

SEMINOLE COUNTY
PROPERTY APPRAISER
 DAVID JOHNSON, CFA

Parcel Location



A photograph of a single-story house with a grey roof and light-colored siding, partially obscured by large trees with Spanish moss hanging from their branches. The house is set on a green lawn.

Value Summary

Parcel	17-21-29-5BG-0000-049B
Property Address	4050 MCNEIL RD APOPKA, FL 32703
Mailing Address	4050 MCNEIL RD APOPKA, FL 32703
Subdivision	MC NEILS ORANGE VILLA
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	Homestead expires at the end of 2026 and MUST Be re-applied for 2027
AG Classification	No

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$209,138	\$80,027
Depreciated Other Features	\$1,650	\$1,100
Land Value (Market)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$330,788	\$201,127
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$146,180	\$21,372
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$184,608	\$179,755

Owner(s)

Tax Amount w/o Exemptions	\$2,751.22
Tax Bill Amount	\$1,900.06
Tax Savings with Exemptions	\$851.16

Name - Ownership Type

CALLUM, BEVERLY

Tuesday, June 30, 2026

Legal Description

S 230 FT OF N 245 FT OF W 122.5 FT OF E 1/2 OF LOT 49 MC NEILS ORANGE VILLA PB 2 PG 99

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$184,608	\$51,411	\$133,197
SCHOOLS	\$184,608	\$25,000	\$159,608
FIRE	\$184,608	\$51,411	\$133,197
ROAD	\$184,608	\$51,411	\$133,197
WATER MANAGEMENT DISTRICT	\$184,608	\$51,411	\$133,197

Sales

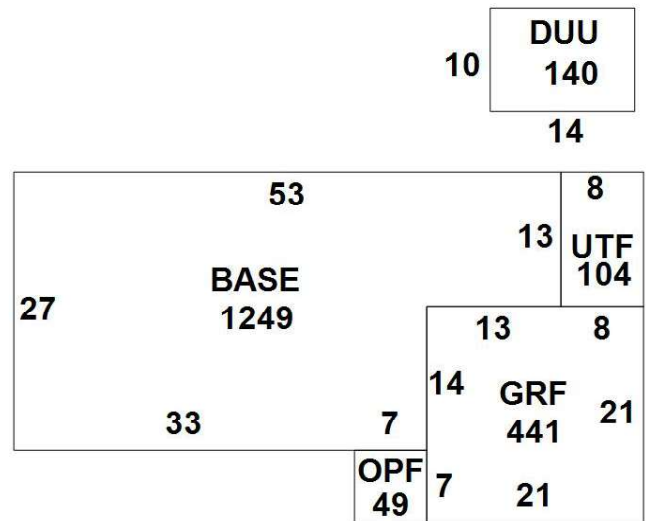
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/20/2026	\$435,000	10996/0123	Improved	Yes
WARRANTY DEED	7/18/2023	\$182,000	10476/1230	Improved	Yes
WARRANTY DEED	4/1/2004	\$63,000	05266/1996	Improved	No
CORRECTIVE DEED	2/1/1997	\$100	05266/1994	Improved	No
QUIT CLAIM DEED	2/1/1997	\$3,000	03200/0789	Improved	No
WARRANTY DEED	3/1/1994	\$70,900	02751/1282	Improved	Yes
QUIT CLAIM DEED	5/1/1991	\$100	02302/0009	Improved	No
WARRANTY DEED	2/1/1980	\$63,500	01268/0437	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$80,000/Lot	\$120,000	\$120,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1976/2020
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft²)	1249
Total Area (ft²)	1983
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$214,501
Assessed	\$209,138

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
DETACHED UTILITY UNFINISHED	140
GARAGE FINISHED	441
OPEN PORCH FINISHED	49
UTILITY FINISHED	104

Permits				
Permit #	Description	Value	CO Date	Permit Date
12723	4050 MCNEIL RD: ELECTRICAL - RESIDENTIAL- [MC NEILS ORANGE VILLA]	\$450		8/17/2023
06687	REROOF	\$2,000		6/24/2008

Extra Features				
Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	1993	1	\$2,750	\$1,650

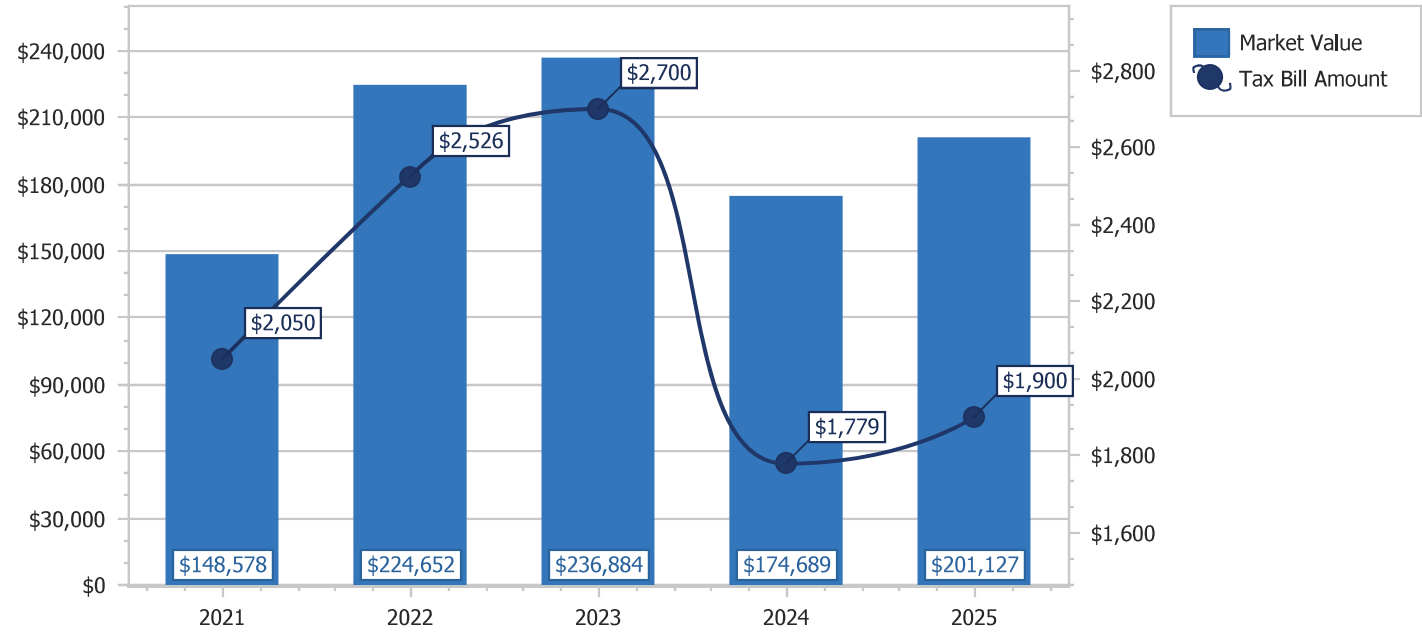
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Bear Lake
Middle	Teague
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 39

Utilities	
Fire Station #	13
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

Property Value History



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