



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

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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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: <u>12/19</u>	COM DOC DUE: <u>12/23</u>	DRC MEETING: <u>01/07/2025</u>
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<input type="checkbox"/> PROPERTY APPRAISER SHEET	<input type="checkbox"/> PRIOR REVIEWS:
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ZONING: <u>A-1</u>	FLU: <u>MDR</u>	LOCATION: <u>on the west side of Tuskawilla Rd, south of SR 434</u>
W/S: <u>N/A</u>	BCC: <u>2: Zembower</u>	

Elysian Winter Springs Neighborhood- Project Narrative

1. We are proposing to combine 290/300 Tuscawilla 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.

TUSKAWILLA ROAD AND MILKY WAY

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

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 I:

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 II:

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 "TUSKAWILLA", 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, DATED APRIL 08, 2025 AT 8:00 AM:

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

10. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TUSKAWILLA, AS RECORDED IN PLAT BOOK 1, 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)

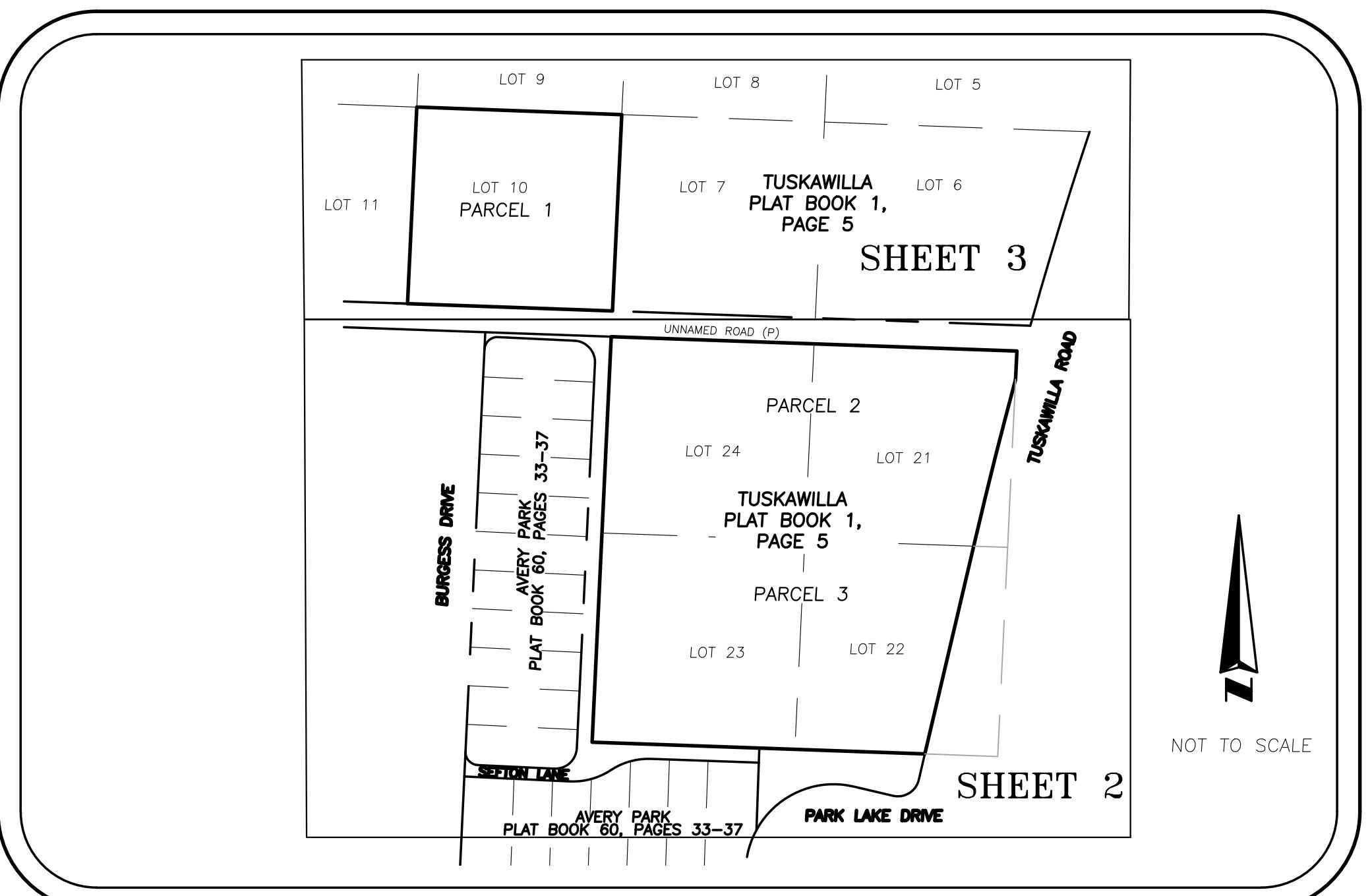
12. SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 97-R-7 RECORDED FEBRUARY 3, 1997 IN BOOK 3191, PAGE 791. (NOT A SURVEY MATTER)

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

SYMBOL LEGEND:

- = POST/BOLLARD
- = PUMP
- ▲ = TRAFFIC SIGN
- = WATER SPIGOT
- AC = AIR CONDITIONING UNIT
- = CONCRETE MONUMENT
- ◎ = CLEAN OUT
- ◎ = DRAINAGE MANHOLE
- = FLAT GRADE 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-II
- ☒ = NUMBER OF PARKING SPACES

ABBREVIATION LEGEND:

- PLS = 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:

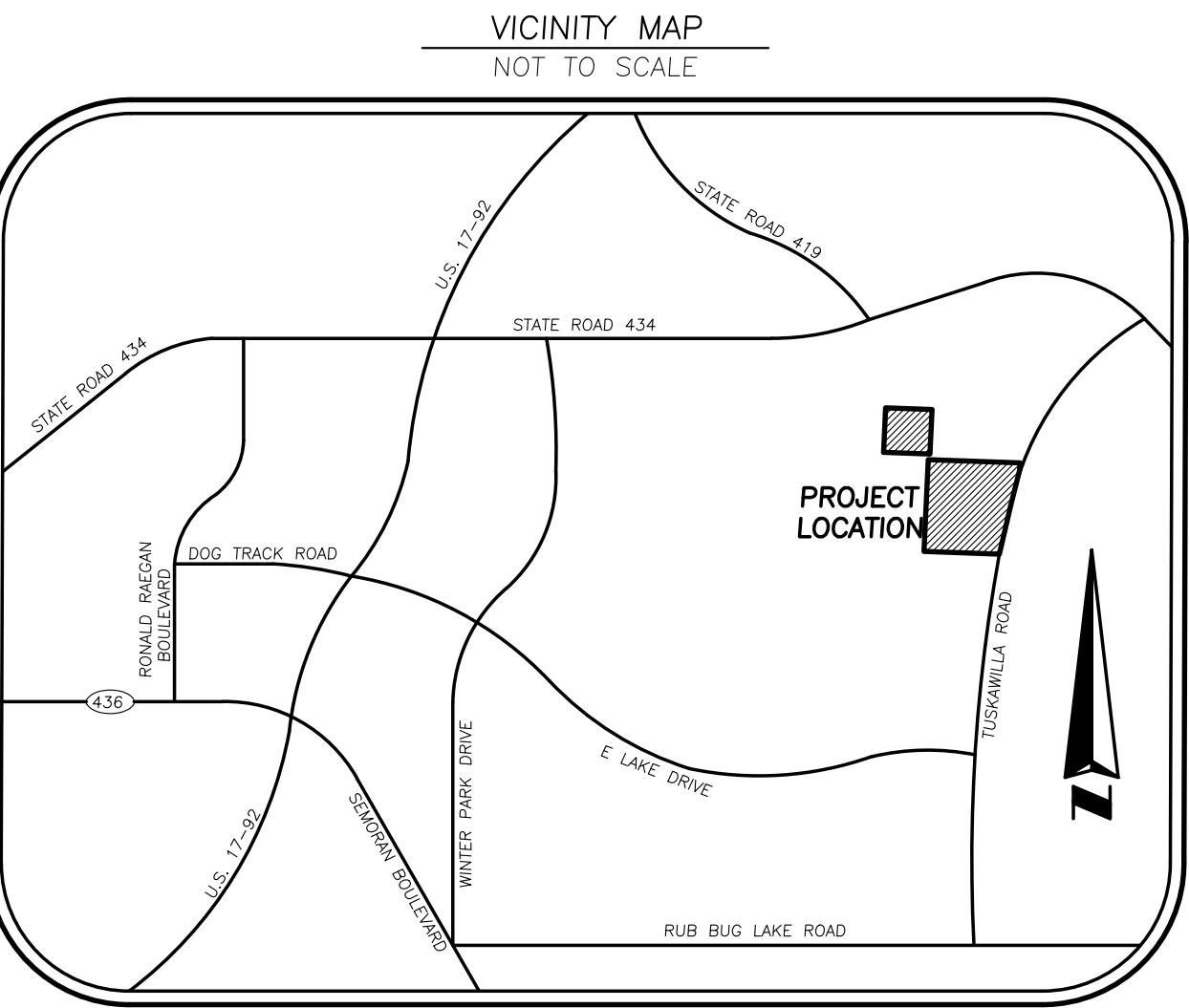
- X- = CHAINLINK FENCE
- O- = WOOD FENCE
- III- = METAL FENCE
- Δ- = VINYL FENCE
- OHL- = OVERHEAD UTILITY LINE

TREE LEGEND:

- SIZE SHOWN IS TRUNK DIAMETER IN INCHES MEASURED AT BREAST HEIGHT (DBH)
- PALM = PALM
- TREE = TREE
- CA = CAMPHOR
- E = ELM
- O = OAK
- PI = PINE
- M = MAPLE
- CE = CEDAR
- CB = CHINABERRY
- UK = UNKNOWN

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.



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION

SSMC

SUE • SURVEY • GIS

PLEASE SELECT
SURVEY FROM
DROP DOWN

REV	REV	REV	REV
B7			

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

ALTA/NSPS LAND SURVEY			
TUSKAWILLA ROAD AND MILKY WAY WINTER SPRINGS, FLORIDA			
Field Date:	May 12, 2025	Brown By:	SK

Project:
1" = 30'

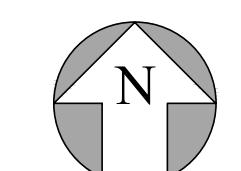
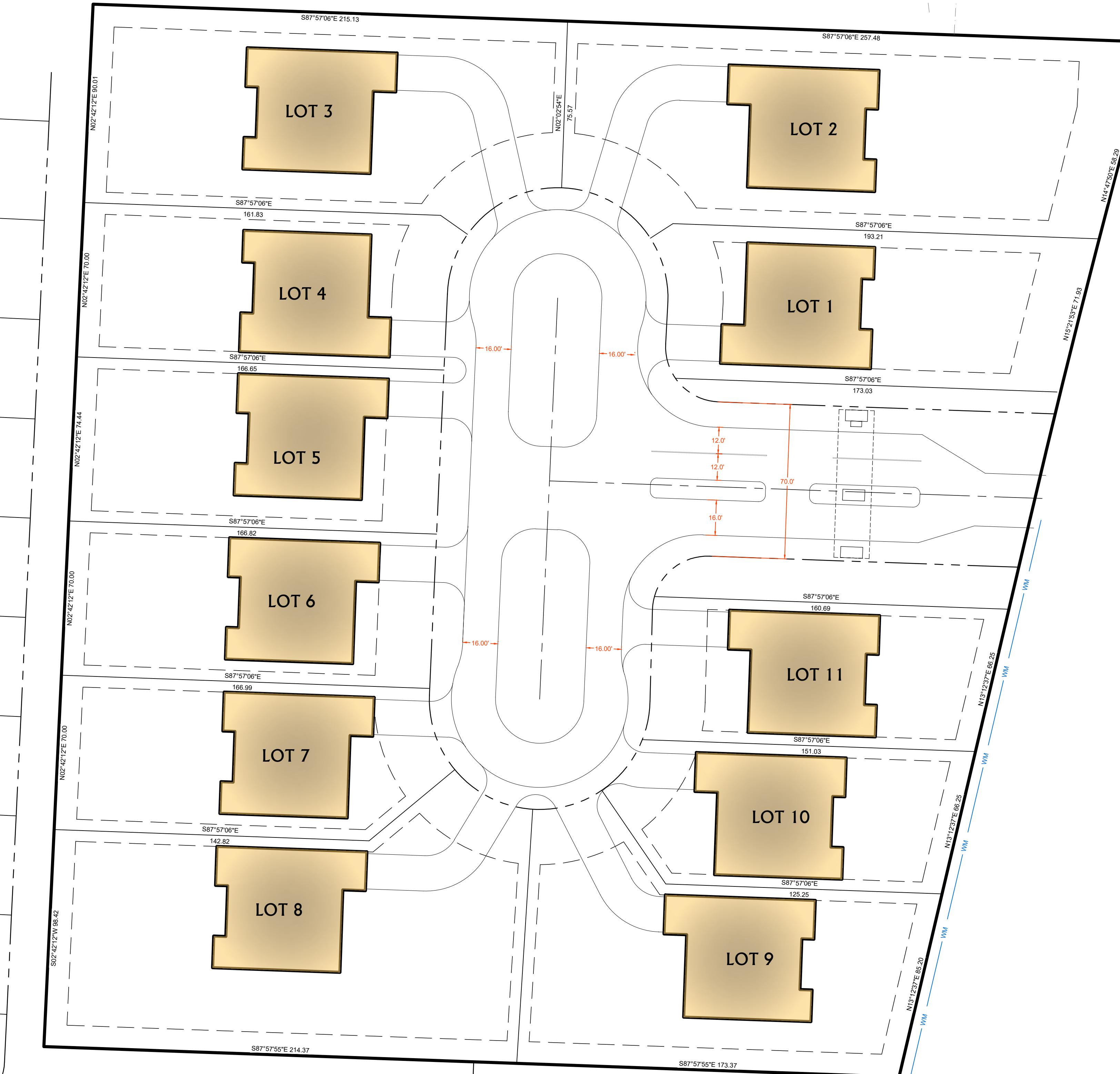
SEE SURVEYOR'S CERTIFICATION

DRAWING NUMBER
64478003

SHEET NUMBER
3

1 OF 3





GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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 ²)	2217
Total Area (ft ²)	3253
Construction	CB+BRICK COMBO
Replacement Cost	\$328,833
Assessed	\$240,048

* Year Built = Actual / Effective



AppendagesA

Description	Area (ft ²)
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/BARNS/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	

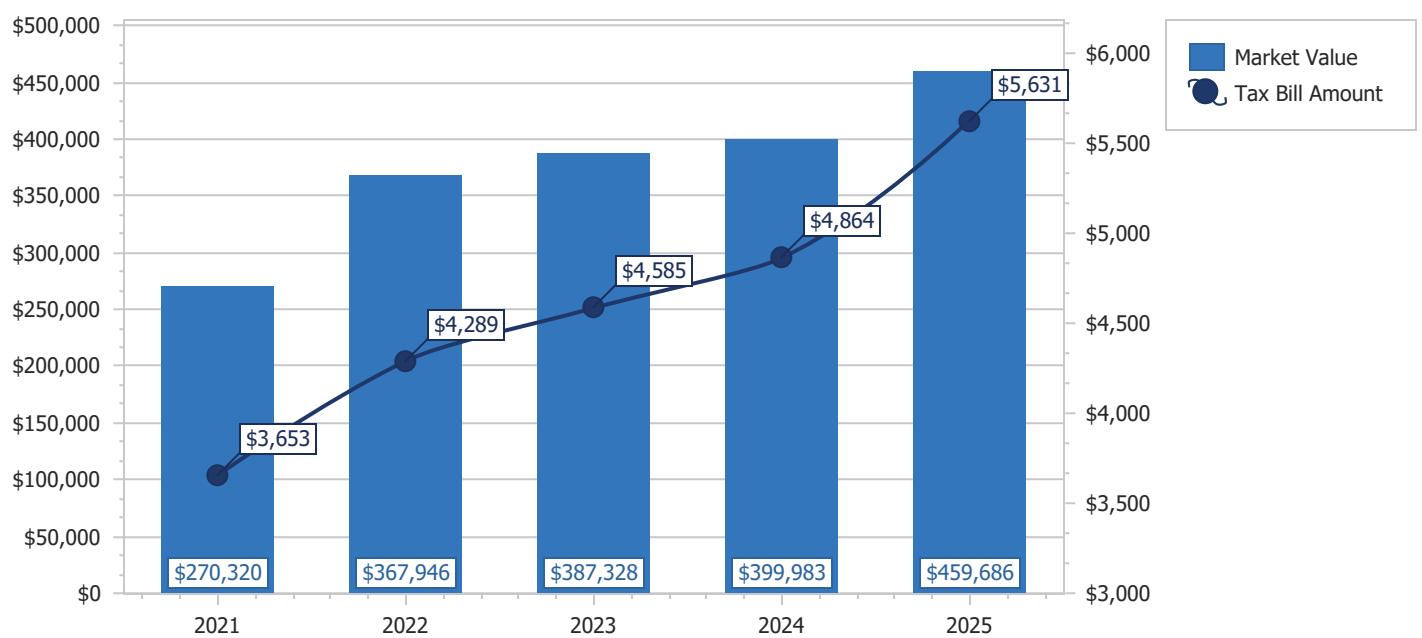
School DistrictsA

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

Property Value HistoryA

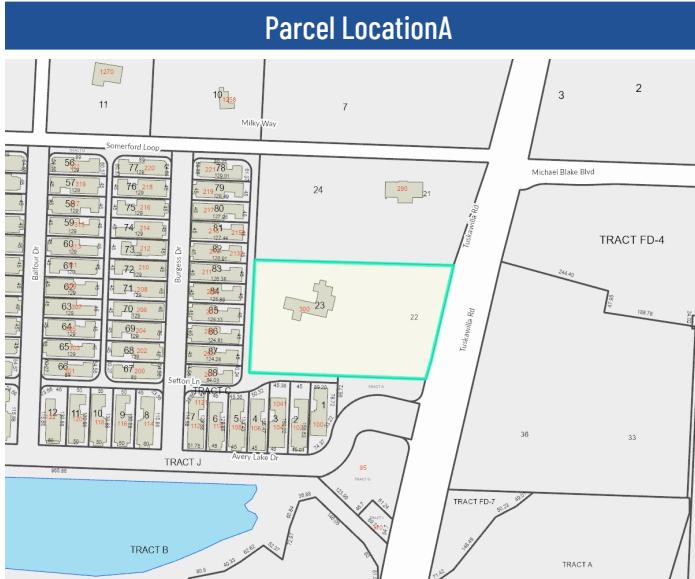


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Property Record CardA



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 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

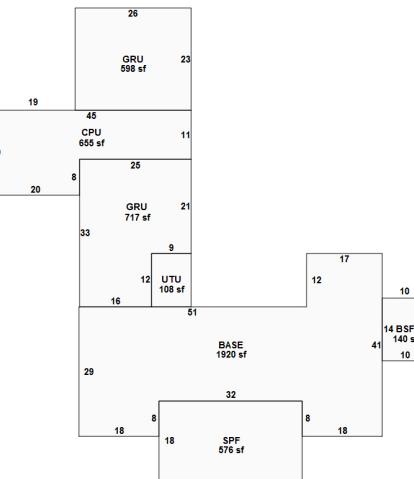
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/21/2025	\$1,550,000	10830/1261	Improved	Yes
WARRANTY DEED	3/1/2001	\$100	04026/0428	Improved	No

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 ²)	1920
Total Area (ft ²)	4714
Constuction	CONC BLOCK
Replacement Cost	\$286,716
Assessed	\$161,278



Sketch by Aeon Sketch

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)

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

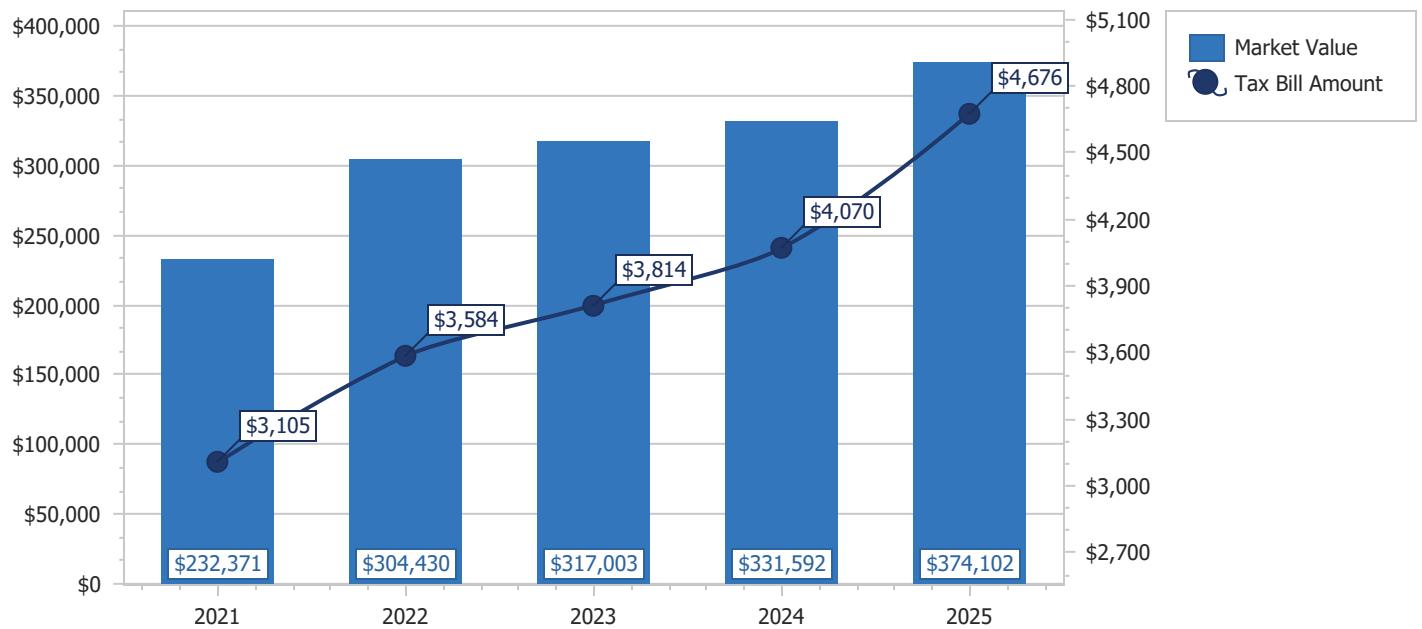
Political RepresentationA

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

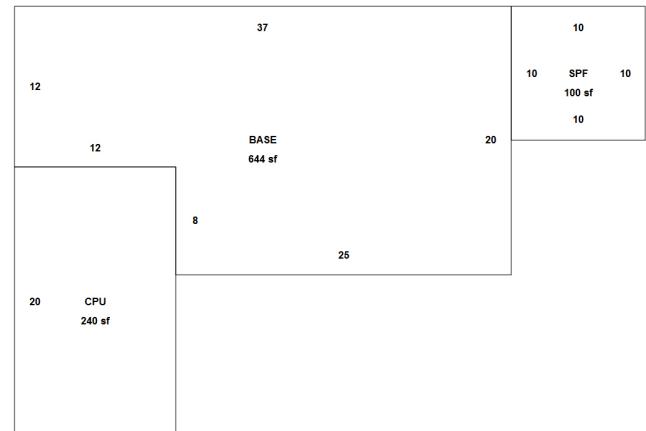
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/21/2025	\$1,550,000	10830/1261	Improved	Yes
WARRANTY DEED	3/1/2001	\$100	04026/0430	Improved	No

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 ²)	644
Total Area (ft ²)	984
Constuction	CB/WD/SDNG COMBO
Replacement Cost	\$70,044
Assessed	\$42,026



Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
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

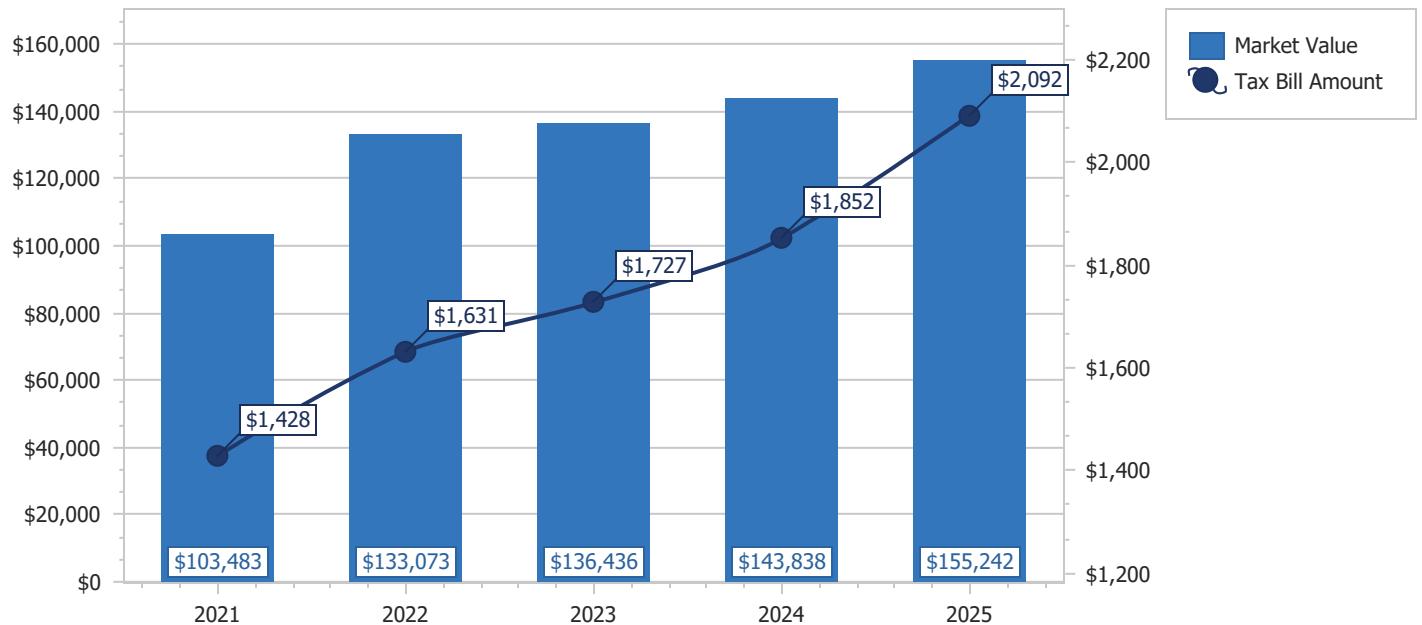
Political RepresentationA

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 eplandesk@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

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