

Property Record Card



Parcel: 27-21-31-508-0000-0880
 Property Address: 2872 N MORNINGSIDE CT OVIEDO, FL 32765
 Owners: DYER, CINDY G; DYER, SCOTT J
 2025 Market Value \$390,946 Assessed Value \$348,861 Taxable Value \$298,139
 2024 Tax Bill \$3,949.76 Tax Savings with Exemptions \$1,084.07
 The 4 Bed/2 Bath Single Family property is 1,633 SF and a lot size of 0.22 Acres

Parcel Location



Site View



Parcel Information

Parcel	27-21-31-508-0000-0880
Property Address	2872 N MORNINGSIDE CT OVIEDO, FL 32765
Mailing Address	2872 N MORNINGSIDE CT OVIEDO, FL 32765-6924
Subdivision	STILLWATER PH 1
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2022)
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	\$243,485	\$238,630
Depreciated Other Features	\$32,461	\$32,461
Land Value (Market)	\$115,000	\$110,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$390,946	\$381,091
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum	\$42,085	\$42,062
Portability		
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$348,861	\$339,029

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,033.83
Tax Bill Amount	\$3,949.76
Tax Savings with Exemptions	\$1,084.07

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

DYER, CINDY G - Tenancy by Entirety
 DYER, SCOTT J - Tenancy by Entirety

Legal Description

LOT 88
STILLWATER PH 1
PB 33 PGS 45 TO 48

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$348,861	\$50,722	\$298,139
Schools	\$348,861	\$25,000	\$323,861
FIRE	\$348,861	\$50,722	\$298,139
ROAD DISTRICT	\$348,861	\$50,722	\$298,139
SJWM(Saint Johns Water Management)	\$348,861	\$50,722	\$298,139

Sales

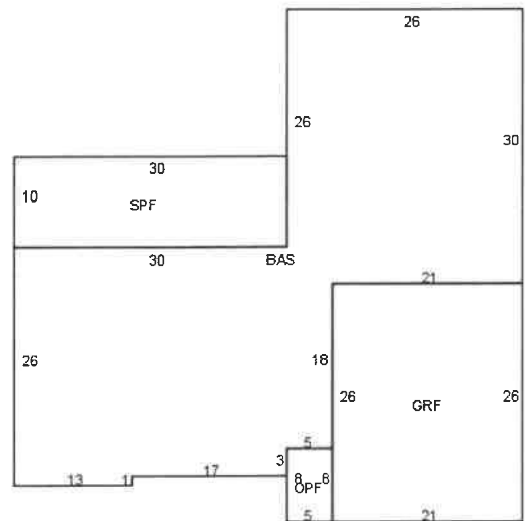
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/15/2021	\$349,000	09822/1025	Improved	Yes
QUIT CLAIM DEED	8/12/2020	\$100	09682/1636	Improved	No
WARRANTY DEED	2/1/2016	\$245,000	08635/0128	Improved	Yes
WARRANTY DEED	11/1/2011	\$150,000	07674/0917	Improved	Yes
QUIT CLAIM DEED	3/1/2006	\$68,500	06161/1089	Improved	No
ADMINISTRATIVE DEED	11/1/2000	\$13,400	03957/1367	Improved	No
PROBATE RECORDS	4/1/2000	\$100	03835/2045	Improved	No
WARRANTY DEED	4/1/1998	\$113,000	03417/0746	Improved	Yes
SPECIAL WARRANTY DEED	10/1/1994	\$107,600	02846/0077	Improved	No
CERTIFICATE OF TITLE	3/1/1994	\$100	02745/1879	Improved	No
WARRANTY DEED	10/1/1986	\$95,100	01787/0706	Improved	Yes
WARRANTY DEED	1/1/1986	\$139,700	01701/0859	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$115,000/Lot	\$115,000	\$115,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1986
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft²)	1633
Total Area (ft²)	2519
Constuction	CB/STUCCO FINISH
Replacement Cost	\$298,754
Assessed	\$243,485

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	546
OPEN PORCH FINISHED	40
SCREEN PORCH FINISHED	300

Permits				
Permit #	Description	Value	CO Date	Permit Date
00107	2872 N MORNINGSIDE CT: PLUMBING - RESIDENTIAL-RESIDENTIAL [STILLWATER PH 1]	\$4,800		1/22/2025
01479	2872 N MORNINGSIDE CT: FENCE/WALL RESIDENTIAL-FENCE [STILLWATER PH 1]	\$5,052		2/9/2022
20973	2872 N MORNINGSIDE CT: EZ REROOF RESIDENTIAL- [STILLWATER PH 1]	\$9,197		12/23/2020
05820	REROOF	\$5,956		5/1/2003

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1986	1	\$3,000	\$1,200
POOL 2	1987	1	\$45,000	\$27,000
GAS HEATER - UNIT	1987	1	\$1,653	\$661
SCREEN ENCL 2	1987	1	\$9,000	\$3,600
PATIO NO VALUE	2000	1	\$0	\$0

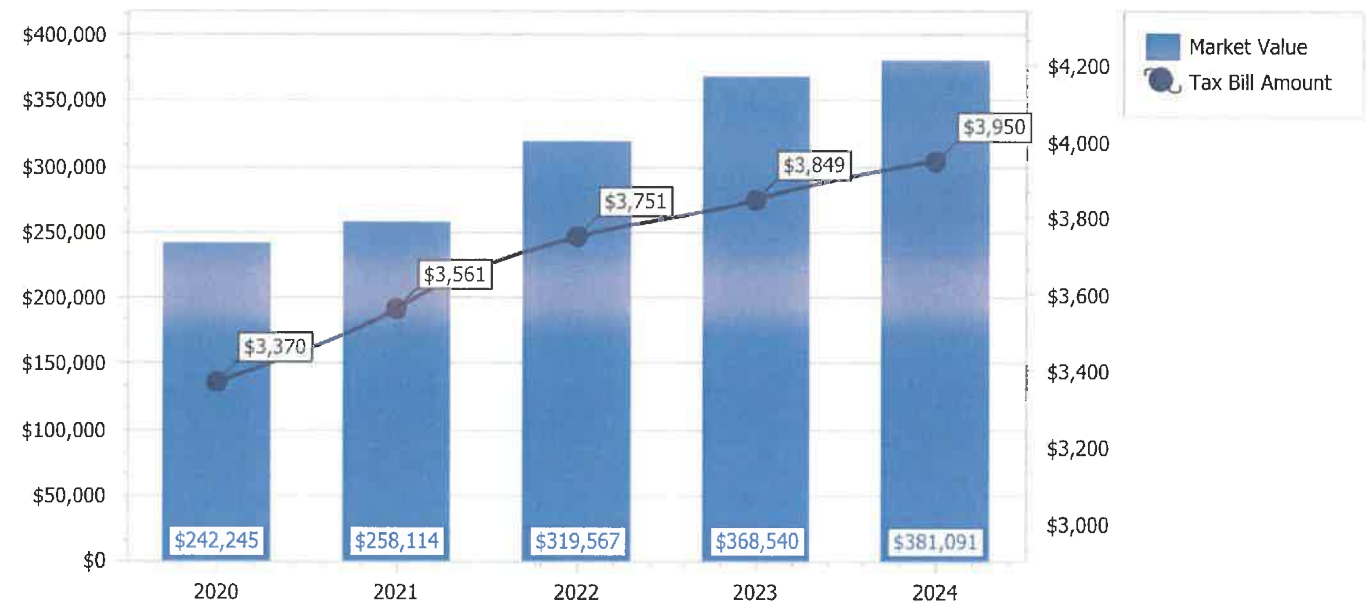
Zoning	
Zoning	R-2
Description	One and Two-Family-9000
Future Land Use	MDR
Description	Medium Density Residential

School Districts	
Elementary	Carillon
Middle	Jackson Heights
High	Hagerty

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 77

Utilities	
Fire Station #	Station: 65 Zone: 651
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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