



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 26-55100001

RECEIVED 01/23/2026
PAID 01/26/2026

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input checked="" type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input type="checkbox"/> FINAL ENGINEERING (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: 4 LOTS MAX – COMMERCIAL: 2 LOTS MAX)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: **Chapman Country Acres Replat**

PARCEL ID #(S): 27-21-31-300-0010-0000
27-21-31-527-0000-0010
27-21-31-527-0000-0020
27-21-31-527-0000-0030
27-21-31-527-0000-0040
27-21-31-300-001C-0000

NUMBER OF LOTS: 9 (6 existing) SINGLE FAMILY TOWNHOMES COMMERCIAL INDUSTRIAL OTHER

ARE ANY TREES BEING REMOVED? YES NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION IN FINAL ENGINEERING)

WATER PROVIDER: **Private Well** SEWER PROVIDER: **Septic System**

ZONING: **A-1** FUTURE LAND USE: **R-1** TOTAL ACREAGE: **19.09 Acres** BCC DISTRICT: **1**

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: **Jack Michael Moshell**, *CAROLE COMPANY: H. MANN*

ADDRESS: **779 E. Chapman Road**

CITY: **Oviedo** STATE: **FL** ZIP: **32765**

PHONE: **407-694-6763** EMAIL: **[REDACTED]**

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Thomas H. Skelton, PE

COMPANY: American Civil Engineering Complanly

ADDRESS: 207 N. Moss Road, Suite 211

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: Off: 407-327-7700 / Cell: 407-461-7334 EMAIL: [REDACTED]

OWNER(S)

NAME(S): Applicant - JACK MICHAEL MOSHELL, Carole H. MANN

ADDRESS: 779 E. CHAPMAN RD.

CITY: OVIEDO

STATE: FL

ZIP: 32765

PHONE: 407 694 6763

EMAIL: [REDACTED]

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

Concurrency application has been submitted online and the appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

I elect to defer the Concurrency Review determination for the above listed property until Final Engineering. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

Jack Michael Moshell
Carole H. Mann

SIGNATURE OF OWNER/AUTHORIZED AGENT
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

DATE

01/02/26

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

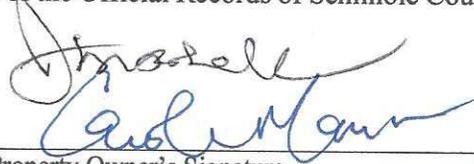
I, J. M. Moshell & Carole H. Mann, the owner of record for the following described property [Parcel ID Number(s)] 779 E. Chapman Rd, Oviedo FL 32765 hereby designates Thomas H. Skelton PE to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 01/02/26

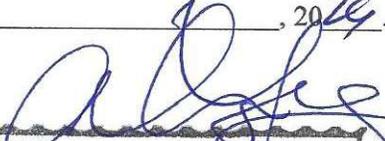


 Property Owner's Signature
JACK MICHAEL MOSHELL & Carole H. Mann

 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF SEMINOLE

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Jack Moshell and Carole H Mann (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced FLDL and FLDL as identification, and who executed the foregoing instrument and sworn an oath on this 2nd day of January, 2026.


 Notary Public ALVIN NUNEZ
 Notary Public - State of Florida
 Commission # HH 328409
 My Comm. Expires Nov 2, 2026

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

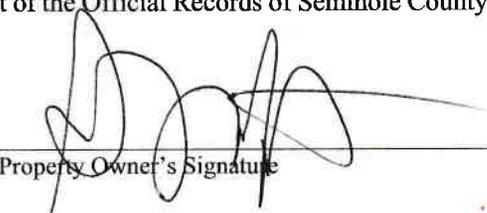
I, STEPHEN J. RATCLIFF, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-527-0000-0010 hereby designates Thomas H. Skelton, PE (American Civil Engineering) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Jan 16, 2026
Date

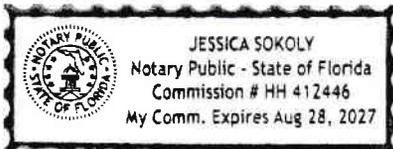


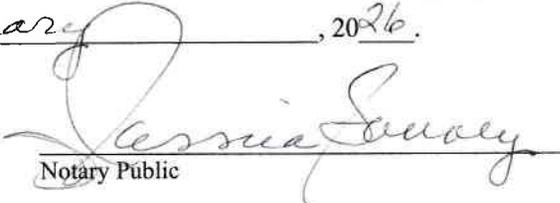
 Property Owner's Signature
STEPHEN J. RATCLIFF

 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Stephen J. Ratcliff (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 16th day of January, 2026.





 Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, John M. Campbell, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-527-0000-0040 hereby designates Thomas H. Skelton, PE (American Civil Engineering) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____
 and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

1-22-26

 Date

John M Campbell

 Property Owner's Signature

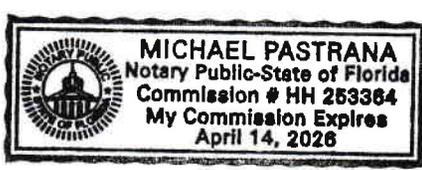
John M Campbell

 Property Owner's Printed Name

STATE OF FLORIDA
 COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared John M Campbell (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced Florida Drivers License as identification, and who executed the foregoing instrument and sworn an oath on this 22 day of January, 20 26.



[Signature]

 Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

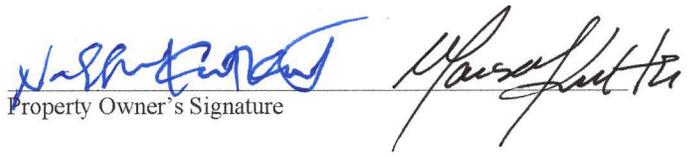
I, Nasser Kutkut & Peggy Kutkut, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-300-001C-0000 hereby designates **Thomas H. Skelton, PE (American Civil Engineering)** to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

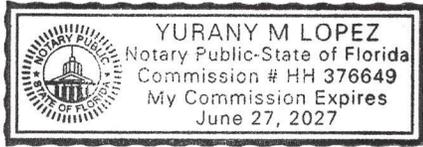
1/15/2026
Date

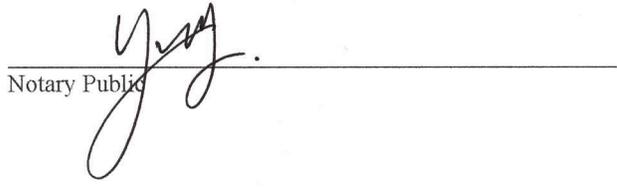

Property Owner's Signature

Nasser Kutkut & Peggy Kutkut
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Nasser Kutkut and Peggy Kutkut (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 15th day of January, 2026.




Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, David A. Moore, the owner of record for the following described property [Parcel ID Number(s)] 27-21-31-527-0000-0030 hereby designates **Thomas H. Skelton, PE (American Civil Engineering)** to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 1/23/26

Property Owner's Signature

David A. Moore
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared David A. Moore (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 23rd day of January, 2026.



Linda C. Preffer
Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Katie Keel, the owner of record for the following described property [Parcel ID Number(s)] Parcel 27-21-31-527-0000-0020 hereby designates Thomas H. Skelton, PE (American Civil Engineering) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Jan 23, 2026
Date

K Keel
Property Owner's Signature

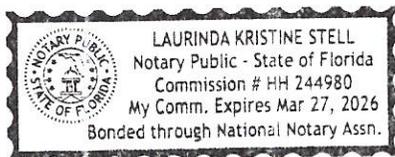
K Keel
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Katie Keel (property owner),

by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and

sworn an oath on this 23 day of January, 2026.



Laurinda Kristine Stell
Notary Public

Property Record CardA



Parcel: 27-21-31-300-0010-0000
 Property Address: 779 E CHAPMAN RD OVIEDO, FL 32765
 Owners: MOSHELL, JACK M; MANN, CAROLE H
 2026 Market Value \$1,270,364 Assessed Value \$830,422 Taxable Value \$779,011
 2025 Tax Bill \$10,501.89 Tax Savings with Exemptions \$6,905.17
 The 5 Bed/4.5 Bath Single Family property is 5,219 SF and a lot size of 9.80 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	27-21-31-300-0010-0000
Property Address	
Mailing Address	779 E CHAPMAN RD OVIEDO, FL 32765-9017
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2003)
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$882,073	\$886,920
Depreciated Other Features	\$11,126	\$8,454
Land Value (Market)	\$377,165	\$377,165
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,270,364	\$1,272,539
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$439,942	\$463,949
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$830,422	\$808,590

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$17,407.06
Tax Bill Amount	\$10,501.89
Tax Savings with Exemptions	\$6,905.17

Owner(s)A

Name - Ownership Type

MOSHELL, JACK M - Tenancy by Entirety
 MANN, CAROLE H - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 27 TWP 21S RGE 31E E 1/4 OF NE 1/4 OF
NE 1/4 (LESS N 33 FT)

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$830,422	\$51,411	\$779,011
Schools	\$830,422	\$25,000	\$805,422
FIRE	\$830,422	\$51,411	\$779,011
ROAD DISTRICT	\$830,422	\$51,411	\$779,011
SJWM(Saint Johns Water Management)	\$830,422	\$51,411	\$779,011

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2001	\$100	04036/1742	Vacant	No
WARRANTY DEED	1/1/2000	\$102,000	03791/0027	Vacant	Yes

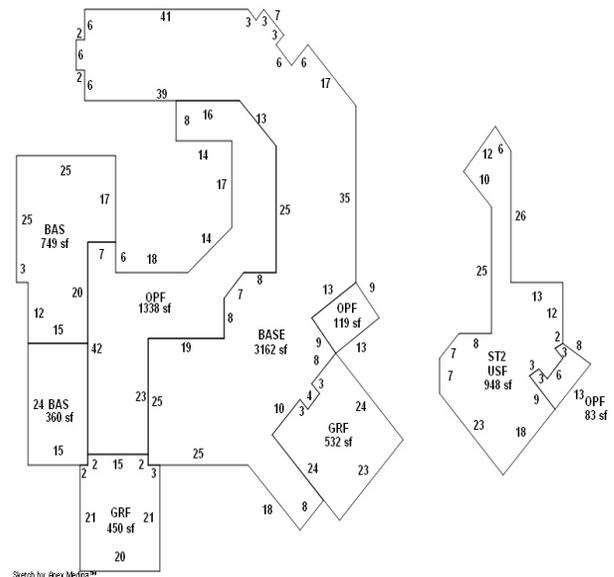
LandA

Units	Rate	Assessed	Market
5.75 Acres	\$65,587/Acre	\$377,125	\$377,125
4 Acres	\$10/Acre	\$40	\$40

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	2002
Bed	5
Bath	4.5
Fixtures	24
Base Area (ft ²)	3162
Total Area (ft ²)	7741
Constuction	CB/STUCCO FINISH
Replacement Cost	\$969,311
Assessed	\$882,073

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
-------------	-------------------------

BASE	360
BASE	749
GARAGE FINISHED	450
GARAGE FINISHED	532
OPEN PORCH FINISHED	1338
OPEN PORCH FINISHED	83
OPEN PORCH FINISHED	119
UPPER STORY FINISHED	948

PermitsA

Permit #	Description	Value	CO Date	Permit Date
05679	779 E CHAPMAN RD: MECHANICAL - RESIDENTIAL-SINGLE FAMILY	\$6,971		4/12/2022
20405	779 E CHAPMAN RD: MECHANICAL - RESIDENTIAL-	\$6,461		12/14/2020
04674	779 E CHAPMAN RD: WINDOW / DOOR REPLACEMENT-Replacing 1 Door Unit.	\$2,916		4/7/2020
04356	SOLAR INSTALL	\$44,699		4/13/2018
05377	MECHANICAL	\$4,537		7/17/2012
01394	SOLAR FOR POOL	\$7,850		2/25/2010
09097	ELECTRIC WIRING	\$0		9/1/2001
03395		\$473,150	5/13/2002	4/1/2001
00844	135 FT OF 5 FT CHAIN LINK FENCE	\$1,360		2/1/1996

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
PATIO 3	2002	1	\$6,000	\$3,600
SHED - NO VALUE	2002	3	\$0	\$0
FIREPLACE 2	2002	1	\$6,000	\$3,600
ACCESSORY BLDG 1	2006	1	\$2,500	\$1,500
PATIO 1	2010	1	\$1,100	\$688
HOME-SOLAR HEATER	2010	2	\$0	\$0
GAZEBO 2	2012	1	\$2,575	\$1,738
HOME-SOLAR POWER	2018	1	\$0	\$0

ZoningA

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

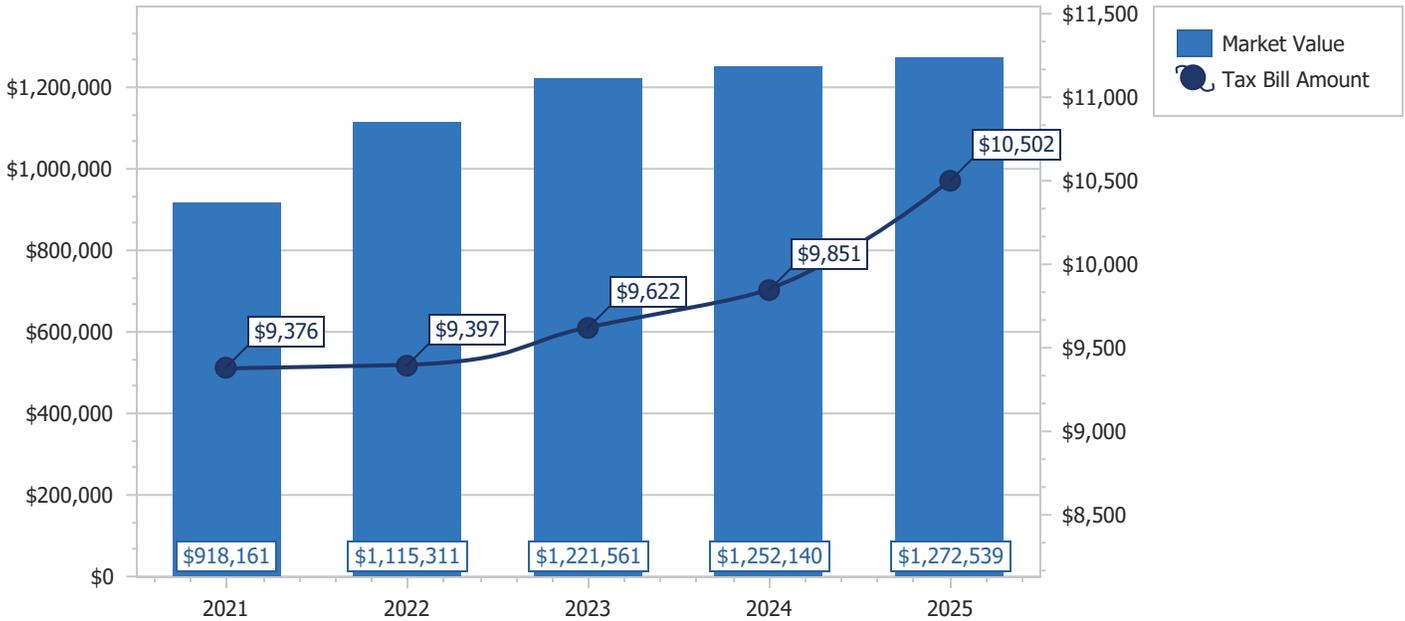
School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

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 77

UtilitiesA	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryA



Copyright 2026 © Seminole County Property Appraiser

Property Record CardA



Parcel: 27-21-31-527-0000-0010
 Property Address: 751 E CHAPMAN RD OVIEDO, FL 32765
 Owners: RATCLIFF, STEPHEN J; RATCLIFF, SONYA C
 2026 Market Value \$1,020,819 Assessed Value \$570,219 Taxable Value \$518,808
 2025 Tax Bill \$7,036.15 Tax Savings with Exemptions \$6,996.86
 The 4 Bed/4.5 Bath Single Family property is 4,246 SF and a lot size of 1.43 Acres

Parcel LocationA



Site ViewA



2721315270000010 02/21/2022

Parcel InformationA

Parcel	27-21-31-527-0000-0010
Property Address	
Mailing Address	751 E CHAPMAN RD OVIEDO, FL 32765-9017
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2020)
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$734,469	\$738,255
Depreciated Other Features	\$43,350	\$44,625
Land Value (Market)	\$243,000	\$243,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,020,819	\$1,025,880
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$450,600	\$470,652
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$570,219	\$555,228

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$14,033.01
Tax Bill Amount	\$7,036.15
Tax Savings with Exemptions	\$6,996.86

Owner(s)A

Name - Ownership Type
 RATCLIFF, STEPHEN J - Tenancy by Entirety
 RATCLIFF, SONYA C - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

GARAGE FINISHED	1405
OPEN PORCH FINISHED	537
OPEN PORCH FINISHED	55
OPEN PORCH FINISHED	156

PermitsA

Permit #	Description	Value	CO Date	Permit Date
05628	751 E CHAPMAN RD: SWIMMING POOL RESIDENTIAL-Installing In-Ground Pool [CHAPMAN COUNTRY ACRES]	\$81,635		5/9/2019
18056	NEW HOME	\$725,000	6/28/2019	12/19/2017

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	2019	1	\$6,000	\$5,100
POOL 2	2019	1	\$45,000	\$38,250

ZoningA

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

School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

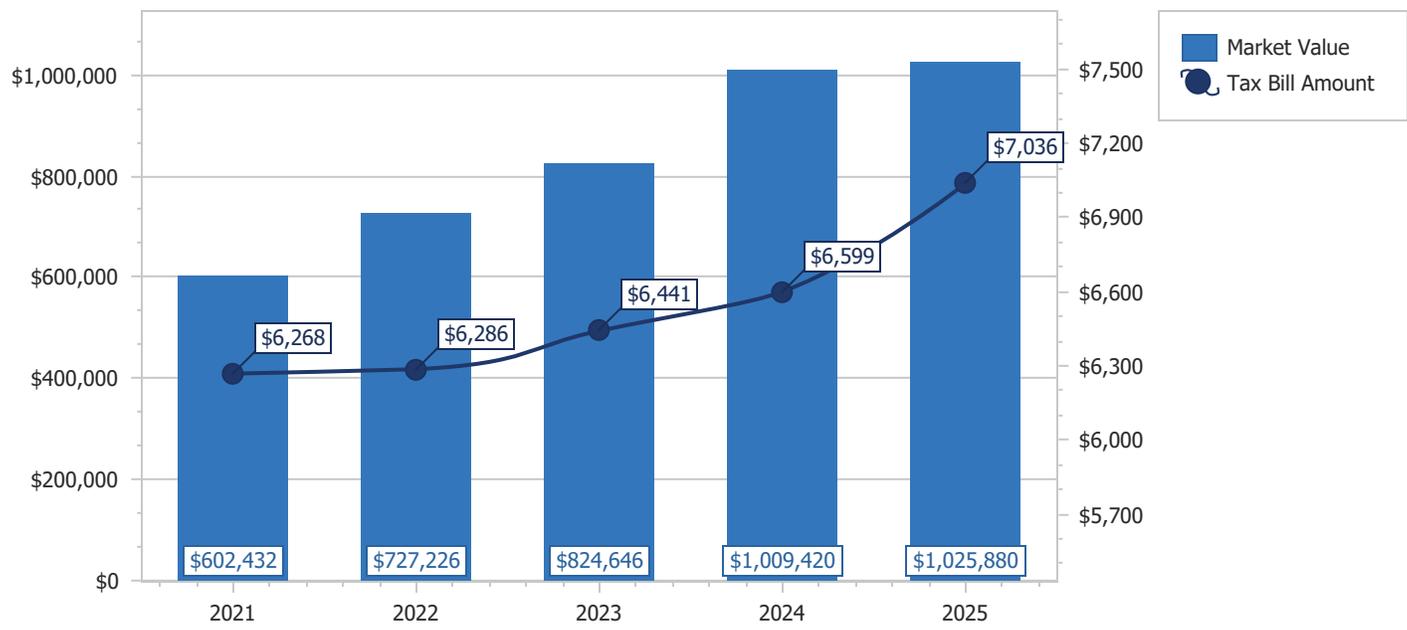
Political RepresentationA

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 77

UtilitiesA

Fire Station #	Station: 46 Zone: 464
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 HistoryA



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Property Record CardA



Parcel: 27-21-31-527-0000-0020
 Property Address: 2414 PINE CROSS CT OVIEDO, FL 32765
 Owners: KEEL, KATIE
 2026 Market Value \$417,742 Assessed Value \$417,742 Taxable Value \$417,742
 2025 Tax Bill \$5,747.03

The / Single Family property is 1,566 SF and a lot size of 1.44 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	27-21-31-527-0000-0020
Property Address	
Mailing Address	2414 PINE CROSS CT OVIEDO, FL 32765-9074
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$174,742	\$177,135
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$243,000	\$243,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$417,742	\$420,135
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	\$417,742	\$420,135

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$5,747.03
Tax Bill Amount	\$5,747.03
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 KEEL, KATIE

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 2
CHAPMAN COUNTRY ACRES
PB 80 PGS 90-91

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$417,742	\$0	\$417,742
Schools	\$417,742	\$0	\$417,742
FIRE	\$417,742	\$0	\$417,742
ROAD DISTRICT	\$417,742	\$0	\$417,742
SJWM(Saint Johns Water Management)	\$417,742	\$0	\$417,742

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/1/2017	\$250,000	08870/1124	Improved	Yes

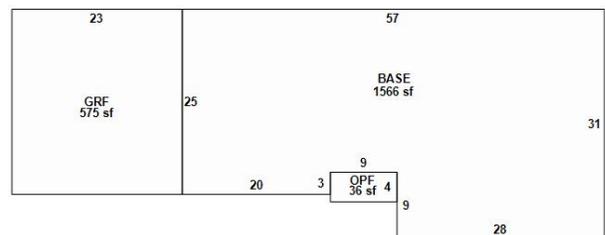
LandA

Units	Rate	Assessed	Market
1 Lot	\$243,000/Lot	\$243,000	\$243,000

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1978
Bed	
Bath	
Fixtures	6
Base Area (ft ²)	1566
Total Area (ft ²)	2177
Constuction	CB/STUCCO FINISH
Replacement Cost	\$239,372
Assessed	\$174,742

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	575

PermitsA

Permit #	Description	Value	CO Date	Permit Date
08065	2414 PINE CROSS CT: WINDOW / DOOR REPLACEMENT- [CHAPMAN COUNTRY ACRES]	\$3,795		6/5/2019

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

ZoningA

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

School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

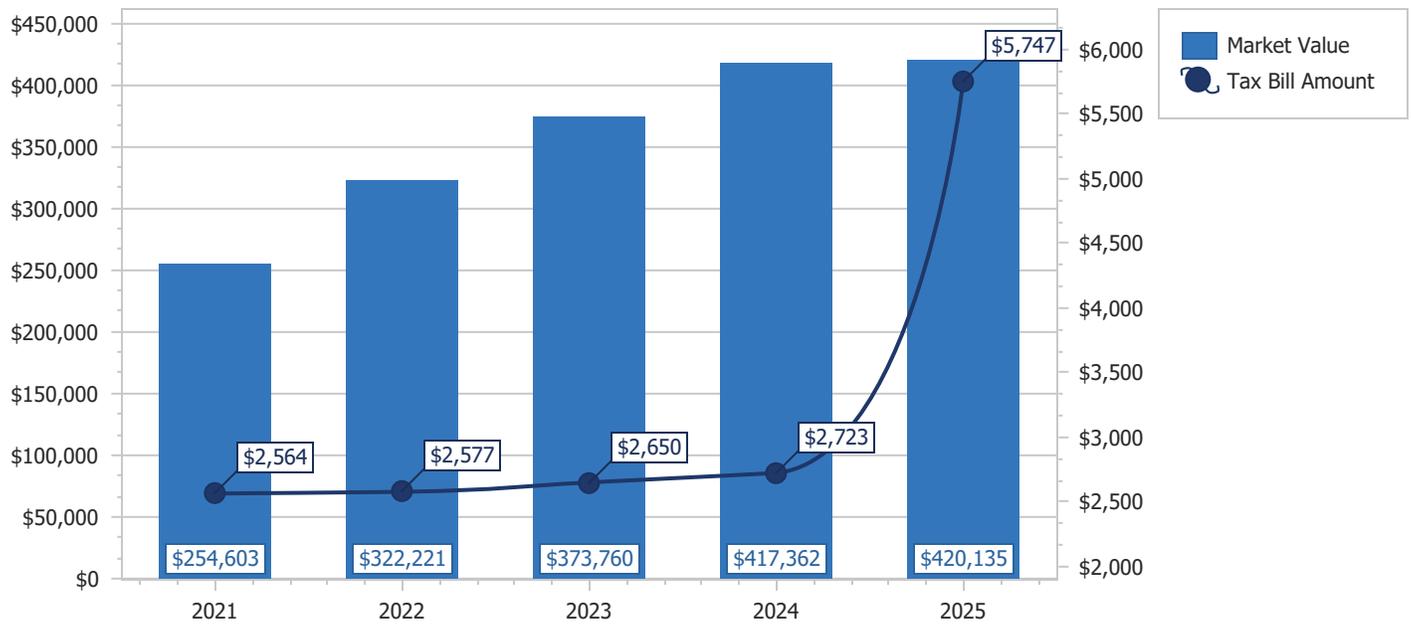
Political RepresentationA

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 77

UtilitiesA

Fire Station #	Station: 46 Zone: 464
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 HistoryA



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Property Record CardA



Parcel: 27-21-31-527-0000-0030
 Property Address: 2422 PINE CROSS CT OVIEDO, FL 32765
 Owners: MOORE, JODI P; MOORE, DAVID A
 2026 Market Value \$1,072,028 Assessed Value \$615,541 Taxable Value \$564,130
 2025 Tax Bill \$7,639.81 Tax Savings with Exemptions \$7,071.33
 The 4 Bed/3.5 Bath Single Family property is 4,083 SF and a lot size of 1.21 Acres

Parcel LocationA



Site ViewA



27213152700000030 02/21/2022

Parcel InformationA

Parcel	27-21-31-527-0000-0030
Property Address	
Mailing Address	2422 PINE CROSS CT OVIEDO, FL 32765-9074
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2018)
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$764,148	\$766,127
Depreciated Other Features	\$64,880	\$66,327
Land Value (Market)	\$243,000	\$243,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,072,028	\$1,075,454
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$456,487	\$476,096
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$615,541	\$599,358

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$14,711.14
Tax Bill Amount	\$7,639.81
Tax Savings with Exemptions	\$7,071.33

Owner(s)A

Name - Ownership Type

MOORE, JODI P - Tenancy by Entirety
 MOORE, DAVID A - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 3
CHAPMAN COUNTRY ACRES
PB 80 PGS 90-91

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$615,541	\$51,411	\$564,130
Schools	\$615,541	\$25,000	\$590,541
FIRE	\$615,541	\$51,411	\$564,130
ROAD DISTRICT	\$615,541	\$51,411	\$564,130
SJWM(Saint Johns Water Management)	\$615,541	\$51,411	\$564,130

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2016	\$149,000	08803/0099	Vacant	Yes

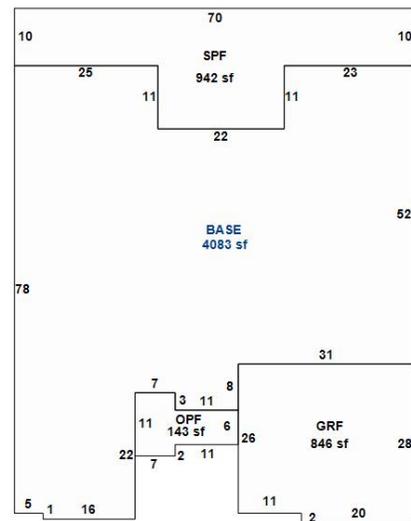
LandA

Units	Rate	Assessed	Market
1 Lot	\$243,000/Lot	\$243,000	\$243,000

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	2017
Bed	4
Bath	3.5
Fixtures	14
Base Area (ft ²)	4083
Total Area (ft ²)	6014
Constuction	CB/STUCCO FINISH
Replacement Cost	\$791,863
Assessed	\$764,148

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	846

OPEN PORCH FINISHED	143
SCREEN PORCH FINISHED	942

PermitsA

Permit #	Description	Value	CO Date	Permit Date
05844	SWIMMING POOL	\$60,113		6/7/2017
01398	NEW SFR	\$543,295	12/12/2017	2/3/2017

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
SUMMER KITCHEN 2	2017	1	\$10,000	\$8,000
POOL 3	2017	1	\$70,000	\$56,000
PATIO 1	2017	1	\$1,100	\$880

ZoningA

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

School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

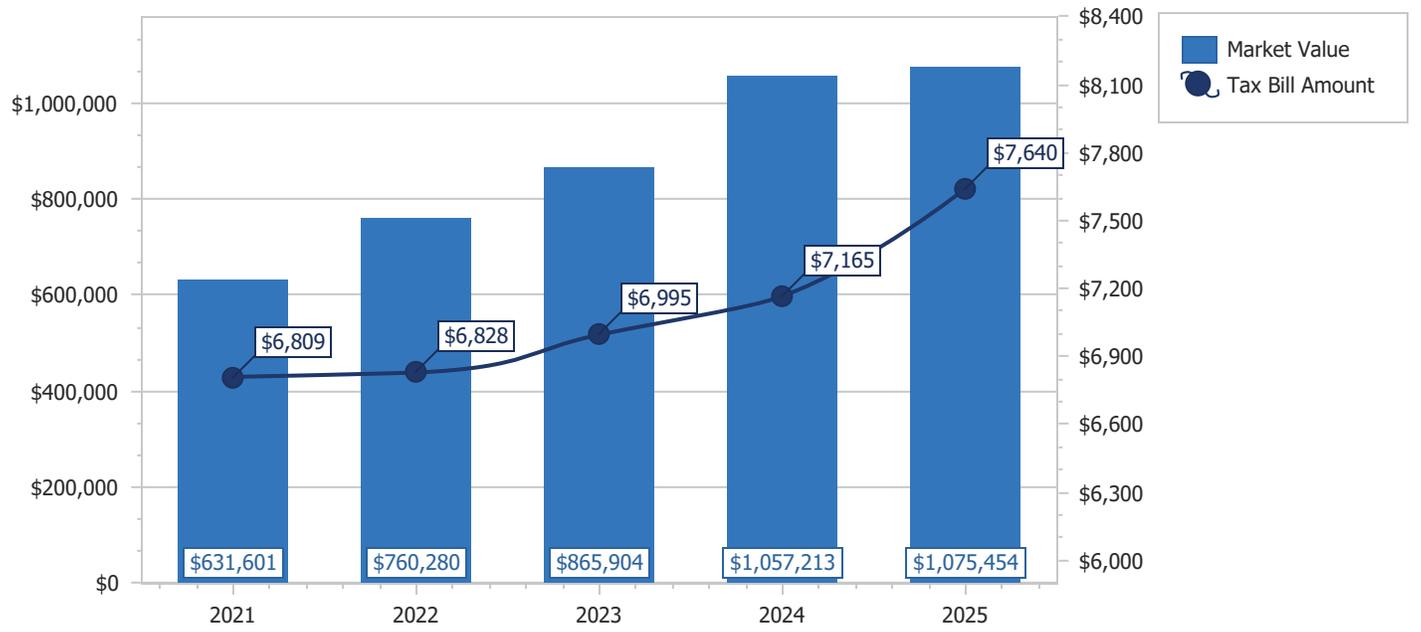
Political RepresentationA

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 77

UtilitiesA

Fire Station #	Station: 46 Zone: 464
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 HistoryA



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Property Record CardA



Parcel: **27-21-31-527-0000-0040**
 Property Address: **2430 PINE CROSS CT OVIEDO, FL 32765**
 Owners: **CAMPBELL, JOHN M; CAMPBELL, KAREN S**
 2026 Market Value \$1,070,874 Assessed Value \$644,843 Taxable Value \$593,432
 2025 Tax Bill \$8,030.10 Tax Savings with Exemptions \$6,657.82
 The 4 Bed/3 Bath Single Family property is 4,402 SF and a lot size of 1.36 Acres

Parcel LocationA



Site ViewA



27213152700000040 02/21/2022

Parcel InformationA

Parcel	27-21-31-527-0000-0040
Property Address	
Mailing Address	2430 PINE CROSS CT OVIEDO, FL 32765-9074
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	00-HOMESTEAD (2018)
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$757,375	\$759,338
Depreciated Other Features	\$70,499	\$71,419
Land Value (Market)	\$243,000	\$243,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,070,874	\$1,073,757
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$426,031	\$445,867
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$644,843	\$627,890

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$14,687.92
Tax Bill Amount	\$8,030.10
Tax Savings with Exemptions	\$6,657.82

Owner(s)A

Name - Ownership Type

CAMPBELL, JOHN M - Tenancy by Entirety
 CAMPBELL, KAREN S - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

LOT 4
CHAPMAN COUNTRY ACRES
PB 80 PGS 90-91

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$644,843	\$51,411	\$593,432
Schools	\$644,843	\$25,000	\$619,843
FIRE	\$644,843	\$51,411	\$593,432
ROAD DISTRICT	\$644,843	\$51,411	\$593,432
SJWM(Saint Johns Water Management)	\$644,843	\$51,411	\$593,432

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/1/2016	\$138,000	08788/0550	Vacant	Yes

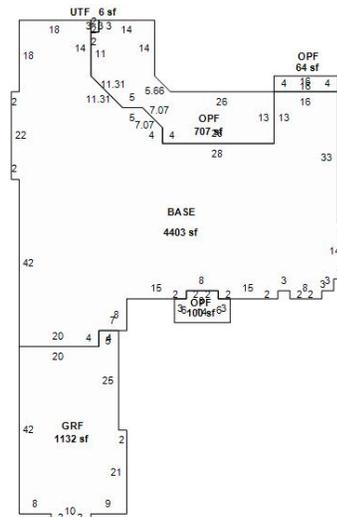
LandA

Units	Rate	Assessed	Market
1 Lot	\$243,000/Lot	\$243,000	\$243,000

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	2017
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft ²)	4402
Total Area (ft ²)	6410
Constuction	CB/STUCCO FINISH
Replacement Cost	\$784,845
Assessed	\$757,375

* Year Built = Actual / Effective



Building 1

AppendagesA

Description	Area (ft ²)
GARAGE FINISHED	1132

OPEN PORCH FINISHED	64
OPEN PORCH FINISHED	100
OPEN PORCH FINISHED	706
UTILITY FINISHED	6

PermitsA

Permit #	Description	Value	CO Date	Permit Date
18729	2430 PINE CROSS CT: ELECTRIC SOLAR WIRING-SOLAR PANELS INSTALLATION [CHAPMAN COUNTRY ACRES]	\$50,225		1/23/2025
07062	SWIMMING POOL	\$50,000		6/14/2017
01332	NEW SFR	\$675,000	12/11/2017	2/2/2017

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
ELECTRIC HEATER - UNIT	2017	1	\$1,653	\$1,322
POOL 3	2017	1	\$70,000	\$56,000
WATER FEATURE	2017	1	\$6,471	\$5,177
SUMMER KITCHEN 2	2017	1	\$10,000	\$8,000

ZoningA

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

School DistrictsA

Elementary	Evans
Middle	Jackson Heights
High	Hagerty

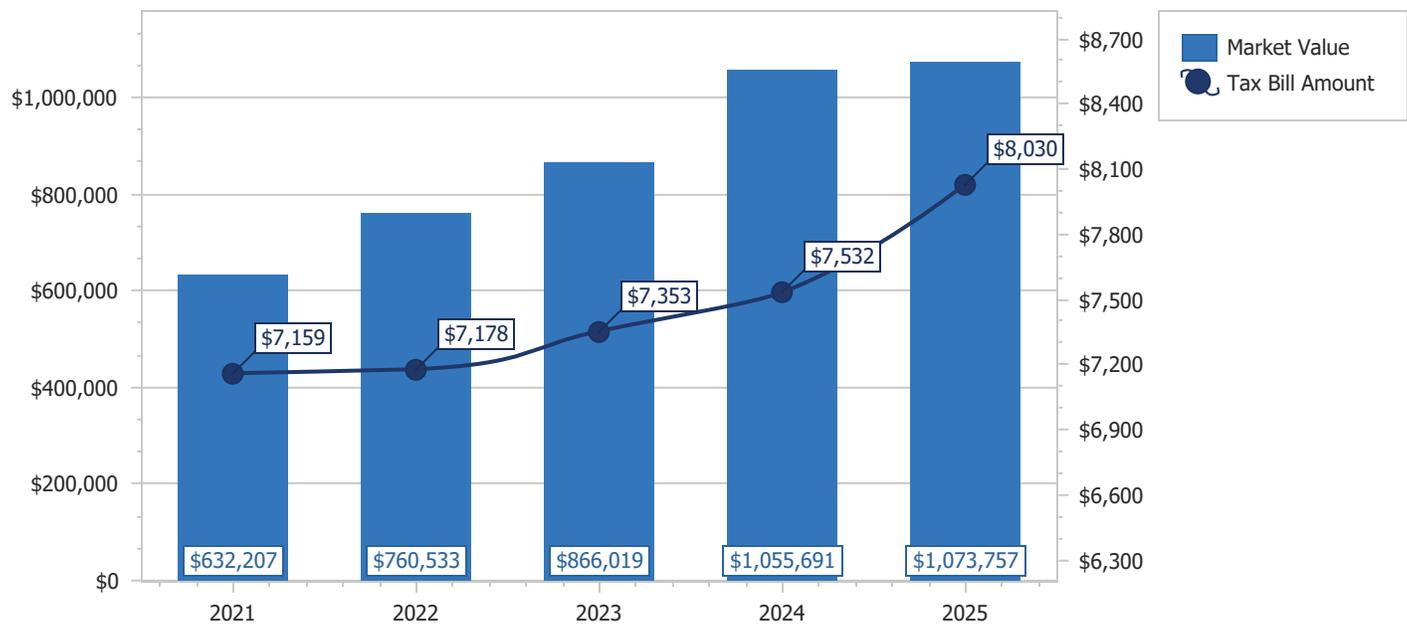
Political RepresentationA

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 77

UtilitiesA

Fire Station #	Station: 46 Zone: 464
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 HistoryA



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Property Record CardA



Parcel: **27-21-31-300-001C-0000**
 Property Address: **765 E CHAPMAN RD OVIEDO, FL 32765**
 Owners: **KUTKUT, NASSER; KUTKUT, PEGGY M**
 2026 Market Value \$956,899 Assessed Value \$956,899 Taxable Value \$956,899
 2025 Tax Bill \$6,435.86 Tax Savings with Exemptions \$6,643.81
 The 4 Bed/3 Bath Single Family property is 2,733 SF and a lot size of 3.87 Acres

Parcel LocationA



Site ViewA



272131300001C0000 02/21/2022

Parcel InformationA

Parcel	27-21-31-300-001C-0000
Property Address	
Mailing Address	14409 STAMFORD CIR ORLANDO, FL 32826-4016
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$632,184	\$632,649
Depreciated Other Features	\$68,270	\$67,092
Land Value (Market)	\$256,445	\$256,445
Land Value Agriculture	\$0	\$0
Just/Market Value	\$956,899	\$956,186
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$444,842
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$956,899	\$511,344

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$13,079.67
Tax Bill Amount	\$6,435.86
Tax Savings with Exemptions	\$6,643.81

Owner(s)A

Name - Ownership Type

KUTKUT, NASSER - Tenancy by Entirety
 KUTKUT, PEGGY M - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionA

SEC 27 TWP 21S RGE 31E
BEG 33 FT S OF NE COR OF W 1/2 OF
E 1/2 OF NE 1/4 OF NE 1/4 RUN S TO
S LI OF NE 1/4 OF NE 1/4 W 290.01
FT N 528.02 FT E 270.01 FT N TO
A PT W OF BEG E TO BEG

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$956,899	\$0	\$956,899
Schools	\$956,899	\$0	\$956,899
FIRE	\$956,899	\$0	\$956,899
ROAD DISTRICT	\$956,899	\$0	\$956,899
SJWM(Saint Johns Water Management)	\$956,899	\$0	\$956,899

SalesA

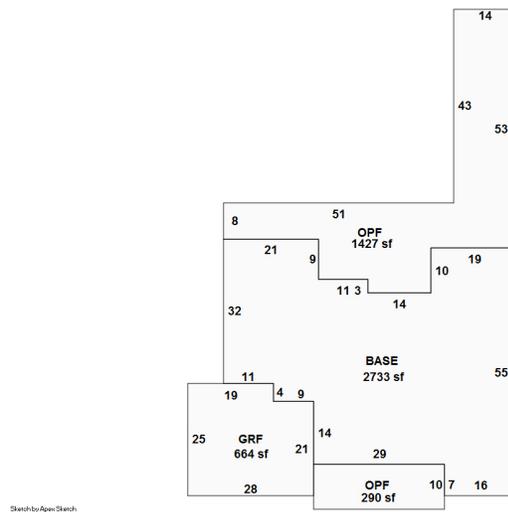
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	3/14/2025	\$1,400,000	10789/0412	Improved	Yes
SPECIAL WARRANTY DEED	1/1/2011	\$100	07525/1289	Improved	No
QUIT CLAIM DEED	11/1/2010	\$100	07477/1215	Improved	No
WARRANTY DEED	8/1/2008	\$342,000	07056/1591	Improved	Yes
WARRANTY DEED	4/1/2004	\$375,000	05282/1762	Improved	Yes
QUIT CLAIM DEED	6/1/1997	\$100	03277/0158	Improved	No
WARRANTY DEED	8/1/1994	\$159,000	02810/0699	Improved	Yes
WARRANTY DEED	8/1/1990	\$168,000	02214/1513	Improved	Yes
WARRANTY DEED	12/1/1985	\$100	01696/0932	Improved	No
CERTIFICATE OF TITLE	10/1/1985	\$1,000	01687/1079	Improved	No
WARRANTY DEED	6/1/1984	\$135,000	01553/1031	Vacant	No

LandA

Units	Rate	Assessed	Market
3.91 Acres	\$65,587/Acre	\$256,445	\$256,445

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	2011/2018
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft ²)	2733
Total Area (ft ²)	5114
Constuction	CB/STUCCO FINISH
Replacement Cost	\$577,512
Assessed	\$558,743

* Year Built = Actual / Effective

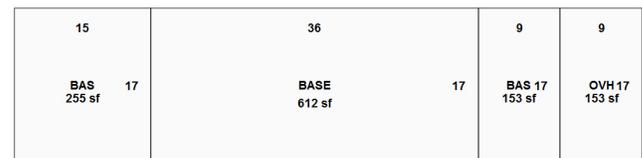


Building 1

AppendagesA	
Description	Area (ft ²)
GARAGE FINISHED	664
OPEN PORCH FINISHED	290
OPEN PORCH FINISHED	1427

Building InformationA	
#	2
Use	BARNS/SHEDS
Year Built*	1987
Bed	
Bath	
Fixtures	
Base Area (ft ²)	612
Total Area (ft ²)	1173
Constuction	SIDING GRADE 2
Replacement Cost	\$22,377
Assessed	\$14,881

* Year Built = Actual / Effective



Building 2

AppendagesA	
Description	Area (ft ²)
BASE	153

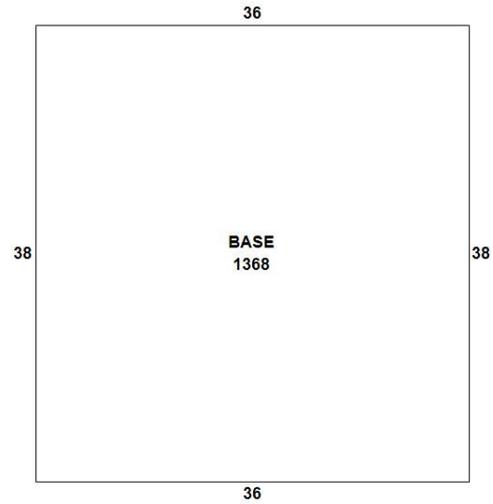
BASE

255

OVERHANG

153

Building InformationA	
#	3
Use	BARNs/SHEDS
Year Built*	2023
Bed	0
Bath	0.0
Fixtures	
Base Area (ft ²)	1368
Total Area (ft ²)	1368
Constuction	CORRUGATED METAL
Replacement Cost	\$59,152
Assessed	\$58,560



Building 3

* Year Built = Actual / Effective

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
02256	765 E CHAPMAN RD: SHED/BARN RESIDENTIAL-POLE BARN	\$19,440		3/1/2021
07705	DEMOLISH SFR DUE TO FIRE DAMAGE	\$4,500		9/27/2010
07655	SFR REPLACEMENT DUE TO FIRE	\$356,243		9/24/2010
02511	ATTACHED GARAGE	\$23,462		3/13/2007
08641	REMOVE & REPLACE 2 GARAGE & 2 PATIO DOORS	\$3,008		4/29/2005
00473	110 X 60 ALUMINUM FENCE	\$3,480		1/1/1999
01725	POOL 20 X 38.5 3-6 DEEP	\$21,000		3/1/1998
00022	POOL TYPE I NBD 4-6 DEEP 25X37	\$14,000		1/1/1998
04823	SCREEN ROOM	\$12,500		7/1/1996

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POOL 3	1998	1	\$70,000	\$42,000
SUMMER KITCHEN 2	2011	1	\$10,000	\$6,500
PATIO 3	2011	1	\$6,000	\$3,900
SHED	2011	1	\$1,000	\$650
FIREPLACE 2	2011	1	\$6,000	\$3,900
CARPORT 2	2013	1	\$4,500	\$3,150
POLE BARNs/AVG	2021	680	\$9,078	\$8,170

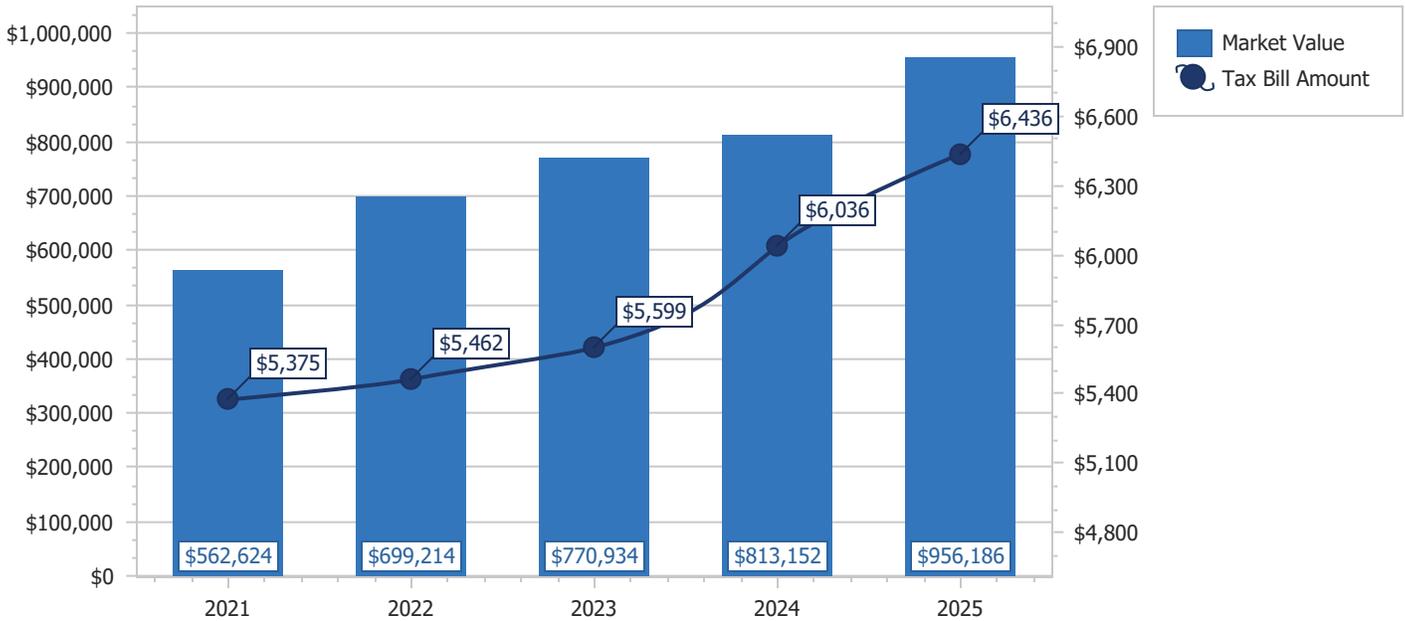
ZoningA	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School DistrictsA	
Elementary	Evans
Middle	Jackson Heights
High	Hagerty

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 77

UtilitiesA	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

Property Value HistoryA



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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: 1/23/2026 4:09:58 PM
Project: 26-55100001
Credit Card Number: 42*****0045
Authorization Number: 023194
Transaction Number: 230126O39-42C4A091-8332-4D18-A965-93AF242DC159
Total Fees Paid: 1641.28

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	6.28
PRELIMINARY SUBDIVISION	1635.00
Total Amount	1641.28