DOC DUE	4/3		DRC MEETING: 4/9
PROPERTY APPRAISER SHEET PRIO	R REVIEWS:			
ZONING: A-1	FLU: LDR LOCATION: the east side of SR 426,		On the east side of SR 426.	
W/S: Seminole County	BCC:1: Dallari			south of Slavia Rd
	Janan			

Agenda: 4/4

DETAILED NARRATIVE:

St. Luke's School and Church is located in Oviedo. There are approximately 815 students from kindergarten to 8'th 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.



Parent Tract Survey Legal Description: By Surveyor A portion of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 20, Legal Description: O.R.B. 9974, Page 1615 Township 21 South, Range 31 East, Seminole County, Florida, lying East of State Road 426, The North 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of described as follows: Section 20, Township 21 South, Range 31 East, Seminole County, Florida. Less the East 264 feet thereof, and less the part West of State Road 426. Beginning at a 5"x5" Concrete Monument at the East 1/4 corner of said Section 20, as recorded in Certified Corner Record #075358, thence with the East line of the Southeast 1/4 of Legal Description: O.R.B. 8860, Page 382 said Section 20, South 00°36'35" East, 165.94 feet, to the Southeast corner of the North 1/4 of Parcel "A" the North 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 20, being the Point of Beginning. Being a parcel of land lying in Section 20, Township 21 South, Range 31 East, Seminole County, Florida, and being more particularly described as follows: Continue with the East line of the Southeast 1/4 of said Section 20, South 00°36'35" East. 343.80 feet, to the Southeast corner of the North 177.60 feet of the South 1/2 of the North 1/2 Commencing at the East 1/4 corner of Section 20, Township 21 South, Range 31 East; thence South 00°36'35" East, a distance of 163.69 feet along the East line of the of the Northeast 1/4 of the Southeast 1/4 of said Section 20; thence departing the East line of the Southeast 1/4 of said Section 20, and with the South line of the North 177.60 feet of the Southeast 1/4 of said Section 20 to the Point of Beginning: South 1/2 of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 20. South 89°48'03" West, 429,78 feet, to the Easterly corner of the lands described in Official Records Thence continue South 00°36'35" East along said East line of said Section 20, a distance Book 1386, Page 813, of the Public Records of Seminole County, Florida; thence departing of 168.30 feet to the Southeast corner of the South 1/2 of the North 1/2 of the Northeast the South line of the North 177.60 feet of the South 1/2 of the North 1/2 of the Northeast 1/4 of 1/4 of the Northeast 1/4 of the aforementioned Section; thence South 89°43'53" West the Southeast 1/4 of said Section 20, and with the Northerly line of said lands described in along the South line of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeas Official Records Book 1386, Page 813, North 75°54'52" West, 185.76 feet, to the Easterly 1/4 of said Section 20, a distance of 542.25 feet to the existing East right-of-way (R/W) of Right-of-Way Line of State Road 426, as shown on that State of Florida Department of State Road 426 (a/k/a Aloma); thence North 23°20'55" East along said East R/W line of Transportation Right-of-Way Map Section 77060-2518 / F.P. NO. 240174 1; thence departing State Road 426, a distance of 164.03 feet; thence South 89°46'13" East, a distance of the Northerly line of said lands described in Official Records Book 1386, Page 813, and with 467.62 feet to the Point of Beginning. the Easterly Right-of-Way Line of said State Road 426, North 23°20'55" East, 504.96 feet, to the North Line of the Southeast 1/4 of said Section 20; thence departing the Easterly Legal Description: O.R.B. 10383, Page 1474 Right-of-Way Line of said State Road 426, and with the North Line of the Southeast 1/4 of said The North 177.6 feet of the South 1/2 of the North 1/2 of the NE 1/4 of the SE 1/4 of Section 20, North 89°39'43" East, 140.41 feet, to the Northwest corner of the East 264.00 feet Section 20, Township 21 South, Range 31 East, East of Right-of-Way of State Road #426, of the Southeast 1/4 of said Section 20; thence departing the North Line of the Southeast 1/4 Seminole County, Florida. of said Section 20, and with the West line of the East 264.00 feet of the Southeast 1/4 of said Section 20, South 00°36'35" East, 165.78 feet, to the Southwest corner of the East 264.00 feet LESS AND EXCEPT that part conveyed to St. Lukas Evangelical Lutheran Church, Inc., as of the North 1/4 of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 20: described in O.R. Book 1386, Page 813, Public Records of Seminole County, Florida, thence departing the West line of the East 264.00 feet of the Southeast 1/4 of said Section 20, described as follows: and with the South Line of the North 1/4 of the East 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 20, North 89°41'48" East, 264.00 feet, to the Point of Beginning. Begin at the Point of Intersection of the Easterly Righ-of-Way line of State Road Number 426 and the North line of the South 154.0 feet of the South 1/2 of the North 1/2 of the NE Containing 214,898.86 square feet or 4.93 acres, more or less. 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 31 East, Seminole County, Florida; run thence East along said North line 200.00 feet; run thence Northwesterly to a point on said Easterly Right-of-Way line, 50.0 feet Northeasterly along said Right-of-Way line from the Point of Beginning; run thence Southwesterly along said Easterly Right-of-Way line 50.0 feet to the Point of Beginning. 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 Parcel ID# 20-21-31-501-0000-0070 N/89°39'43" E 264.00'(C&M) N 89°39'43" E 140.41'(C&M) Parcel ID: 21-21-31-300-0030-0000 Parcel ID: 20-21-31-300-017A-0000 (Less the East 264') x¹20-21-31-300-0170-0000 (O.R.B. 9974, Page 1615) Set 1/2" Rebar x 42.7 & Cap "LB 7623" (O.R.B. 8860, Page 382) Set 1/2" Rebar & Cap "LB 7623" South Line of the N 1/4 of the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 20-21-31 N 89°41'48" E 264.00'(C&M) 47.8·N 89°41'48"/ € 213.86'(C) N 89°41'48" E 207.86'(C) S 89°46'13" E 467.62'(D) Parcel ID: e₆•**2**0-21-31-300-016B-0000 Parcel ID: -Total Area- 🔉 214,898.86± Sq. F 4.93± Acres Parcel ID: 21-21-31-30ð-003A-0000 $\times^{1/3}$ S 89°43'53" W 542.25'(D) $\times^{1/3}$ S 89°43'53" W 551.28'(C) 20-21-31-300-0140-0000 S 89°44'36" W 245.89'(M) (O.R.B. 1386, Page 813) S 89°48'03" W 429.78'(C) S 89°48'25" W 429.47'(M) Parcel ID: 20-21-31-300-0100-0000 -Utility Legend-BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES FLORIDA EAST ZONE 0901 - NAD '83. BOUNDARY IS BASED UPON THE BOUNDARIES SHOWN ON THAT STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 77060-2518 / F.P. NO. 240174 1, AS WELL AS FOUND MONUMENTATION FIELD RECORDED ON 01/10/2025. Scale: 1"=40' -Underground Utility Legend--Notes>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps,
Overlaps and/or Hiatus. Field Date: 01/10/25 Date Completed: 02/05/25 File Number: IS-88507 - Point of Curvature Pg. - Page
PI - Point of Intersection
P.O.B.- Point of Beginning
P.O.L. - Point on Line
PP - Power Pole -Site Benchmark Information Building Ties are NOT to be used to reconstruct Property Lines. ◆#1
Set Nail & Disc "LB 7623" in Sidewalk >Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. FOC - Fiber Optic Cable Box >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.

>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified. - Point of Tangency
- Radius
- Radial
- Rebar & Cap
- Recovered
- Roofed Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be Seminole County Benchmark
Benchmark No.: 8131909
Benchmark Elevation: 38.512'
(Elevations are based upon NAVD '88) affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination. Lake Mary, Florida 32746 -⊗- - Gas Valve Parent Tract Survey - 02/06/25 - BMJ www.irelandsurveying.com - Guy Anchor - Wood Power Pole Original Survey Date - 05/21/21 Office-407.678.3366 Fax-407.320.8165

Property Record Card



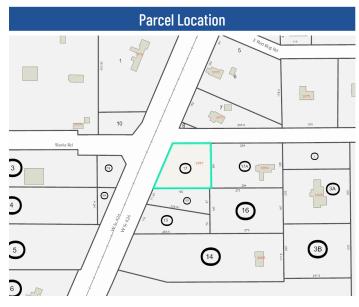
20-21-31-300-0170-0000 Parcel: Property Address: W SR 426 OVIEDO, FL 32765

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF Owners:

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 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	

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Thursday, March 20, 2025 1/4

Owner(s)

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

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

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

07812	1987 W SR 426 : DEMO RESIDENTIAL- single Family home demo	\$0	6/19/2024
10612	REROOF	\$10.850	6/15/2018

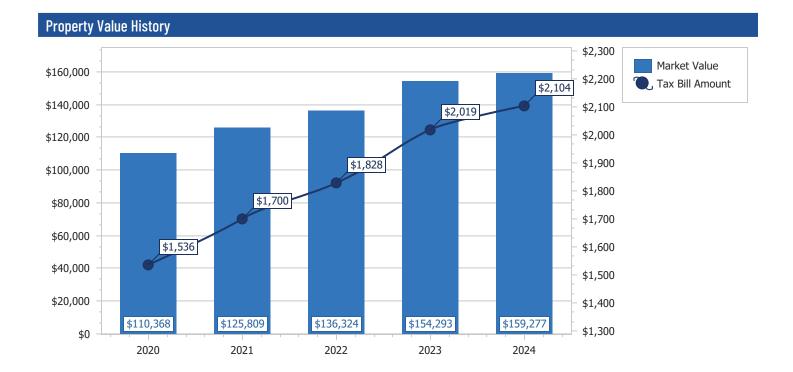
Extra Features				
Description	Year Built	Units	Cost	Assessed

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	



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Property Record Card



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

Property Address:

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF Owners:

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 0 17A 1983 **6 O 6 (11)** (5) (14) 2005

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		

Note: Does NOT INCLUDE Non Ad Valorem Assessments

U	W	n	e	r(S	

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

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

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

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

* Year Built = Actual / Effective

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date
11668	DEMO	\$4,000		8/25/2017

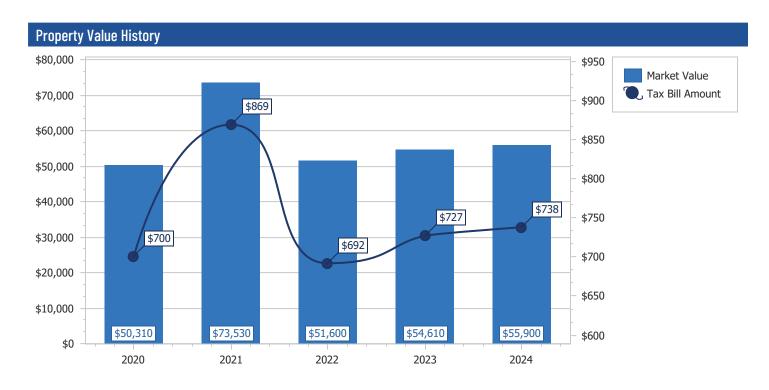
Extra Features				
Description	Year Built	Units	Cost	Assessed

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 Slavis Rd Slavi

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		

Note: Does NOT INCLUDE Non Ad Valorem Assessments

U	W	n	е	r(S	

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

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

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

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

* Year Built = Actual / Effective

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date
11669	DEMO	\$5,000		8/25/2017

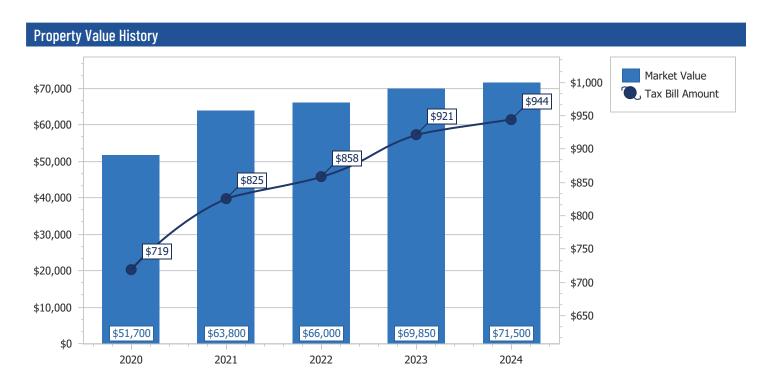
Extra Features				
Description	Year Built	Units	Cost	Assessed

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 #	tion # 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 CardA



Parcel: 20-21-31-300-0140-0000

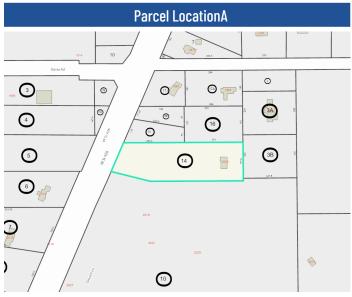
Property Address: 2005 W SR 426 OVIEDO, FL 32765

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



	10		
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			

2024 Certified Tax SummaryA			
Tax Amount w/o Exemptions	\$3,857.23		
Tax Bill Amount	\$3,857.23		
Tax Savings with Exemptions	\$0.00		

Note: Does NOT INCLUDE Non Ad Valorem Assessments



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		

Owner(s)A

Name - Ownership Type

ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC

Legal DescriptionA

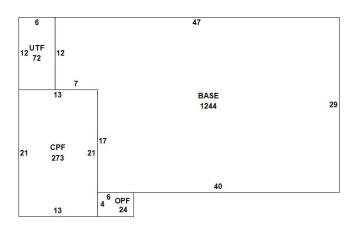
SEC 20 TWP 21S RGE 31E N 177.6 FT OF S 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 E OF RY (LESS BEG INT ELY RY R/W & S LI OF N 509.6 FT OF SE 1/4 RUN NELY ON RY 50 FT SELY TO A PT 200 FT E OF BEG W 200 FT TO BEG)

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	



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

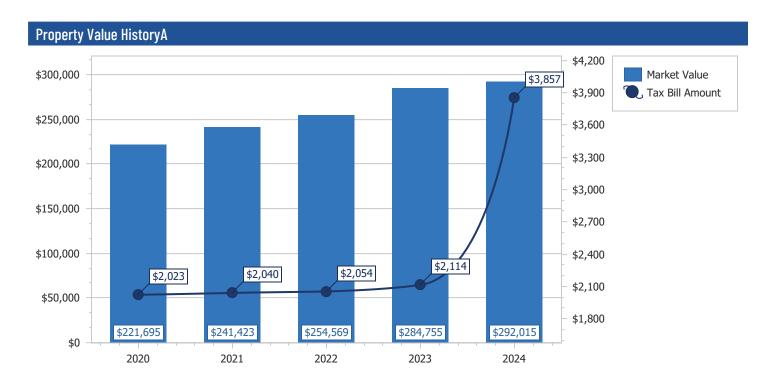
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 1	1985	1	\$35,000	\$21,000

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

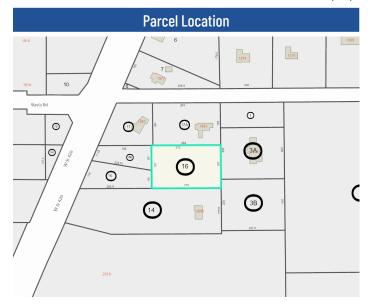
Property Address:

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



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	

Note: Does NOT INCLUDE Non Ad Valorem Assessments

U	W	n	e	r(S	

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

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

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

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

* Year Built = Actual / Effective

Building

Permits				
Permit #	Description	Value	CO Date	Permit Date

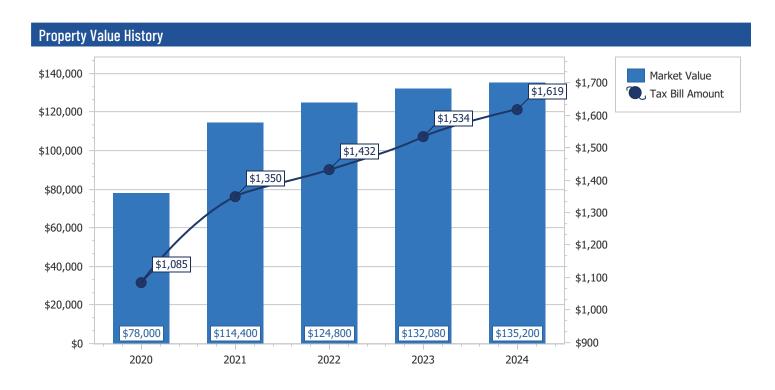
Extra Features				
Description	Year Built	Units	Cost	Assessed

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 eplandesk@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

DescriptionAmountCC CONVENIENCE FEE -- PZ2.50PRE APPLICATION50.00

Total Amount 52.50