



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

PROJ. #: 25-80000136

RECEIVED 12/05/2025
PAID 12/10/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME:	St. Luke's Church Master Plan		
PARCEL ID #(S):	20-21-31-300-0100-0000, 21-21-31-300-0054-0000 * See Parcel ID page attached		
TOTAL ACREAGE:	52.4	BCC DISTRICT:	District 1, Bob Dallari
ZONING:	A-1 Agricultural	FUTURE LAND USE:	LDR / PUBS

APPLICANT

NAME:	Tim McCormick	COMPANY:	Land Design
ADDRESS:	160 S Orange Ave #200		
CITY:	Orlando	STATE:	FL
PHONE:	908-489-1720	ZIP:	32801
		EMAIL:	tmccormick@landdesign.com

CONSULTANT

NAME:	Tim McCormick	COMPANY:	Land Design
ADDRESS:	100 S Orange Ave #200		
CITY:	Orlando	STATE:	FL
PHONE:	908-489-1720	ZIP:	32801
		EMAIL:	tmccormick@landdesign.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: Expansion of a school/church that's existing in Oviedo				

STAFF USE ONLY

COMMENTS DUE: 12/19	COM DOC DUE: 12/23	DRC MEETING: 01/07/2025
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: A-1	FLU: LDR / PUBS	LOCATION: on the northeast side of SR 426, north of Chapman Rd
W/S: SEMINOLE COUNTY UTILITIES	BCC: 1: DALLARI	

Parcel ID's

1. 20-21-31-300-0100-0000
2. 21-21-31-300-005A-0000
3. 20-21-31-300-0140-0000
4. 21-21-31-300-008B-0000
5. 21-21-31-300-008E-0000
6. 21-21-31-300-008D-0000



ST. LUKE'S CHURCH MASTERPLAN OVIEDO, FL • SITE AERIAL

PN 8125013 | 11.12.2025 | ST. LUKE'S LUTHERAN CHURCH AND SCHOOL

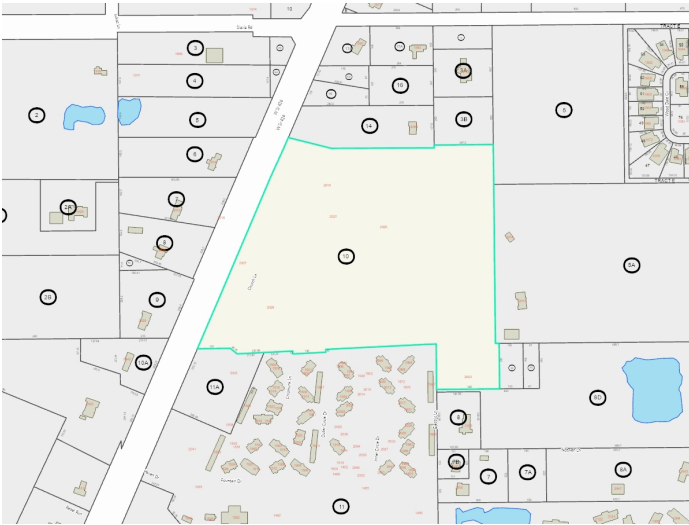
LandDesign.

Property Record Card



Parcel: 20-21-31-300-0100-0000
Property Address: 2021 W SR 426 OVIEDO, FL 32765
Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL
 2026 Market Value \$13,188,947 Assessed Value \$13,188,947 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$183,497.21
 Churches property w/1st Building size of 43,570 SF and a lot size of 21.69 Acres

Parcel Location



Site View



20213130001000000 02/11/2022

Parcel Information

Parcel	20-21-31-300-0100-0000
Property Address	2021 W SR 426 OVIEDO, FL 32765
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	8	8
Depreciated Building Value	\$11,769,916	\$12,006,338
Depreciated Other Features	\$26,790	\$15,940
Land Value (Market)	\$1,392,241	\$1,392,241
Land Value Agriculture	\$0	\$0
Just/Market Value	\$13,188,947	\$13,414,519
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	\$13,188,947	\$13,414,519

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$183,497.21
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$183,497.21

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Legal Description

SEC 20 TWP 21S RGE 31E
S 1/2 OF NE 1/4 OF SE 1/4
E OF RR RY & S 154 FT OF N 1/2 OF NE 1/4 OF
SE 1/4 E OF RR RY & BEG 10 FT W OF NE COR
OF SE 1/4 OF SE 1/4 RUN W TO ELY
R/W SR 426 S 24 DEG 03 MIN 11 SEC W
20.91 FT E 130 FT S 50 DEG 51 MIN
05 SEC E 36.75 FT N 87 DEG 44 MIN
21 SEC E 232.98 FT S 02 DEG 15 MIN
39 SEC E 12 FT N 87 DEG 44 MIN 21
SEC E 138 FT N 02 DEG 15 MIN 39 SEC
W 12 FT N 87 DEG 44 MIN 21 SEC E TO
BEG & BEG INT ELY RY R/W & S LI OF N 509.6
FT OF SE 1/4 FUN NELY ON RY 50 FT SELY TO A
PT 200 FT E OF BEG W 200 FT TO BEG & W 7
1/2 ACRES OF NW 1/4 OF SW 1/4 OF 21-21-31
(LESS N 497.7 FT) & N 190 FT OF W 263 FT OF
SW 1/4 OF SW 1/4 OF 21-21-31

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$13,188,947	\$13,188,947	\$0
Schools	\$13,188,947	\$13,188,947	\$0
FIRE	\$13,188,947	\$13,188,947	\$0
ROAD DISTRICT	\$13,188,947	\$13,188,947	\$0
SJWM(Saint Johns Water Management)	\$13,188,947	\$13,188,947	\$0

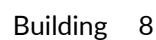
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/1/2001	\$100	04000/0576	Vacant	No
QUIT CLAIM DEED	8/1/1987	\$100	01882/0378	Vacant	No

Land

Units	Rate	Assessed	Market
21.69 Acres	\$64,200/Acre	\$1,392,241	\$1,392,241

* Year Built = Actual / Effective



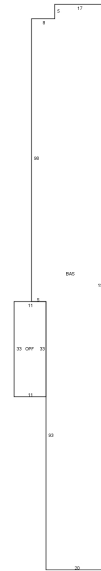
Appendages

Building Information

Building 1

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1957
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4395
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$615,208
Assessed	\$246,083

* Year Built = Actual / Effective

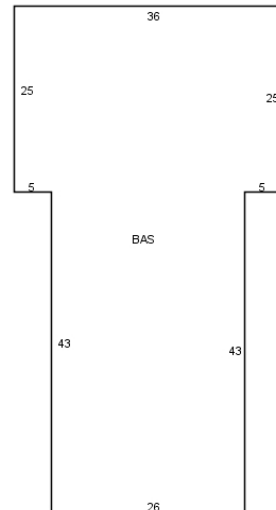


Building 2

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	363

Building Information	
#	3
Use	MASONRY PILASTER .
Year Built*	1957
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2018
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$311,155
Assessed	\$124,462

* Year Built = Actual / Effective



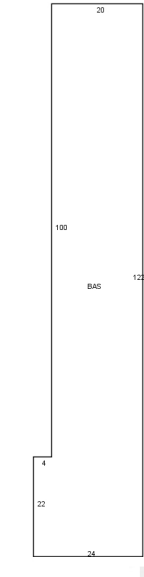
Building 3

Building Information	
#	4
Use	MASONRY PILASTER .
Year Built*	1957
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2528
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$363,218
Assessed	\$145,287

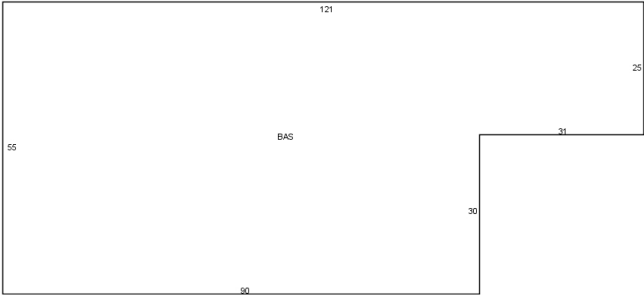
* Year Built = Actual / Effective

Building Information	
#	5
Use	MASONRY PILASTER .
Year Built*	1979
Bed	
Bath	
Fixtures	0
Base Area (ft²)	5725
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$721,592
Assessed	\$328,324

* Year Built = Actual / Effective



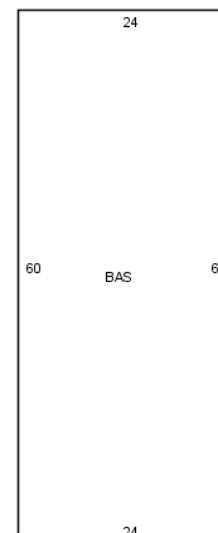
Building 4



Building 5

Building Information	
#	6
Use	WOOD BEAM/COLUMN
Year Built*	1957
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1440
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$187,168
Assessed	\$74,867

* Year Built = Actual / Effective



Building 6

Appendages	
Description	Area (ft ²)
UTILITY UNFINISHED	85

Building Information	
#	7
Use	MASONRY PILASTER .
Year Built*	2002
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	59083
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$9,557,883
Assessed	\$7,025,044

* Year Built = Actual / Effective

Building 7

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	1644
OPEN PORCH FINISHED	1180

Permits				
Permit #	Description	Value	CO Date	Permit Date
14542	2029 W SR 426 : MECHANICAL - COMMERCIAL-Pre School building side of the school	\$9,860		9/30/2025
12883	2021 W SR 426 : MECHANICAL - COMMERCIAL-Church Sanctuary	\$54,700		9/4/2025
12509	2029 W SR 426 : SCREEN ROOM-Screen enclosure (no pool)	\$9,890		9/3/2025
13561	2021 W SR 426 : SIGN (POLE,WALL,FACIA)-sign	\$36,980		10/24/2023
17254	2021 W SR 426 : REROOF COMMERCIAL-two story single ply roof system	\$24,115		10/18/2022
01712	2021 W SR 426 : MECHANICAL - COMMERCIAL-	\$20,480		2/10/2020
15747	2021 W SR 426 : MECHANICAL - COMMERCIAL-	\$7,490		11/7/2019
13788	2021 W SR 426 : MECHANICAL - COMMERCIAL	\$29,900		10/21/2019
14382	2021 W SR 426 : OTHER BUILDING COMMERCIAL-SHED-NO ELECTRIC	\$3,969		10/31/2018
08782	18 WINDOWS	\$19,000		6/26/2017
6299	INSTALL WALKWAY COVERS & METAL CANOPIES OVER DOORS	\$21,192		6/12/2017
03626	INTERIOR ALTERATION - INSTALL NEW WALL - STEEL & MASONRY	\$6,000		3/22/2017
11342	REROOF	\$14,000		9/29/2016
07766	MULTI-PURPOSE BUILDING - 2025 W SR 426	\$65,000		9/6/2016
10000	LEVEL 2 ALT AND NEW STOREFRONT	\$10,000		8/22/2016
06289	FIRE ALARM SYSTEM - 2025 W SR 426	\$20,336		6/1/2016
06202	FIRE ALARM SYSTEM INSTALLATION	\$22,932		5/31/2016
05740	REPLACE 11 WINDOWS, SIZE FOR SIZE - PRE-SCHOOL BUILDING - 2029 W SR 426	\$10,400		5/18/2016
01920	FIRE SPRINKLER SYSTEM INSTALLATION	\$48,000		2/24/2016
01693	FIRE SPRINKLER SYSTEM INSTALLATION - 2025 W SR 426	\$48,000		2/17/2016
00467	ELECTRICAL - 2025 W SR 426	\$2,385		1/15/2016
13989	MECHANICAL	\$67,460		12/16/2015
07710	FELLOWSHIP/FOUNDERS HALL ADDITION	\$1,320,466	10/21/2016	7/10/2015
06596	CHURCH GYMNASIUM - 2025 W SR 426	\$3,300,000	10/21/2016	6/15/2015
06176	REPLACE 10 WINDOWS SIZE FOR SIZE - UNIT P51	\$7,500		6/5/2015
06178	REPLACE 11 WINDOWS SIZE FOR SIZE - UNIT P52	\$7,700		6/5/2015
06179	REPLACE 9 WINDOWS SIZE FOR SIZE - UNIT P53	\$6,800		6/5/2015
09846	INSTALL 40 WINDOWS SIZE FOR SIZE	\$3,000		10/3/2014

00912	RE-INSTALL WALL THAT WAS REMOVED - 2029 W SR 426	\$200		2/8/2013
07509	REMOVE ALARM PANEL FROM WALL	\$400		10/4/2012
02774	SIGN; PAD PER PERMIT 2027 W SR 426	\$36,000		4/9/2010
08372	REROOF	\$100,000		10/21/2009
07882	MECHANICAL	\$75,240		10/2/2009
04287	REMODEL	\$40,000		5/26/2009
11333	BATHROOM REMODEL	\$15,000		10/15/2007
07855	ALUMINUM COVER OVER 4 AREAS; PAD PER PERMIT 2029 W SR 426	\$4,735		7/17/2007
07789	ALUMINUM PAN ROOF	\$13,572		7/16/2007
00570	RANGE HOOD SUPPRESSION SYSTEM	\$3,676		1/18/2007
01602	STEEL PAVILLION	\$5,000		2/10/2006
13458	REROOF W/SHINGLES ON PORTABLE BUILDING; PAD PER PERMIT 2029 W SR 426	\$2,580		7/12/2005
13460	REROOF W/SHINGLES - NORTH BLDG; PAD PER PERMIT 2029 W SR 426	\$18,132		7/12/2005
13462	REROOF EAST BLDG; PAD PER PERMIT 2029 W SR 426	\$18,060		7/12/2005
13463	REROOF CENTRAL BUILDING; PAD PER PERMIT 2929 W SR 426	\$6,880		7/12/2005
13737	REROOF SHINGLES	\$40,965		12/10/2003
13739	REROOF SHINGLES	\$12,104		12/10/2003
12086	SLAB ONLY	\$18,000		10/27/2003
10416	PAVILLION	\$94,500		9/16/2003
07154	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 2025 W SR 426	\$2,400		6/25/2003
03562	INSTALL FIRE ALARM SYSTEM	\$2,400		4/1/2003
04516	REROOF	\$6,057		4/1/2003
00322	REMODEL BATHROOMS; PAD PER PERMIT 2025 W SR 426	\$45,000	8/8/2003	1/1/2003
10932	MECHANICAL & CONDENSOR	\$200,000		11/1/2002
03625	MONUMENT SIGN; PAD PER PERMIT 2027 W SR 426	\$0		4/1/2001
08240	SPRINKLERS/MAIN	\$18,000		9/5/2000
07699	INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 2025 W SR 426	\$59,910		8/18/2000
06998	INSTALL FIRE ALARM SYSTEM	\$31,400		7/28/2000
02917	ST LUKES LUTHERAN SCHOOL; PAD PER PERMIT 2025 W SR 426	\$6,100,000	10/19/2001	4/6/2000
08143	POSTED WITHOUT PERMIT; STORAGE SHED	\$0	3/2/1998	9/1/1997

Extra Features

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	1979	1	\$5	\$3
WALKS CONC COMM	1979	1	\$5	\$3

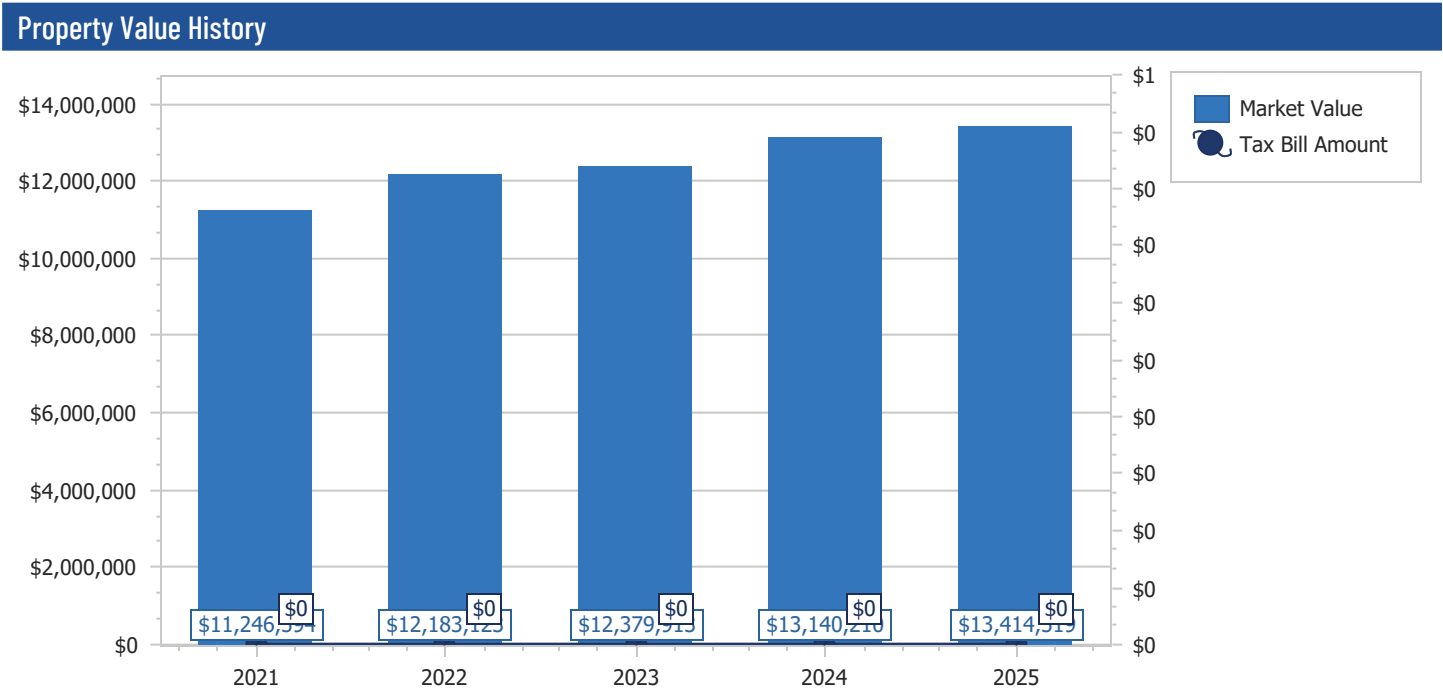
COMMERCIAL ASPHALT DR 2 IN	1979	1	\$3	\$2
CONC UTILITY BLDG	1979	192	\$9,600	\$5,760
WOOD UTILITY BLDG	1979	470	\$6,890	\$4,134
WOOD UTILITY BLDG	1979	1920	\$28,147	\$16,888

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	PUBS
Description	

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 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



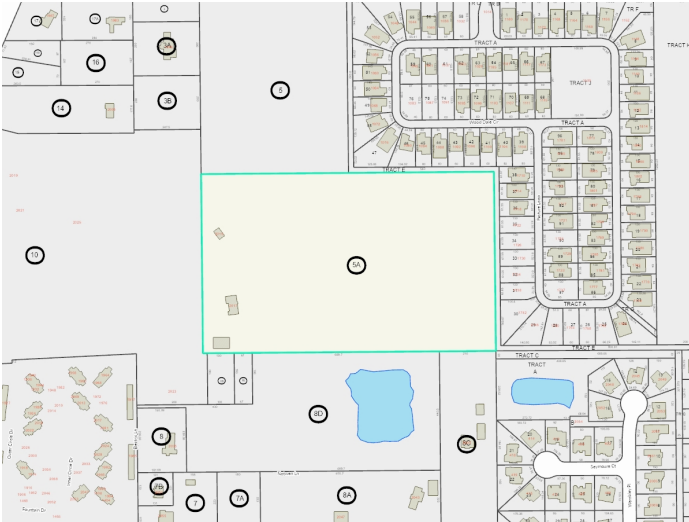
Property Record Card



Parcel: 21-21-31-300-005A-0000
 Property Address: 2017 W SR 426 OVIEDO, FL 32765
 Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC
 2026 Market Value \$1,084,712 Assessed Value \$1,084,712 Taxable Value \$1,084,712
 2025 Tax Bill \$14,784.04

The 3 Bed/2 Bath Single Family property is 848 SF and a lot size of 16.58 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-21-31-300-005A-0000
Property Address	2017 W SR 426 OVIEDO, FL 32765
Mailing Address	2017 W STATE ROAD 426 OVIEDO, FL 32765-8826
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$503,697	\$501,794
Depreciated Other Features	\$30,575	\$28,550
Land Value (Market)	\$550,440	\$550,440
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,084,712	\$1,080,784
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	\$1,084,712	\$1,080,784

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,784.04
Tax Bill Amount	\$14,784.04
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC

Legal Description

SEC 21 TWP 21S RGE 31E
S 1/2 OF NW 1/4 OF SW 1/4
(LESS W 247.5 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,084,712	\$0	\$1,084,712
Schools	\$1,084,712	\$0	\$1,084,712
FIRE	\$1,084,712	\$0	\$1,084,712
ROAD DISTRICT	\$1,084,712	\$0	\$1,084,712
SJWM(Saint Johns Water Management)	\$1,084,712	\$0	\$1,084,712

Sales

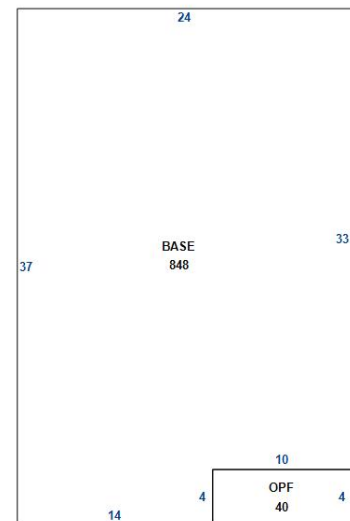
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/10/2025	\$1,350,000	10915/1439	Improved	No
WARRANTY DEED	4/1/2022	\$1,125,000	10210/0276	Improved	Yes
QUIT CLAIM DEED	9/1/2012	\$100	07868/1010	Improved	No
QUIT CLAIM DEED	12/1/1996	\$100	03199/1153	Improved	No
WARRANTY DEED	8/1/1979	\$45,000	01241/0600	Vacant	Yes

Land

Units	Rate	Assessed	Market
16.50 Acres	\$55,600/Acre	\$550,440	\$550,440

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	848
Total Area (ft ²)	888
Constuction	SIDING GRADE 3
Replacement Cost	\$108,575
Assessed	\$82,517



Building 1

* Year Built = Actual / Effective

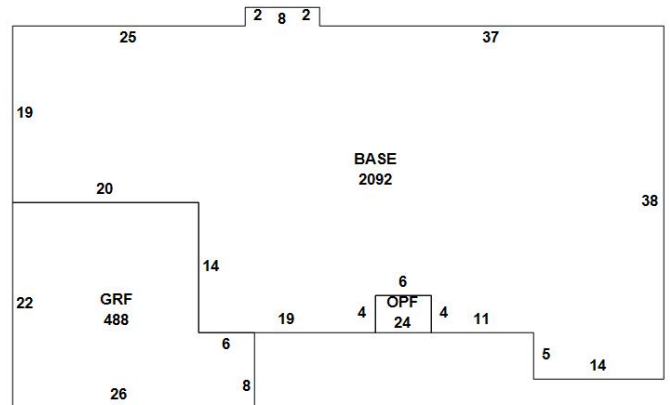
Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	40

Building Information

#	2
Use	SINGLE FAMILY
Year Built*	2000/2005
Bed	3
Bath	2.0
Fixtures	9
Base Area (ft ²)	2092
Total Area (ft ²)	2604
Constuction	SIDING GRADE 4
Replacement Cost	\$306,776
Assessed	\$283,768

* Year Built = Actual / Effective



Building 2

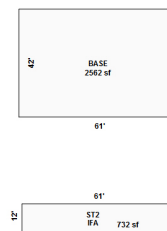
Appendages

Description	Area (ft ²)
GARAGE FINISHED	488
OPEN PORCH FINISHED	24

Building Information

#	3
Use	BARNS/SHEDS
Year Built*	2010
Bed	
Bath	
Fixtures	2
Base Area (ft ²)	2562
Total Area (ft ²)	3294
Constuction	PREFINISHED METAL
Replacement Cost	\$151,418
Assessed	\$137,412

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 3

Appendages	
Description	Area (ft²)
INTERIOR FINISH AVERAGE	732

Permits				
Permit #	Description	Value	CO Date	Permit Date
05424	REROOF	\$9,300		5/19/2015
00330	SCREEN POOL ENCLOSURE W/PARTIAL SCREEN ROOF	\$4,960		1/1/2002
11365	FIBERGLASS SWIMMING POOL	\$16,825		12/1/2001
07653		\$146,974	4/14/2000	9/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	2002	1	\$35,000	\$21,875
SOLAR HEATER	2002	1	\$0	\$0
SCREEN PATIO 2	2002	1	\$5,500	\$3,300
SCREEN ENCL 2	2002	1	\$9,000	\$5,400

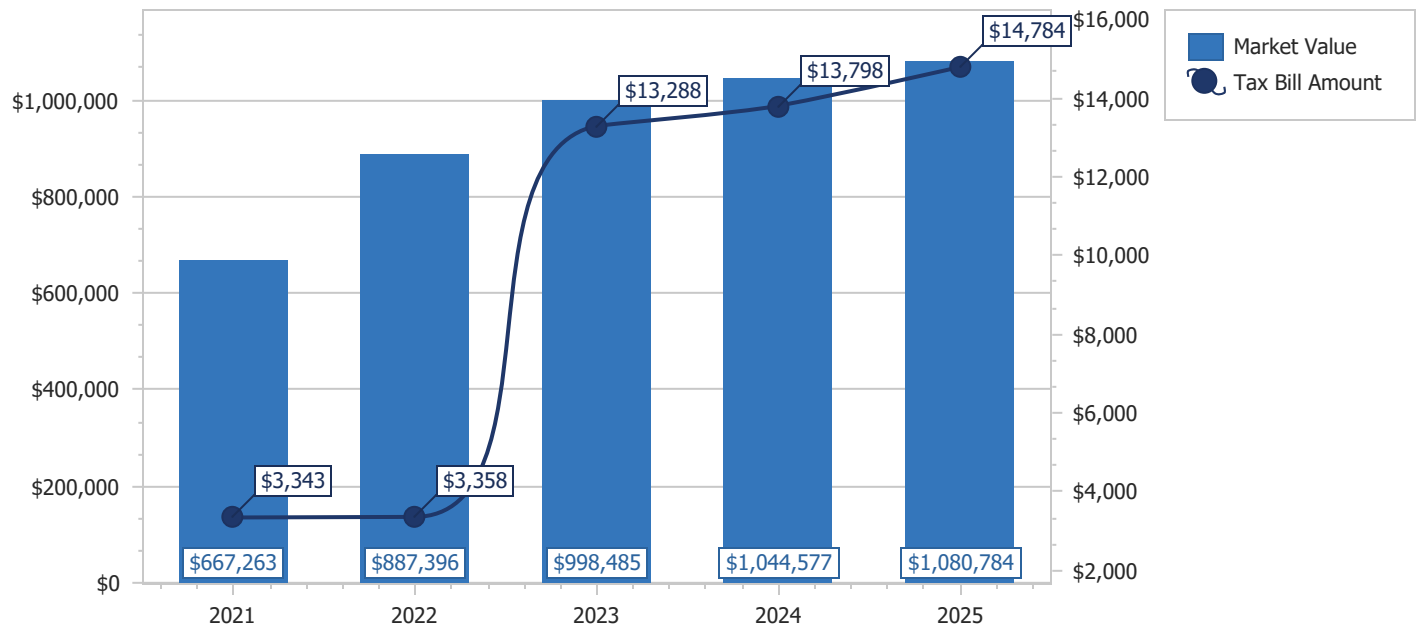
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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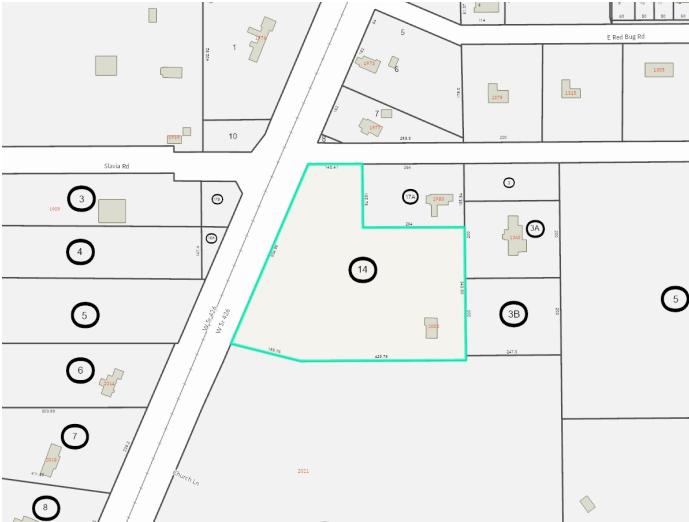
Property Record Card



Parcel: 20-21-31-300-0140-0000
 Property Address: 2005 W SR 426 OVIEDO, FL 32765
 Owners: ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC
 2026 Market Value \$630,081 Assessed Value \$630,081 Taxable Value \$630,081
 2025 Tax Bill \$8,646.44

The 3 Bed/2 Bath Single Family property is 1,244 SF and a lot size of 4.95 Acres

Parcel Location



Site View



20213130001400000 02/11/2022

Parcel Information

Parcel	20-21-31-300-0140-0000
Property Address	2005 W SR 426 OVIEDO, FL 32765
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8523
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$94,706	\$96,721
Depreciated Other Features	\$21,000	\$21,000
Land Value (Market)	\$514,375	\$514,375
Land Value Agriculture	\$0	\$0
Just/Market Value	\$630,081	\$632,096
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	\$630,081	\$632,096

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,646.44
Tax Bill Amount	\$8,646.44
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC

Legal Description

SEC 20 TWP 21S RGE 31E
 BEG S 00 DEG 36 MIN 35 SEC E 165.94 FT OF E
 ¼ COR
 RUN S 00 DEG 36 MIN 35 SEC E 343.80 FT S 89
 DEG 48 MIN 03 SEC W 429.78 FT
 N 75 DEG 54 MIN 52 SEC W 185.76 FT N 23
 DEG 20 MIN 55 SEC E 504.96 FT
 N 89 DEG 39 MIN 43 SEC E 140.41 FT S 00 DEG
 36 MIN 35 SEC E 165.78 FT
 N 89 DEG 41 MIN 48 SEC E 264.00 FT TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$630,081	\$0	\$630,081
Schools	\$630,081	\$0	\$630,081
FIRE	\$630,081	\$0	\$630,081
ROAD DISTRICT	\$630,081	\$0	\$630,081
SJWM(Saint Johns Water Management)	\$630,081	\$0	\$630,081

Sales

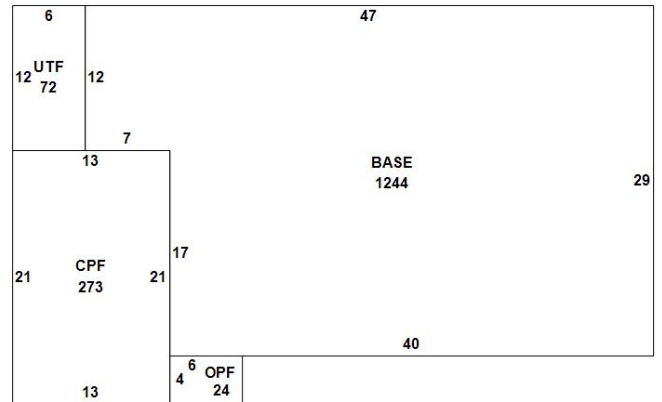
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/31/2023	\$975,000	10383/1474	Improved	No
QUIT CLAIM DEED	7/28/2009	\$31,250	07232/1833	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1831	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1829	Improved	No
QUIT CLAIM DEED	7/28/2009	\$62,500	07232/1827	Improved	No
TRUSTEE DEED	7/28/2009	\$100	07232/1823	Improved	No
QUIT CLAIM DEED	8/1/2005	\$100	05895/0512	Improved	No
WARRANTY DEED	4/1/1982	\$5,000	01386/0813	Improved	No

Land

Units	Rate	Assessed	Market
2.35 Acres	\$74,500/Acre	\$175,075	\$175,075
0.55 Acres	\$130,000/Acre	\$71,500	\$71,500
1.04 Acres	\$130,000/Acre	\$135,200	\$135,200
0.43 Acres	\$130,000/Acre	\$55,900	\$55,900
0.59 Acres	\$130,000/Acre	\$76,700	\$76,700

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1966
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1244
Total Area (ft ²)	1613
Constuction	CONC BLOCK
Replacement Cost	\$161,202
Assessed	\$94,706

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
CARPORT FINISHED	273
OPEN PORCH FINISHED	24
UTILITY FINISHED	72

Permits				
Permit #	Description	Value	CO Date	Permit Date
02305	MECHANICAL & CONDENSOR	\$4,100		3/26/2010
01954	REROOF	\$5,000		3/12/2009
03055	MISC PLUMBING	\$0		4/1/2000

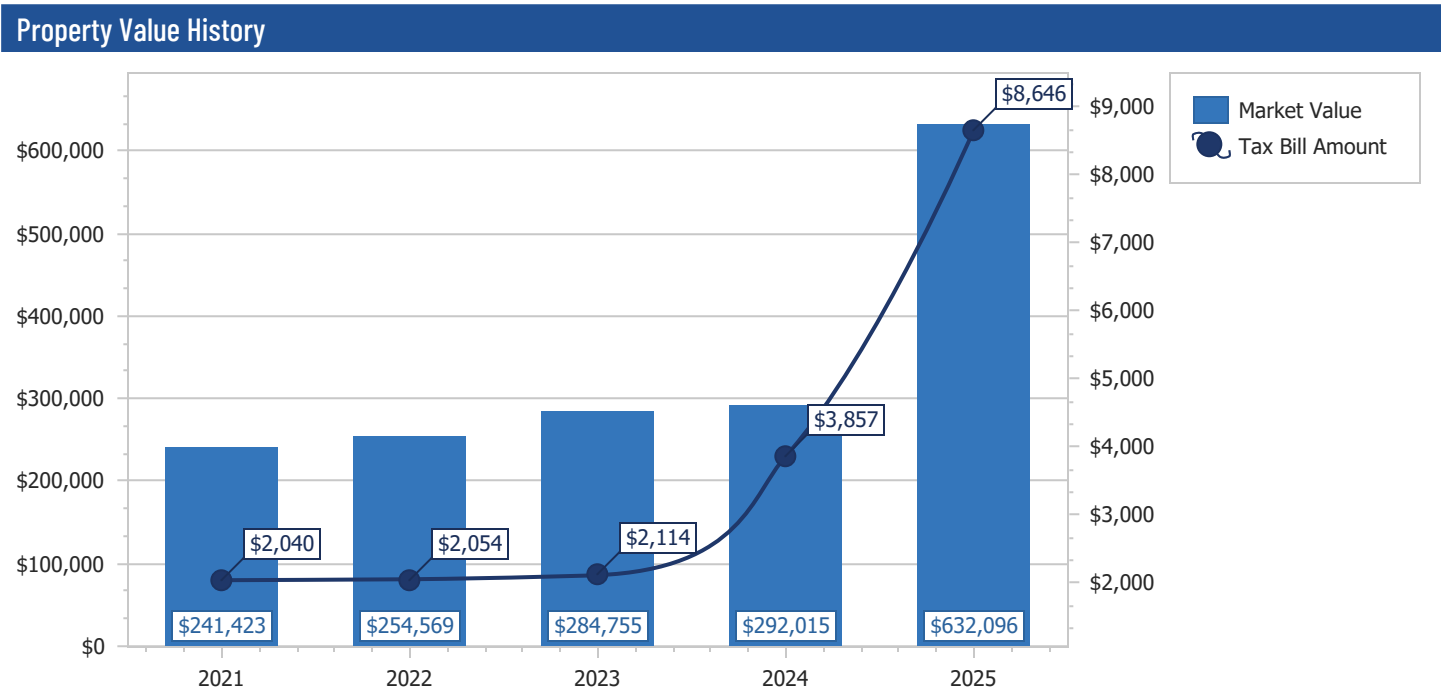
Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1985	1	\$35,000	\$21,000

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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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 74

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro



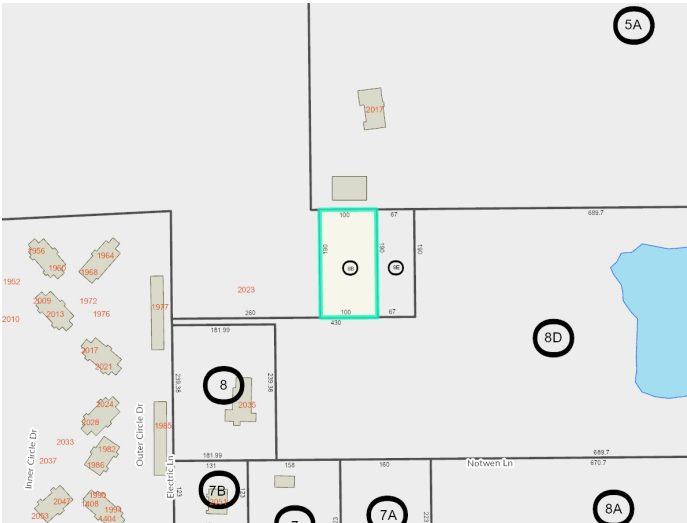
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Property Record Card



Parcel: 21-21-31-300-008B-0000
 Property Address:
 Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL
 2026 Market Value \$21,500 Assessed Value \$21,500 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$294.10
 Vacant Institutional property has a lot size of 0.44 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-21-31-300-008B-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	70:Vacant Institutional
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$21,500	\$21,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$21,500	\$21,500
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	\$21,500	\$21,500

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$294.10
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$294.10

Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 21 TWP 21S RGE 31E
N 190 FT OF E 100 FT OF W
363 FT OF SW 1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$21,500	\$21,500	\$0
Schools	\$21,500	\$21,500	\$0
FIRE	\$21,500	\$21,500	\$0
ROAD DISTRICT	\$21,500	\$21,500	\$0
SJWM(Saint Johns Water Management)	\$21,500	\$21,500	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2000	\$100	03827/1480	Improved	No
WARRANTY DEED	7/1/1984	\$40,000	01563/0900	Improved	Yes
QUIT CLAIM DEED	8/1/1979	\$9,000	01238/1001	Improved	No

Land

Units	Rate	Assessed	Market
0.43 Acres	\$50,000/Acre	\$21,500	\$21,500

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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04720	REROOF	\$4,000	4/26/2004
10592	DEMOLITION	\$0	9/19/2003
02795	ABOVE GROUND POOL	\$2,200	5/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed

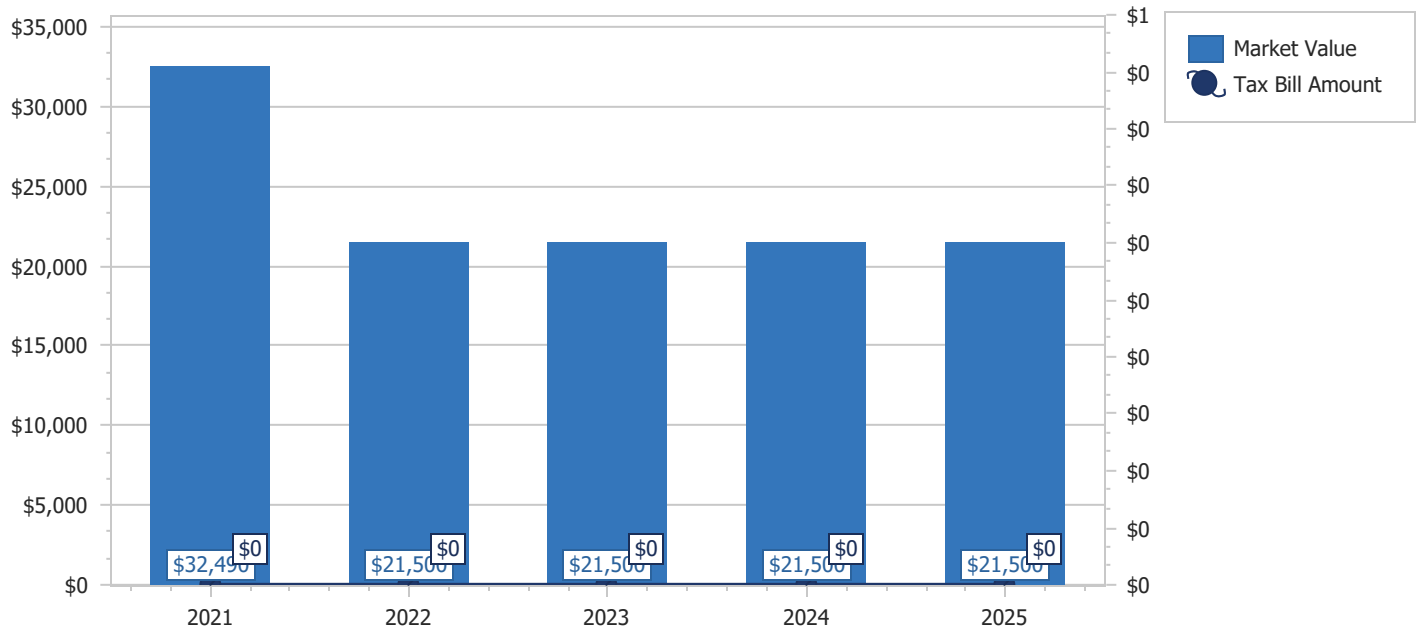
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



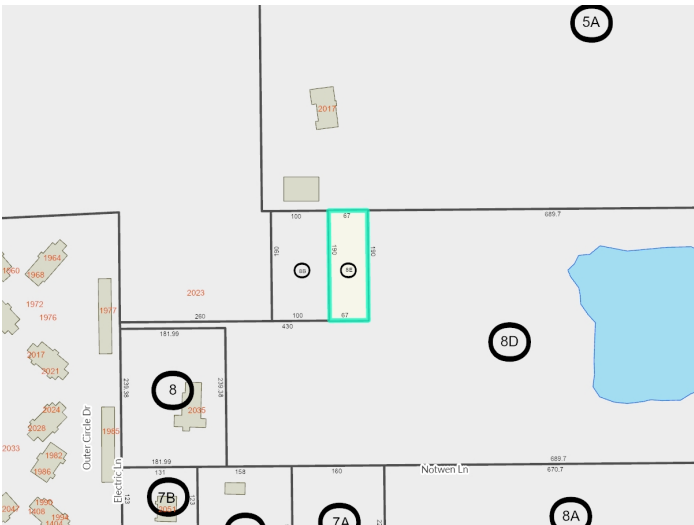
Property Address:

**ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC OF
SLAVIA FL**

2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$277.68

Vacant Institutional property has a lot size of 0.29 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-21-31-300-008E-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	70:Vacant Institutional
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$20,300	\$20,300
Land Value Agriculture	\$0	\$0
Just/Market Value	\$20,300	\$20,300
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$2,755	\$4,350
P&G Adjustment	\$0	\$0
Assessed Value	\$17,545	\$15,950

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$277.68
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$277.68

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST LUKE'S EVANGELICAL LUTHERAN CHURCH INC OF
SLAVIA FL

Legal Description

SEC 21 TWP 21S RGE 31E E 67 FT OF W 430 FT
OF N 190 FT OF SW 1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$17,545	\$17,545	\$0
Schools	\$20,300	\$20,300	\$0
FIRE	\$17,545	\$17,545	\$0
ROAD DISTRICT	\$17,545	\$17,545	\$0
SJWM(Saint Johns Water Management)	\$17,545	\$17,545	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2000	\$425,000	03827/1478	Vacant	No
WARRANTY DEED	5/1/1988	\$45,000	01959/0735	Vacant	Yes
QUIT CLAIM DEED	8/1/1979	\$9,000	01238/1001	Vacant	No

Land

Units	Rate	Assessed	Market
0.29 Acres	\$70,000/Acre	\$20,300	\$20,300

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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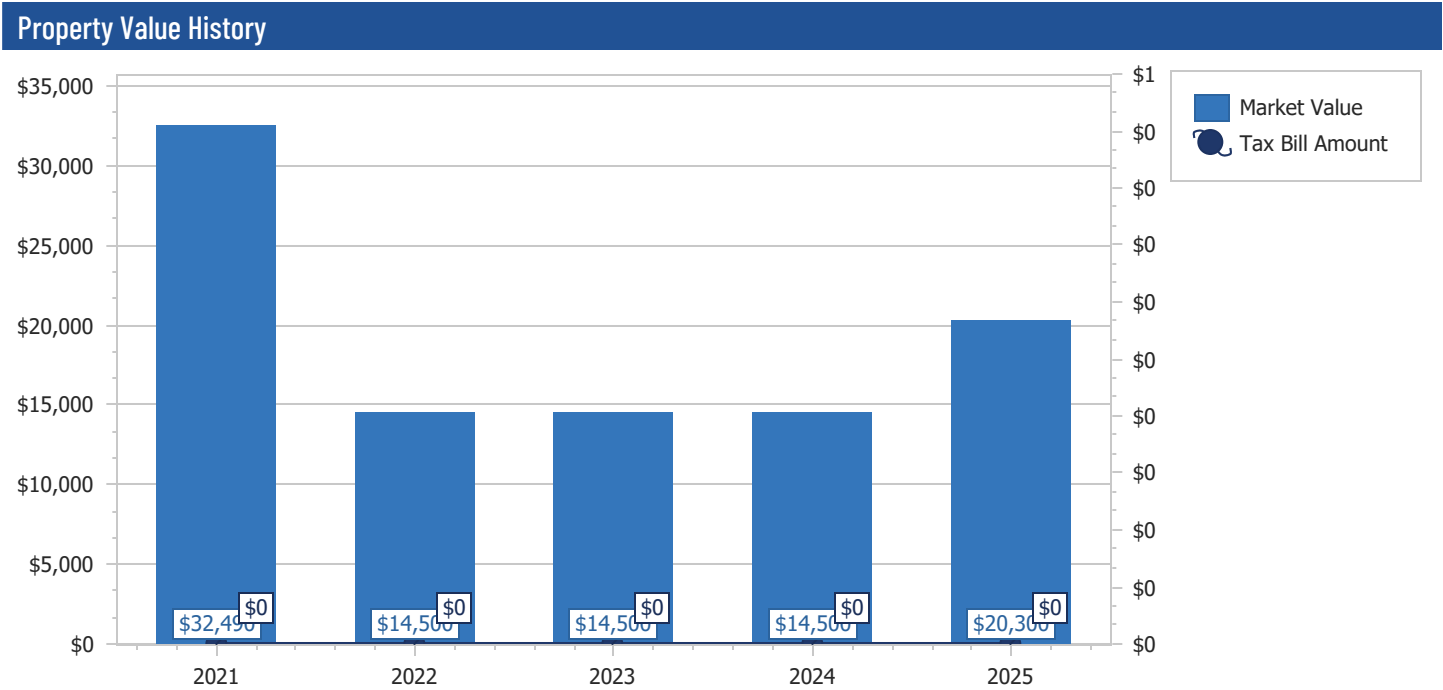
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

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 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

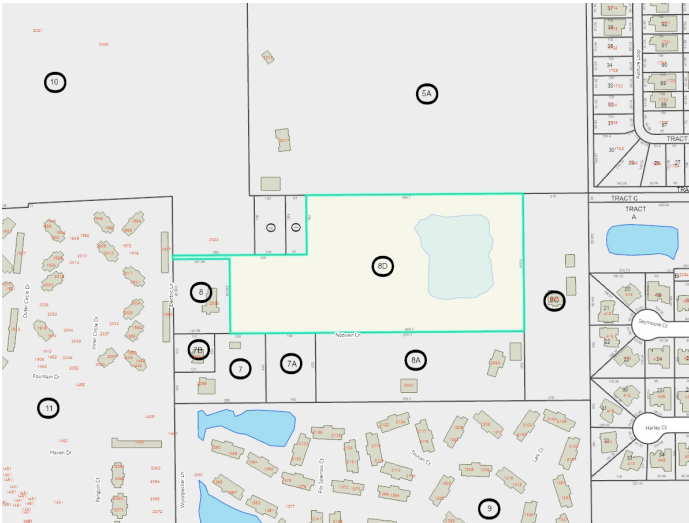


Property Record Card



Parcel: 21-21-31-300-008D-0000
 Property Address:
 Owners: ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL
 2026 Market Value \$488,616 Assessed Value \$451,870 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$6,683.78
 Vacant Institutional property has a lot size of 8.51 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-21-31-300-008D-0000
Property Address	
Mailing Address	2021 W STATE ROAD 426 OVIEDO, FL 32765-8524
Subdivision	
Tax District	01:County Tax District
DOR Use Code	70:Vacant Institutional
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$488,616	\$488,616
Land Value Agriculture	\$0	\$0
Just/Market Value	\$488,616	\$488,616
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$36,746	\$77,825
P&G Adjustment	\$0	\$0
Assessed Value	\$451,870	\$410,791

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,683.78
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$6,683.78

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ST LUKES EVANGELICAL LUTHERAN CHURCH INC OF SLAVIA FL

Legal Description

SEC 21 TWP 21S RGE 31E
 N 440.5 FT OF E 689.7 FT OF W
 1119.7 FT OF N 1/2 OF SW 1/4 OF
 SW 1/4
 & S 250.5 FT OF N 440.5 FT OF W 430
 FT OF N 1/2 OF SW 1/4 OF SW 1/4 (LESS S
 239.38 FT OF W 181.99 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$451,870	\$451,870	\$0
Schools	\$488,616	\$488,616	\$0
FIRE	\$451,870	\$451,870	\$0
ROAD DISTRICT	\$451,870	\$451,870	\$0
SJWM(Saint Johns Water Management)	\$451,870	\$451,870	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2000	\$425,000	03827/1478	Vacant	No
WARRANTY DEED	11/1/1984	\$23,800	01595/1668	Vacant	No

Land

Units	Rate	Assessed	Market
6.98 Acres	\$70,000/Acre	\$488,600	\$488,600
1.47 Acres	\$10.70/Acre	\$16	\$16

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

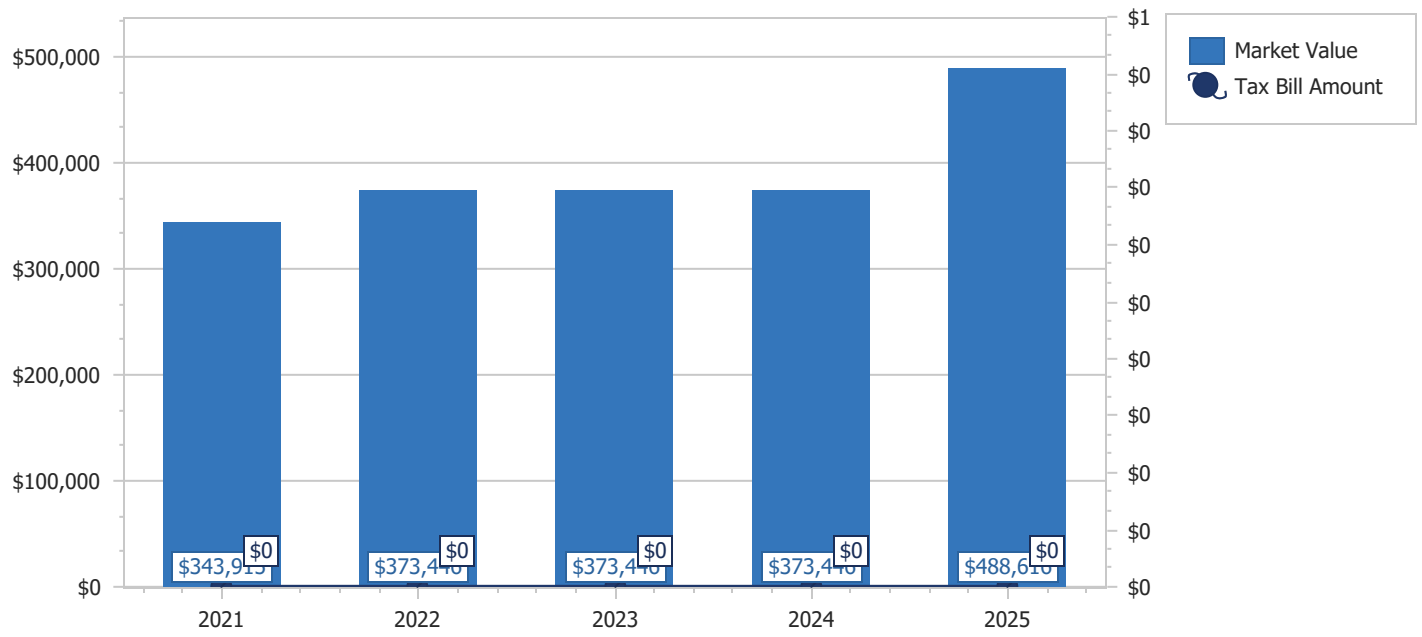
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

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 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 29 Zone: 292
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/10/2025 11:21:11 AM
Project: 25-80000136
Credit Card Number: 47*****0681
Authorization Number: 018074
Transaction Number: 10122503B-D9CB7E59-BBFF-41E7-94FA-418F1CD782C8
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50