



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

PROJ. #: 25-55200003

Paid: 6/26/2025
Received: 6/25/2025

PM: Annie Sillaway

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

- | | | |
|--|--|---|
| <input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP) | | \$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE) |
| <input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE) | \$4,775.00 (base fee)
+ \$250 (concurrency) | \$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE) |
| <input type="checkbox"/> FINAL PLAT (FP) | = \$5,025.00 | \$1,500.00 |
| <input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS) | | \$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR) |

PROPERTY

SUBDIVISION NAME: Nodding Pines		(fka Mustang Way)	
PARCEL ID #(S): 23-21-30-300-0210-0000, 23-21-30-300-022A-0000, 23-21-30-300-0220-0000, 23-21-30-300-0230-0000, 23-21-30-300-0250-0000, 23-21-30-300-0270-0000, 23-21-30-506-0000-0160			
NUMBER OF LOTS: 31		<input checked="" type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER	
ARE ANY TREES BEING REMOVED?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION) Will be provided at final engineering	
WATER PROVIDER: Seminole County		SEWER PROVIDER: Seminole County	
ZONING: R-1AA	FUTURE LAND USE: LDR	TOTAL ACREAGE: 17.42	BCC DISTRICT: 1-Dallari

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

NAME: William J. Crawford, Vice President Land COMPANY: Beazer Homes LLC

ADDRESS: 151 Southhall Ln, Ste 200

CITY: Maitland STATE: FL ZIP: 32751

PHONE: 407-227-5798 EMAIL: bill.crawford@beazer.com

CONSULTANT			EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>		
NAME: David A. Stokes, P.E.		COMPANY: Madden, Moorhead & Stokes, LLC			
ADDRESS: 431 E. Horatio Ave. Suite 260					
CITY: Maitland		STATE: FL		ZIP: 32751	
PHONE: 407-629-8330			EMAIL: For Eplan use: nicole@madden-eng.com		

OWNER(S)					
NAME(S): See attached list of owners					
ADDRESS:					
CITY:		STATE:		ZIP:	
PHONE:			EMAIL:		

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)	
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues 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: _____	
<input checked="" type="checkbox"/> Concurrency Application and appropriate fee are 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.	
<input type="checkbox"/> I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (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.	

Beazer Homes LLC
William J. Crawford, Vice President Land

DocuSigned by:

Bill Crawford

EB2AC78D1DB5405...

SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER’S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

6/12/25

DATE

Parcel	Owner Name	MailingAddress
23-21-30-506-0000-0160	SIKES, LARRY W	1061 NODDING PINES WAY CASSELBERRY, FL 32707-5915
23-21-30-300-0250-0000	SIKES, LARRY W	PO BOX 719 OSTEEN, FL 32764-0719
23-21-30-300-0270-0000	SIKES, LARRY W	PO BOX 719 OSTEEN, FL 32764-0719
23-21-30-300-022A-0000	GRIFFIN, LUCY S	2606 DELLWOOD DR ORLANDO, FL 32806-1619
23-21-30-300-0220-0000	GRIFFIN, LUCY S	2606 DELLWOOD DR ORLANDO, FL 32806-1619
23-21-30-300-0210-0000	GRIFFIN, LUCY S	2606 DELLWOOD DR ORLANDO, FL 32806-1619
23-21-30-300-0230-0000	GRIFFIN, LUCY S	2606 DELLWOOD DR ORLANDO, FL 32806-1619

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, Larry W. Sikes, the owner of record for the following described property [Parcel ID Number(s)] 23-21-30-506-0000-0160, 23-21-30-300-0250-0000 & 23-21-30-300-0270-0000 hereby designates Beazer Homes LLC (Applicant)
Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

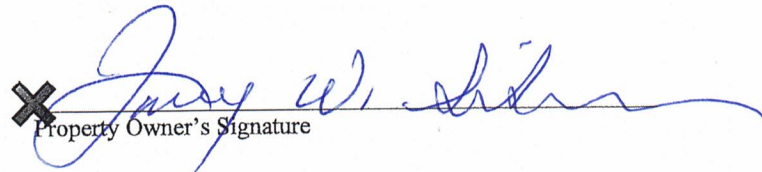
<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use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

11-22-24


Property Owner's Signature

Larry W. Sikes

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 Larry William Sikes (property owner),

☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☒ who has produced

FL DL as identification, and who executed the foregoing instrument and sworn an oath on this 22 day of November, 2024.



MATTHEW JUNNELLI
Notary Public, State of Florida
Commission# HH 323914
My comm. expires Oct. 19, 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).

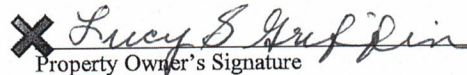
I, Lucy S. Griffin, the owner of record for the following described property [Parcel ID Number(s)] 23-21-30-300-022A-0000, 23-21-30-300-0220-0000, 23-21-30-300-0210-0000 & 23-21-30-300-0230-0000 hereby designates Beazer Homes LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Future Land Use Amendment	<input checked="" type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input checked="" type="checkbox"/> Vacate	<input checked="" 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 11/22/24


Property Owner's Signature

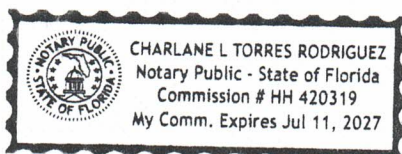
Lucy S. Griffin

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 Lucy Smith Griffin (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 22nd day of November, 2024.



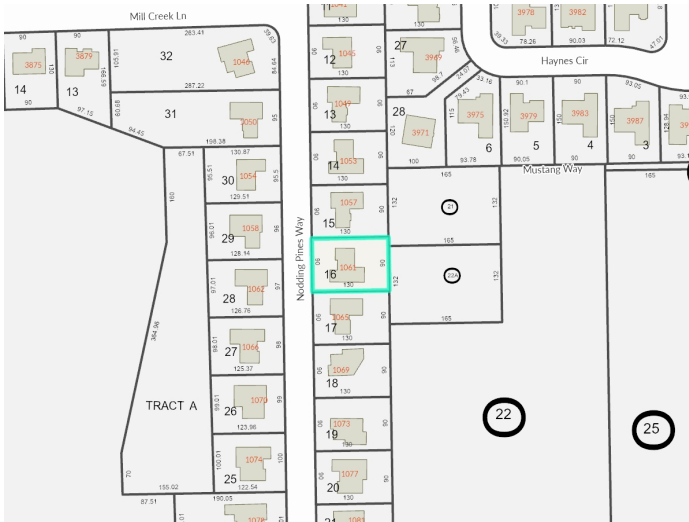

Notary Public

Property Record Card



Parcel: 23-21-30-506-0000-0160
Property Address: 1061 NODDING PINES WAY CASSELBERRY, FL 32707
Owners: SIKES, LARRY W
 2025 Market Value \$339,688 Assessed Value \$333,005 Taxable Value \$333,005
 2024 Tax Bill \$4,170.79 Tax Savings with Non-Hx Cap \$258.37
 The 3 Bed/2 Bath Single Family property is 1,963 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	23-21-30-506-0000-0160
Property Address	1061 NODDING PINES WAY CASSELBERRY, FL 32707
Mailing Address	1061 NODDING PINES WAY CASSELBERRY, FL 32707-5915
Subdivision	SUTTERS MILL UNIT 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
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	\$265,088	\$260,714
Depreciated Other Features	\$4,600	\$4,600
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$339,688	\$335,314
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$6,683	\$32,582
P&G Adjustment	\$0	\$0
Assessed Value	\$333,005	\$302,732

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,429.16
Tax Bill Amount	\$4,170.79
Tax Savings with Exemptions	\$258.37

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SIKES, LARRY W

Legal Description

LOT 16
SUTTERS MILL UNIT 2
PB 25 PG 12

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$333,005	\$0	\$333,005
Schools	\$339,688	\$0	\$339,688
FIRE	\$333,005	\$0	\$333,005
ROAD DISTRICT	\$333,005	\$0	\$333,005
SJWM(Saint Johns Water Management)	\$333,005	\$0	\$333,005

Sales

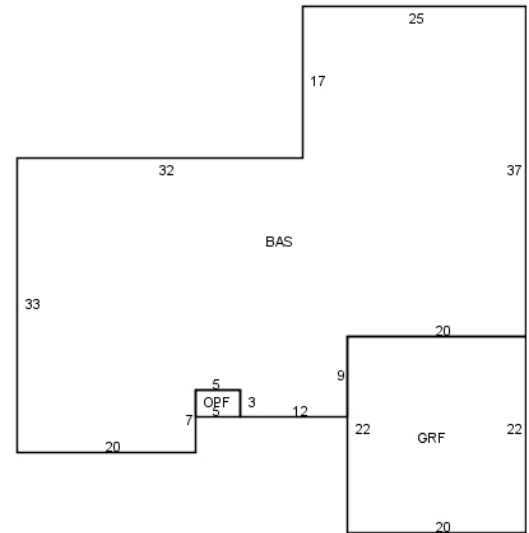
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2018	\$230,000	09219/1617	Improved	Yes
QUIT CLAIM DEED	10/1/2012	\$100	07903/0318	Improved	No
FINAL JUDGEMENT	10/1/2012	\$100	07872/1122	Improved	No
QUIT CLAIM DEED	5/1/2007	\$100	06689/0653	Improved	No
QUIT CLAIM DEED	5/1/2007	\$100	06689/0651	Improved	No
ADMINISTRATIVE DEED	5/1/2007	\$245,000	06689/0648	Improved	No
PROBATE RECORDS	6/1/2006	\$100	06294/0660	Improved	No
PROBATE RECORDS	6/1/2006	\$100	06294/0642	Improved	No
WARRANTY DEED	10/1/1995	\$103,000	02983/1488	Improved	Yes
WARRANTY DEED	8/1/1982	\$89,600	01411/1506	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$70,000/Lot	\$70,000	\$70,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1982
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft²)	1963
Total Area (ft²)	2418
Constuction	WD/STUCCO FINISH
Replacement Cost	\$339,856
Assessed	\$265,088

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	440
OPEN PORCH FINISHED	15

Permits				
Permit #	Description	Value	CO Date	Permit Date
00403	REROOF	\$11,500		1/14/2015
05644	PLUMBING	\$0		6/1/2001

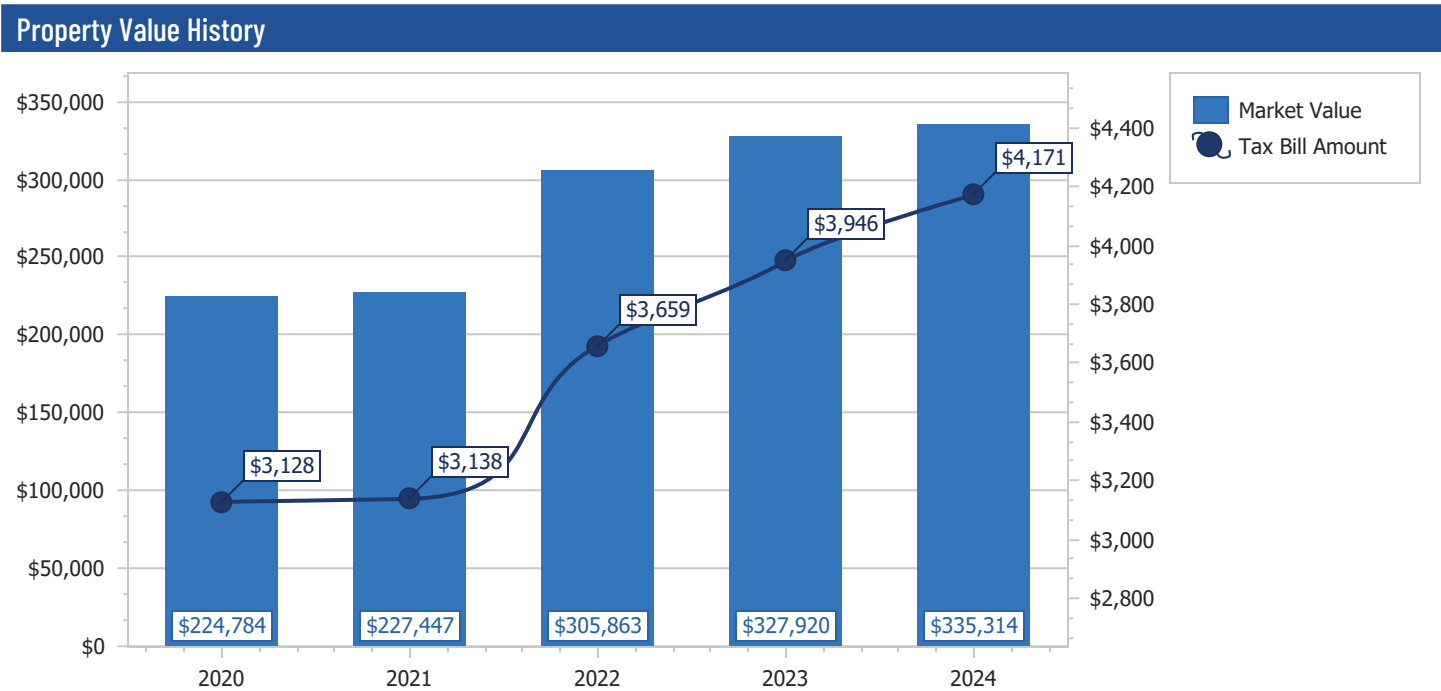
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1982	1	\$6,000	\$2,400
SCREEN PATIO 2	1982	1	\$5,500	\$2,200

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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 66

Utilities	
Fire Station #	Station: 27 Zone: 275
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 23-21-30-300-0270-0000
 Property Address:
 Owners: SIKES, LARRY W
 2025 Market Value \$141,250 Assessed Value \$71,266 Taxable Value \$71,266
 2024 Tax Bill \$1,259.42 Tax Savings with Non-Hx Cap \$606.35
 Vacant Residential property has a lot size of 4.20 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0270-0000
Property Address	
Mailing Address	PO BOX 719 OSTEEN, FL 32764-0719
Subdivision	
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)	\$141,250	\$141,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$141,250	\$141,250
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$69,984	\$76,463
P&G Adjustment	\$0	\$0
Assessed Value	\$71,266	\$64,787

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,865.77
Tax Bill Amount	\$1,259.42
Tax Savings with Exemptions	\$606.35

Owner(s)

Name - Ownership Type
 SIKES, LARRY W

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E E 1/4 OF W 1/2 OF SE
1/4 OF SE 1/4 (LESS N 15 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$71,266	\$0	\$71,266
Schools	\$141,250	\$0	\$141,250
FIRE	\$71,266	\$0	\$71,266
ROAD DISTRICT	\$71,266	\$0	\$71,266
SJWM(Saint Johns Water Management)	\$71,266	\$0	\$71,266

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/1976	\$21,000	01107/0327	Vacant	Yes

Land

Units	Rate	Assessed	Market
5 Acres	\$113,000/Acre	\$141,250	\$141,250

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	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

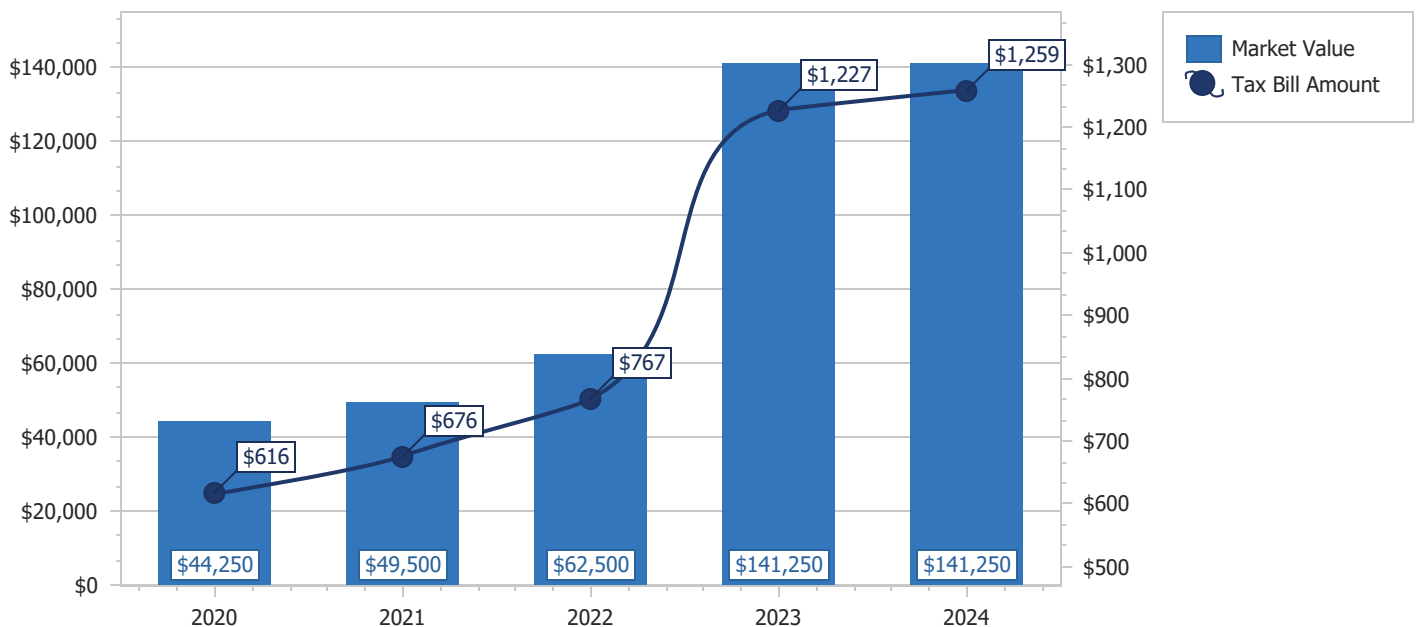
Political Representation

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 66

Utilities

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

Property Value History



Property Record Card



Parcel: 23-21-30-300-0250-0000
 Property Address:
 Owners: SIKES, LARRY W
 2025 Market Value \$113,000 Assessed Value \$63,777 Taxable Value \$63,777
 2024 Tax Bill \$1,056.30 Tax Savings with Non-Hx Cap \$436.32
 Vacant Residential property has a lot size of 3.66 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0250-0000
Property Address	
Mailing Address	PO BOX 719 OSTEEN, FL 32764-0719
Subdivision	
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)	\$113,000	\$113,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$113,000	\$113,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$49,223	\$55,021
P&G Adjustment	\$0	\$0
Assessed Value	\$63,777	\$57,979

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,492.62
Tax Bill Amount	\$1,056.30
Tax Savings with Exemptions	\$436.32

Owner(s)

Name - Ownership Type
 SIKES, LARRY W

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E W 5 AC OF E 3/4 OF
SE 1/4 OF SE 1/4 (LESS S 265 FT & N 15 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$63,777	\$0	\$63,777
Schools	\$113,000	\$0	\$113,000
FIRE	\$63,777	\$0	\$63,777
ROAD DISTRICT	\$63,777	\$0	\$63,777
SJWM(Saint Johns Water Management)	\$63,777	\$0	\$63,777

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/1985	\$150,000	01689/0862	Improved	Yes

Land

Units	Rate	Assessed	Market
4 Acres	\$113,000/Acre	\$113,000	\$113,000

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
08392	SFR DEMO - FIRE DAMAGE; PAD PER PERMIT 3685 MUSTANG WAY	\$4,500	1/31/2000	10/1/1999

Extra Features

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

Zoning

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

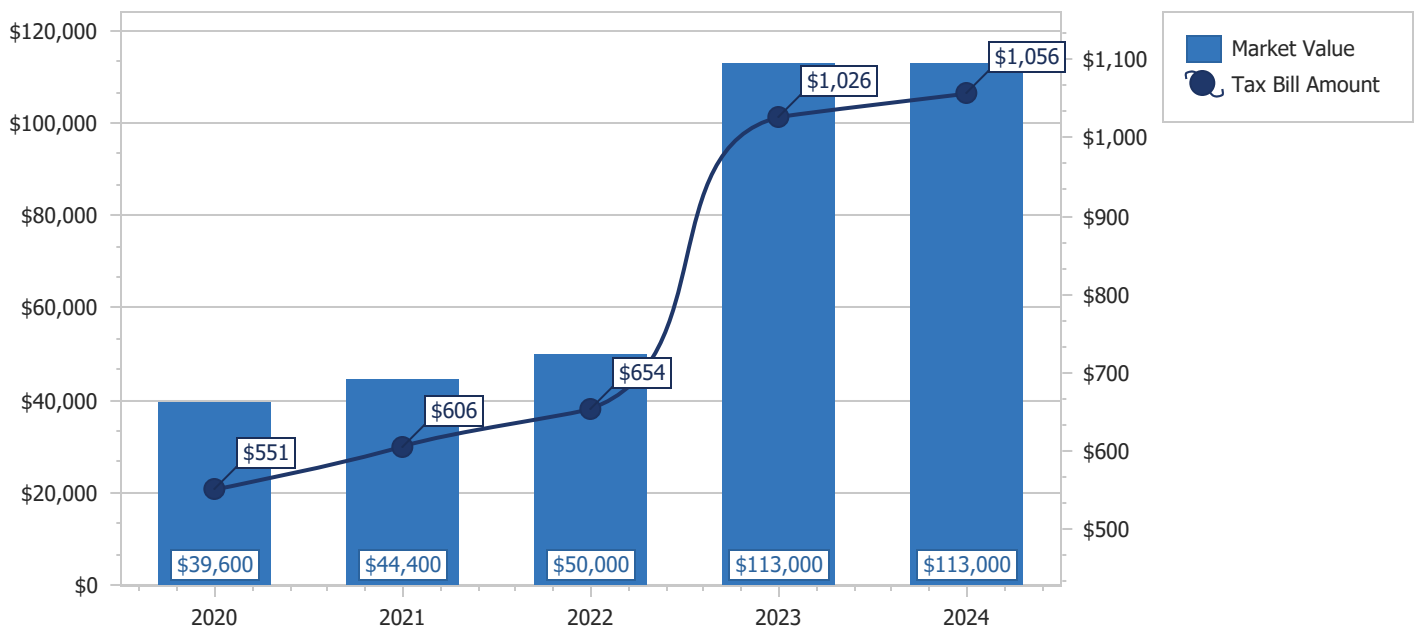
Political Representation

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 66

Utilities

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

Property Value History

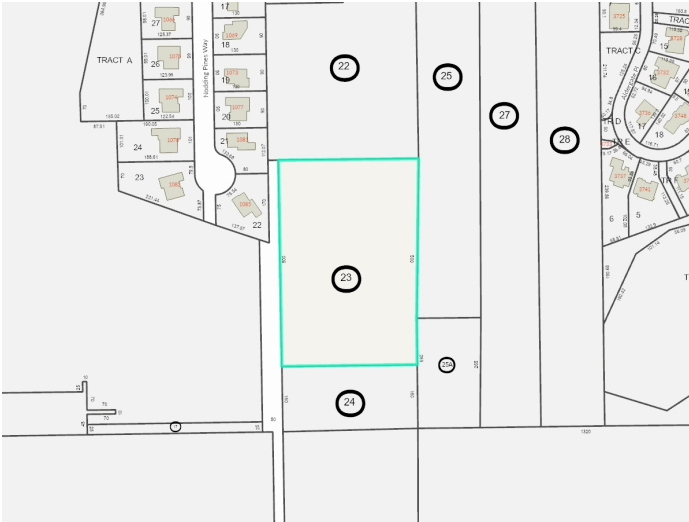


Property Record Card



Parcel: 23-21-30-300-0230-0000
 Property Address:
 Owners: GRIFFIN, LUCY S
 2025 Market Value \$108,480 Assessed Value \$61,226 Taxable Value \$61,226
 2024 Tax Bill \$1,014.05 Tax Savings with Non-Hx Cap \$418.86
 Vacant Residential property has a lot size of 3.90 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0230-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
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)	\$108,480	\$108,480
Land Value Agriculture	\$0	\$0
Just/Market Value	\$108,480	\$108,480
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$47,254	\$52,820
P&G Adjustment	\$0	\$0
Assessed Value	\$61,226	\$55,660

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,432.91
Tax Bill Amount	\$1,014.05
Tax Savings with Exemptions	\$418.86

Owner(s)

Name - Ownership Type

GRIFFIN, LUCY S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
N 500 FT OF W 1/2 OF SW
1/4 OF SE 1/4 OF SE 1/4
(LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$61,226	\$0	\$61,226
Schools	\$108,480	\$0	\$108,480
FIRE	\$61,226	\$0	\$61,226
ROAD DISTRICT	\$61,226	\$0	\$61,226
SJWM(Saint Johns Water Management)	\$61,226	\$0	\$61,226

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Improved	No
WARRANTY DEED	1/1/1975	\$30,000	01056/0249	Improved	No

Land

Units	Rate	Assessed	Market
3.84 Acres	\$113,000/Acre	\$108,480	\$108,480

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
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

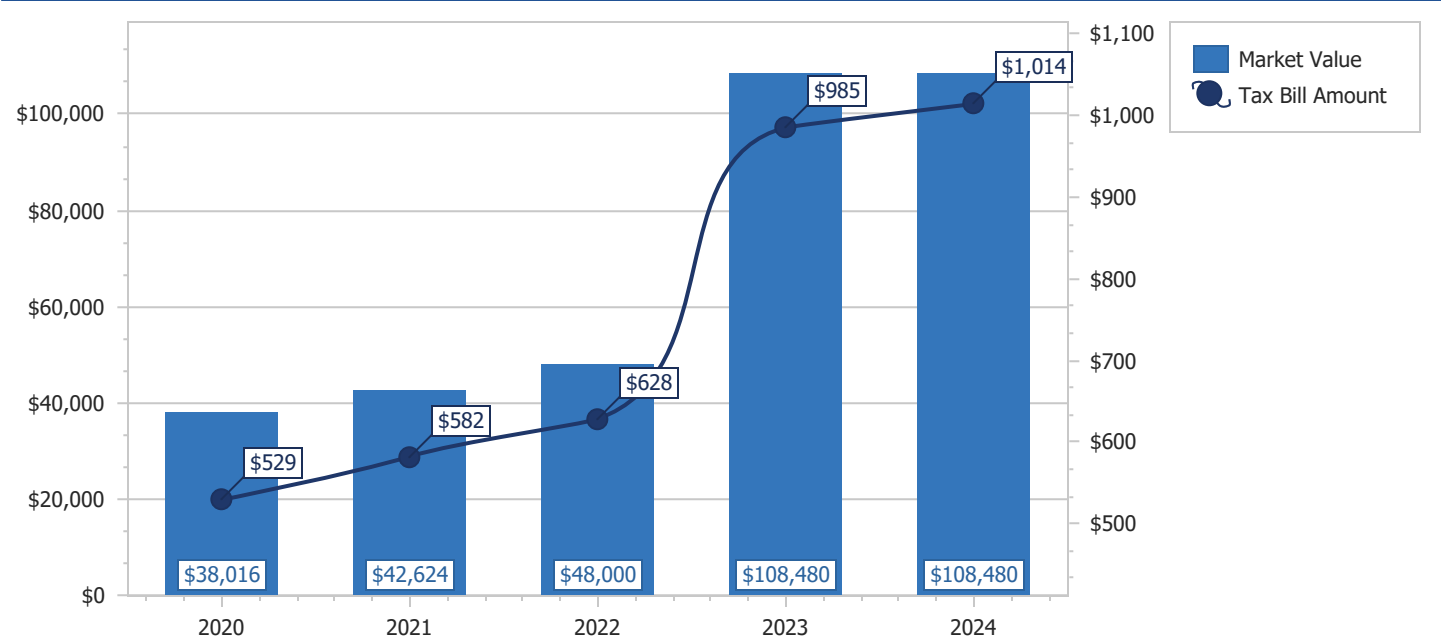
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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 66

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

Property Value History



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 23-21-30-300-0220-0000
 Property Address:
 Owners: GRIFFIN, LUCY S
 2025 Market Value \$319,508 Assessed Value \$188,170 Taxable Value \$188,170
 2024 Tax Bill \$3,043.22 Tax Savings with Non-Hx Cap \$1,177.16
 Vacant Residential property has a lot size of 4.34 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0220-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
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)	\$319,508	\$319,508
Land Value Agriculture	\$0	\$0
Just/Market Value	\$319,508	\$319,508
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$131,338	\$148,444
P&G Adjustment	\$0	\$0
Assessed Value	\$188,170	\$171,064

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,220.38
Tax Bill Amount	\$3,043.22
Tax Savings with Exemptions	\$1,177.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Legal Description

SEC 23 TWP 21S RGE 30E
W 1/2 OF NW 1/4 OF SE 1/4 OF
SE 1/4 (LESS N 264 FT OF W 165 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$188,170	\$0	\$188,170
Schools	\$319,508	\$0	\$319,508
FIRE	\$188,170	\$0	\$188,170
ROAD DISTRICT	\$188,170	\$0	\$188,170
SJWM(Saint Johns Water Management)	\$188,170	\$0	\$188,170

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Vacant	No
WARRANTY DEED	1/1/1975	\$30,000	01056/0249	Vacant	No

Land

Units	Rate	Assessed	Market
3.77 Acres	\$113,000/Acre	\$319,508	\$319,508

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
09604	DEMO	\$2,200		12/1/1998

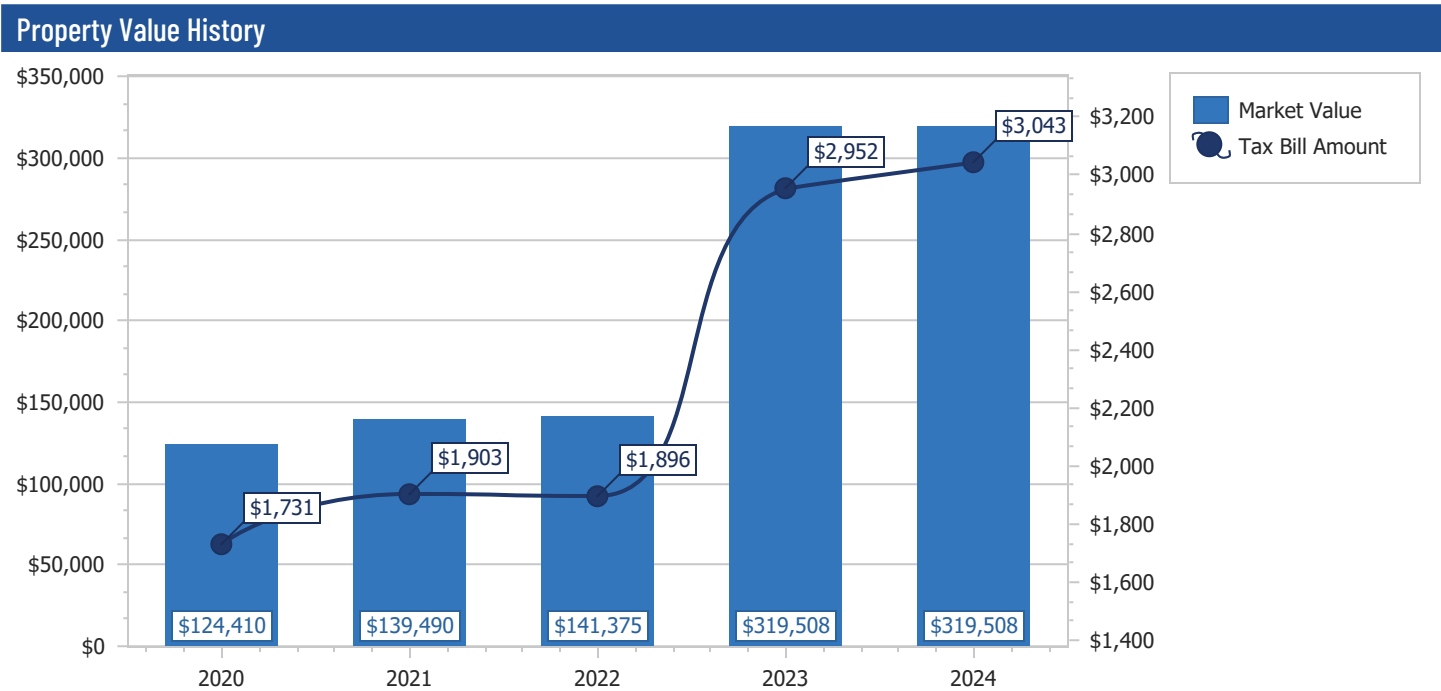
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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 66

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



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 23-21-30-300-022A-0000
 Property Address:
 Owners: GRIFFIN, LUCY S
 2025 Market Value \$35,595 Assessed Value \$19,954 Taxable Value \$19,954
 2024 Tax Bill \$331.76 Tax Savings with Non-Hx Cap \$138.41
 Vacant Residential property has a lot size of 0.58 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-022A-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
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)	\$35,595	\$35,595
Land Value Agriculture	\$0	\$0
Just/Market Value	\$35,595	\$35,595
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,641	\$17,455
P&G Adjustment	\$0	\$0
Assessed Value	\$19,954	\$18,140

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$470.17
Tax Bill Amount	\$331.76
Tax Savings with Exemptions	\$138.41

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 23 TWP 21S RGE 30E
S 132 FT OF N 264 FT OF W
165 FT OF SE 1/4 OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$19,954	\$0	\$19,954
Schools	\$35,595	\$0	\$35,595
FIRE	\$19,954	\$0	\$19,954
ROAD DISTRICT	\$19,954	\$0	\$19,954
SJWM(Saint Johns Water Management)	\$19,954	\$0	\$19,954

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Vacant	No
QUIT CLAIM DEED	1/1/1974	\$7,000	01047/1448	Vacant	No
WARRANTY DEED	1/1/1971	\$500	00881/0679	Vacant	Yes

Land

Units	Rate	Assessed	Market
0.42 Acres	\$113,000/Acre	\$35,595	\$35,595

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

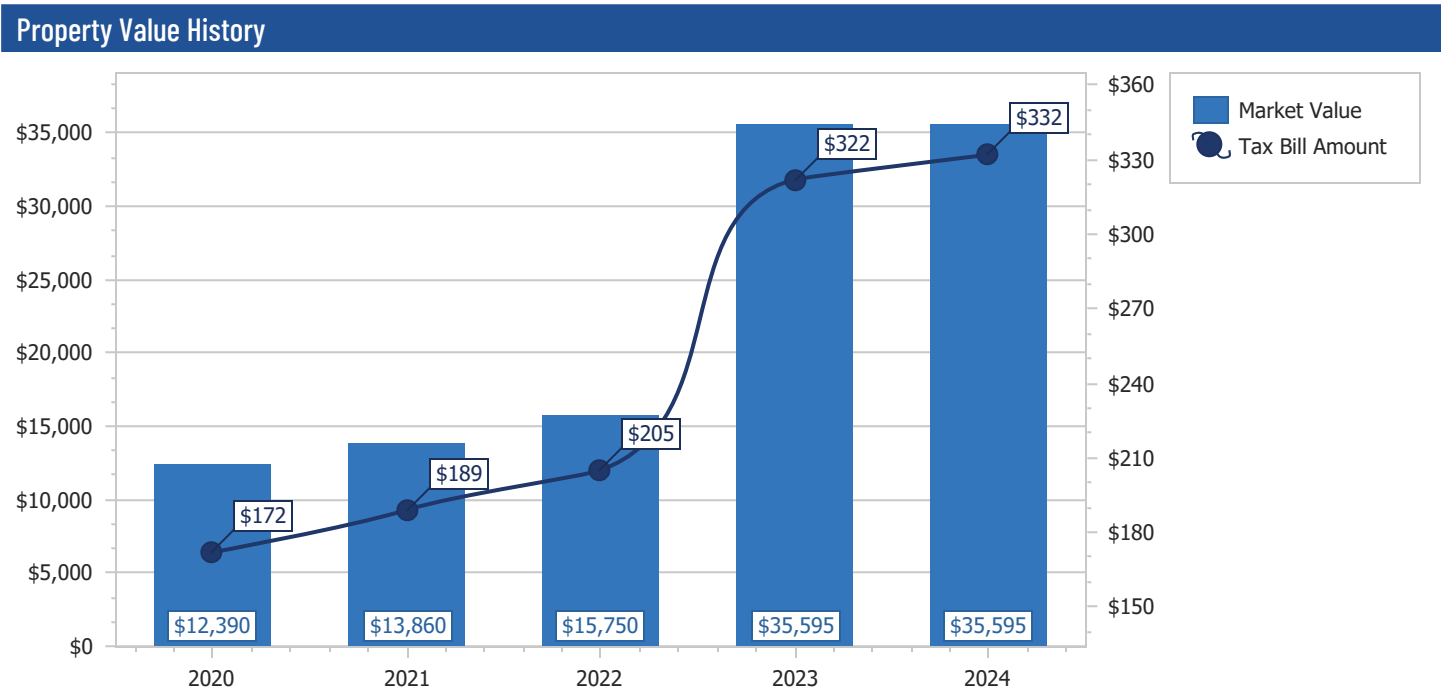
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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 66

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



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: **23-21-30-300-0210-0000**
 Property Address:
 Owners: **GRIFFIN, LUCY S**
 2025 Market Value \$35,595 Assessed Value \$19,954 Taxable Value \$19,954
 2024 Tax Bill \$331.76 Tax Savings with Non-Hx Cap \$138.41
 Vacant Residential property has a lot size of 0.58 Acres

Parcel Location



Site View

Parcel Information

Parcel	23-21-30-300-0210-0000
Property Address	
Mailing Address	2606 DELLWOOD DR ORLANDO, FL 32806-1619
Subdivision	
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)	\$35,595	\$35,595
Land Value Agriculture	\$0	\$0
Just/Market Value	\$35,595	\$35,595
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$15,641	\$17,455
P&G Adjustment	\$0	\$0
Assessed Value	\$19,954	\$18,140

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$470.17
Tax Bill Amount	\$331.76
Tax Savings with Exemptions	\$138.41

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 GRIFFIN, LUCY S

Legal Description

SEC 23 TWP 21S RGE 30E
N 132 FT OF W 165 FT OF SE
1/4 OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$19,954	\$0	\$19,954
Schools	\$35,595	\$0	\$35,595
FIRE	\$19,954	\$0	\$19,954
ROAD DISTRICT	\$19,954	\$0	\$19,954
SJWM(Saint Johns Water Management)	\$19,954	\$0	\$19,954

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2003	\$250,000	05000/0896	Vacant	No
QUIT CLAIM DEED	7/1/2003	\$100	04961/1798	Vacant	No
CORRECTIVE DEED	6/1/2000	\$100	03875/0039	Vacant	No
WARRANTY DEED	2/1/2000	\$105,000	03875/0038	Vacant	No
WARRANTY DEED	2/1/2000	\$166,600	03837/0045	Vacant	No
QUIT CLAIM DEED	12/1/1982	\$100	01427/0853	Improved	No
QUIT CLAIM DEED	1/1/1974	\$7,000	01047/1448	Improved	No

Land

Units	Rate	Assessed	Market
0.42 Acres	\$113,000/Acre	\$35,595	\$35,595

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

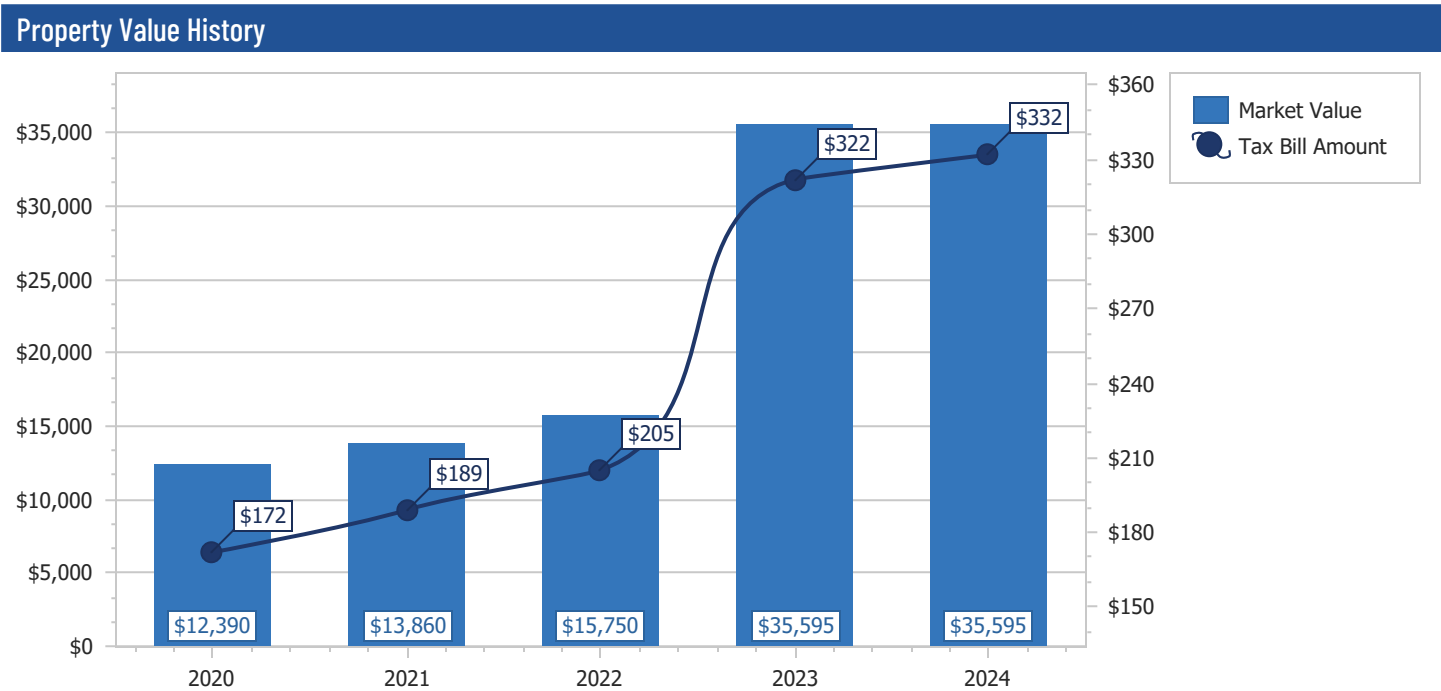
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

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 66

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



Copyright 2025 © Seminole County Property Appraiser

OWNER:
 JOB ADDRESS:
 LOT #:

MINOR CONCURRENCY TEST	250.00	250.00	.00
FINAL SUBDIVISION	4775.00	4775.00	.00

TOTAL FEES DUE.....: 5025.00

AMOUNT RECEIVED.....: 5025.00

* DEPOSITS NON-REFUNDABLE *
 ** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000048171272	
CASH/CHECK AMOUNTS....:	5025.00	
COLLECTED FROM:	BEAZER HOMES LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE	