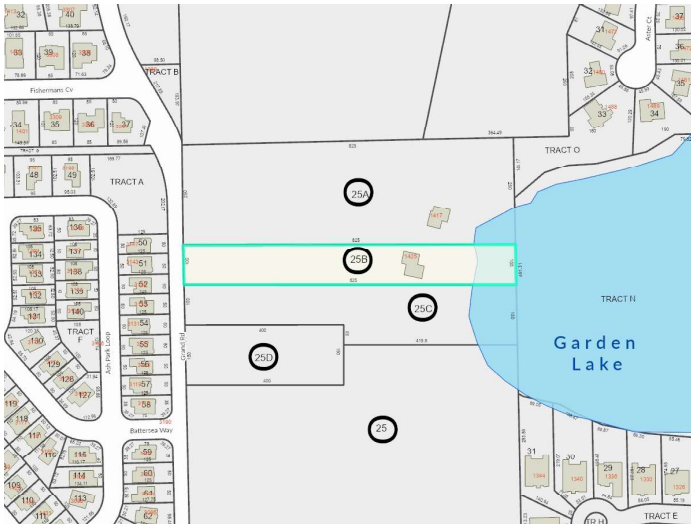


Property Record Card



Parcel: 26-21-30-300-025B-0000
Property Address: 1425 GRAND RD WINTER PARK, FL 32792
Owners: BROWN, RACHEL; BROWN, CHAD
 2025 Market Value \$546,072 Assessed Value \$307,503 Taxable Value \$256,781
 2024 Tax Bill \$3,418.86 Tax Savings with Exemptions \$3,720.45
 The 2 Bed/2 Bath Single Family Waterfront property is 1,909 SF and a lot size of 1.88 Acres

Parcel Location



Site View



262130300025B0000 04/23/2022

Parcel Information

Parcel	26-21-30-300-025B-0000
Property Address	1425 GRAND RD WINTER PARK, FL 32792
Mailing Address	1425 GRAND RD WINTER PARK, FL 32792-7349
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2013)
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	\$282,779	\$277,135
Depreciated Other Features	\$8,978	\$9,038
Land Value (Market)	\$254,315	\$254,315
Land Value Agriculture	\$0	\$0
Just/Market Value	\$546,072	\$540,488
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$238,569	\$241,651
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$307,503	\$298,837

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,139.31
Tax Bill Amount	\$3,418.86
Tax Savings with Exemptions	\$3,720.45

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BROWN, RACHEL - Tenancy by Entirety
 BROWN, CHAD - Tenancy by Entirety

Legal Description

SEC 26 TWP 21S RGE 30E
S 100 FT OF N 350 FT OF W
825 FT OF SW 1/4 OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$307,503	\$50,722	\$256,781
Schools	\$307,503	\$25,000	\$282,503
FIRE	\$307,503	\$50,722	\$256,781
ROAD DISTRICT	\$307,503	\$50,722	\$256,781
SJWM(Saint Johns Water Management)	\$307,503	\$50,722	\$256,781

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2012	\$293,500	07913/1039	Improved	Yes
WARRANTY DEED	3/1/1983	\$60,000	01443/0015	Improved	Yes
WARRANTY DEED	4/1/1979	\$9,000	01220/0475	Improved	Yes

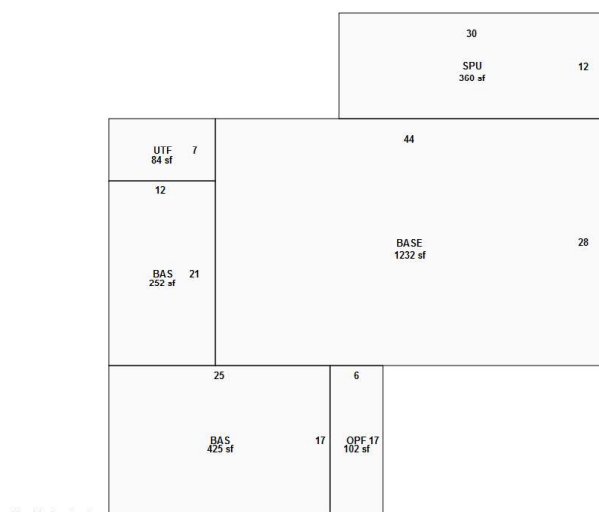
Land

Units	Rate	Assessed	Market
100 feet X 680 feet	\$1,100/Front Foot	\$139,315	\$139,315
1 Lot	\$115,000/Lot	\$115,000	\$115,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1980/1990
Bed	2
Bath	2.0
Fixtures	8
Base Area (ft ²)	1232
Total Area (ft ²)	2455
Constuction	CB/STUCCO FINISH
Replacement Cost	\$334,650
Assessed	\$282,779

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE	252
BASE	425
OPEN PORCH FINISHED	102
SCREEN PORCH UNFINISHED	360
UTILITY FINISHED	84

Permits				
Permit #	Description	Value	CO Date	Permit Date
15399	1425 GRAND RD: ELECTRICAL - RESIDENTIAL-	\$2,000		11/7/2019
14233	ADDITION	\$60,000		12/23/2015
03229	BOAT DOCK	\$10,000		4/10/2014
05238	CELL TOWER; PAD PER PERMIT 1421 GRAND RD	\$80,000		7/1/2010
05632	METAL BUILDING ON PARKING PAD	\$15,000		5/24/2007
09941	MECHANICAL & CONDENSOR	\$4,669		11/2/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	1988	1	\$1,100	\$440
ACCESSORY BLDG 1	1998	1	\$2,500	\$1,000
FIREPLACE 1	1998	1	\$3,000	\$1,200
BLOCK WALL - SF	1998	43	\$596	\$238
ACCESSORY BLDG 3	2007	1	\$10,000	\$4,000
BOAT COVER 1	2014	1	\$3,500	\$2,100

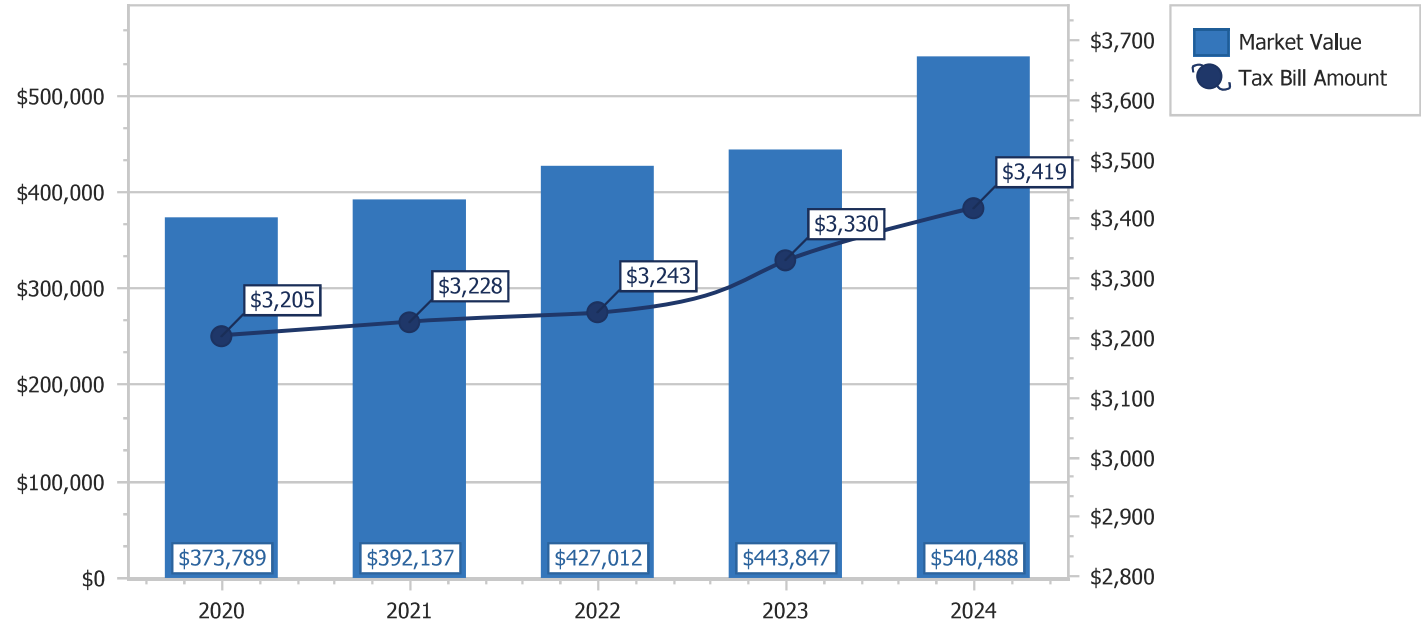
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 67

Utilities	
Fire Station #	Station: 23 Zone: 231
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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