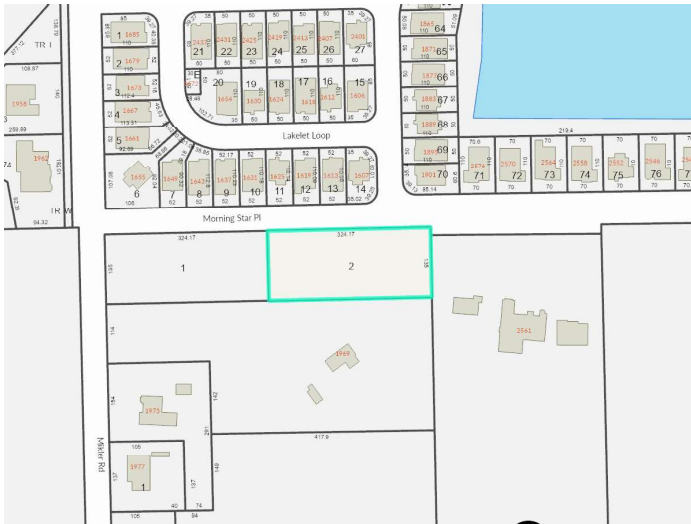


Property Record Card



Parcel: **30-21-31-509-0000-0020**
 Property Address:
 Owners: **DEFOREST, VALERIE S ENH LIFE EST**
 2025 Market Value \$120,750 Assessed Value \$120,750
 2024 Tax Bill \$1,594.99
 Vacant Residential property has a lot size of 1.00 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-21-31-509-0000-0020
Property Address	
Mailing Address	2561 MORNING STAR PL OVIEDO, FL 32765-9292
Subdivision	MORNING STAR
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 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)	\$120,750	\$120,750
Land Value Agriculture	\$0	\$0
Just/Market Value	\$120,750	\$120,750
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	\$120,750	\$120,750

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,594.99
Tax Bill Amount	\$1,594.99
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

DEFOREST, VALERIE S ENH LIFE EST - Enhanced Life Estate

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2 MORNING STAR PLAT BOOK 90 PAGES
37-38

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$120,750	\$0	\$120,750
Schools	\$120,750	\$0	\$120,750
FIRE	\$120,750	\$0	\$120,750
ROAD DISTRICT	\$120,750	\$0	\$120,750
SJWM(Saint Johns Water Management)	\$120,750	\$0	\$120,750

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
1 Lot	\$120,750/Lot	\$120,750	\$120,750

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
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Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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 69

School Districts	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History

