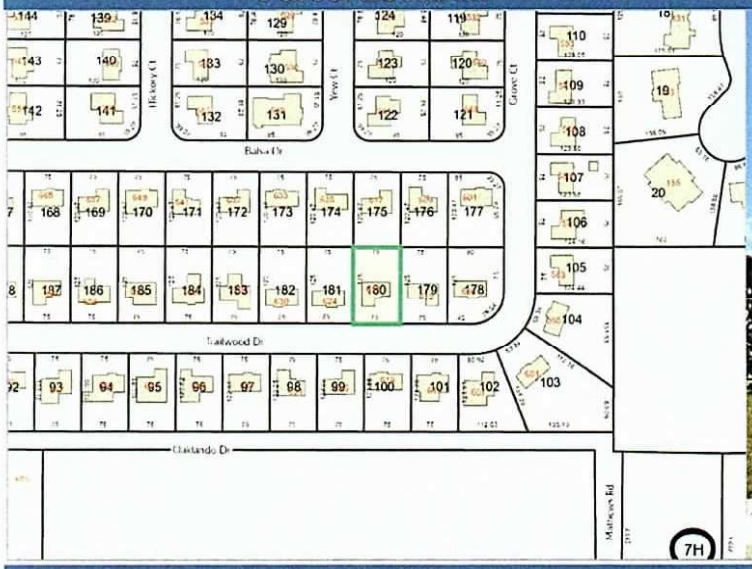
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 21-21-29-5CN-0000-1800

Property Address 618 TRAILWOOD DR ALTAMONTE SPRINGS, FL 32714

Parcel Location



Site View

Parcel Information

Parcel	21-21-29-5CN-0000-1800
Owner(s)	BUTTS, JOHNNY SR
Property Address	618 TRAILWOOD DR ALTAMONTE SPRINGS, FL 32714
Mailing	618 TRAILWOOD DR ALTAMONTE SPG, FL 32714-1455
Subdivision Name	TRAILWOOD ESTATES SEC 1
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	00-HOMESTEAD(1999)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	$175,997	$145,365
Depreciated EXFT Value	$1,400	$1,200
Land Value (Market)	$85,000	$75,000
Land Value Ag		
Just/Market Value	$262,397	$221,565
Portability Adj		
Save Our Homes Adj	$168,555	$130,456
Non-Hx 10% Cap (AMD 1)	$0	$0
P&G Adj	$0	$0
Assessed Value	$93,842	$91,109

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions $2,948.59 **2023 Tax Savings with Exemptions** $2,333.60

2023 Tax Bill Amount $614.99

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 180
TRAILWOOD ESTATES SEC 1
PB 16 PG 28

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$93,842	$55,000	$38,842
SJWM(Saint Johns Water Management)	$93,842	$55,000	$38,842
FIRE	$93,842	$55,000	$38,842
COUNTY GENERAL FUND	$93,842	$55,000	$38,842
Schools	$93,842	$30,000	$63,842

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	07/01/2016	08739	0878	$100	No	Improved
WARRANTY DEED	04/01/1998	03416	0306	$72,200	Yes	Improved
WARRANTY DEED	11/01/1995	02997	1294	$66,000	No	Improved
TRUSTEE DEED	06/01/1993	02614	1156	$49,900	No	Improved
QUIT CLAIM DEED	04/01/1993	02571	1813	$100	No	Improved
WARRANTY DEED	01/01/1976	01093	1211	$24,500	Yes	Improved
WARRANTY DEED	01/01/1972	00930	0049	$18,100	Yes	Improved

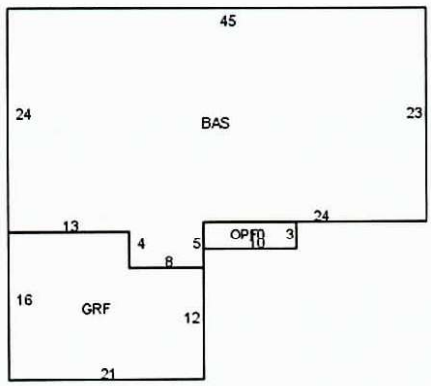
Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	$85,000.00	$85,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	SINGLE FAMILY	1972/1992	2	2.0	6	1,088	1,422	1,088	CONC BLOCK	$175,997	$202,878

Appendages	
Description	**Area**
OPEN PORCH FINISHED	30.00
GARAGE FINISHED	304.00



Building 1 - Page 1

** *Year Built (Actual / Effective)*

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
01321	GFI & SMOKE DETECTOR	County	$300		2/1/1998
07961	MECHANICAL & CONDENSOR	County	$1,932		8/1/2002
05270	REROOF	County	$6,425		5/14/2015
07765	618 TRAILWOOD DR: ELECTRICAL - RESIDENTIAL- [TRAILWOOD ESTATES SEC 1]	County	$6,590		5/30/2019
08193	618 TRAILWOOD DR: MECHANICAL - RESIDENTIAL-SFR [TRAILWOOD ESTATES SEC 1]	County	$9,105		6/27/2019

Extra Features

Description	Year Built	Units	Value	New Cost
SCREEN PATIO 1	10/01/1990	1	$1,400	$3,500

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1A	Low Density Residential	LDR	Single Family-9000

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
13.00	DUKE	CENTURY LINK	SUNSHINE WATER SERVICES	SUNSHINE WATER SERVICES	TUE/FRI	WED	NO SERVICE	Waste Management

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	53

School Information

Elementary School District	Middle School District	High School District
Spring Lake	Teague	Lake Brantley

Copyright 2024 © Seminole County Property Appraiser