



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

PROJ. #: 25-80000132

Received: 11/26/25

PAID 12/02/2025

## PRE-APPLICATION

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT NAME: The Elysian Winter Springs

PARCEL ID #(S): 01-21-30-501-0000-0210, 01-21-30-501-0000-0220, and 01-21-30-501-0000-0100

TOTAL ACREAGE: 6.13ac

BCC DISTRICT: District 2- Jay Zembower

ZONING: A-1

FUTURE LAND USE: MDR

NAME: Ryan Sheehan

COMPANY: The Elysian Winter Springs LLC

ADDRESS: 1100 Spotted Sandpiper Loop

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: 407-468-4005

EMAIL: ryan@christopherryanhomes.com

NAME: David Bassford

COMPANY: MBV Engineering, Inc.

ADDRESS: 1250 W. Eau Gallie Blvd, Suite H

CITY: Melbourne

STATE: FL

ZIP: 32935

PHONE: 321-253-1510

EMAIL: davidb@mbveng.com

#### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☒ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☒ SPECIAL EXCEPTION

Description of proposed development: Development of a premier custom home gated neighborhood consisting of 11-12 single-family residences

#### STAFF USE ONLY

COMMENTS DUE: 12/19

COM DOC DUE: 12/23

DRC MEETING: 01/07/2025

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1

FLU: MDR

LOCATION:  
on the west side of Tuskawilla Rd,  
south of SR 434

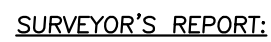
W/S: N/A

BCC: 2: Zembower

## **Elysian Winter Springs Neighborhood- Project Narrative**

1. We are proposing to combine 290/300 Tusawilla Rd (01-21-30-501-0000-0210, 01-21-30-501-0000-0220) and Re-zone from existing A-1 designation to R-1B in order to develop an Exclusive Custom Home Neighborhood consisting of 11-12 Single-Family Residences. In addition, we propose to use 1258 Milky Way Rd (01-21-30-501-0000-0100) for fenced boat/recreational vehicle storage for Residents of the Neighborhood. This non-contiguous property was sold as part of the sale of 290/300 Tuskawilla Rd.
2. Construct a Designer Grade gated entrance off of Tuskawilla between Avery Park and Milky Way Rd. Upon entering the gates, a focus is being placed on creating a garden like promenade feel by use of wide landscaped medians, meandering sidewalks, and larger than normal landscaped areas between the front property lines and the street. For design, function, and durability; untraditional construction material such as exposed aggregate concrete and stone will be used to construct the street, curbs, and sidewalks.
3. Construction of a 8ft tall smooth plaster formal Cast in Place Privacy Wall with columns, neighborhood trademark branding, coach lights, landscaping, and accent lighting along Tuskawilla Rd.

**SECTION 37, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.**



- NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

DESCRIPTION (PER TITLE COMMITMENT # WCF-25-1966):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SEMINOLE, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 10, TUSKAWILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF VACATED STREET ABUTTING ON THE EAST, PURSUANT TO RESOLUTION RECORDED IN BOOK 654, PAGE 353, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 11:

LOTS 21 AND 24, TUSKAWILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE EAST 30 FEET OF THAT CERTAIN RIGHT OF WAY, LYING ADJACENT TO LOT 24, WHICH WAS VACATED AND ABANDONED APRIL 27, 1975 IN O. R. BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY AS CONVEYED TO SEMINOLE COUNTY IN O. R. BOOK 3476, PAGE 281, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 21 "JUSKAWILLA", D. R. MITCHELL'S SURVEY OF THE LEVY GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 03 DEGREES 37'58" WEST ALONG THE EAST LOT LINE OF SAID LOT 21, A DISTANCE OF 33.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 03 DEGREES 37'58" WEST ALONG SAID EAST LOT LINE, A DISTANCE OF 195.69 FEET TO THE SOUTH LOT LINE OF SAID LOT 21; THENCE DEPARTING SAID EAST LINE, RUN NORTH 87 DEGREES 02'48" WEST ALONG SAID SOUTH LOT LINE A DISTANCE OF 39.54 FEET; THENCE RUN NORTH 14 DEGREES 08'55" EAST A DISTANCE OF 11.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 01 DEGREES 52'03" A RADIUS OF 5781.58 FEET AND A CHORD BEARING OF NORTH 15 DEGREES 04'55" EAST THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 188.46 FEET TO THE POINT OF BEGINNING.

PARCEL III:

LOTS 22 AND 23, TUSKAWILLA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 5, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, TOGETHER WITH THE EAST 30 FEET OF THAT CERTAIN RIGHT OF WAY, LYING ADJACENT TO LOT 23, WHICH WAS VACATED AND ABANDONED APRIL 27, 1975 IN O. R. BOOK 1050, PAGE 401, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SCHEDULE B-II EXCEPTIONS:

THE FOLLOWING ARE ITEMS FOUND IN SCHEDULE B SECTION II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER #WCF-25-1966  
WCF-25-1966 DATED APRIL 08, 2025 AT 8:00 AM:

NUMBERS 1 THROUGH 9 ARE STANDARD EXCEPTIONS AND NOT SURVEY MATTERS.

10. PAGE(S) 5, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).  
(THOSE PORTIONS OF THE PLAT AFFECTING THE SUBJECT PROPERTY AS SHOWN)

11. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 1256, PAGE 950. (AS SHOWN)

12. SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 97-R-7 RECORDED FEBRUARY 3, 1997 IN BOOK 3191, PAGE 791. (NOT A SURVEY MATTER)
13. SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 98-R-75 RECORDED APRIL 28, 1998 IN BOOK 3413, PAGE 614. (NOT A SURVEY MATTER)

SURVEYOR'S CERTIFICATION:






















TO: RYAN SHEEHAN; LEADING EDGE TITLE OF CENTRAL FLORIDA, LTD; THE FIRST AMERICAN TITLE INSURANCE COMPANY; THOMAS F. LANDERS; ADAM R. ALSTOTT

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 11 (AS TO OBSERVED EVIDENCE ONLY), 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 12, 2025.



SHEET 1 COVER & KEY MAP  
SHEET 2 AND 3 BOUNDARY & TOPOGRAPHIC

SYMBOL LEGEND:

- = POST/BOLLARD
-  = PUMP
-  = TRAFFIC SIGN
-  = WATER SPIGOT
-  = AIR AIR CONDITIONING UNIT
-  = CONCRETE MONUMENT
-  = CLEAN OUT
-  = DRAINAGE MANHOLE
-  = FLAT GRATE INLET
-  = DOWN GUY
-  = HAND HOLE
-  = IRON PIPE
-  = IRON ROD
-  = LIGHT POLE
-  = MAILBOX
-  = NAIL W/DISC
-  = UTILITY POLE
-  = TANK
-  = UTILITY MARKER
-  = WELL
-  = DENOTES ITEMS ON SCHEDULE B-
-  = NUMBER OF PARKING SPACES

ABBREVIATION LEGEND:



- LSL = PROFESSIONAL LAND SURVEYOR  
 PRM = PERMANENT REFERENCE MONUMENT  
 ALTA = AMERICAN LAND TITLE ASSOCIATION  
 NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
 (P) = PLAT  
 (D) = DEED  
 (C) = CALCULATED  
 (M) = MEASURED  
 (F) = FIELD  
 RCP = REINFORCED CONCRETE PIPE  
 INV = INVERT  
 PB = PLAT BOOK  
 ORB = OFFICIAL RECORDS BOOK  
 PSM = PROFESSIONAL SURVEYOR AND MAPPER  
 ID = IDENTIFICATION  
 L = LENGTH  
 R = RADIUS  
 Δ = DELTA  
 CH = CHORD  
 CB = CHORD BEARING  
 FFE = FINISH FLOOR ELEVATION  
 LB = LICENSED BUSINESS  
 BOL = BUILDING OVERHANG LINE  
 NAVD = NORTH AMERICAN VERTICAL DATUM  
 LS = LICENSED SURVEYOR  
 TRAV.PT. = TRAVERSE POINT  
 SSMC = SOUTHEASTERN SURVEYING  
 & MAPPING CORPORATION

LINETYPE LEGEND:

- X- = CHAINLINK FENCE  
 -O- = WOOD FENCE  
 -III- = METAL FENCE  
 -Δ- = VINYL FENCE  
 -OHL- = OVERHEAD UTILITY LINE

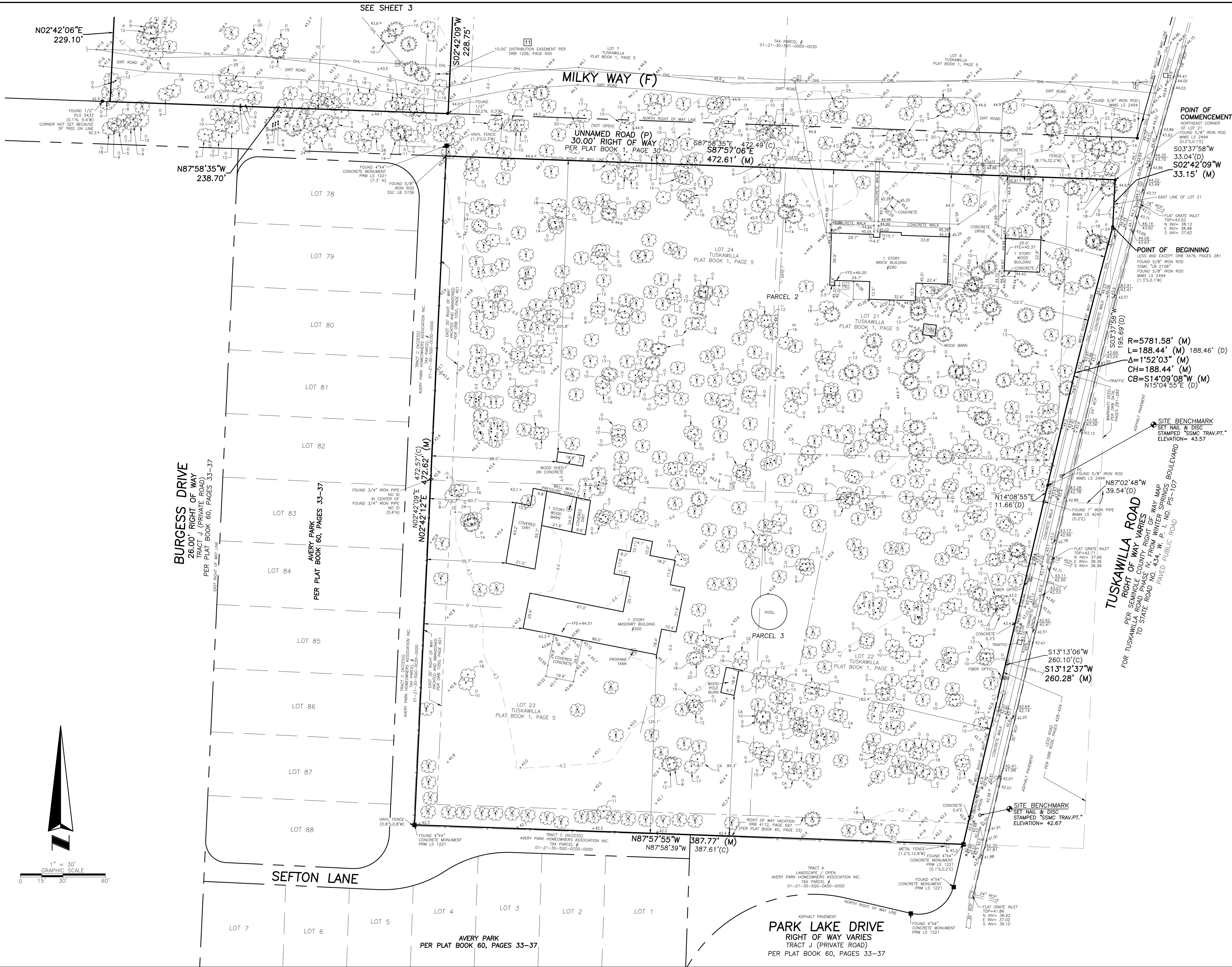
FREE LEGEND:

SIZE SHOWN IS TRUNK DIAMETER  
IN INCHES MEASURED AT  
BREAST HEIGHT (DBH)

-  = PALM  
 = TREE  
 CA = CAMPHOR  
 E = ELM  
 O = OAK  
 PI = PINE  
 M = MAPLE  
 CE = CEDAR  
 CB = CHINABERRY  
 UK = UNKNOWN



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SEE SHEET 1 FOR NOTES,  
LEGEND AND DESCRIPTION.

DRAWING NUMBER  
**64478003**  
SHEET  
NUMBER  
**2 OF 3**

ALTA/NSPS Land Survey  
Tuskawilla Road and Milky Way  
Winter Springs, Florida

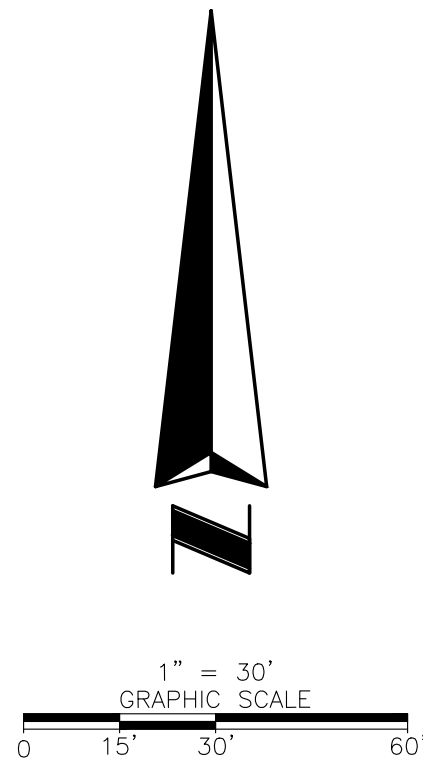
Project:  
Field Date: MAY 12, 2025  
Drawn By: SK  
Scale: 1" = 30'

BY  
REVISION  
REVISION DATE

**SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION**  
6600 All American Boulevard  
Orlando, Florida 32817-4303  
Phone: (407) 292-8500  
e-mail: info@southesternsurveying.com  
Certification Number: 182106

**SSMC**  
SUE • SURVEY • GIS

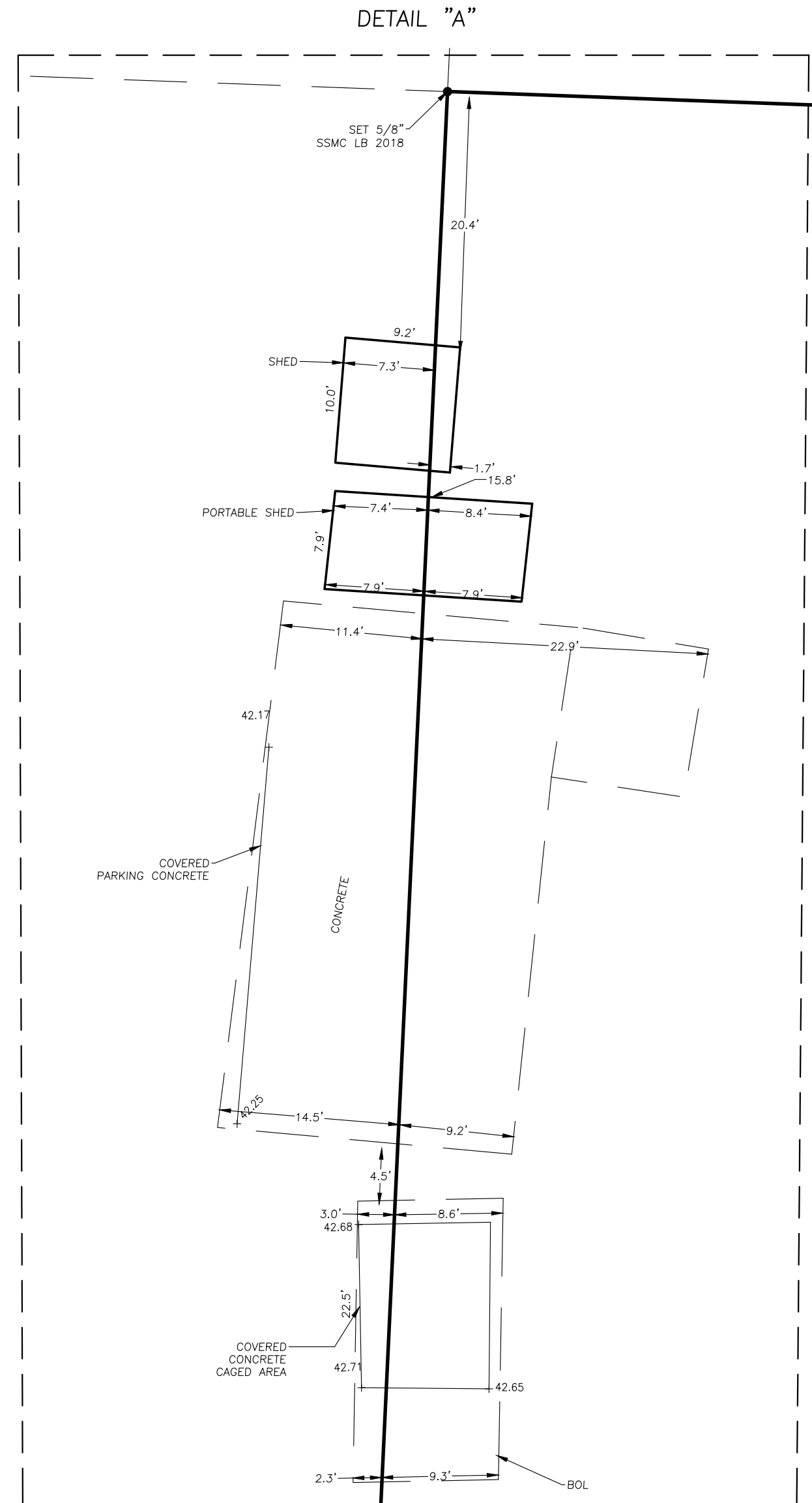
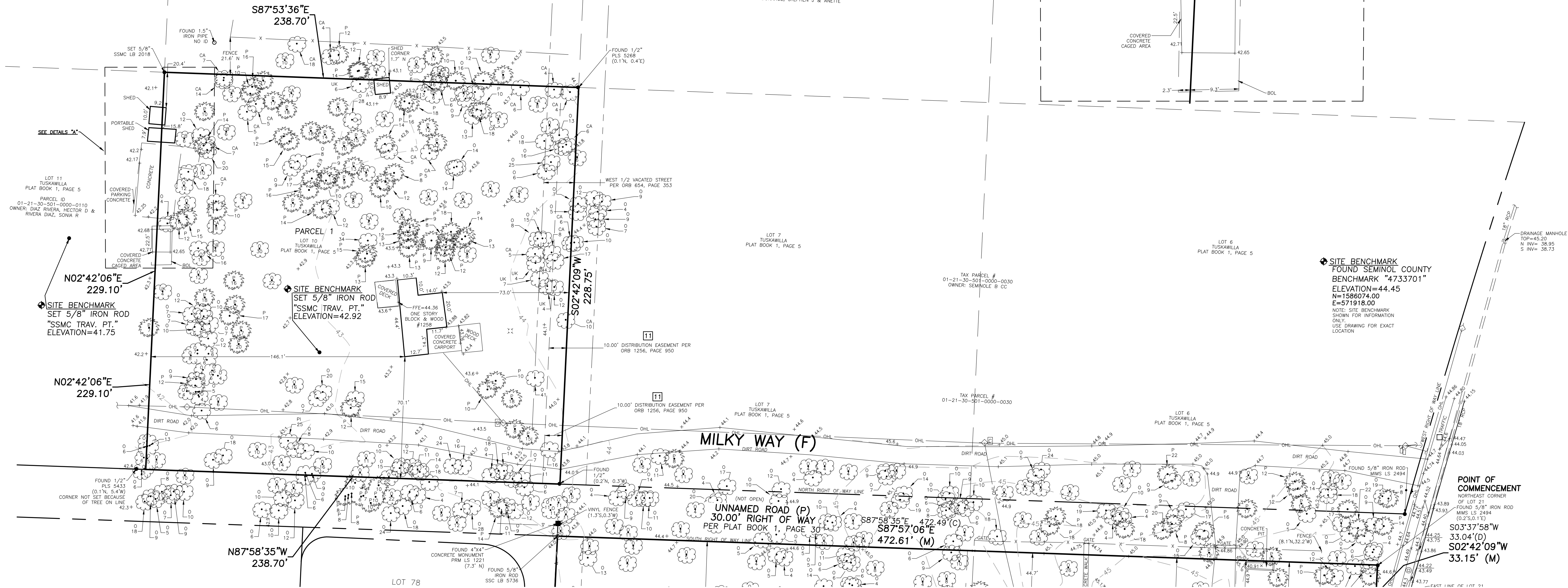
SHEET NUMBER 2 OF 3  
NOT VALID WITHOUT SHEETS  
1 THROUGH 3



LOT 12  
TUSKAWILLA  
PLAT BOOK 1, PAGE 5  
PARCEL ID  
01-21-30-501-0000-0120  
OWNER: SERRANO, DAMAN

LOT 9  
TUSKAWILLA  
PLAT BOOK 1, PAGE 5  
PARCEL ID  
01-21-30-501-0000-0090  
OWNER: MOORE, DAVID S & BETH L

LOT 8  
TUSKAWILLA  
PLAT BOOK 1, PAGE 5  
PARCEL ID  
01-21-30-501-0000-0080  
OWNER: DONAHOE, STEPHEN J & ANETTE



◆ SITE BENCHMARK  
FOUND SEMINOL COUNTY  
BENCHMARK "4733701"  
ELEVATION=44.45  
N=1586074.00  
E=571918.00  
NOTE: SITE BENCHMARK  
SHOWN FOR INFORMATION  
ONLY  
USE DRAWING FOR EXACT  
LOCATION

POINT OF  
COMMENCEMENT  
NORTHWEST CORNER  
OF LOT 21  
FOUND 5/8" IRON ROD  
MMS LS 2494  
(0.2' N, 0.1' E)  
S03°37'58"W  
33.04' (D)  
S02°42'09"W  
33.15' (M)

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SEE SHEET 2

BY

REVISION

REVISION DATE

ALTA/NSPS Land Survey

Tuskawilla Road and Milky Way  
Winter Springs, Florida

Project:

Field Date: MAY 12, 2025  
Drawn By: SK  
Scale: 1" = 30'

SEE SHEET 1 FOR NOTES,  
LEGEND AND DESCRIPTION.

DRAWING NUMBER  
64478003  
SHEET  
NUMBER  
3 OF 3

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, FL 32817-4350  
(407) 292-8580  
e-mail: info@southesternsurveying.com  
Certification Number 182106

SSMC

SUE • SURVEY • GIS

SHEET NUMBER 3 OF 3  
THIS DRAWING IS VALID THROUGH 3



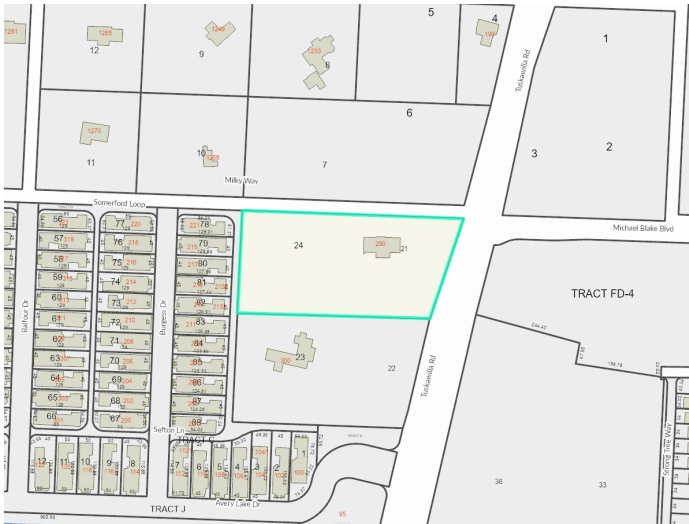


# Property Record CardA



Parcel: 01-21-30-501-0000-0210  
 Property Address: 290 TUSKAWILLA RD WINTER SPRINGS, FL 32708  
 Owners: SHEEHAN, RYAN; LANDERS, THOMAS F; ALSTOTT, ADAM R  
 2026 Market Value \$458,322 Assessed Value \$458,322 Taxable Value \$458,322  
 2025 Tax Bill \$5,631.17 Tax Savings with Non-Hx Cap \$656.87  
 The 4 Bed/2.5 Bath Single Family property is 2,601 SF and a lot size of 2.49 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	01-21-30-501-0000-0210
Property Address	
Mailing Address	1100 SPOTTED SANDPIPER LOOP WINTER SPGS, FL 32708-3433
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	\$240,048	\$243,336
Depreciated Other Features	\$5,774	\$3,850
Land Value (Market)	\$212,500	\$212,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$458,322	\$459,686
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$77,921
P&G Adjustment	\$0	\$0
Assessed Value	\$458,322	\$381,765

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$6,288.04
Tax Bill Amount	\$5,631.17
Tax Savings with Exemptions	\$656.87

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

### Name - Ownership Type

SHEEHAN, RYAN - Tenants in Common :33.34  
 LANDERS, THOMAS F - Tenants in Common :33.33  
 ALSTOTT, ADAM R - Tenants in Common :33.33

**Legal DescriptionA**

LOTS 21 & 24 & E 30 FT OF  
VACD ST ADJ LOT 24 (LESS RD)  
TUSKAWILLA  
PB 1 PG 5

**TaxesA**

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$458,322	\$0	\$458,322
Schools	\$458,322	\$0	\$458,322
FIRE	\$458,322	\$0	\$458,322
ROAD DISTRICT	\$458,322	\$0	\$458,322
SJWM(Saint Johns Water Management)	\$458,322	\$0	\$458,322

**SalesA**

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
ADMINISTRATIVE DEED	5/21/2025	\$100	10830/1259	Improved	No
PROBATE RECORDS	1/1/2018	\$100	09064/0048	Improved	No
WARRANTY DEED	5/1/2003	\$385,000	04858/1136	Improved	Yes
WARRANTY DEED	8/1/1998	\$100	03476/0281	Vacant	No
WARRANTY DEED	6/1/1979	\$57,000	01228/1725	Improved	Yes
WARRANTY DEED	1/1/1977	\$12,300	01120/0636	Vacant	No

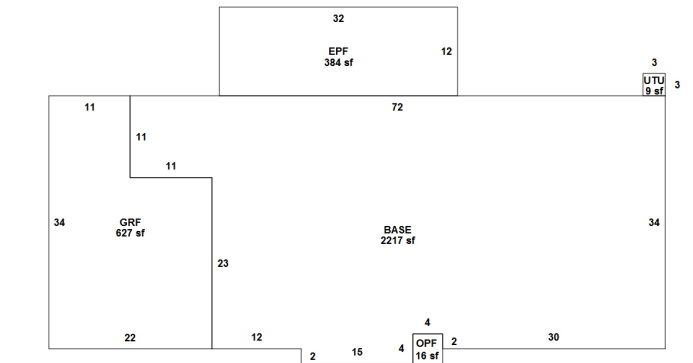
**LandA**

Units	Rate	Assessed	Market
2.50 Acres	\$85,000/Acre	\$212,500	\$212,500



Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1978
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	2217
Total Area (ft <sup>2</sup> )	3253
Constuction	CB+BRICK COMBO
Replacement Cost	\$328,833
Assessed	\$240,048

\* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

AppendagesA	
Description	Area (ft <sup>2</sup> )
ENCLOSED PORCH FINISHED	384
GARAGE FINISHED	627
OPEN PORCH FINISHED	16
UTILITY UNFINISHED	9

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
00258	REPAIR/REPLACE 2 SQ	\$1,000		1/1/1998

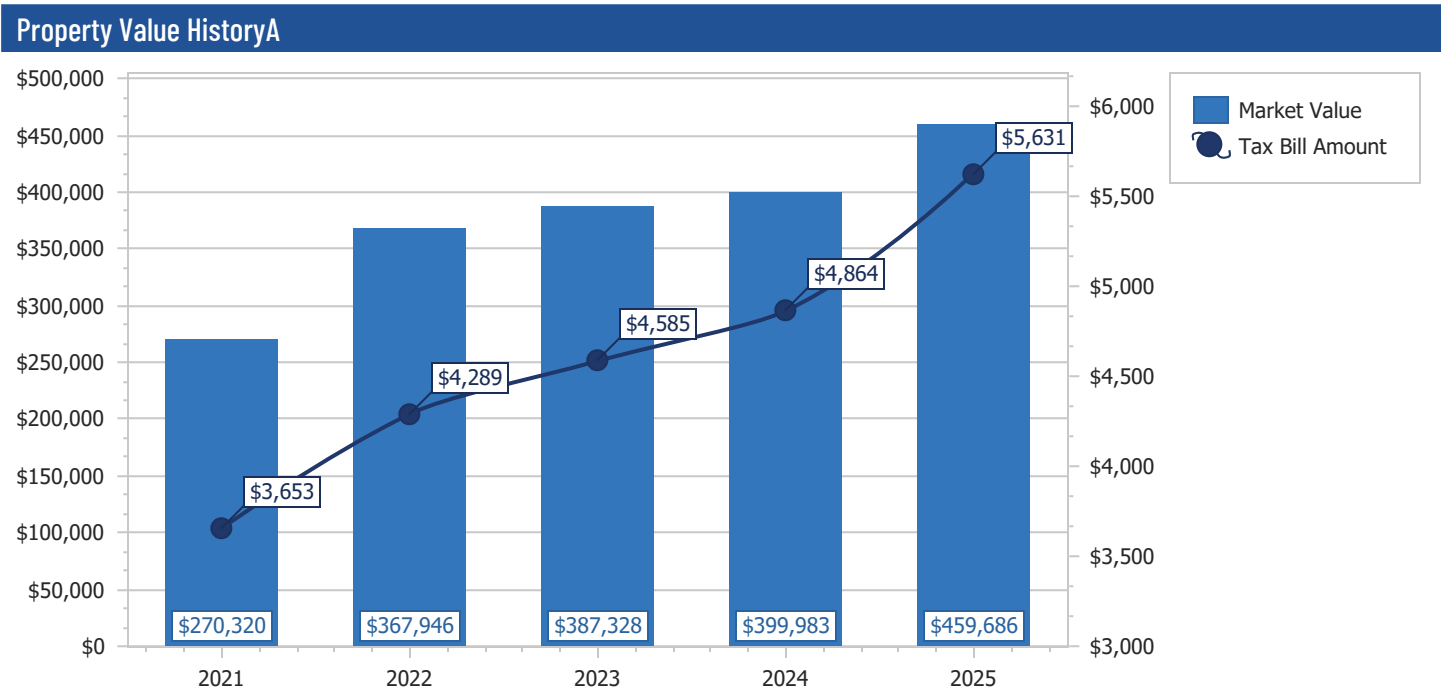
Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
POLE/BARN/BELOW AVG	1978	208	\$1,624	\$974
FIREPLACE 1	1978	1	\$3,000	\$1,800
ACCESSORY BLDG 2	1990	1	\$5,000	\$3,000

ZoningA	
Zoning	OUT
Description	
Future Land Use	Out
Description	

School DistrictsA	
Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

Political RepresentationA	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 47

UtilitiesA	
Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management



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# Property Record CardA



Parcel: 01-21-30-501-0000-0220  
 Property Address: 300 TUSKAWILLA RD WINTER SPRINGS, FL 32708  
 Owners: SHEEHAN, RYAN; LANDERS, THOMAS F; ALSTOTT, ADAM R  
 2026 Market Value \$374,668 Assessed Value \$374,668 Taxable Value \$374,668  
 2025 Tax Bill \$4,676.21 Tax Savings with Non-Hx Cap \$441.13  
 The 4 Bed/2.5 Bath Single Family property is 2,060 SF and a lot size of 2.36 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	01-21-30-501-0000-0220
Property Address	
Mailing Address	1100 SPOTTED SANDPIPER LOOP WINTER SPGS, FL 32708-3433
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	\$161,278	\$164,862
Depreciated Other Features	\$12,450	\$8,300
Land Value (Market)	\$200,940	\$200,940
Land Value Agriculture	\$0	\$0
Just/Market Value	\$374,668	\$374,102
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$52,329
P&G Adjustment	\$0	\$0
Assessed Value	\$374,668	\$321,773

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$5,117.34
Tax Bill Amount	\$4,676.21
Tax Savings with Exemptions	\$441.13

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

### Name - Ownership Type

SHEEHAN, RYAN - Tenants in Common :33.34  
 LANDERS, THOMAS F - Tenants in Common :33.33  
 ALSTOTT, ADAM R - Tenants in Common :33.33



## Legal DescriptionA

LOTS 22 & 23 (LESS RD) & E 1/2 OF VACD ST  
ADJ ON W & N 1/2 OF VACD ST ADJ ON S  
TUSKAWILLA PB 1 PG 5

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$374,668	\$0	\$374,668
Schools	\$374,668	\$0	\$374,668
FIRE	\$374,668	\$0	\$374,668
ROAD DISTRICT	\$374,668	\$0	\$374,668
SJWM(Saint Johns Water Management)	\$374,668	\$0	\$374,668

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/21/2025	\$1,550,000	10830/1261	Improved	Yes
WARRANTY DEED	3/1/2001	\$100	04026/0428	Improved	No

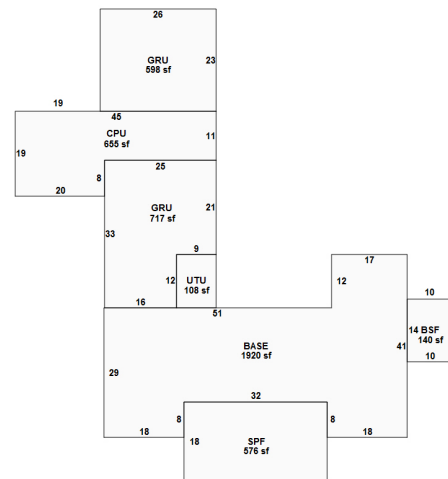
## LandA

Units	Rate	Assessed	Market
2.36 Acres	\$85,000/Acre	\$200,940	\$200,940

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1964
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	1920
Total Area (ft <sup>2</sup> )	4714
Constuction	CONC BLOCK
Replacement Cost	\$286,716
Assessed	\$161,278

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
-------------	-------------------------

BASE SEMI FINISHED	140
CARPORT UNFINISHED	655
GARAGE UNFINISHED	598
GARAGE UNFINISHED	717
SCREEN PORCH FINISHED	576
UTILITY UNFINISHED	108

PermitsA				
Permit #	Description	Value	CO Date	Permit Date

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 2	1979	1	\$5,000	\$3,000
ACCESSORY BLDG 1	1979	1	\$1,250	\$750
PATIO 3	1980	1	\$6,000	\$3,600
CARPORT 3	1989	1	\$8,500	\$5,100

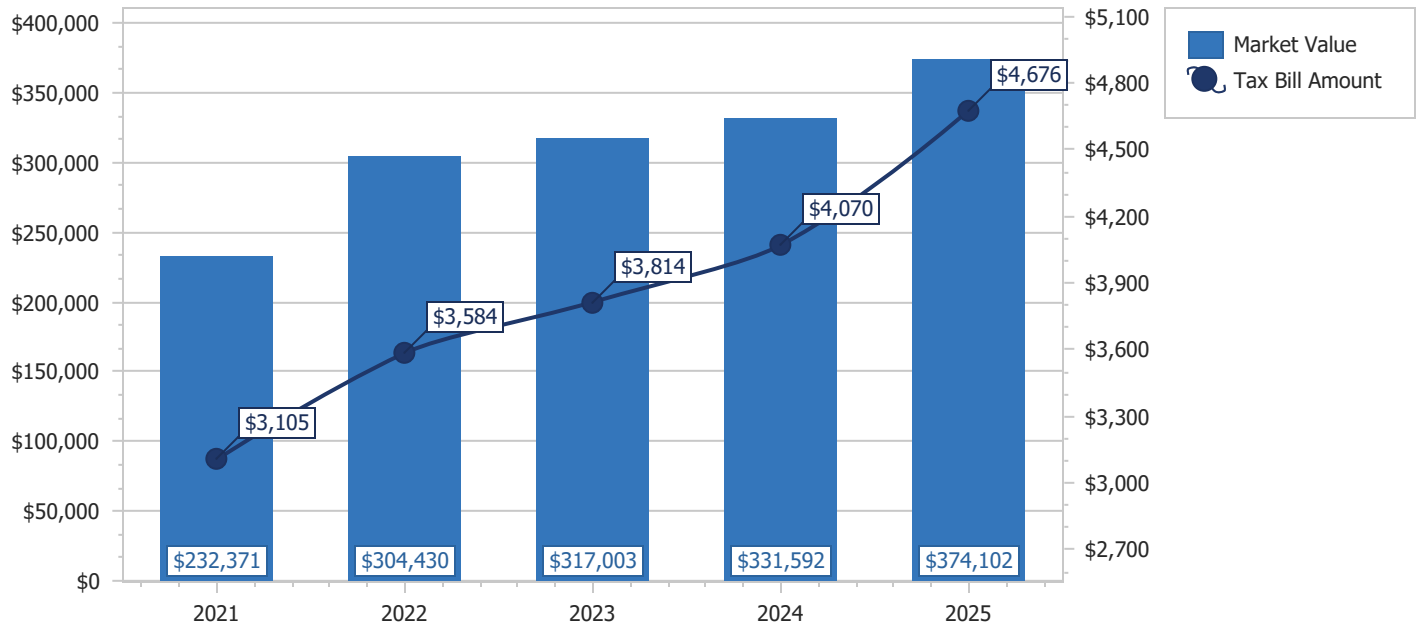
ZoningA	
Zoning	OUT
Description	
Future Land Use	Out
Description	

School DistrictsA	
Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

Political RepresentationA	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 47

UtilitiesA	
Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Management

## Property Value HistoryA



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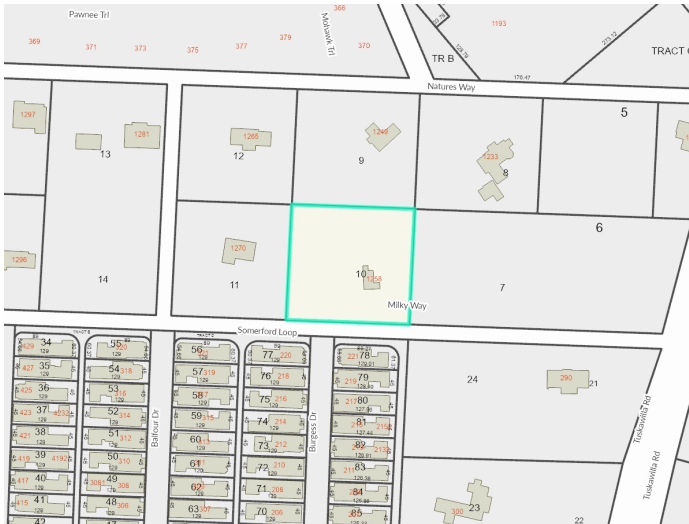


# Property Record CardA



Parcel: 01-21-30-501-0000-0100  
 Property Address: 1258 MILKY WAY WINTER SPRINGS, FL 32708  
 Owners: SHEEHAN, RYAN; LANDERS, THOMAS F; ALSTOTT, ADAM R  
 2026 Market Value \$156,136 Assessed Value \$156,136 Taxable Value \$156,136  
 2025 Tax Bill \$2,092.09 Tax Savings with Non-Hx Cap \$31.47  
 The 1 Bed/1 Bath Single Family property is 644 SF and a lot size of 1.28 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	01-21-30-501-0000-0100
Property Address	
Mailing Address	1100 SPOTTED SANDPIPER LOOP WINTER SPGS, FL 32708-3433
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	\$42,026	\$42,902
Depreciated Other Features	\$5,310	\$3,540
Land Value (Market)	\$108,800	\$108,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$156,136	\$155,242
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$3,733
P&G Adjustment	\$0	\$0
Assessed Value	\$156,136	\$151,509

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$2,123.56
Tax Bill Amount	\$2,092.09
Tax Savings with Exemptions	\$31.47

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

Name - Ownership Type

SHEEHAN, RYAN - Tenants in Common :33.34  
 LANDERS, THOMAS F - Tenants in Common :33.33  
 ALSTOTT, ADAM R - Tenants in Common :33.33

## Legal DescriptionA

LOT 10 & 1/2 OF VACD ST ON E TUSKAWILLA  
PB 1 PG 5

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$156,136	\$0	\$156,136
Schools	\$156,136	\$0	\$156,136
FIRE	\$156,136	\$0	\$156,136
ROAD DISTRICT	\$156,136	\$0	\$156,136
SJWM(Saint Johns Water Management)	\$156,136	\$0	\$156,136

## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/21/2025	\$1,550,000	10830/1261	Improved	Yes
WARRANTY DEED	3/1/2001	\$100	04026/0430	Improved	No

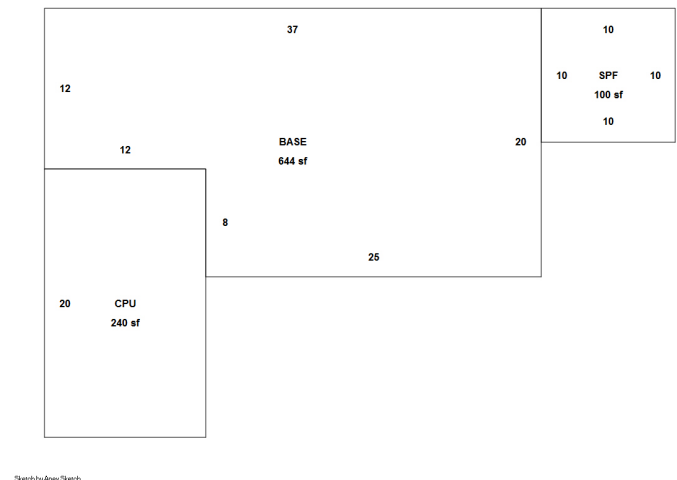
## LandA

Units	Rate	Assessed	Market
1.28 Acres	\$85,000/Acre	\$108,800	\$108,800

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1967
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	644
Total Area (ft <sup>2</sup> )	984
Constuction	CB/WD/SDNG COMBO
Replacement Cost	\$70,044
Assessed	\$42,026

\* Year Built = Actual / Effective



Building 1

## AppendagesA

Description	Area (ft <sup>2</sup> )
CARPORT UNFINISHED	240

## PermitsA

Permit #	Description	Value	CO Date	Permit Date
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## Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 2	1979	1	\$5,000	\$3,000
PATIO 1	1990	1	\$1,100	\$660
COVERED PATIO 1	1985	1	\$2,750	\$1,650

## ZoningA

Zoning	OUT
Description	
Future Land Use	Out
Description	

## School DistrictsA

Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

## Political RepresentationA

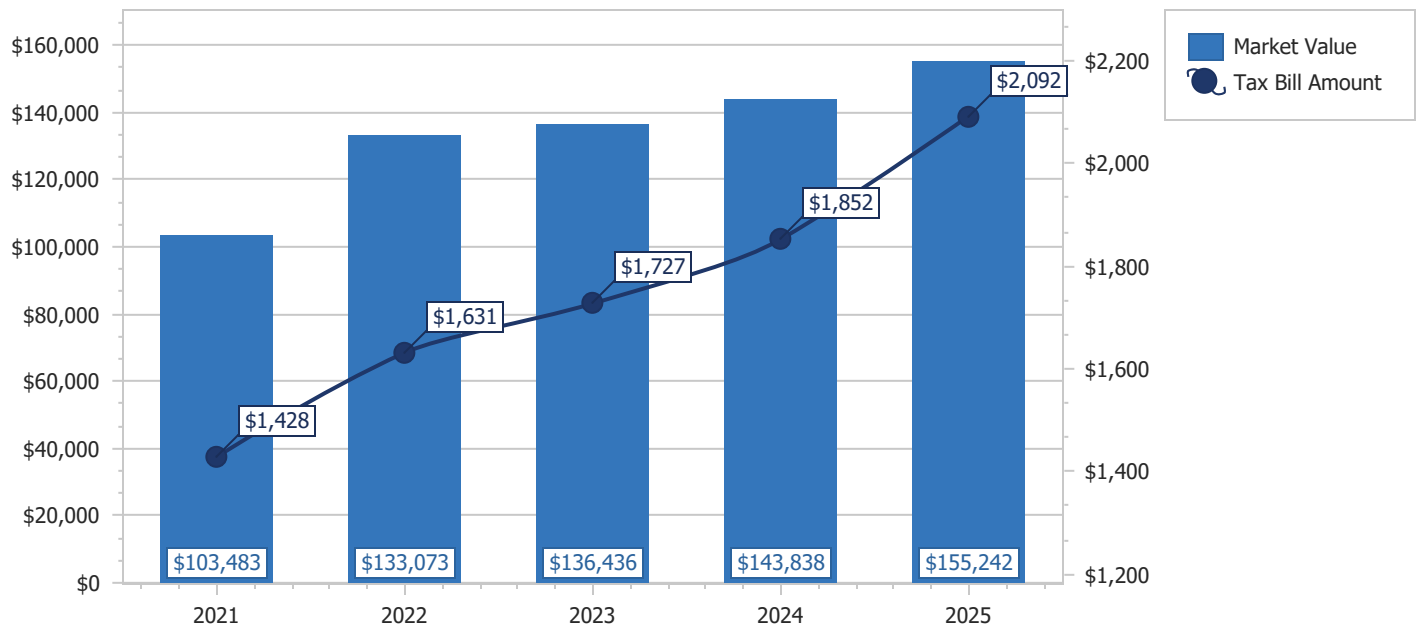
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 47

## UtilitiesA

Fire Station #	Station: 26 Zone: 262
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Management



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

**Receipt Details**

**Date:** 12/1/2025 5:34:18 PM  
**Project:** 25-80000132  
**Credit Card Number:** 42\*\*\*\*\*4655  
**Authorization Number:** 05539G  
**Transaction Number:** 011225C2B-A8FD1997-1ABB-49C4-9540-15F661651313  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50