



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

PM: Annie Sillaway

PROJ. #: 25-20500011

Z #: Z2025-017

LUA #:

Received: 7/8/2025 Paid: 7/11/2025

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)	\$400/ACRE* (\$10,000 MAX. FEE) + 50% OF REZONE FEE (AS CALCULATED BELOW)
CONCURRENT REVIEW FEE CALCULATION: LSFLUA FEE (\$400/ACRE) _____ + 50% OF REZONE FEE _____ = _____ LSFLUA AND REZONE FEE	
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT (≤50 ACRES)	\$3,500
<input type="checkbox"/> SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE (AS CALCULATED BELOW)
CONCURRENT REVIEW FEE CALCULATION: SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ = _____ SSFLUA AND REZONE FEE	
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input checked="" type="checkbox"/> REZONE (PD)**	
<input type="checkbox"/> REZONE AND MASTER DEVELOPMENT PLAN	\$4,000 + \$75/ACRE* (\$10,000 MAX. FEE) =
<input type="checkbox"/> FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN (INCLUDES 2 RESUBMITTALS. ADDITIONAL RESUBMITTALS ARE SUBJECT TO ADDITIONAL FEES.)	AS CALCULATED BELOW (\$8,500 MAX. FEE)
(TOTAL SF OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW/1,000)* X \$25.00 + \$2,500.00 = FEE DUE (TOTAL SF OF NEW ISA _____ / 1,000 = _____)* x \$25 + \$2,500 = FEE DUE: _____	
EXAMPLE: 40,578 SQ FT OF NEW ISA FOR REVIEW = 40,578/1,000 = 40.58 X \$25 = \$1,014.50 + \$2,500 = \$3,514.50 *ROUNDED TO 2 DECIMAL POINTS	
<input checked="" type="checkbox"/> PD MAJOR AMENDMENT	\$5,575.00
<input type="checkbox"/> PD MINOR AMENDMENT	\$1,000
<input type="checkbox"/> DEVELOPMENT OF REGIONAL IMPACT (DRI)	
<input type="checkbox"/> DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

* ALL PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

** 50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

PROJECT

PROJECT NAME:	Wayside Drive Assemblage		
PARCEL ID #(S):	See attached list of parcel ids Master Parcel ID: 29-19-30-501-0000-0010 (per PM)		
LOCATION:	South of Wayside Drive, East of International Parkway		
EXISTING USE(S):	single family residential	PROPOSED USE(S):	multi-family & high intensity target industry
TOTAL ACREAGE:	20.59	BCC DISTRICT:	5-Herr
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Seminole County
CURRENT ZONING:	See attached list of zoning designations	PROPOSED ZONING:	PD
CURRENT FUTURE LAND USE:	See attached list of FLU designations	PROPOSED FUTURE LAND USE:	No change requested

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME:	Douglas Hoeksema, Manager	COMPANY:	Douglas Seminole LLC
ADDRESS:	101 S. New York Ave., Suite 201		
CITY:	Winter Park	STATE:	FL ZIP: 32789
PHONE:	407-415-3293	EMAIL:	mjhoeksema@douglaspartnersllc.com

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☒ NONE ☐

NAME:	Benjamin S. Beckham, P.E.	COMPANY:	Madden, Moorhead & Stokes, LLC
ADDRESS:	431 E. Horatio Ave., Ste. 260		
CITY:	Maitland	STATE:	FL ZIP: 32751
PHONE:	407-629-8330	EMAIL:	EPLAN contact: nicole@madden-eng.com

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

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

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. 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. PD Final Development Plan may not defer.

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING: _____

TEST NOTICE: _____

☐ 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.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge, and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I hereby represent that I have the lawful right and authority to file this application.
Douglas Hoeksema, Manager
Douglas Seminole LLC




SIGNATURE OF AUTHORIZED APPLICANT

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

7/3/25
DATE

Revised August 2021

	Parcel #	Owner Name	Mailing Address			Zoning	FLU
1	29-19-30-501-0000-0060	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
2	29-19-30-502-0000-0030	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
3	29-19-30-502-0000-0040	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
4	29-19-30-502-0000-0010	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
5	29-19-30-502-0000-001A	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
6	29-19-30-502-0000-001B	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
7	29-19-30-300-018L-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
8	29-19-30-300-018J-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
9	29-19-30-300-0160-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
10	29-19-30-300-018A-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
11	29-19-30-300-018D-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
12	29-19-30-300-017A-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
13	29-19-30-300-0180-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
14	29-19-30-300-018F-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
15	29-19-30-300-018K-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
16	29-19-30-300-018B-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	HIPTI
17	29-19-30-300-018C-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	COM
18	29-19-30-300-018H-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	COM
19	29-19-30-300-018E-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	COM
20	29-19-30-300-0190-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	PD	COM
21	29-19-30-300-0220-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	A-1	HIPTI
22	30-19-30-300-0450-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	A-1	HIPTI
23	29-19-30-501-0000-0100	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	A-1	HIPTI
24	30-19-30-300-0480-0000	DOUGLAS SEMINOLE LLC	101 S NEW YORK AVE, UNIT 201	WINTER PARK, FL	32789	A-1	HIPTI



July 8, 2025

RE: WAYSIDE DRIVE ASSEMBLAGE – PD MAJOR AMENDMENT

Narrative of Amendment:

Amending the Wayside Drive Assemblage PD to include the parcels below:

30-19-30-300-0450-0000

29-19-30-501-0000-0100

30-19-30-300-0480-0000

If you have any questions, please don't hesitate to contact our office.

Sincerely,

Ben Beckham

Benjamin S. Beckham, P.E.

Senior Project Manager

BB/nwm

H:\Data\23MMS0100-Wayside Assemblage PD\Cor\PD Major Amendment Narrative.doc

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☐ Individual

☐ Corporation

☐ Land Trust

☒ Limited Liability Company

☐ Partnership

☐ Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: Douglas Seminole LLC

NAME	TITLE	ADDRESS	% OF INTEREST
<u>Douglas Hoeksema</u>	<u>Manager</u>	<u>101 S. New York Ave, Suite 201</u> <u>Winter Park, FL 32789</u>	<u>100</u>

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

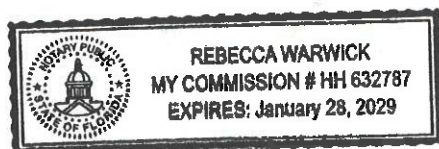
7/3/2025

Date


 Owner, Agent, Applicant Signature
 Douglas Hoeksema, Manager
 Douglas Seminole LLC

STATE OF FLORIDA
 COUNTY OF SEMINOLE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day of July, 2025, by Douglas Hoeksema, who is ☒ personally known to me, or ☐ has produced _____ as identification.




 Signature of Notary Public

Print, Type or Stamp Name of 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, Douglas Hoeksema, Manager
Douglas Seminole LLC, the owner of record for the following described
 property (Tax/Parcel ID Number) See attached list of parcels hereby designates
Douglas Seminole LLC (Applicant)
Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached
 application(s) for:

<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	<input type="checkbox"/> Lot Split/Reconfiguration	<input checked="" type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Vacate	<input checked="" type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (please list):

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.

7/3/2025

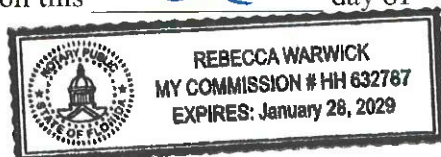
Date


 Property Owner's Signature

Douglas Hoeksema, Manager
 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 Douglas Hoeksema (property owner),
~~by~~ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has
 produced _____ as identification, and who executed the foregoing instrument and
 sworn an oath on this 3rd day of July, 2025





Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DOUGLAS SEMINOLE, LLC

Filing Information

Document Number L23000537863
FEI/EIN Number 93-4821859
Date Filed 12/04/2023
Effective Date 12/04/2023
State FL
Status ACTIVE

Principal Address

101 S. NEW YORK AVE
SUITE 201
WINTER PARK, FL 32789

Mailing Address

101 S. NEW YORK AVE
SUITE 201
WINTER PARK, FL 32789

Registered Agent Name & Address

HOEKSEMA, DOUGLAS
101 S. NEW YORK AVE
SUITE 201
WINTER PARK, FL 32789

Authorized Person(s) Detail

Name & Address

Title MGR

HOEKSEMA, DOUGLAS A
101 S. NEW YORK AVE, SUITE 201
WINTER PARK, FL 32789

Title AMBR

HOEKSEMA, MICHAEL J
101 S. NEW YORK AVE, SUITE 201
WINTER PARK, FL 32789

Title AMBR

HOEKSEMA, KRISTINE A
101 S. NEW YORK AVE, SUITE 201
WINTER PARK, FL 32789 UN

Annual Reports

Report Year	Filed Date
2024	04/15/2024
2025	02/17/2025

Document Images

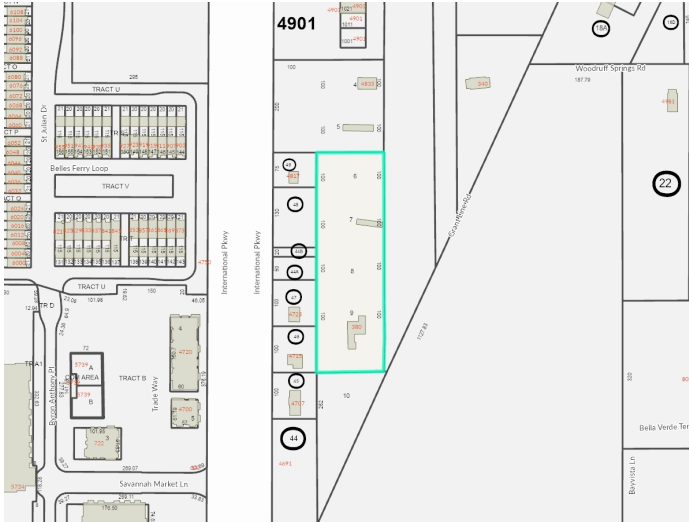
02/17/2025 -- ANNUAL REPORT	View image in PDF format
04/15/2024 -- ANNUAL REPORT	View image in PDF format
12/04/2023 -- Florida Limited Liability	View image in PDF format

Property Record CardAA



Parcel: 29-19-30-501-0000-0060
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$993,720 Assessed Value \$993,720 Taxable Value \$993,720
 2024 Tax Bill \$3,138.68 Tax Savings with Exemptions/Cap \$6,765.84
 The 3 Bed/2 Bath Vac Comm - Misplaced Impr property is 1,426 SF and a lot size of 1.59 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	29-19-30-501-0000-0060
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$7,616	\$7,545
Depreciated Other Features	\$0	\$2,708
Land Value (Market)	\$986,104	\$739,578
Land Value Agriculture	\$0	\$0
Just/Market Value	\$993,720	\$749,831
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$302,824
Non-Hx 10% Cap (AMD 1)	\$0	\$285,047
P&G Adjustment	\$0	\$0
Assessed Value	\$993,720	\$161,960

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$9,904.52
Tax Bill Amount	\$3,138.68
Tax Savings with Exemptions	\$6,765.84

Owner(s)AA

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

LOTS 6 7 8 9 &
N 75.4 FT OF LOT 10
J W TURNERS SUBD
DB 71 PG 412
& VACD ST ADJ ON E

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$993,720	\$0	\$993,720
Schools	\$993,720	\$0	\$993,720
FIRE	\$993,720	\$0	\$993,720
ROAD DISTRICT	\$993,720	\$0	\$993,720
SJWM(Saint Johns Water Management)	\$993,720	\$0	\$993,720

SalesAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/15/2024	\$1,185,000	10581/0350	Improved	Yes
QUIT CLAIM DEED	3/1/1981	\$100	01346/1956	Improved	No

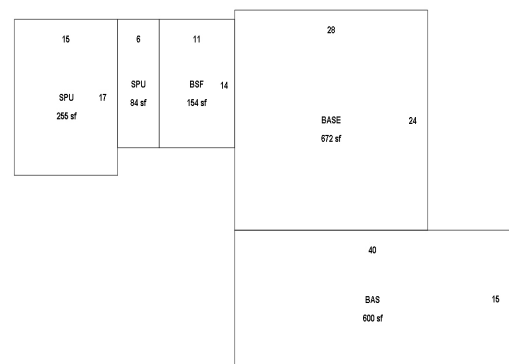
LandAA

Units	Rate	Assessed	Market
70,436 SF	\$14/SF	\$986,104	\$986,104

Building InformationAA

#	1
Use	SINGLE FAMILY
Year Built*	1959
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	672
Total Area (ft ²)	1765
Constuction	SIDING GRADE 3
Replacement Cost	\$12,605
Assessed	\$6,460

* Year Built = Actual / Effective

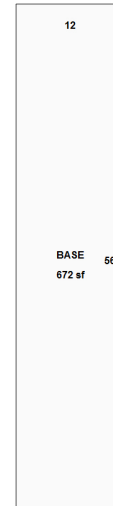


Building 1

AppendagesAA	
Description	Area (ft²)
BASE	600
BASE SEMI FINISHED	154
SCREEN PORCH UNFINISHED	84
SCREEN PORCH UNFINISHED	255

Building InformationAA	
#	2
Use	MOBILE HOME
Year Built*	1972
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	672
Total Area (ft²)	672
Constuction	MOBILE HOMES AVG
Replacement Cost	\$2,890
Assessed	\$1,156

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 2

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date
06851	380 GRANT LINE RD: DEMO RESIDENTIAL -1959 Mobile home [TURNERS SUBD J W]	\$0		5/13/2025

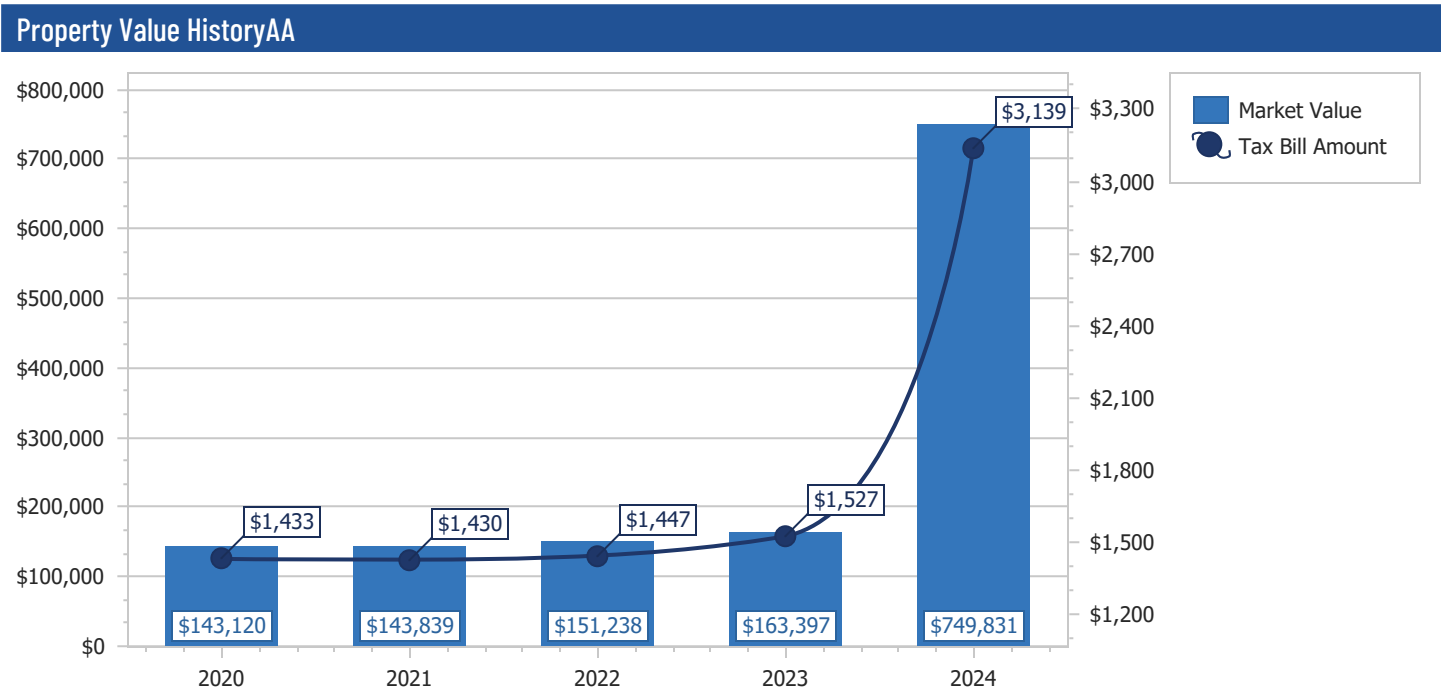
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed

ZoningAA	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School DistrictsAA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political RepresentationAA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

UtilitiesAA	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro



Copyright 2025 © Seminole County Property Appraiser

Property Record Card



Parcel: 29-19-30-502-0000-0030
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$896,462 Assessed Value \$896,462 Taxable Value \$896,462
 2024 Tax Bill \$5,645.07 Tax Savings with Non-Hx Cap \$6,196.30
 Vacant Comm-Pud property has a lot size of 1.45 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-502-0000-0030
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$896,462	\$896,462
Land Value Agriculture	\$0	\$0
Just/Market Value	\$896,462	\$896,462
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$781,374
P&G Adjustment	\$0	\$0
Assessed Value	\$896,462	\$115,088

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,841.37
Tax Bill Amount	\$5,645.07
Tax Savings with Exemptions	\$6,196.30

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Legal Description

LOT 3 & BEG NW COR LOT 2
 RUN S 215 FT E TO A PT 15 FT
 E OF E LINE OF LOT 2 N TO ST
 WLY TO POB SUBD OF THAT PT OF GOVT
 LOT 2 SEC 29 TWP 19 S RGE 30 E
 LYG S OF ST GERTRUDE AVE
 DB 29 PG 100 & VACD ST ADJ ON N & S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$896,462	\$0	\$896,462
Schools	\$896,462	\$0	\$896,462
FIRE	\$896,462	\$0	\$896,462
ROAD DISTRICT	\$896,462	\$0	\$896,462
SJWM(Saint Johns Water Management)	\$896,462	\$0	\$896,462

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/8/2024	\$1,050,000	10562/1932	Vacant	Yes
WARRANTY DEED	5/1/2017	\$195,000	08925/0626	Improved	Yes
WARRANTY DEED	8/1/1979	\$29,900	01241/1473	Improved	Yes

Land

Units	Rate	Assessed	Market
64,033 SF	\$14/SF	\$896,462	\$896,462

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
10474	4971 THE BRICK RD: DEMO RESIDENTIAL -SFR 2/2 [GOV LOT 2 PART IN]	\$10,000	4/20/2023	8/3/2022
12958	4971 THE BRICK RD: PLUMBING - RESIDENTIAL- [GOV LOT 2 PART IN]	\$250		7/27/2022

Extra Features				
Description	Year Built	Units	Cost	Assessed

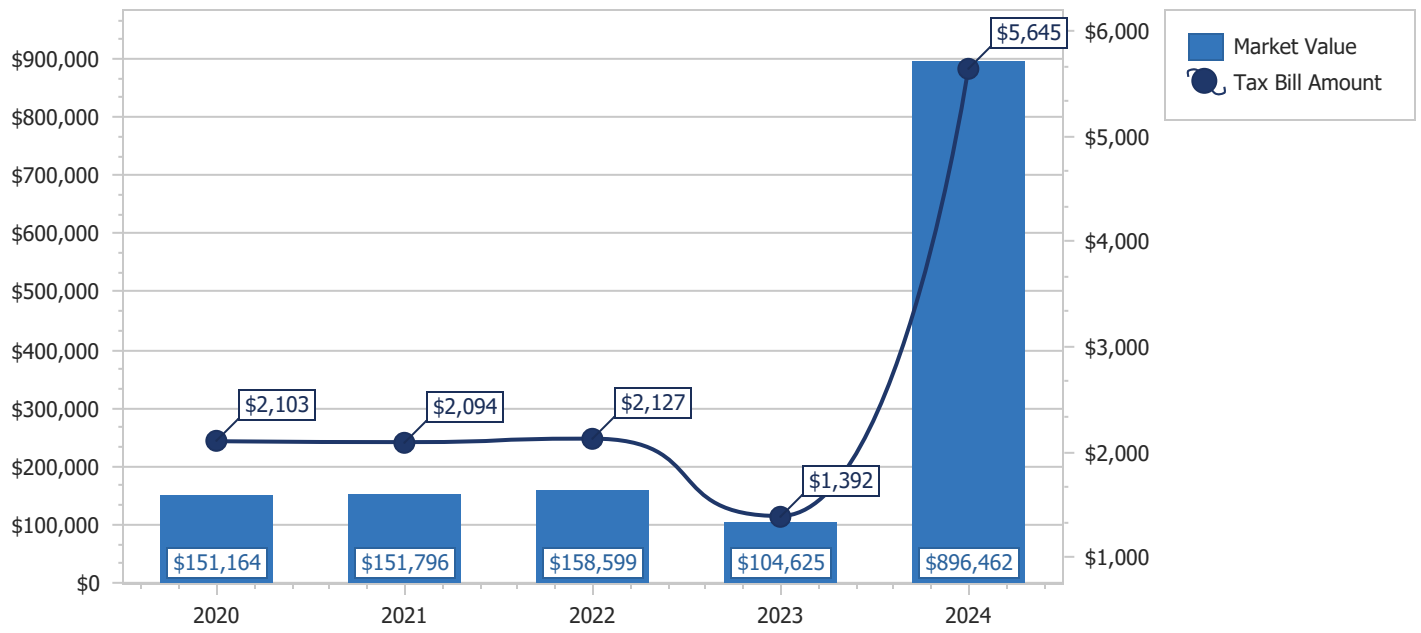
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



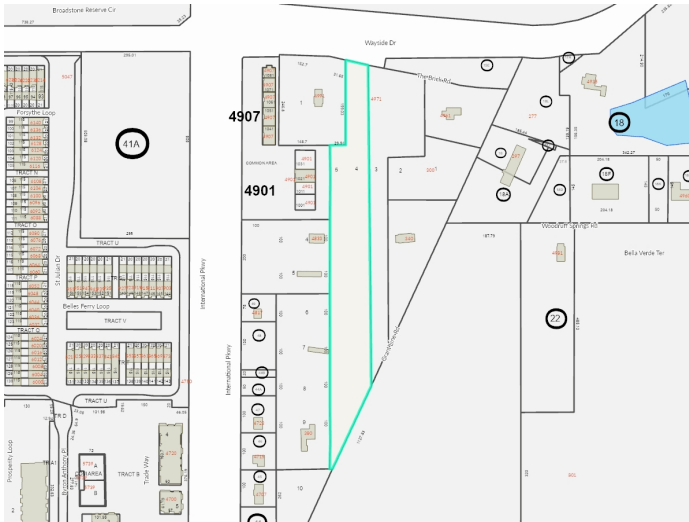
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Property Record Card



Parcel: 29-19-30-502-0000-0040
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$1,085,629 Assessed Value \$1,085,629 Taxable Value \$1,085,629
 2024 Tax Bill \$14,340.07
 Vacant Comm-Pud property has a lot size of 2.23 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-502-0000-0040
Property Address	
Mailing Address	101 S NEW YORK AVE # 201 WINTER PARK, FL 32789
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$1,085,629	\$1,085,629
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,085,629	\$1,085,629
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	\$1,085,629	\$1,085,629

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$14,340.07
Tax Bill Amount	\$14,340.07
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19 S RGE 30 E
ALL OF LOT 4 & PT OF LOT 5
SUBD OF THAT PT OF
GOVT LOT 2 DB 29 PG 101
S OF ST GERTRUDE AVE
& VACD ST ADJ ON N & S
(LESS BEG NW COR LOT 5
S 75 DEG 12 MIN 49 SEC E 31.65 FT
S 00 DEG 26 MIN 28 SEC W 199.03 FT
S 89 DEG 49 MIN 46 SEC W 29.91 FT
N 00 DEG 26 MIN 28 SEC E TO BEG)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,085,629	\$0	\$1,085,629
Schools	\$1,085,629	\$0	\$1,085,629
FIRE	\$1,085,629	\$0	\$1,085,629
ROAD DISTRICT	\$1,085,629	\$0	\$1,085,629
SJWM(Saint Johns Water Management)	\$1,085,629	\$0	\$1,085,629

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/3/2024	\$1,200,000	10561/1834	Vacant	Yes
PROBATE RECORDS	10/9/2023	\$100	10519/1810	Vacant	No
PROBATE RECORDS	9/28/2023	\$100	10514/1853	Vacant	No
PROBATE RECORDS	7/13/2023	\$100	10472/1171	Vacant	No
PROBATE RECORDS	8/1/1993	\$100	02628/1540	Vacant	No

Land

Units	Rate	Assessed	Market
86,161 SF	\$14/SF	\$1,085,629	\$1,085,629

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

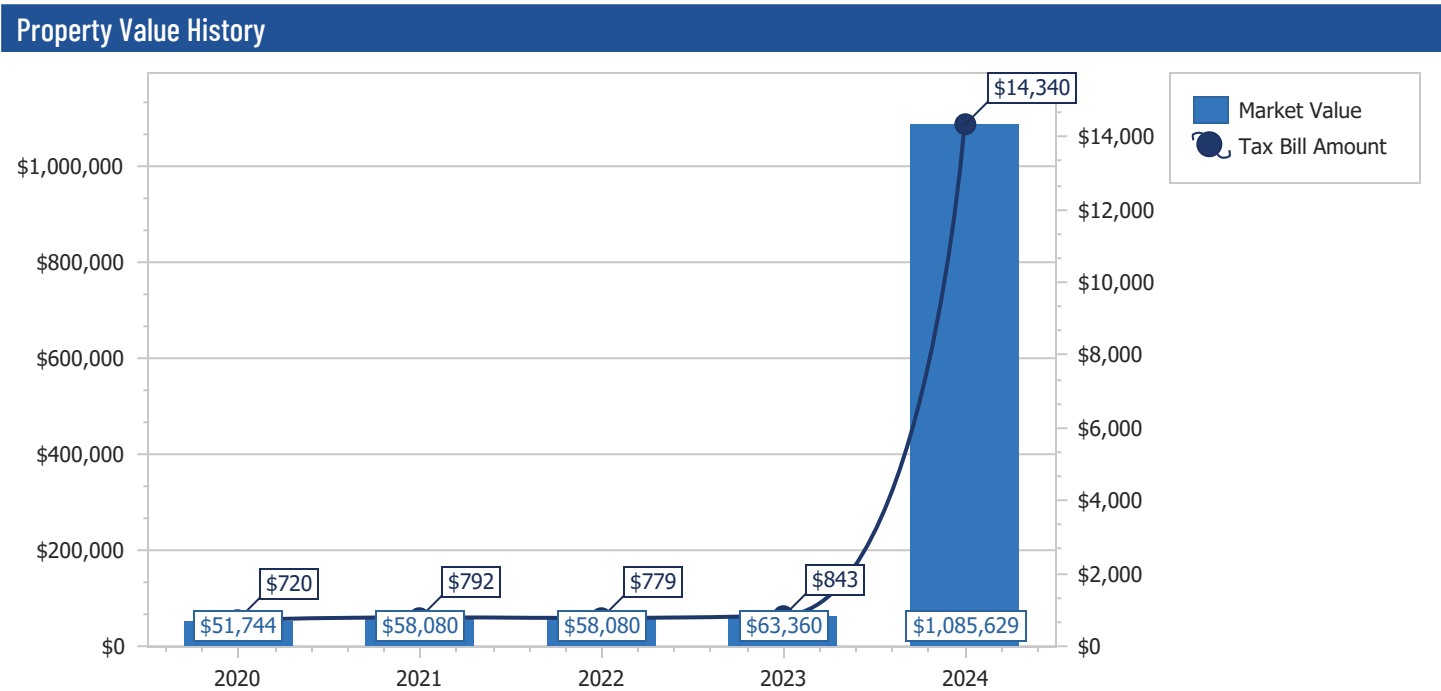
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Property Record Card



Parcel: 29-19-30-502-0000-0010
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$286,622 Assessed Value \$286,622 Taxable Value \$286,622
 2024 Tax Bill \$2,272.67 Tax Savings with Non-Hx Cap \$1,513.32
 Vacant Comm-Pud property has a lot size of 0.69 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-502-0000-0010
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$286,622	\$286,622
Land Value Agriculture	\$0	\$0
Just/Market Value	\$286,622	\$286,622
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$190,835
P&G Adjustment	\$0	\$0
Assessed Value	\$286,622	\$95,787

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,785.99
Tax Bill Amount	\$2,272.67
Tax Savings with Exemptions	\$1,513.32

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG NW COR TRACT 1 RUN S
135 FT S 80 DEG 47 MIN E
142.03 FT N 25 DEG E 162
FT TO ST RD 46 NWLY ON RD
TO BEG (LESS W 15 FT)
SUBD OF THAT PT OF GOVT
LOT 2 SEC 29 TWP 19 S RGE 30 E
LYING S OF ST GERTRUDE AVE
DB 29 PG 100
& VACD ST ADJ ON N & E

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$286,622	\$0	\$286,622
Schools	\$286,622	\$0	\$286,622
FIRE	\$286,622	\$0	\$286,622
ROAD DISTRICT	\$286,622	\$0	\$286,622
SJWM(Saint Johns Water Management)	\$286,622	\$0	\$286,622

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/28/2024	\$929,300	10587/1264	Improved	Yes
WARRANTY DEED	4/1/2005	\$100	06822/1322	Improved	No
QUIT CLAIM DEED	11/1/2002	\$100	04988/1938	Improved	No
QUIT CLAIM DEED	8/1/2002	\$100	04585/1390	Improved	No
QUIT CLAIM DEED	3/1/2002	\$100	04367/0567	Improved	No
QUIT CLAIM DEED	10/1/1996	\$100	03143/1898	Improved	No
QUIT CLAIM DEED	2/1/1995	\$19,700	02892/1099	Improved	No
QUIT CLAIM DEED	12/1/1985	\$100	01693/0021	Improved	No
QUIT CLAIM DEED	11/1/1984	\$100	01598/0336	Improved	No

Land

Units	Rate	Assessed	Market
20,473 SF	\$14/SF	\$286,622	\$286,622

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
11580	4961 THE BRICK RD: DEMO RESIDENTIAL -1950"s frame home [GOV LOT 2 PART IN]	\$1,850		5/13/2025
07137	4961 THE BRICK RD: ELECTRICAL - RESIDENTIAL- [GOV LOT 2 PART IN]	\$800		5/14/2024

Extra Features				
Description	Year Built	Units	Cost	Assessed

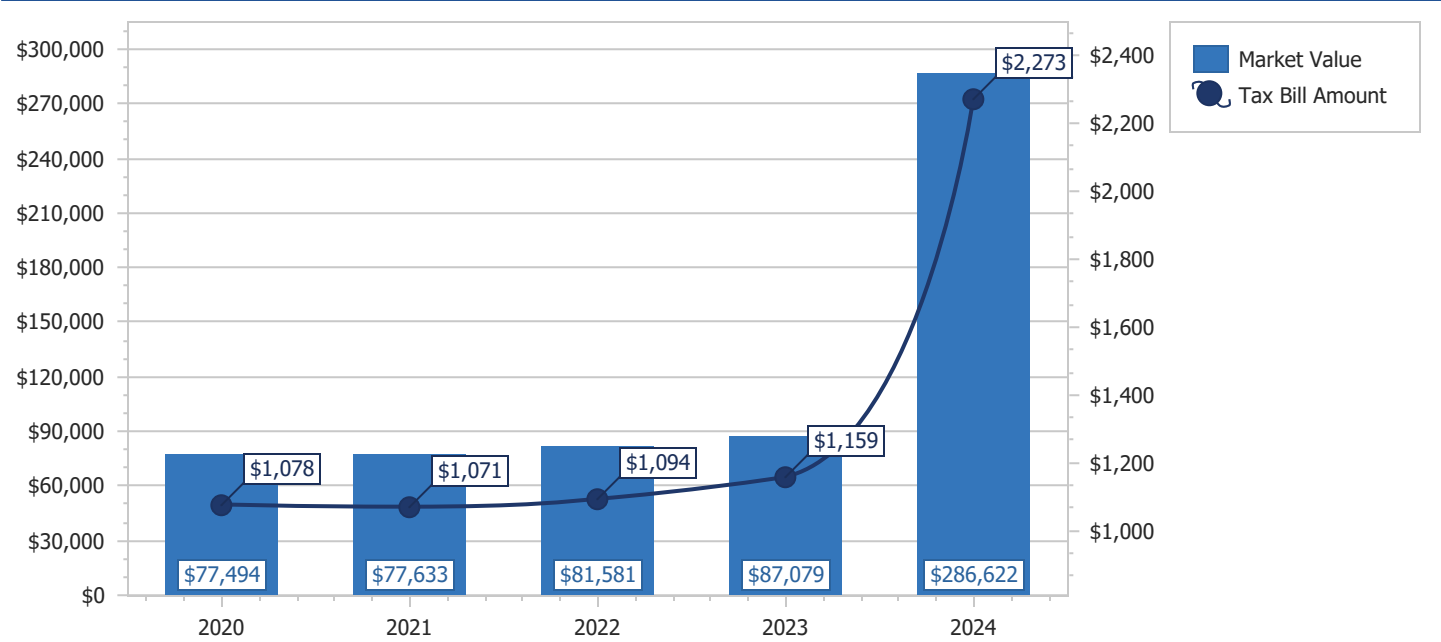
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 29-19-30-502-0000-001A
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$318,948 Assessed Value \$318,948 Taxable Value \$318,948
 2024 Tax Bill \$2,123.37 Tax Savings with Non-Hx Cap \$2,089.61
 Vacant Comm-Pud property has a lot size of 0.71 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-502-0000-001A
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$318,948	\$318,948
Land Value Agriculture	\$0	\$0
Just/Market Value	\$318,948	\$318,948
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$263,508
P&G Adjustment	\$0	\$0
Assessed Value	\$318,948	\$55,440

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,212.98
Tax Bill Amount	\$2,123.37
Tax Savings with Exemptions	\$2,089.61

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 135 FT S & 15 FT E OF NW
COR LOT 1 RUN S 80 DEG 47 MIN E TO
E LI LOT 1 S 25 DEG W TO A PT
352.48 FT N 25 DEG E OF SW COR LOT
2 S 87 DEG 36 MIN 59 SEC W 149.01
FT N 105 FT E 95 FT N TO BEG
SUBD OF THAT PT OF GOVT LOT 2
SEC 29 TWP 19S RGE 30E S OF ST
GERTRUDE AVE
DB 29 PG 100
& VACD ST ADJ ON E

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$318,948	\$0	\$318,948
Schools	\$318,948	\$0	\$318,948
FIRE	\$318,948	\$0	\$318,948
ROAD DISTRICT	\$318,948	\$0	\$318,948
SJWM(Saint Johns Water Management)	\$318,948	\$0	\$318,948

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/28/2024	\$929,300	10587/1264	Vacant	Yes
WARRANTY DEED	10/1/2008	\$100	07080/0372	Improved	No
QUIT CLAIM DEED	8/1/2002	\$100	04585/1393	Improved	No
QUIT CLAIM DEED	3/1/2002	\$100	04367/0570	Improved	No
QUIT CLAIM DEED	9/1/1997	\$100	03296/1840	Improved	No

Land

Units	Rate	Assessed	Market
22,782 SF	\$14/SF	\$318,948	\$318,948

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

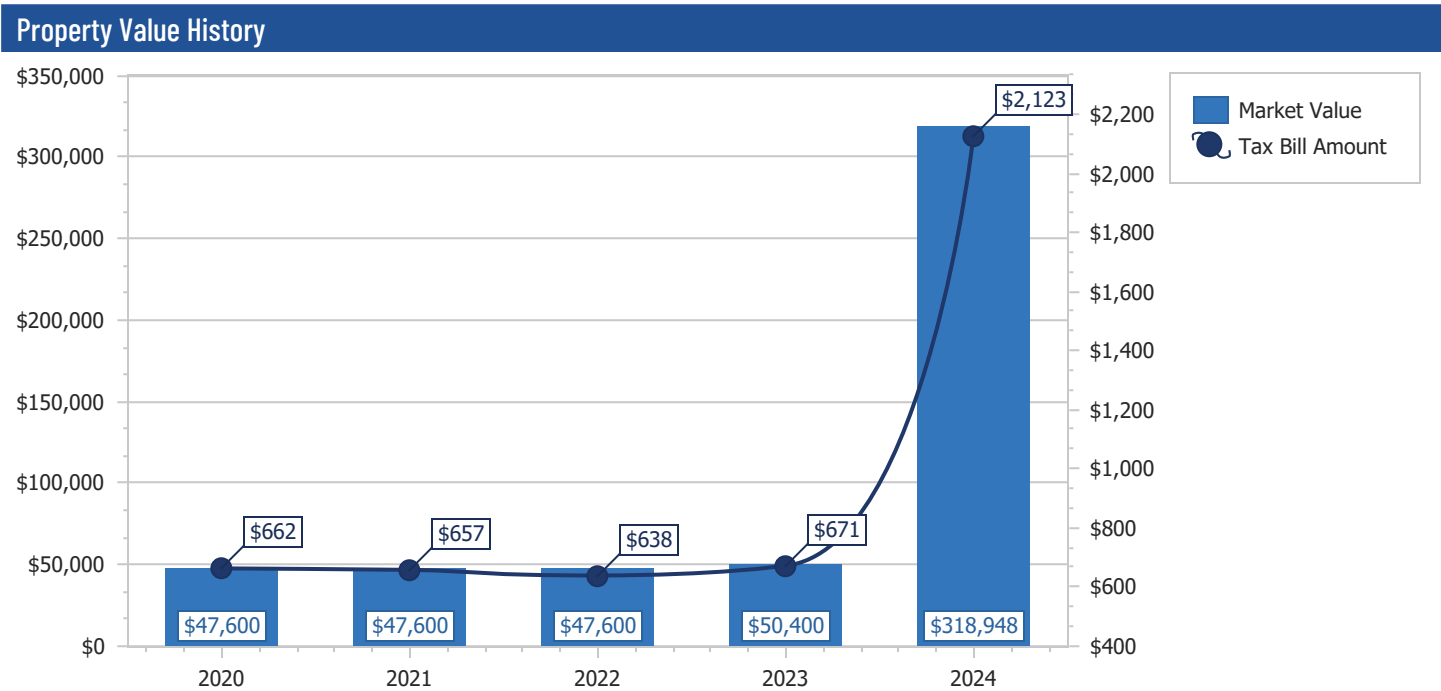
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



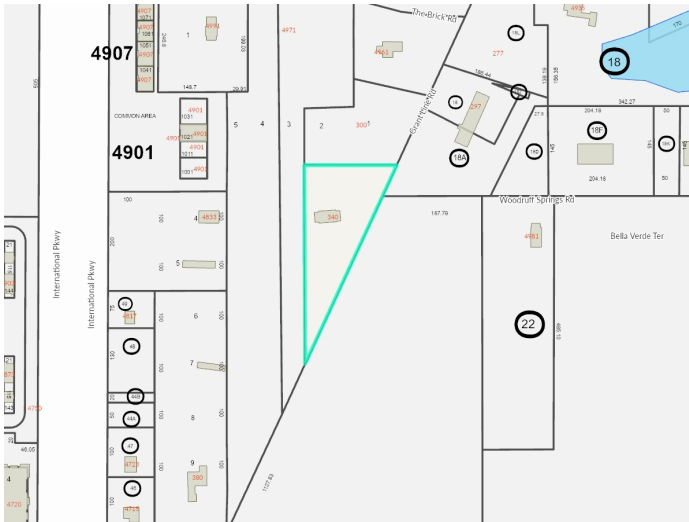
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Property Record CardAA



Parcel: 29-19-30-502-0000-001B
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$320,484 Assessed Value \$320,484 Taxable Value \$320,484
 2024 Tax Bill \$2,260.24 Tax Savings with Non-Hx Cap \$1,968.83
 The 1 Bed/1 Bath Vac Comm - Misplaced Impr property is 864 SF and a lot size of 0.86 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	29-19-30-502-0000-001B
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$318	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$320,166	\$320,166
Land Value Agriculture	\$0	\$0
Just/Market Value	\$320,484	\$320,166
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$248,277
P&G Adjustment	\$0	\$0
Assessed Value	\$320,484	\$71,889

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$4,229.07
Tax Bill Amount	\$2,260.24
Tax Savings with Exemptions	\$1,968.83

Owner(s)AA

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

BEG SW COR LOT 2 RUN N 325.65
FT S 87 DEG 36 MIN 59 SEC E 149.01
FT S 25 DEG W 352.48 FT TO BEG
SUBD OF THAT PT OF GOVT LOT 2
SEC 29 TWP 19S RGE 30E
S OF ST GERTRUDE AVE
DB 29 PG 100
& & VACD ST ADJ ON E

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$320,484	\$0	\$320,484
Schools	\$320,484	\$0	\$320,484
FIRE	\$320,484	\$0	\$320,484
ROAD DISTRICT	\$320,484	\$0	\$320,484
SJWM(Saint Johns Water Management)	\$320,484	\$0	\$320,484

SalesAA

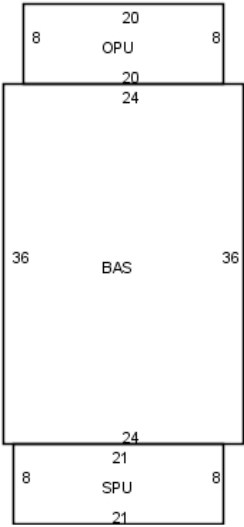
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/16/2024	\$510,000	10582/1270	Improved	Yes
WARRANTY DEED	12/22/2020	\$55,000	09800/0456	Improved	No
ADMINISTRATIVE DEED	11/1/2005	\$100	06010/0982	Improved	No
WARRANTY DEED	7/1/1999	\$20,000	03692/0952	Improved	No
WARRANTY DEED	7/1/1997	\$30,000	03267/1117	Improved	Yes
FINAL JUDGEMENT	12/1/1996	\$100	03176/1642	Improved	No
WARRANTY DEED	12/1/1984	\$26,300	01601/1252	Improved	Yes

LandAA

Units	Rate	Assessed	Market
22,869 SF	\$14/SF	\$320,166	\$320,166

Building InformationAA	
#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	864
Total Area (ft²)	1192
Constuction	SIDING GRADE 3
Replacement Cost	\$795
Assessed	\$318

* Year Built = Actual / Effective



Building 1

AppendagesAA	
Description	Area (ft²)
OPEN PORCH UNFINISHED	160
SCREEN PORCH UNFINISHED	168

PermitsAA				
Permit #	Description	Value	CO Date	Permit Date

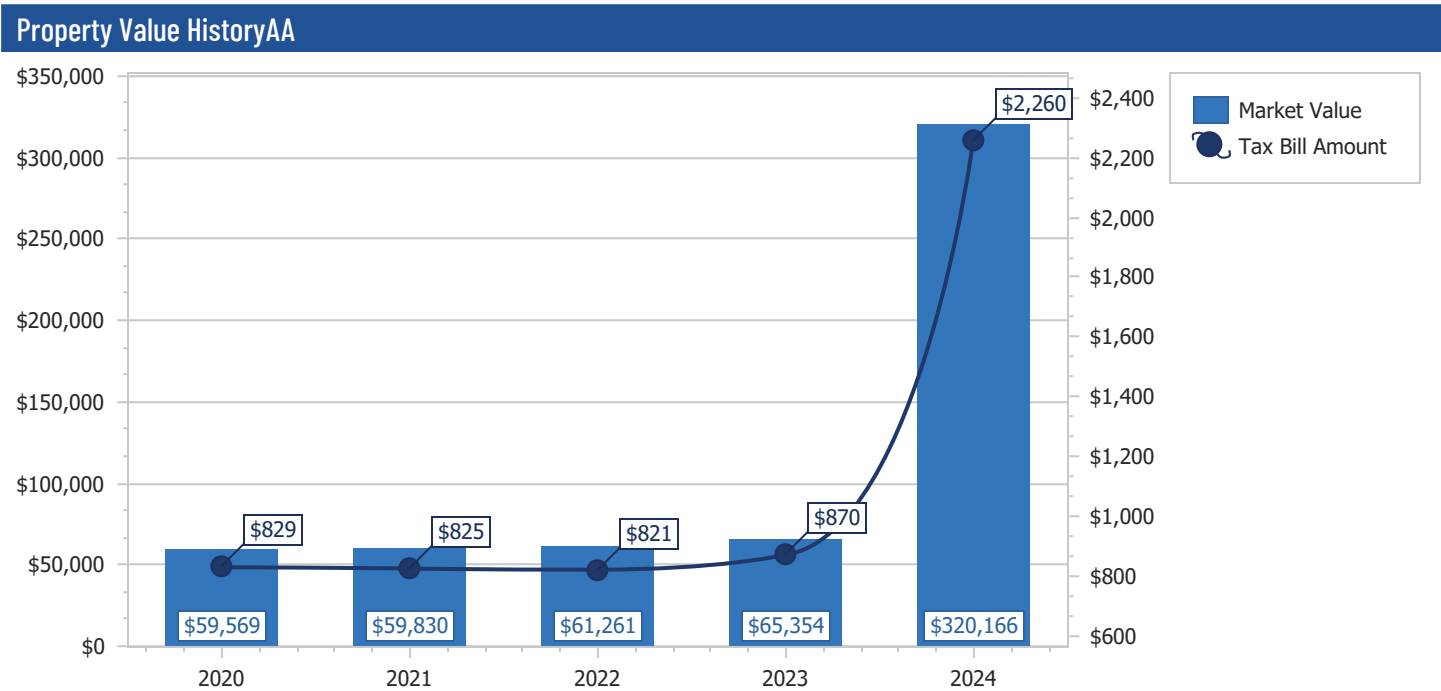
Extra FeaturesAA				
Description	Year Built	Units	Cost	Assessed

ZoningAA	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School DistrictsAA	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political RepresentationAA	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

UtilitiesAA	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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Property Record Card



Parcel: 29-19-30-300-018L-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$405,538 Assessed Value \$405,538 Taxable Value \$405,538
 2024 Tax Bill \$2,768.31 Tax Savings with Non-Hx Cap \$2,588.44
 Vacant Comm-Pud property has a lot size of 0.80 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-018L-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$405,538	\$405,538
Land Value Agriculture	\$0	\$0
Just/Market Value	\$405,538	\$405,538
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$326,411
P&G Adjustment	\$0	\$0
Assessed Value	\$405,538	\$79,127

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,356.75
Tax Bill Amount	\$2,768.31
Tax Savings with Exemptions	\$2,588.44

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
BEG 349.34 FT E & 192.16 FT N OF
INT W LI OF SANFORD GRANT & S LI OF
N 495 FT OF NW 1/4 OF SW 1/4 RUN
N 139.19 FT W 20.83 FT N 152.3 FT
TO SLY R/W WAYSIDE DR SWLY ALONG R/W
55.12 FT TO E R/W GRANTLINE RD S 24
DEG 49 MIN 38 SEC W ALONG R/W 224.89
FT S 65 DEG 10 MIN 22 SEC E 186.44
FT TO BEG & VACD ST ADJ ON N & W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$405,538	\$0	\$405,538
Schools	\$405,538	\$0	\$405,538
FIRE	\$405,538	\$0	\$405,538
ROAD DISTRICT	\$405,538	\$0	\$405,538
SJWM(Saint Johns Water Management)	\$405,538	\$0	\$405,538

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$668,400	10574/0044	Vacant	Yes
QUIT CLAIM DEED	8/1/1993	\$100	02635/0727	Improved	No

Land

Units	Rate	Assessed	Market
28,967 SF	\$14/SF	\$405,538	\$405,538

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
15775	MOBILE HOME REPLACEMENT; PAD PER PERMIT 277 GRANT LINE RD	\$75,000	12/22/2005	8/19/2005
10071	DEMOLISH MOBILE HOME & ADDITION ON MOBILE HOME; PAD PER PERMIT 277 GRANT LINE RD	\$900		5/19/2005
02841	BURN PERMIT	\$0		4/1/2001
06078	BURN PERMIT	\$0		6/29/2000
07326	REROOF 6 SQ; PAD PER PERMIT 277 GRANT LINE RD	\$700		11/1/1996

Extra Features				
Description	Year Built	Units	Cost	Assessed

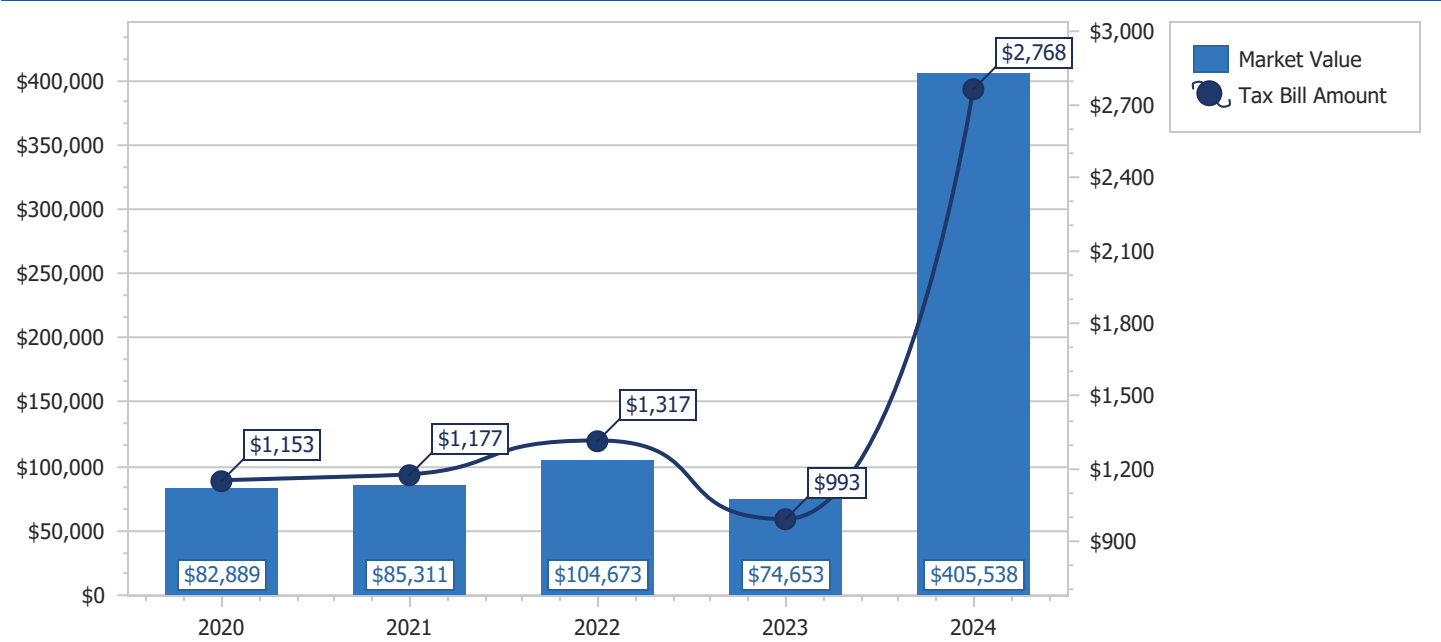
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



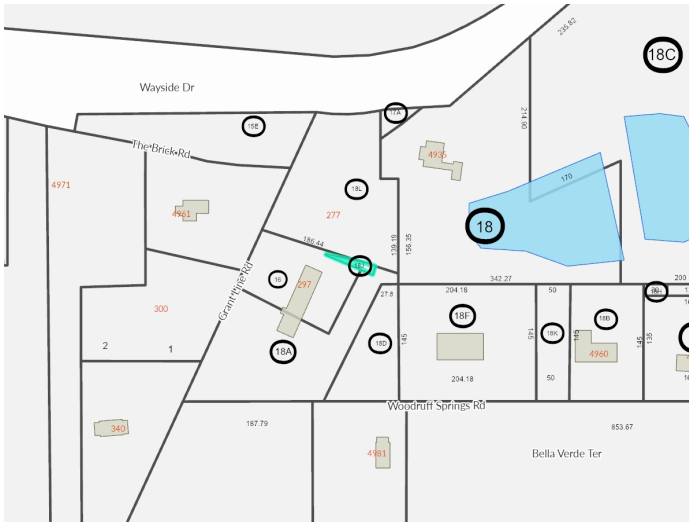
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Property Record Card



Parcel: 29-19-30-300-018J-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$100 Assessed Value \$100 Taxable Value \$100
 2024 Tax Bill \$1.32
 Nominal Value Strip Parcel property has a lot size of 0.01 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018J-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$100	\$100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$100	\$100
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	\$100	\$100

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.32
Tax Bill Amount	\$1.32
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
BEG 27.8 FT W & 33.61 FT N 10 DEG
19 MIN 29 SEC E OF NW COR OF E
542.27 FT OF S 175 FT OF N 495 FT
OF NW 1/4 OF SW 1/4 RUN N 71 DEG
39 MIN W 100 (M) FT S 65 DEG E TO
A PT S 10 DEG 19 MIN 29 SEC W OF
BEG N 10 DEG 19 MIN 29 SEC E TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$100	\$0	\$100
Schools	\$100	\$0	\$100
FIRE	\$100	\$0	\$100
ROAD DISTRICT	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Vacant	Yes
ADMINISTRATIVE DEED	6/18/2024	\$100	10653/1918	Vacant	No
PROBATE RECORDS	3/21/2024	\$100	10601/0064	Vacant	No
QUIT CLAIM DEED	5/4/2018	\$100	09147/1736	Vacant	No
CORRECTIVE DEED	5/4/2018	\$100	09147/1731	Vacant	No
WARRANTY DEED	4/1/2014	\$100	08245/1988	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$100/Lot	\$100	\$100

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

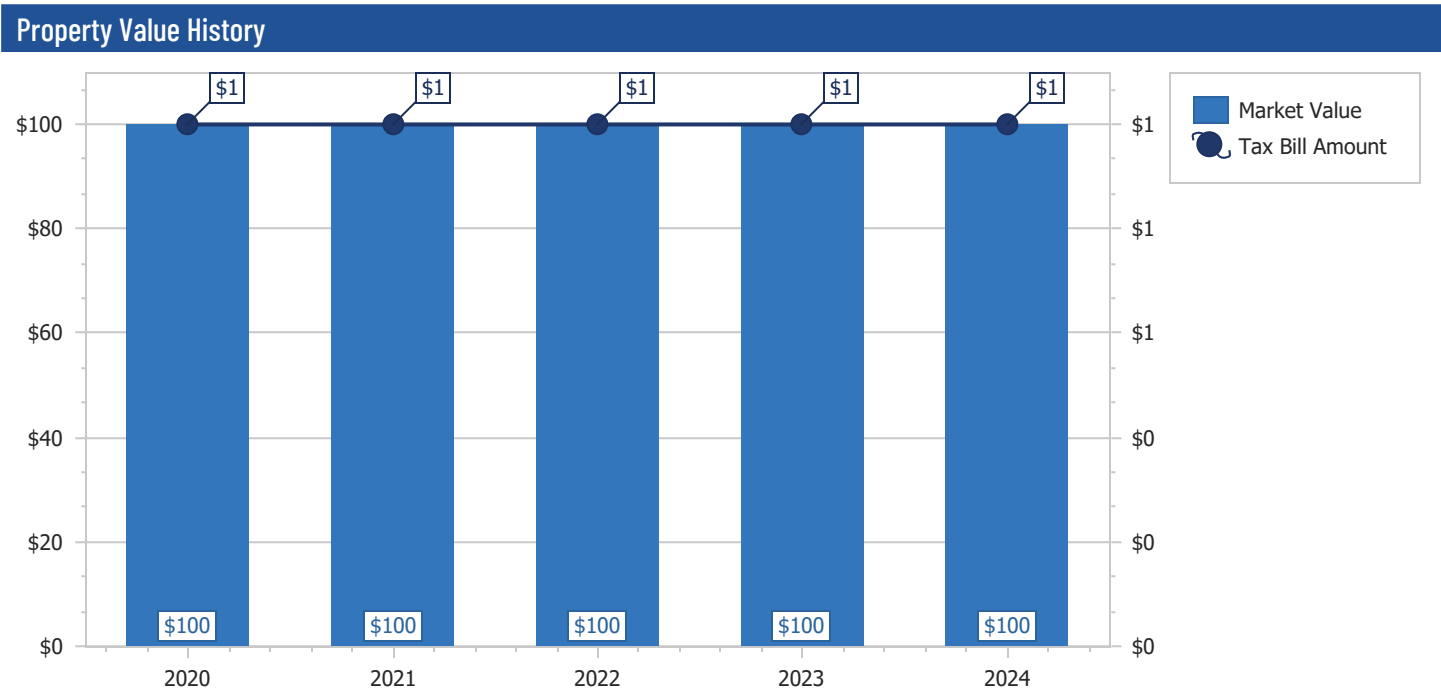
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

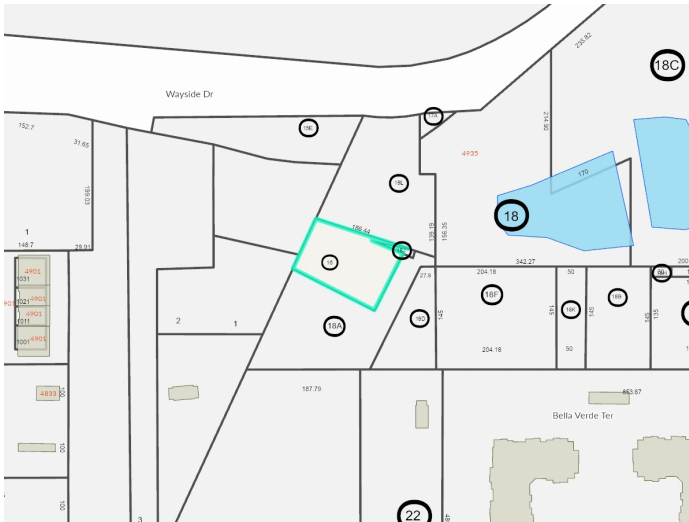


Property Record Card



Parcel: 29-19-30-300-0160-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$246,610 Assessed Value \$246,610 Taxable Value \$246,610
 2024 Tax Bill \$5,672.99
 Vacant Comm-Pud property has a lot size of 0.40 Acres

Parcel Location



Site View



29193030001600000 04/24/2023

Parcel Information

Parcel	29-19-30-300-0160-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$260,059
Depreciated Other Features	\$0	\$28,500
Land Value (Market)	\$246,610	\$140,920
Land Value Agriculture	\$0	\$0
Just/Market Value	\$246,610	\$429,479
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	\$246,610	\$429,479

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,672.99
Tax Bill Amount	\$5,672.99
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 224.15 FT S 25 DEG W OF
 INT WLY LI SANFORD GRANT &
 N LI OF SW 1/4 RUN S 65 DEG 10 MIN 22 SEC E
 236.44 FT
 S 17.16 FT W 27.8 FT N 25 DEG E TO A PT 233.8
 FT
 S 25 DEG W & 217 FT S 65 DEG E OF INT WLY LI
 OF SANFORD GRANT & N LI OF SW 1/4
 N 65 DEG W 32 FT S 25 DEG W 98.51 FT N 65
 DEG W 185 FT
 N 25 DEG E TO BEG (LESS BEG NW COR OF E
 542.27 FT OF S 192.16
 FT OF N 495 FT OF NW 1/4 OF SW 1/4
 RUN S 17.16 FT W 27.8 FT N 25 DEG E TO A PT
 233.8 FT
 S 25 DEG W & 217 FT S 65 DEG E OF INT WLY LI
 OF SANFORD GRANT & N LI OF SW 1/4
 N 65 DEG W 110 (M) FT N 71 DEG 39 MIN E TO
 A PT
 N 65 DEG W OF BEG S 65 DEG E TO BEG &
 VACD
 ST ADJ ON W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$246,610	\$0	\$246,610
Schools	\$246,610	\$0	\$246,610
FIRE	\$246,610	\$0	\$246,610
ROAD DISTRICT	\$246,610	\$0	\$246,610
SJWM(Saint Johns Water Management)	\$246,610	\$0	\$246,610

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Improved	Yes
ADMINISTRATIVE DEED	6/18/2024	\$100	10653/1918	Improved	No
PROBATE RECORDS	3/21/2024	\$100	10601/0064	Vacant	No
QUIT CLAIM DEED	5/4/2018	\$100	09147/1736	Improved	No
CORRECTIVE DEED	5/4/2018	\$100	09147/1731	Improved	No
WARRANTY DEED	4/1/2014	\$100	08245/1988	Improved	No
QUIT CLAIM DEED	8/1/1993	\$100	02635/0730	Vacant	No
WARRANTY DEED	2/1/1987	\$100	01828/1350	Improved	No
WARRANTY DEED	3/1/1985	\$100	01620/0457	Improved	No

Land			
Units	Rate	Assessed	Market
17,615 SF	\$14/SF	\$246,610	\$246,610

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
11587	297 GRANT LINE RD: DEMO RESIDENTIAL -1960"s Brick SFR	\$0		11/15/2024
07138	297 GRANT LINE RD: ELECTRICAL - RESIDENTIAL-	\$800		5/14/2024
05579	REROOF	\$9,600		7/11/2011
04236	REROOF	\$9,600		5/26/2010
02607	BURN PERMIT	\$0		4/1/1998
08400	8X12 SHED	\$200		12/1/1997

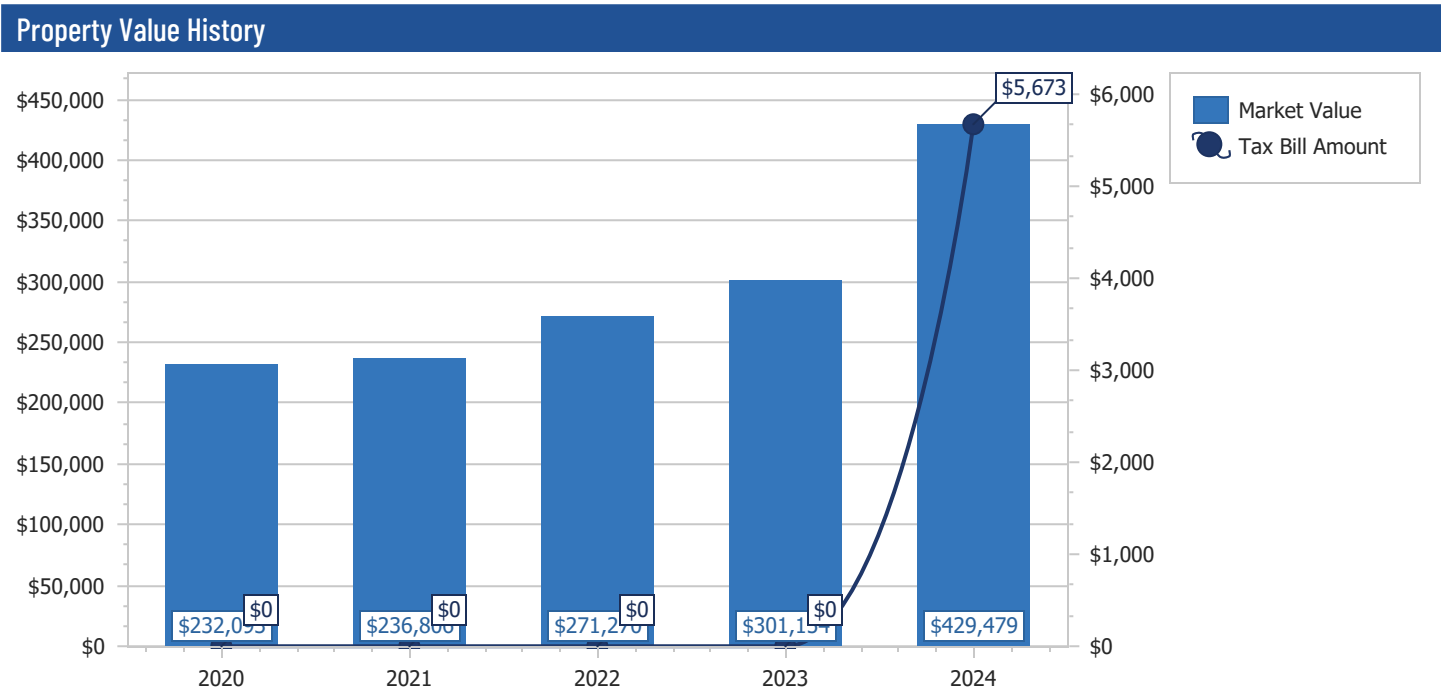
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro



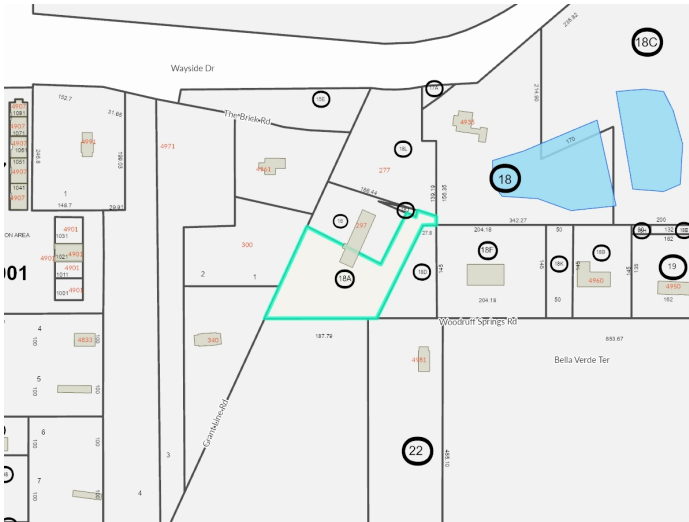
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Property Record Card



Parcel: 29-19-30-300-018A-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$479,080 Assessed Value \$479,080 Taxable Value \$479,080
 2024 Tax Bill \$1,751.36 Tax Savings with Non-Hx Cap \$1,864.74
 Vacant Comm-Pud property has a lot size of 0.79 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018A-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$479,080	\$273,760
Land Value Agriculture	\$0	\$0
Just/Market Value	\$479,080	\$273,760
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$235,150
P&G Adjustment	\$0	\$0
Assessed Value	\$479,080	\$38,610

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,616.10
Tax Bill Amount	\$1,751.36
Tax Savings with Exemptions	\$1,864.74

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 233.8 FT S 25 DEG W & 217 FT
 S 65 DEG E OF INT WLY LI OF SANFORD
 GRANT & N LI OF SW 1/4 RUN S 25
 DEG W 210 FT W 238.5 FT N 25 DEG E
 213.37 FT S 65 DEG E 185 FT N 25
 DEG E 98.51 FT TO A PT N 65 DEG W
 OF BEG S 65 DEG E 32 FT TO BEG
 (LESS S 30 FT & W 50 FT FOR RDS) &
 BEG NW COR OF E 542.27 FT OF S
 192.16 FT OF N 495 FT OF NW 1/4 OF
 SW 1/4 RUN S 17.16 FT W 27.8 FT
 N 25 DEG E TO A PT 233.8 FT S 25
 DEG W & 217 FT S 65 DEG E OF INT
 WLY LI OF SANFORD GRANT & N LI OF
 SW 1/4 N 65 DEG W 8 (M) FT N 10
 DEG 19 MIN 29 SEC E TO A PT N 65
 DEG W OF BEG S 65 DEG E TO BEG
 & VACD ST ADJ ON S & W

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$479,080	\$0	\$479,080
Schools	\$479,080	\$0	\$479,080
FIRE	\$479,080	\$0	\$479,080
ROAD DISTRICT	\$479,080	\$0	\$479,080
SJWM(Saint Johns Water Management)	\$479,080	\$0	\$479,080

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Vacant	Yes
ADMINISTRATIVE DEED	6/18/2024	\$100	10653/1918	Vacant	No
PROBATE RECORDS	3/21/2024	\$100	10601/0064	Vacant	No
QUIT CLAIM DEED	5/4/2018	\$100	09147/1736	Vacant	No
CORRECTIVE DEED	5/4/2018	\$100	09147/1731	Vacant	No
WARRANTY DEED	4/1/2014	\$100	08245/1988	Vacant	No
QUIT CLAIM DEED	8/1/1993	\$100	02635/0730	Vacant	No
WARRANTY DEED	2/1/1987	\$100	01828/1350	Vacant	No
WARRANTY DEED	3/1/1985	\$100	01620/0457	Vacant	No

Land

Units	Rate	Assessed	Market
34,220 SF	\$14/SF	\$479,080	\$479,080

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

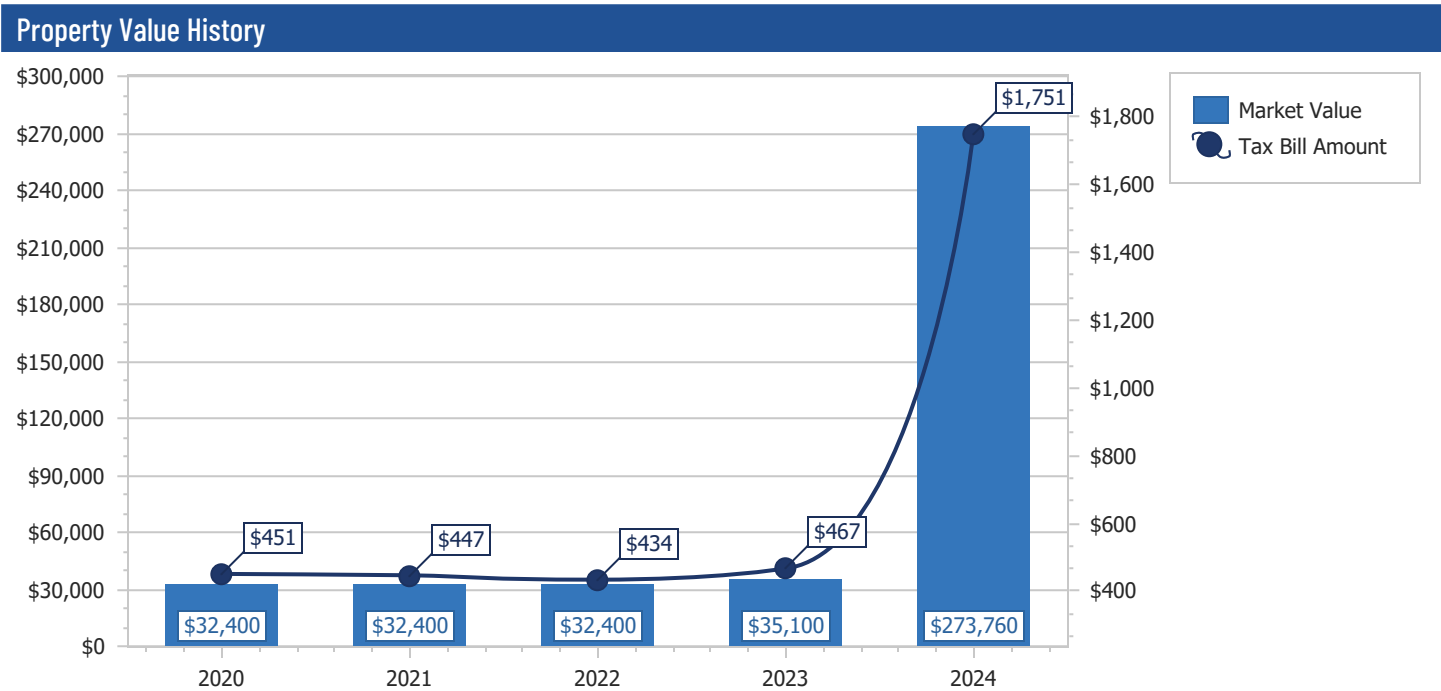
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



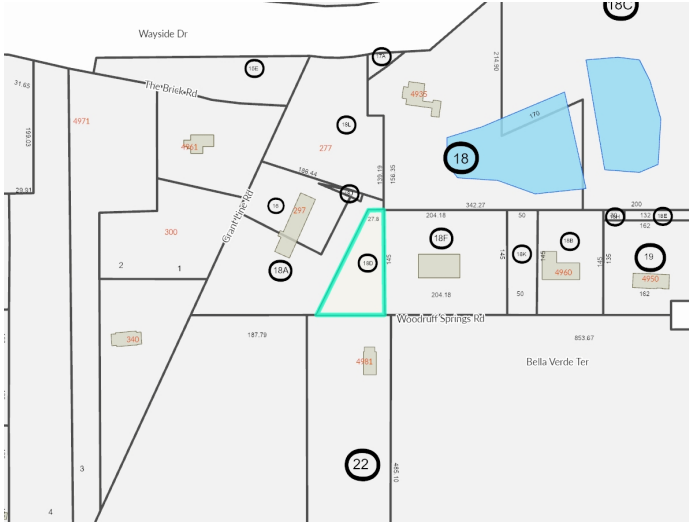
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Property Record Card



Parcel: 29-19-30-300-018D-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$181,916 Assessed Value \$181,916 Taxable Value \$181,916
 2024 Tax Bill \$684.84 Tax Savings with Non-Hx Cap \$688.26
 Vacant Comm-Pud property has a lot size of 0.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018D-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$181,916	\$103,952
Land Value Agriculture	\$0	\$0
Just/Market Value	\$181,916	\$103,952
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$86,792
P&G Adjustment	\$0	\$0
Assessed Value	\$181,916	\$17,160

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,373.10
Tax Bill Amount	\$684.84
Tax Savings with Exemptions	\$688.26

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 539 FT S 25 DEG W &
 238.5 FT E OF INT W LI
 SANFORD GT & N LI SW 1/4
 RUN E 110.84 FT N 175 FT
 W 27.8 FT S 25 DEG W TO
 BEG & VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$181,916	\$0	\$181,916
Schools	\$181,916	\$0	\$181,916
FIRE	\$181,916	\$0	\$181,916
ROAD DISTRICT	\$181,916	\$0	\$181,916
SJWM(Saint Johns Water Management)	\$181,916	\$0	\$181,916

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Vacant	Yes
ADMINISTRATIVE DEED	6/18/2024	\$100	10653/1918	Vacant	No
PROBATE RECORDS	3/21/2024	\$100	10601/0064	Vacant	No
QUIT CLAIM DEED	5/4/2018	\$100	09147/1736	Vacant	No
CORRECTIVE DEED	5/4/2018	\$100	09147/1731	Vacant	No
WARRANTY DEED	4/1/2014	\$100	08245/1988	Vacant	No
QUIT CLAIM DEED	1/1/1996	\$100	03021/0254	Vacant	No
WARRANTY DEED	2/1/1987	\$100	01828/1351	Vacant	No
WARRANTY DEED	3/1/1985	\$100	01620/0457	Vacant	No

Land

Units	Rate	Assessed	Market
12,994 SF	\$14/SF	\$181,916	\$181,916

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

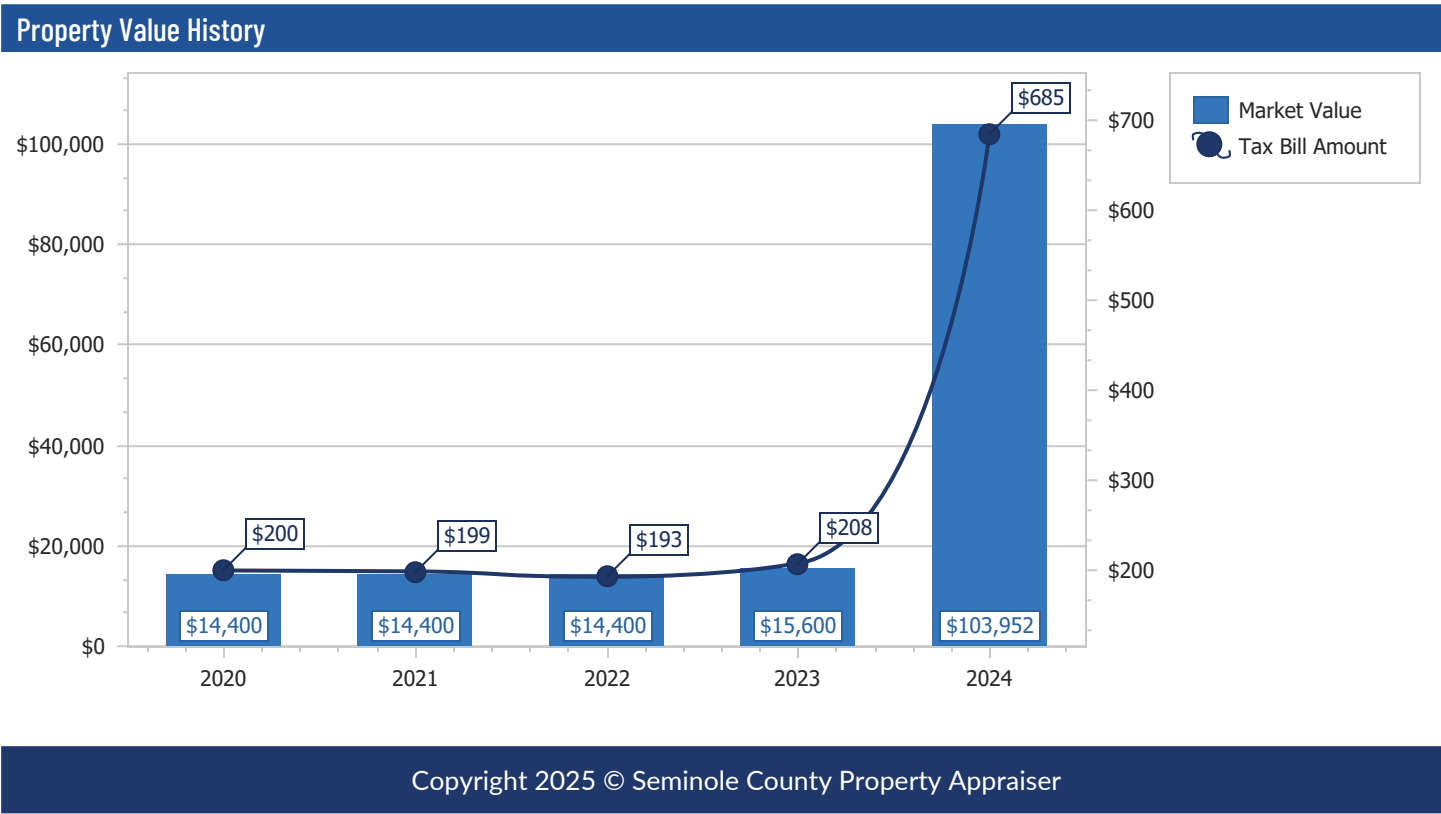
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



Property Record Card



Parcel: 29-19-30-300-017A-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$21,602 Assessed Value \$21,602 Taxable Value \$21,602
 2024 Tax Bill \$285.34
 Vac General-Commercial property has a lot size of 0.04 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-017A-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$21,602	\$21,602
Land Value Agriculture	\$0	\$0
Just/Market Value	\$21,602	\$21,602
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	\$21,602	\$21,602

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$285.34
Tax Bill Amount	\$285.34
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
BEG 55.12 FT ELY ON R/W OF INT ELY
R/W GRANTLINE DR & SLY R/W OLD ST RD
46 RUN S TO NLY R/W BRICK RD NELY
ALONG R/W TO SLY R/W OLD ST RD 46 WLY
ALONG
R/W TO BEG & VACD RD ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$21,602	\$0	\$21,602
Schools	\$21,602	\$0	\$21,602
FIRE	\$21,602	\$0	\$21,602
ROAD DISTRICT	\$21,602	\$0	\$21,602
SJWM(Saint Johns Water Management)	\$21,602	\$0	\$21,602

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$668,400	10574/0044	Vacant	Yes
WARRANTY DEED	4/24/2023	\$100	10435/0507	Improved	No
PROBATE RECORDS	4/18/2023	\$100	10424/0198	Vacant	No
TAX DEED	7/1/1991	\$600	02315/1094	Vacant	No

Land

Units	Rate	Assessed	Market
1,543 SF	\$14/SF	\$21,602	\$21,602

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

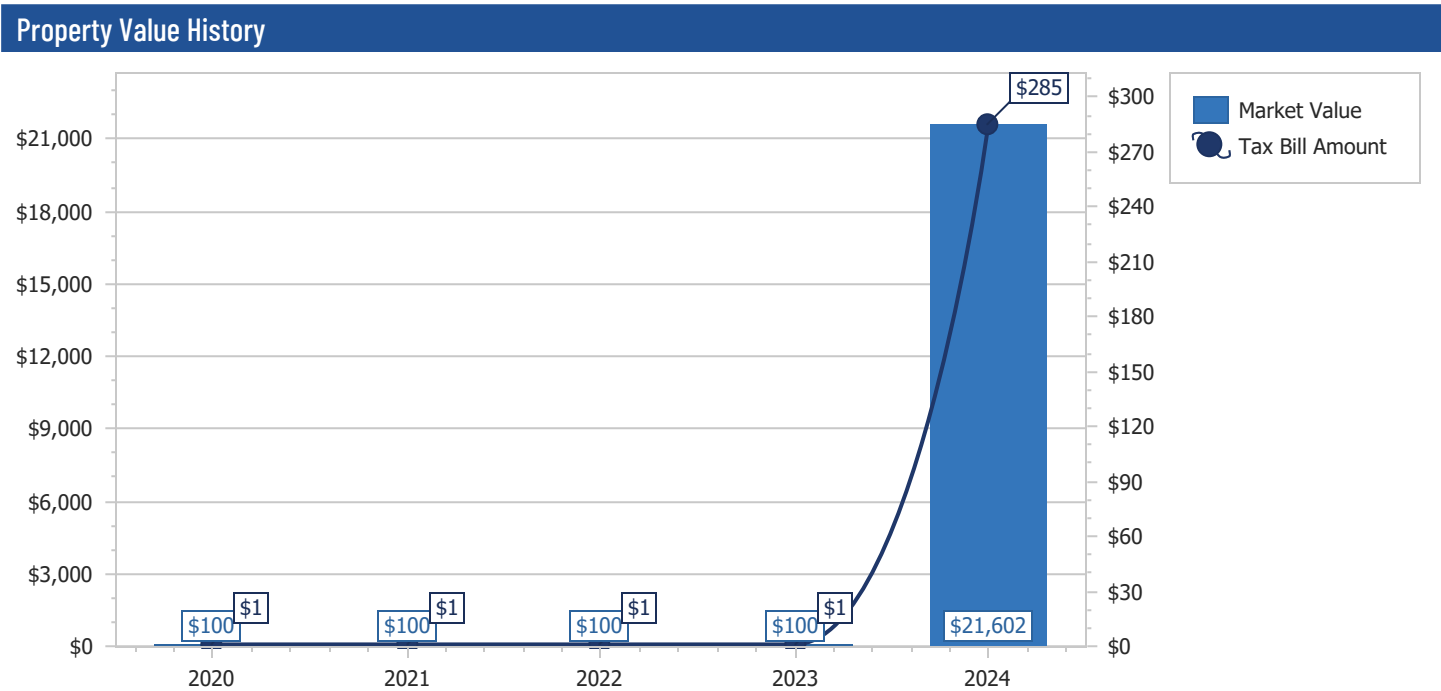
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



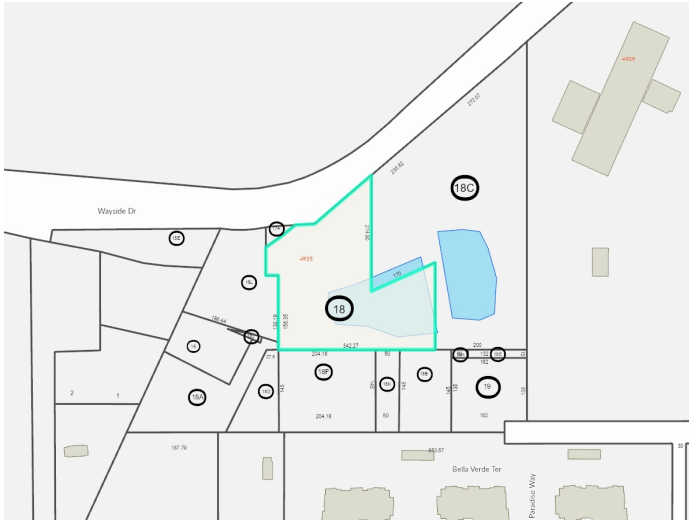
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Property Record Card



Parcel: 29-19-30-300-0180-0000
Property Address: WAYSIDE DR SANFORD, FL 32771
Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$1,214,094 Assessed Value \$1,214,094 Taxable Value \$1,214,094
 2024 Tax Bill \$7,865.74 Tax Savings with Non-Hx Cap \$8,171.23
 Vacant Comm-Pud property has a lot size of 1.99 Acres

Parcel Location



Site View



29193030001800000 04/24/2023

Parcel Information

Parcel	29-19-30-300-0180-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,214,094	\$1,214,094
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,214,094	\$1,214,094
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$1,030,419
P&G Adjustment	\$0	\$0
Assessed Value	\$1,214,094	\$183,675

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,036.97
Tax Bill Amount	\$7,865.74
Tax Savings with Exemptions	\$8,171.23

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
 BEG 349.34 FT E & 175 FT N OF INT
 W LI OF SANFORD GRANT & S LI OF N
 495 FT OF NW 1/4 OF SW 1/4 RUN N
 156.35 FT W 20.83 FT N TO SLY R/W
 BRICK RD NELY ALONG SLY R/W BRICK RD &
 OLD ST RD 46 TO A PT 507.89 FT SWLY
 ALONG R/W OF E LI OF SW 1/4 OF NW 1/4
 S 04 DEG 08 MIN 46 SEC E 214.90 FT
 N 67 DEG 28 MIN 45 SEC E 170 FT S
 TO N LI OF S 175 FT OF N 495 FT OF
 NW 1/4 OF SW 1/4 W 342.27 FT TO BEG
 & VACD RD ADJ ON N

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,214,094	\$0	\$1,214,094
Schools	\$1,214,094	\$0	\$1,214,094
FIRE	\$1,214,094	\$0	\$1,214,094
ROAD DISTRICT	\$1,214,094	\$0	\$1,214,094
SJWM(Saint Johns Water Management)	\$1,214,094	\$0	\$1,214,094

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$1,380,000	10575/0536	Vacant	Yes
WARRANTY DEED	10/1/2018	\$100	09248/0836	Improved	No
SPECIAL WARRANTY DEED	5/1/2018	\$20,000	09144/0585	Improved	No
WARRANTY DEED	2/1/2018	\$100	09086/0863	Improved	No
WARRANTY DEED	10/1/2007	\$100	06849/0075	Improved	No
WARRANTY DEED	4/1/2003	\$100	04788/1393	Improved	No

Land

Units	Rate	Assessed	Market
86,721 SF	\$14/SF	\$1,214,094	\$1,214,094

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
11584	4935 WAYSIDE DR: DEMO RESIDENTIAL-1950"s frame home	\$0		11/20/2024
07141	4935 WAYSIDE DR: ELECTRICAL - RESIDENTIAL-	\$800		5/14/2024
04540	REROOF	\$3,000		4/1/2019
03988	4935 WAYSIDE DR: PLUMBING - RESIDENTIAL	\$50,000		3/20/2019
10205	SIDING	\$500		7/26/2017
11395	REPLACE SIDING & STUDS	\$500		10/6/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed

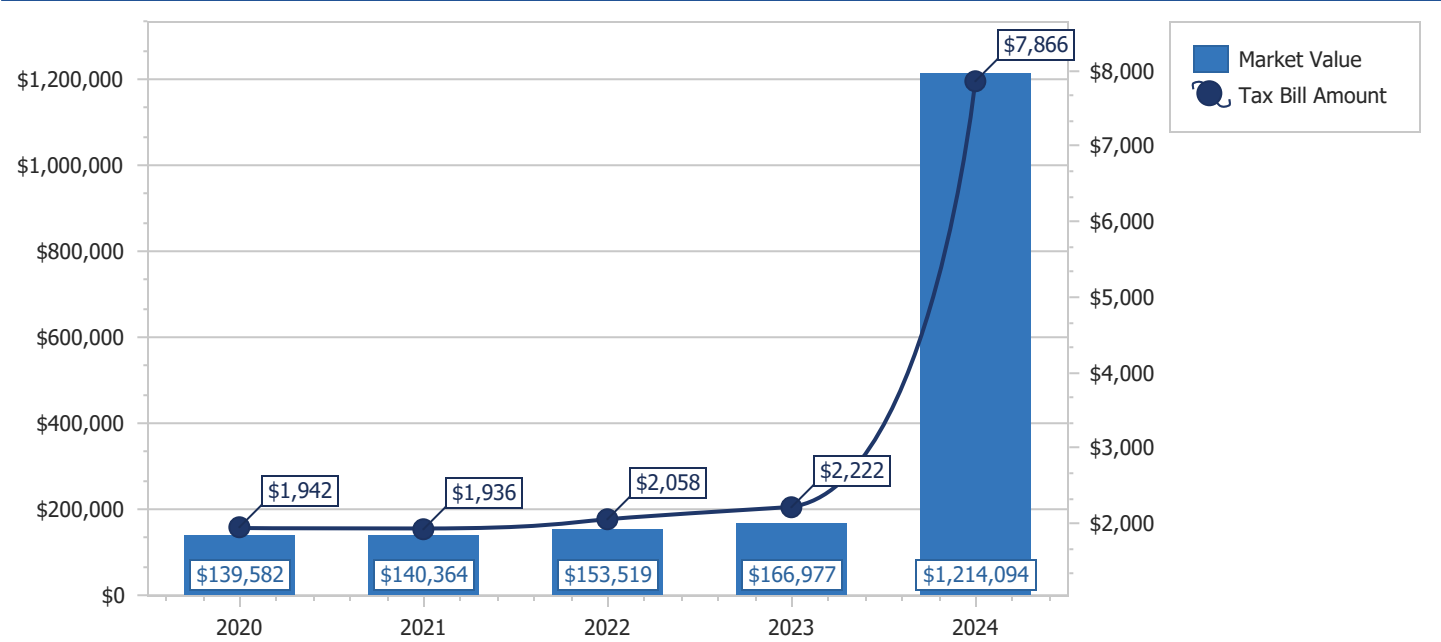
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



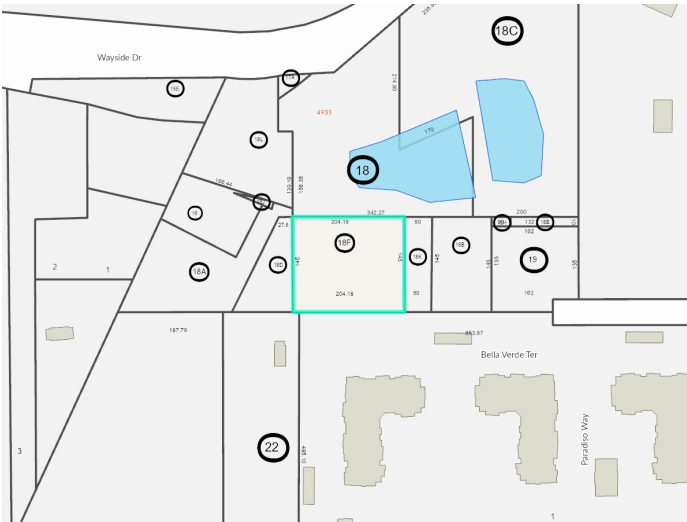
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Property Record Card



Parcel: 29-19-30-300-018F-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$413,476 Assessed Value \$413,476 Taxable Value \$413,476
 2024 Tax Bill \$2,654.75 Tax Savings with Non-Hx Cap \$2,806.85
 Vacant Comm-Pud property has a lot size of 0.89 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-018F-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$413,476	\$413,476
Land Value Agriculture	\$0	\$0
Just/Market Value	\$413,476	\$413,476
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$353,954
P&G Adjustment	\$0	\$0
Assessed Value	\$413,476	\$59,522

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,461.60
Tax Bill Amount	\$2,654.75
Tax Savings with Exemptions	\$2,806.85

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
W 204.18 FT OF E 542.27 FT OF
S 175 FT OF N 495 FT OF NW 1/4 OF
SW 1/4 & VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$413,476	\$0	\$413,476
Schools	\$413,476	\$0	\$413,476
FIRE	\$413,476	\$0	\$413,476
ROAD DISTRICT	\$413,476	\$0	\$413,476
SJWM(Saint Johns Water Management)	\$413,476	\$0	\$413,476

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	7/11/2024	\$1,551,000	10661/0206	Vacant	Yes
WARRANTY DEED	4/1/2014	\$100	08245/1988	Improved	No
QUIT CLAIM DEED	9/1/1997	\$100	03302/1787	Improved	No
WARRANTY DEED	8/1/1984	\$1,000	01571/0336	Vacant	No
WARRANTY DEED	4/1/1982	\$2,000	01388/1334	Vacant	Yes

Land

Units	Rate	Assessed	Market
29,534 SF	\$14/SF	\$413,476	\$413,476

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

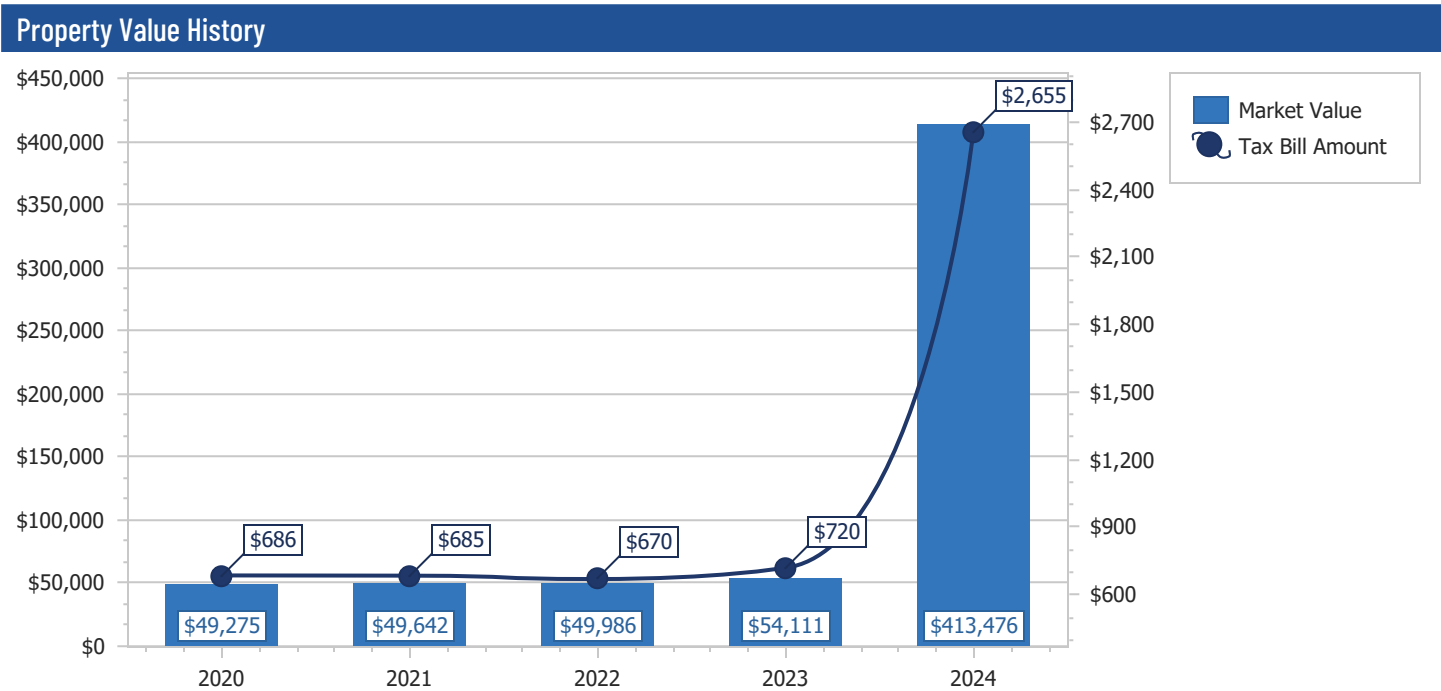
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



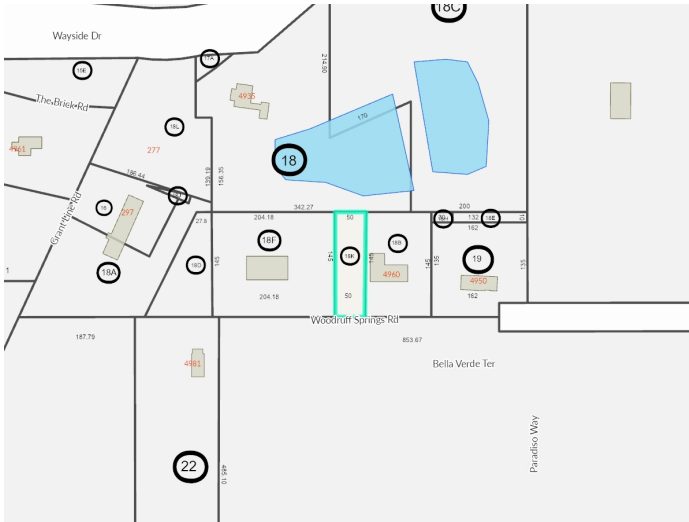
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Property Record Card



Parcel: 29-19-30-300-018K-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$141,728 Assessed Value \$141,728 Taxable Value \$141,728
 2024 Tax Bill \$888.39 Tax Savings with Non-Hx Cap \$983.70
 Vacant Comm-Pud property has a lot size of 0.22 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018K-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$141,728	\$141,728
Land Value Agriculture	\$0	\$0
Just/Market Value	\$141,728	\$141,728
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$124,047
P&G Adjustment	\$0	\$0
Assessed Value	\$141,728	\$17,681

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,872.09
Tax Bill Amount	\$888.39
Tax Savings with Exemptions	\$983.70

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
W 50 FT OF E 338.09 FT OF S 175
FT OF N 495 FT OF NW 1/4 OF SE 1/4
& VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$141,728	\$0	\$141,728
Schools	\$141,728	\$0	\$141,728
FIRE	\$141,728	\$0	\$141,728
ROAD DISTRICT	\$141,728	\$0	\$141,728
SJWM(Saint Johns Water Management)	\$141,728	\$0	\$141,728

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$185,500	10574/0023	Vacant	Yes
SPECIAL WARRANTY DEED	8/5/2019	\$100	09413/1303	Improved	No
QUIT CLAIM DEED	8/1/1993	\$100	02635/0729	Vacant	No

Land

Units	Rate	Assessed	Market
7,231 SF	\$14/SF	\$141,728	\$141,728

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
CARPORT 1	2010	1	\$0	\$0

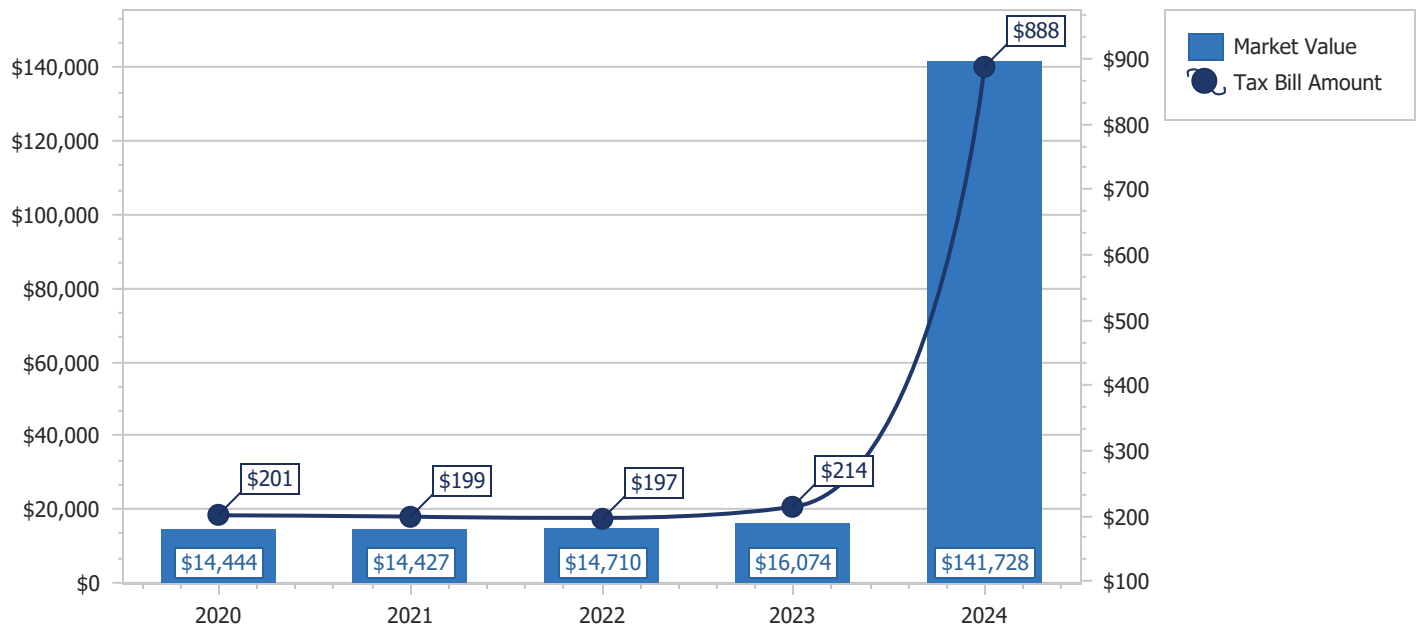
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



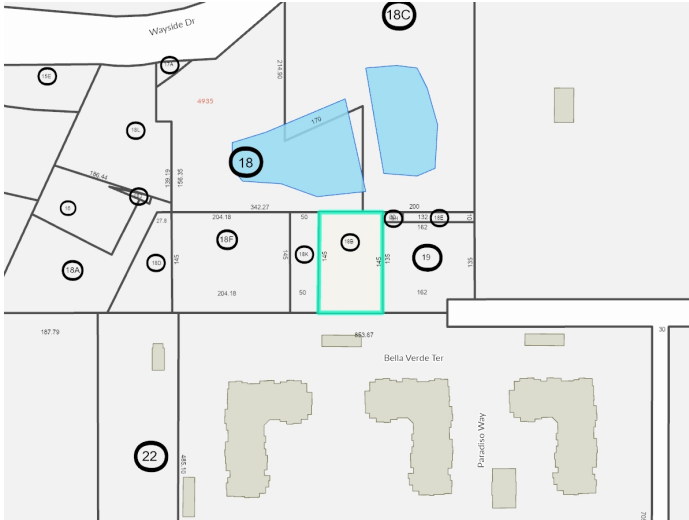
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Property Record Card



Parcel: 29-19-30-300-018B-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$257,964 Assessed Value \$257,964 Taxable Value \$257,964
 2024 Tax Bill \$1,266.30 Tax Savings with Exemptions \$2,315.25
 Vacant Comm-Pud property has a lot size of 0.48 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-018B-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$13,181
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$257,964	\$257,964
Land Value Agriculture	\$0	\$0
Just/Market Value	\$257,964	\$271,145
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$130,270
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$257,964	\$140,875

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,581.55
Tax Bill Amount	\$1,266.30
Tax Savings with Exemptions	\$2,315.25

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
W 127.09 FT OF E 289.09 FT
OF S 175 FT OF N 495 FT OF
NW 1/4 OF SW 1/4 &
& VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$257,964	\$0	\$257,964
Schools	\$257,964	\$0	\$257,964
FIRE	\$257,964	\$0	\$257,964
ROAD DISTRICT	\$257,964	\$0	\$257,964
SJWM(Saint Johns Water Management)	\$257,964	\$0	\$257,964

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	2/15/2024	\$302,300	10581/0346	Improved	Yes

Land

Units	Rate	Assessed	Market
18,426 SF	\$14/SF	\$257,964	\$257,964

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
11585	4960 WOODRUFF SPRINGS RD: DEMO RESIDENTIAL-1970's brick home	\$0		11/14/2024
07143	4960 WOODRUFF SPRINGS RD: ELECTRICAL - RESIDENTIAL-	\$800		5/14/2024
20801	REROOF	\$3,400		12/14/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed

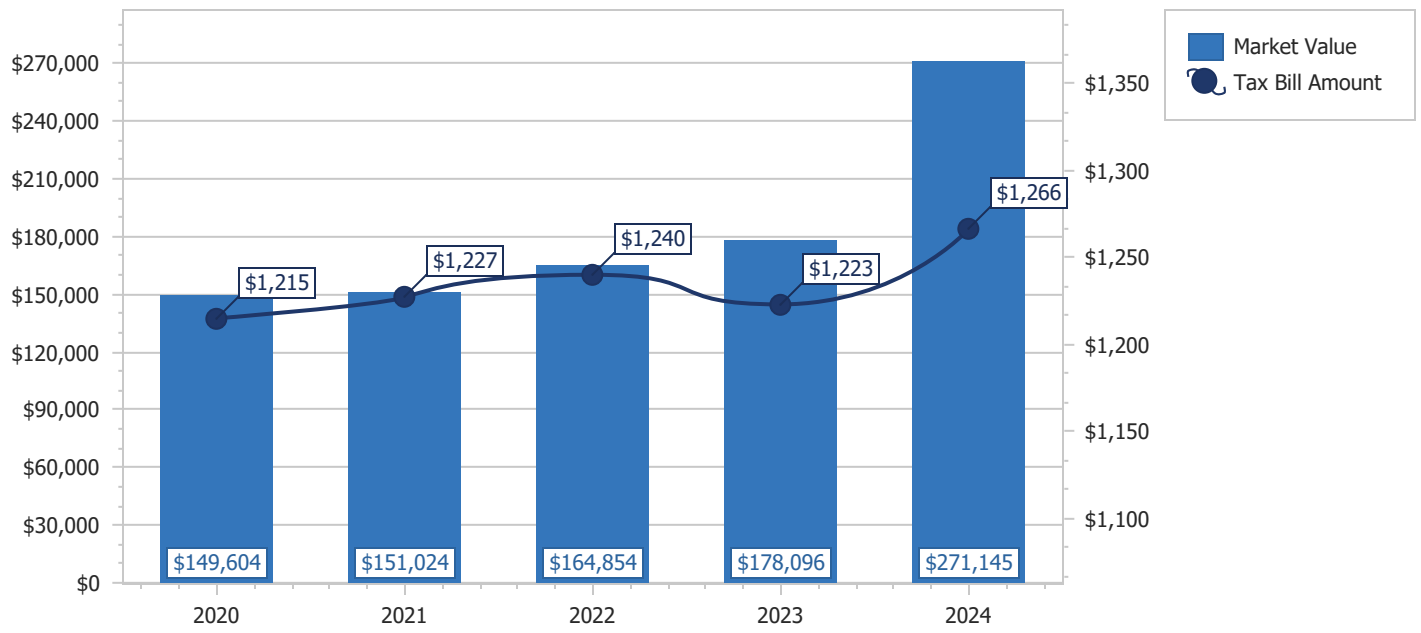
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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Property Record Card



Parcel: 29-19-30-300-018C-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$2,067,355 Assessed Value \$2,067,355 Taxable Value \$2,067,355
 2024 Tax Bill \$27,307.69
 Vacant Comm-Pud property has a lot size of 3.64 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-018C-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$2,067,355	\$2,067,355
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,067,355	\$2,067,355
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	\$2,067,355	\$2,067,355

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$27,307.69
Tax Bill Amount	\$27,307.69
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
BEG 272.07 FT S 47 DEG 37 MIN 5 SEC W OF
INT S R/W BRICK RD (OLD SR 46)
& E LI OF SW 1/4 OF NW 1/4 RUN S 308.19 FT S
67 DEG 28 MIN 45 SEC W 170 FT
N 4 DEG 8 MIN 46 SEC W 214.90 FT N 47 DEG
37 MIN 5 SEC E 235.82 FT TO BEG
&
E 200 FT OF SW 1/4 OF NW
1/4 LYG S OF BRK RD & E 200
FT OF N 495 FT OF NW 1/4 OF SW 1/4
(LESS S 175 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,067,355	\$0	\$2,067,355
Schools	\$2,067,355	\$0	\$2,067,355
FIRE	\$2,067,355	\$0	\$2,067,355
ROAD DISTRICT	\$2,067,355	\$0	\$2,067,355
SJWM(Saint Johns Water Management)	\$2,067,355	\$0	\$2,067,355

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/7/2023	\$100	10549/1451	Improved	No
SPECIAL WARRANTY DEED	10/16/2023	\$2,400,000	10523/0911	Vacant	Yes
TRUSTEE DEED	7/8/2020	\$700,000	09645/0840	Vacant	Yes
WARRANTY DEED	8/1/1999	\$557,700	03705/0783	Vacant	No
WARRANTY DEED	1/1/1995	\$183,500	02877/1148	Vacant	No
QUIT CLAIM DEED	9/1/1986	\$100	01771/0202	Vacant	No
WARRANTY DEED	3/1/1985	\$30,000	01624/0105	Vacant	Yes
WARRANTY DEED	1/1/1975	\$12,000	01048/0636	Vacant	Yes

Land

Units	Rate	Assessed	Market
147,668 SF	\$14/SF	\$2,067,352	\$2,067,352
0.25 Acres	\$10/Acre	\$3	\$3

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

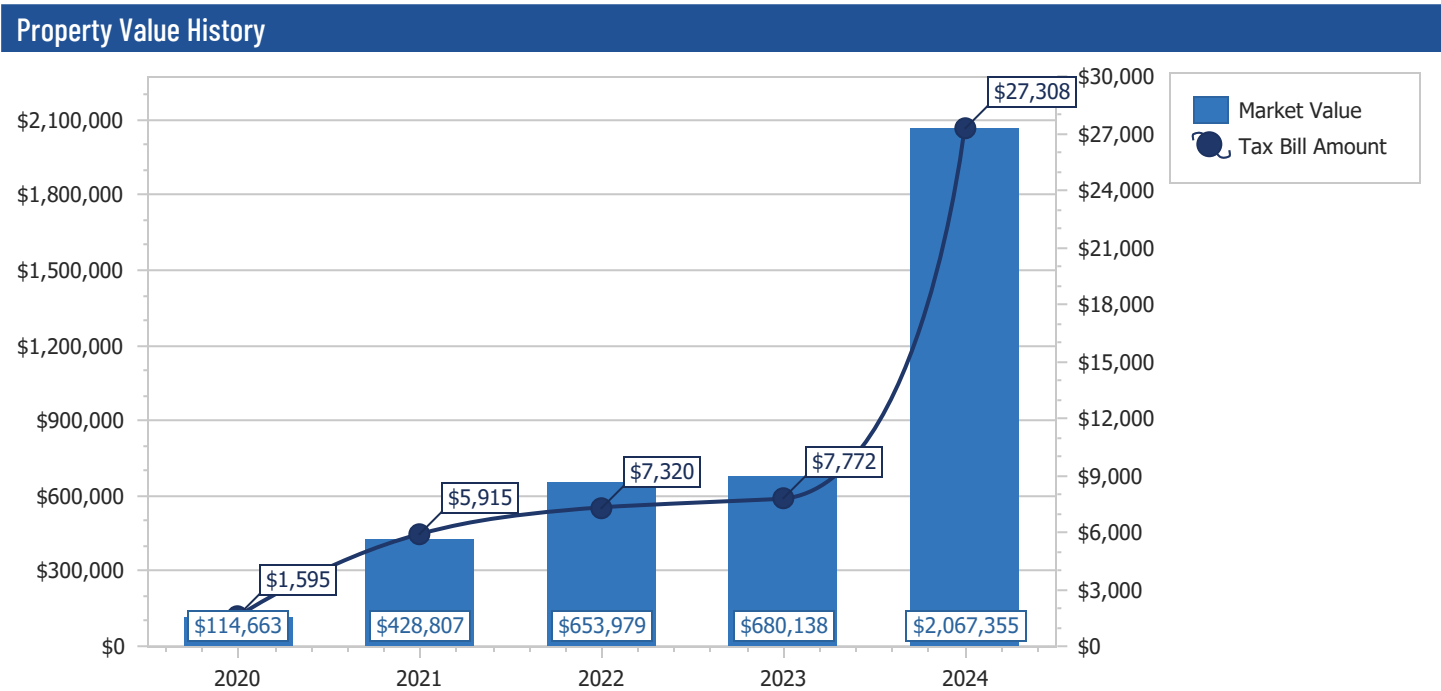
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



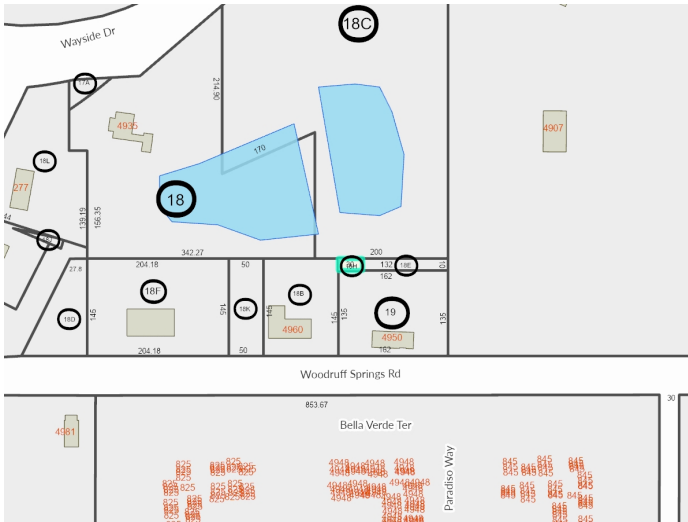
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Property Record Card



Parcel: 29-19-30-300-018H-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$100 Assessed Value \$100 Taxable Value \$100
 2024 Tax Bill \$1.32
 Nominal Value Strip Parcel property has a lot size of 0.02 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018H-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$100	\$100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$100	\$100
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	\$100	\$100

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.32
Tax Bill Amount	\$1.32
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E S 10 FT OF N 330 FT
OF W 30 FT OF E 162 FT OF NW 1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$100	\$0	\$100
Schools	\$100	\$0	\$100
FIRE	\$100	\$0	\$100
ROAD DISTRICT	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$1,380,000	10575/0536	Vacant	Yes
WARRANTY DEED	10/1/2018	\$100	09248/0836	Vacant	No
SPECIAL WARRANTY DEED	5/1/2018	\$20,000	09144/0585	Vacant	No
WARRANTY DEED	2/1/2018	\$100	09086/0863	Vacant	No
WARRANTY DEED	10/1/2007	\$100	06849/0075	Vacant	No
WARRANTY DEED	4/1/2003	\$100	04788/1393	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$100/Lot	\$100	\$100

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

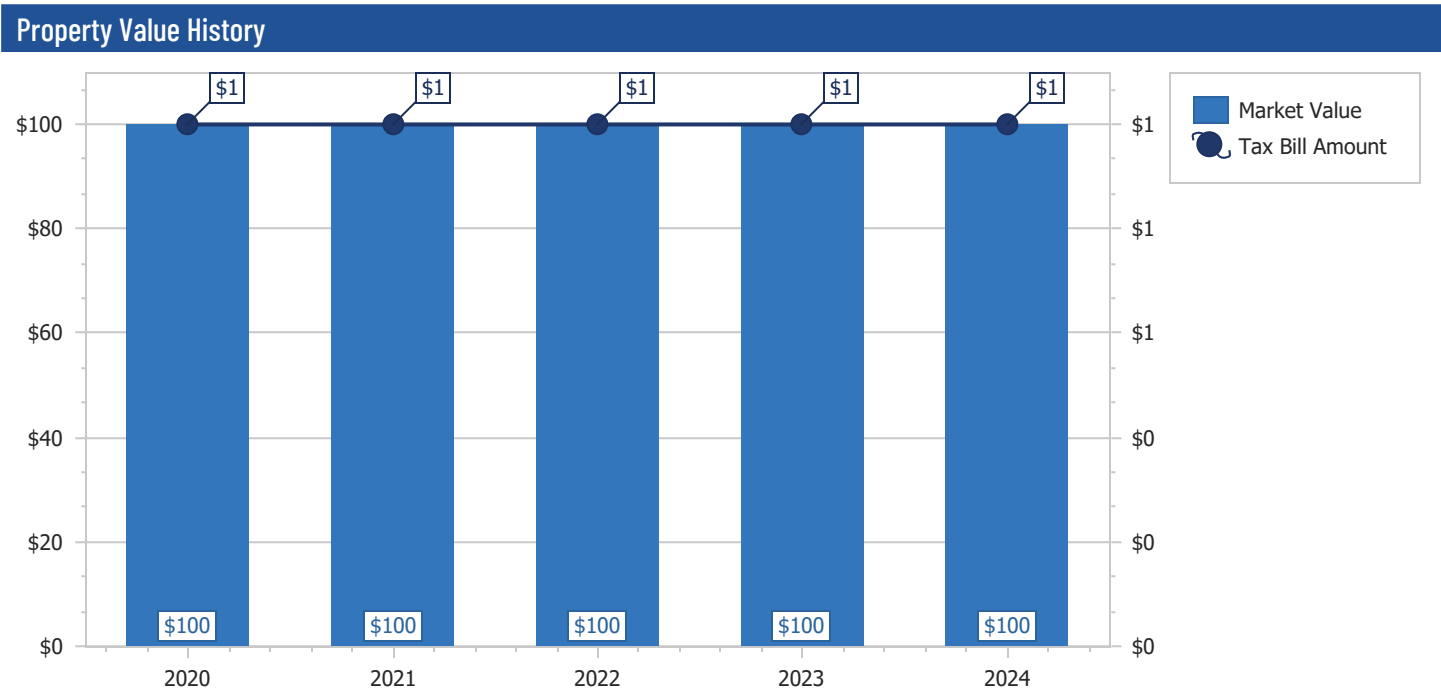
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



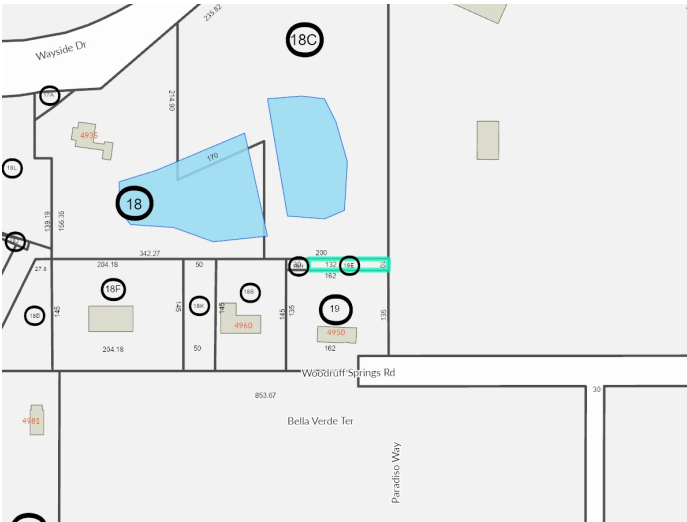
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Property Record Card



Parcel: 29-19-30-300-018E-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$100 Assessed Value \$100 Taxable Value \$100
 2024 Tax Bill \$1.32
 Nominal Value Strip Parcel property has a lot size of 0.05 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-300-018E-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$100	\$100
Land Value Agriculture	\$0	\$0
Just/Market Value	\$100	\$100
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	\$100	\$100

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1.32
Tax Bill Amount	\$1.32
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
N 10 FT OF E 132 FT OF S
175 FT OF N 495 FT OF NW
1/4 OF SW 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$100	\$0	\$100
Schools	\$100	\$0	\$100
FIRE	\$100	\$0	\$100
ROAD DISTRICT	\$100	\$0	\$100
SJWM(Saint Johns Water Management)	\$100	\$0	\$100

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$185,500	10574/0023	Vacant	Yes
WARRANTY DEED	10/22/2018	\$100	09248/0834	Improved	No
WARRANTY DEED	2/1/2018	\$100	09086/0865	Vacant	No
QUIT CLAIM DEED	1/1/1996	\$100	03021/0254	Vacant	No
WARRANTY DEED	2/1/1987	\$100	01828/1351	Vacant	No
WARRANTY DEED	3/1/1985	\$100	01620/0457	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$100/Lot	\$100	\$100

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

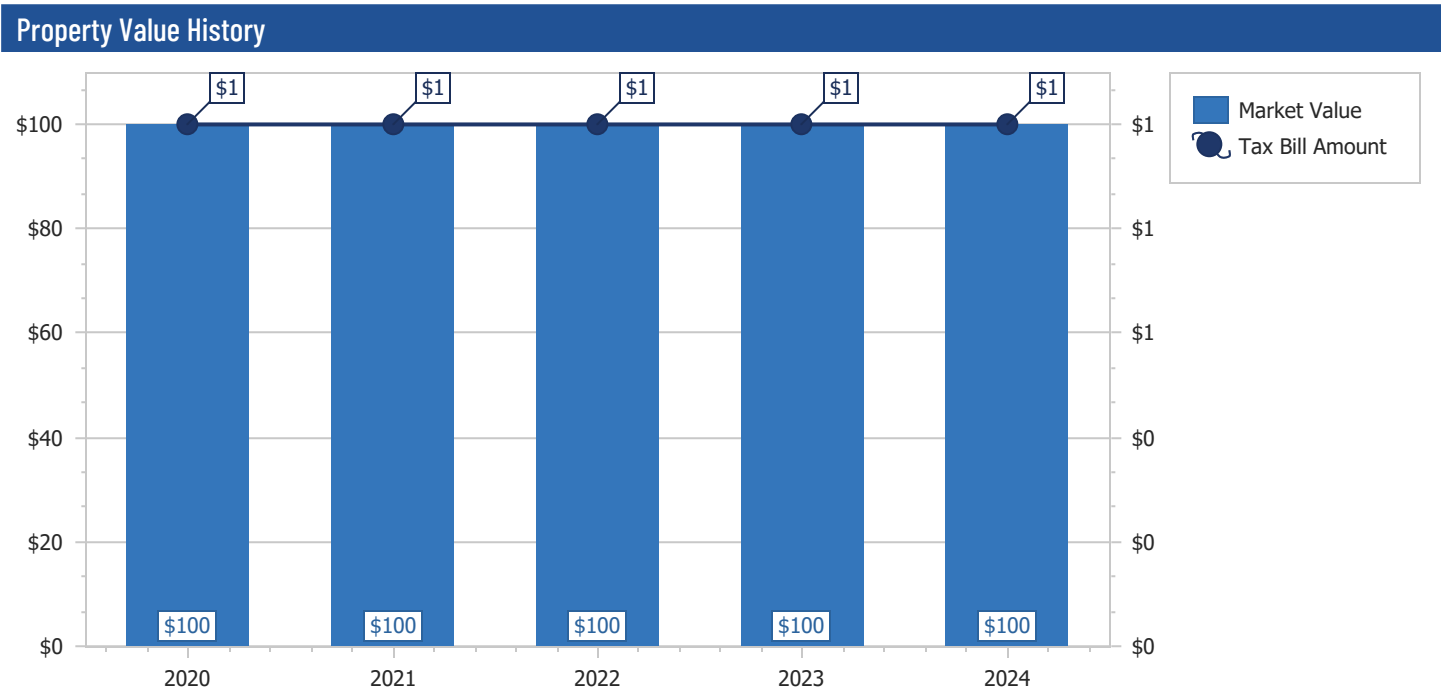
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



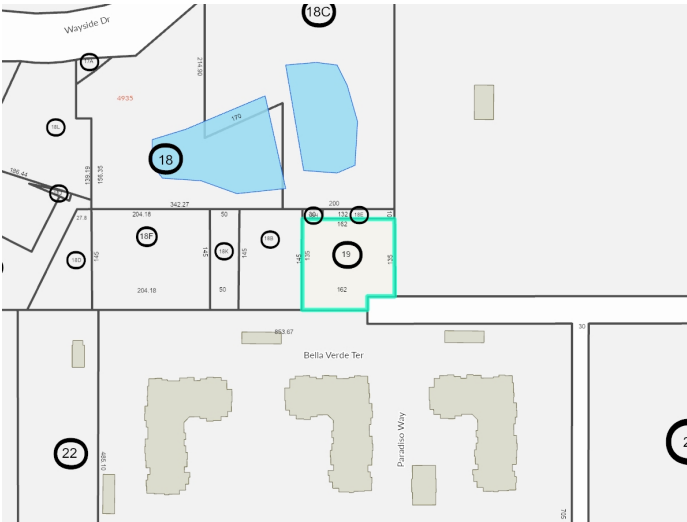
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Property Record Card



Parcel: 29-19-30-300-0190-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$306,138 Assessed Value \$306,138 Taxable Value \$306,138
 2024 Tax Bill \$550.70 Tax Savings with Exemptions \$3,630.58
 Vacant Comm-Pud property has a lot size of 0.60 Acres

Parcel Location



Site View



Parcel Information

Parcel	29-19-30-300-0190-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	1
Depreciated Building Value	\$0	\$7,985
Depreciated Other Features	\$0	\$2,425
Land Value (Market)	\$306,138	\$306,138
Land Value Agriculture	\$0	\$0
Just/Market Value	\$306,138	\$316,548
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$234,848
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$306,138	\$81,700

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,181.28
Tax Bill Amount	\$550.70
Tax Savings with Exemptions	\$3,630.58

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 29 TWP 19S RGE 30E
S 2 1/2 CH OF N 7 1/2 CH
OF E 162 FT OF NW 1/4 OF
SW 1/4 &
PT OF VACD ST ADJ ON S

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$306,138	\$0	\$306,138
Schools	\$306,138	\$0	\$306,138
FIRE	\$306,138	\$0	\$306,138
ROAD DISTRICT	\$306,138	\$0	\$306,138
SJWM(Saint Johns Water Management)	\$306,138	\$0	\$306,138

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/15/2024	\$100	10663/1249	Improved	No
SPECIAL WARRANTY DEED	1/31/2024	\$450,000	10574/0010	Improved	Yes
WARRANTY DEED	2/1/1990	\$55,000	02157/1097	Improved	Yes
WARRANTY DEED	10/1/1986	\$37,000	01777/0906	Improved	Yes
WARRANTY DEED	7/1/1979	\$21,500	01231/1190	Improved	Yes

Land

Units	Rate	Assessed	Market
21,867 SF	\$14/SF	\$306,138	\$306,138

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
11586	4950 WOODRUFF SPRINGS RD: DEMO RESIDENTIAL-SFR 1950"s frame home	\$1,850		11/14/2024
07144	4950 WOODRUFF SPRINGS RD: ELECTRICAL - RESIDENTIAL-	\$800		5/14/2024
03331	4950 WOODRUFF SPRINGS RD: REROOF RESIDENTIAL-	\$6,000		2/25/2021
06077	SFR REROOF 17 SQ	\$1,700		9/1/1995
06678	STUCCO	\$500		10/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

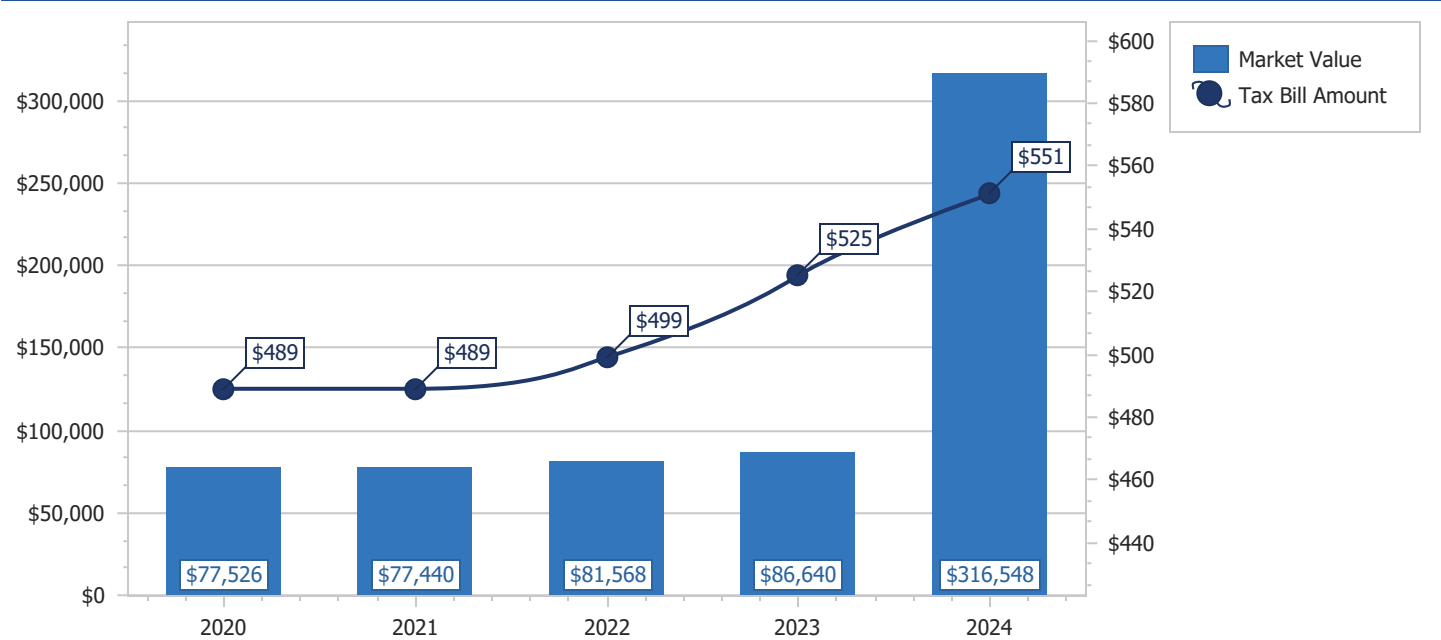
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	COM
Description	Commercial

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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Property Record CardAA



Parcel: 29-19-30-300-0220-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$999,596 Assessed Value \$999,596 Taxable Value \$999,596
 2024 Tax Bill \$1,155.66 Tax Savings with Exemptions \$11,721.44
 The 1 Bed/1 Bath Vac Comm - Misplaced Impr property is 880 SF and a lot size of 1.70 Acres

Parcel LocationAA



Site ViewAA



Parcel InformationAA

Parcel	29-19-30-300-0220-0000
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$27,520	\$2,797
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$972,076	\$972,076
Land Value Agriculture	\$0	\$0
Just/Market Value	\$999,596	\$974,873
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$847,374
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$999,596	\$127,499

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$12,877.10
Tax Bill Amount	\$1,155.66
Tax Savings with Exemptions	\$11,721.44

Owner(s)AA

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 29 TWP 19S RGE 30E
N 485 FT OF S 805 FT OF W
145 FT OF E 1/2 OF NW 1/4
OF SW 1/4 & VACD ST ADJ ON N

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$999,596	\$0	\$999,596
Schools	\$999,596	\$0	\$999,596
FIRE	\$999,596	\$0	\$999,596
ROAD DISTRICT	\$999,596	\$0	\$999,596
SJWM(Saint Johns Water Management)	\$999,596	\$0	\$999,596

SalesAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/19/2024	\$1,207,500	10582/1299	Improved	Yes
QUIT CLAIM DEED	11/1/1985	\$100	01690/0672	Improved	No

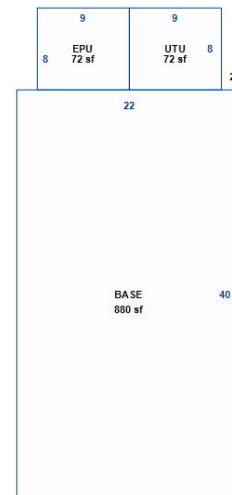
LandAA

Units	Rate	Assessed	Market
69,434 SF	\$14/SF	\$972,076	\$972,076

Building InformationAA

#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	880
Total Area (ft ²)	1024
Constuction	SIDING GRADE 3
Replacement Cost	\$68,799
Assessed	\$27,520

* Year Built = Actual / Effective



Building 1

AppendagesAA

Description	Area (ft ²)
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PermitsAA

Permit #	Description	Value	CO Date	Permit Date
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Extra FeaturesAA

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

ZoningAA

Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School DistrictsAA

Elementary	Region 1
Middle	Sanford
High	Seminole

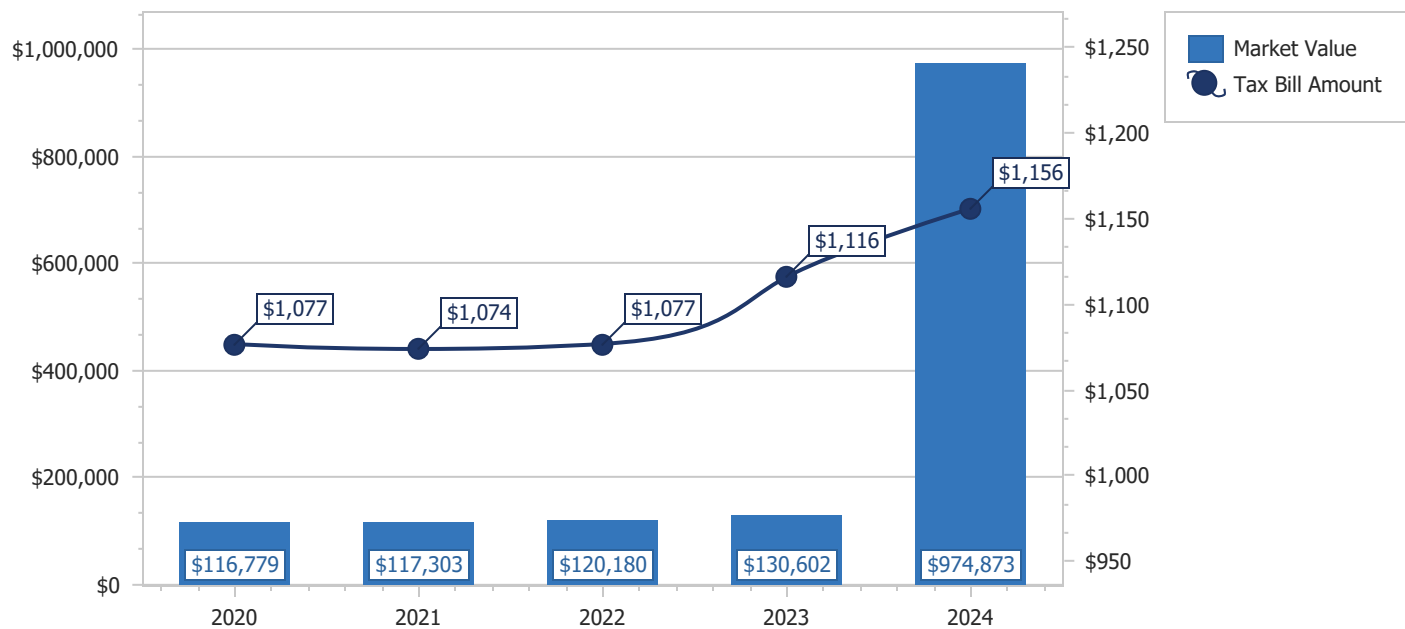
Political RepresentationAA

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

UtilitiesAA

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value HistoryAA



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Property Record CardAA



Parcel: 30-19-30-300-0450-0000
 Property Address: 4707 INTERNATIONAL PKWY SANFORD, FL 32771
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$152,524 Assessed Value \$152,524 Taxable Value \$152,524
 2024 Tax Bill \$261.27 Tax Savings with Exemptions \$1,599.63
 The 3 Bed/1.5 Bath Vac Comm - Misplaced Impr property is 1,236 SF and a lot size of 0.22 Acres

Parcel LocationAA



Site ViewAA



30193030004500000 04/24/2023

Parcel InformationAA

Parcel	30-19-30-300-0450-0000
Property Address	4707 INTERNATIONAL PKWY SANFORD, FL 32771
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	1005:Vac Comm - Misplaced Impr
Exemptions	None
AG Classification	No

Value SummaryAA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$12,258	\$12,141
Depreciated Other Features	\$0	\$2,300
Land Value (Market)	\$140,266	\$126,440
Land Value Agriculture	\$0	\$0
Just/Market Value	\$152,524	\$140,881
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$72,962
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$152,524	\$67,919

2024 Certified Tax SummaryAA

Tax Amount w/o Exemptions	\$1,860.90
Tax Bill Amount	\$261.27
Tax Savings with Exemptions	\$1,599.63

Owner(s)AA

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal DescriptionAA

SEC 30 TWP 19S RGE 30E S 100 FT OF N
1253.75 FT OF E 100 FT OF SE 1/4

TaxesAA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$152,524	\$0	\$152,524
Schools	\$152,524	\$0	\$152,524
FIRE	\$152,524	\$0	\$152,524
ROAD DISTRICT	\$152,524	\$0	\$152,524
SJWM(Saint Johns Water Management)	\$152,524	\$0	\$152,524

SalesAA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/23/2024	\$100	10684/1786	Improved	No
SPECIAL WARRANTY DEED	8/23/2024	\$643,000	10684/1781	Improved	Yes
WARRANTY DEED	5/8/2020	\$100	09606/0103	Improved	No

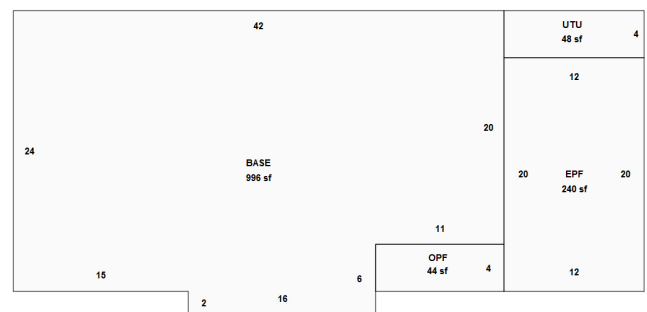
LandAA

Units	Rate	Assessed	Market
10,019 SF	\$14/SF	\$140,266	\$140,266

Building InformationAA

#	1
Use	SINGLE FAMILY
Year Built*	1969
Bed	3
Bath	1.5
Fixtures	5
Base Area (ft ²)	996
Total Area (ft ²)	1328
Constuction	SIDING GRADE 3
Replacement Cost	\$19,228
Assessed	\$12,258

* Year Built = Actual / Effective



Building 1

AppendagesAA

Description	Area (ft ²)
-------------	-------------------------

ENCLOSED PORCH FINISHED	240
OPEN PORCH FINISHED	44
UTILITY UNFINISHED	48

PermitsAA

Permit #	Description	Value	CO Date	Permit Date
00980	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$4,678		1/14/2005

Extra FeaturesAA

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

ZoningAA

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

School DistrictsAA

Elementary	Region 1
Middle	Sanford
High	Seminole

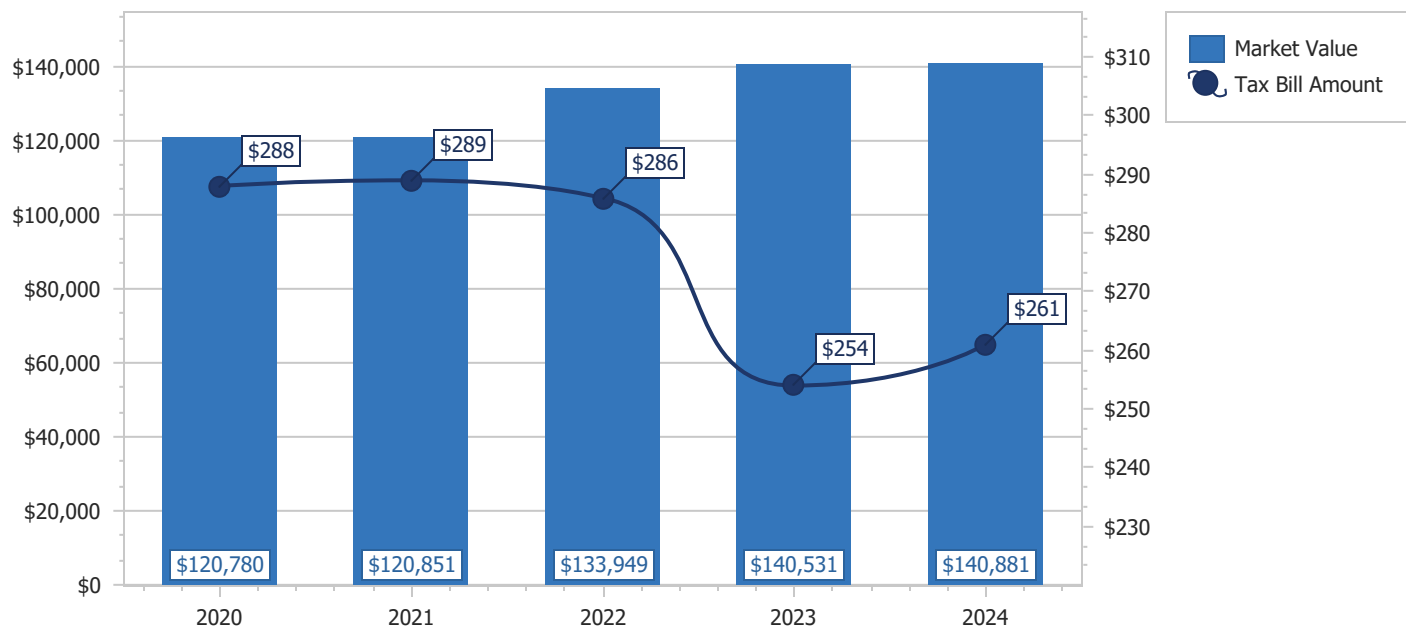
Political RepresentationAA

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

UtilitiesAA

Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value HistoryAA



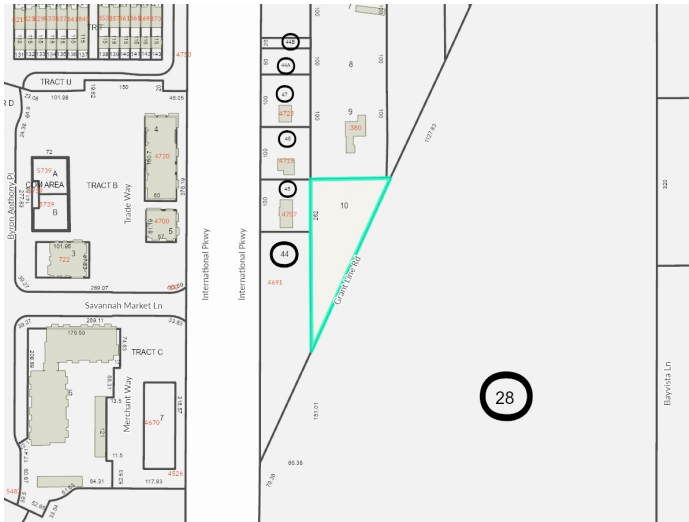
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Property Record Card



Parcel: 29-19-30-501-0000-0100
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$349,650 Assessed Value \$349,650 Taxable Value \$349,650
 2024 Tax Bill \$576.39 Tax Savings with Non-Hx Cap \$287.87
 Vac General-Commercial property has a lot size of 0.57 Acres

Parcel Location



Site View

Parcel Information

Parcel	29-19-30-501-0000-0100
Property Address	
Mailing Address	101 S NEW YORK AVE UNIT 201 WINTER PARK, FL 32789-4298
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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	\$2,400
Land Value (Market)	\$349,650	\$63,030
Land Value Agriculture	\$0	\$0
Just/Market Value	\$349,650	\$65,430
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$36,302
P&G Adjustment	\$0	\$0
Assessed Value	\$349,650	\$29,128

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$864.26
Tax Bill Amount	\$576.39
Tax Savings with Exemptions	\$287.87

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 262 FT OF LOT 10
J W TURNERS SUBD
DB 71 PG 412
& VACD ST ADJ ON E

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$349,650	\$0	\$349,650
Schools	\$349,650	\$0	\$349,650
FIRE	\$349,650	\$0	\$349,650
ROAD DISTRICT	\$349,650	\$0	\$349,650
SJWM(Saint Johns Water Management)	\$349,650	\$0	\$349,650

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	8/23/2024	\$100	10684/1786	Improved	No
SPECIAL WARRANTY DEED	8/23/2024	\$643,000	10684/1781	Improved	Yes
WARRANTY DEED	5/8/2020	\$100	09606/0106	Improved	No
WARRANTY DEED	7/1/1980	\$7,000	01288/0532	Improved	No
WARRANTY DEED	12/1/1978	\$9,000	01199/1543	Improved	Yes

Land

Units	Rate	Assessed	Market
24,975 SF	\$14/SF	\$349,650	\$349,650

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

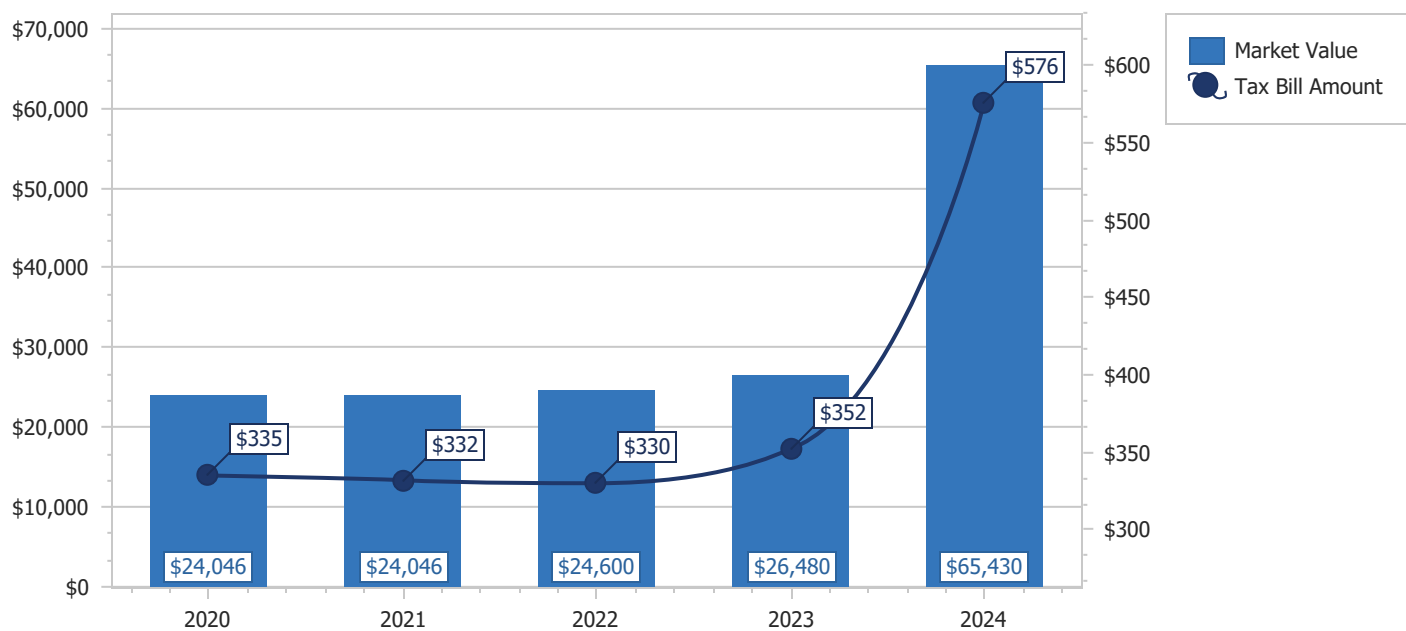
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
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



Parcel: 30-19-30-300-0480-0000
 Property Address:
 Owners: DOUGLAS SEMINOLE LLC
 2025 Market Value \$181,734 Assessed Value \$181,734 Taxable Value \$181,734
 2024 Tax Bill \$2,379.94
 Vac General-Commercial property has a lot size of 0.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-0480-0000
Property Address	
Mailing Address	101 S NEW YORK AVE STE 201 WINTER PARK, FL 32789-3005
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

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)	\$181,734	\$180,176
Land Value Agriculture	\$0	\$0
Just/Market Value	\$181,734	\$180,176
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	\$181,734	\$180,176

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,379.94
Tax Bill Amount	\$2,379.94
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 DOUGLAS SEMINOLE LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
S 130 FT OF N 883.75 FT OF
E 100 FT OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$181,734	\$0	\$181,734
Schools	\$181,734	\$0	\$181,734
FIRE	\$181,734	\$0	\$181,734
ROAD DISTRICT	\$181,734	\$0	\$181,734
SJWM(Saint Johns Water Management)	\$181,734	\$0	\$181,734

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/30/2025	\$295,000	10852/1868	Vacant	Yes
WARRANTY DEED	4/1/2017	\$174,000	08915/1113	Improved	Yes
QUIT CLAIM DEED	12/1/2008	\$100	07103/1149	Improved	No
QUIT CLAIM DEED	2/1/1995	\$100	02886/0627	Improved	No

Land

Units	Rate	Assessed	Market
12,981 SF	\$14/SF	\$181,734	\$181,734

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
06383	DEMOLISH HOUSE, ABANDON SEPTIC, & OWNER ALREADY HAD WELL CAPPED FOR FUTURE USE	\$2,400		6/14/2017

Extra Features				
Description	Year Built	Units	Cost	Assessed

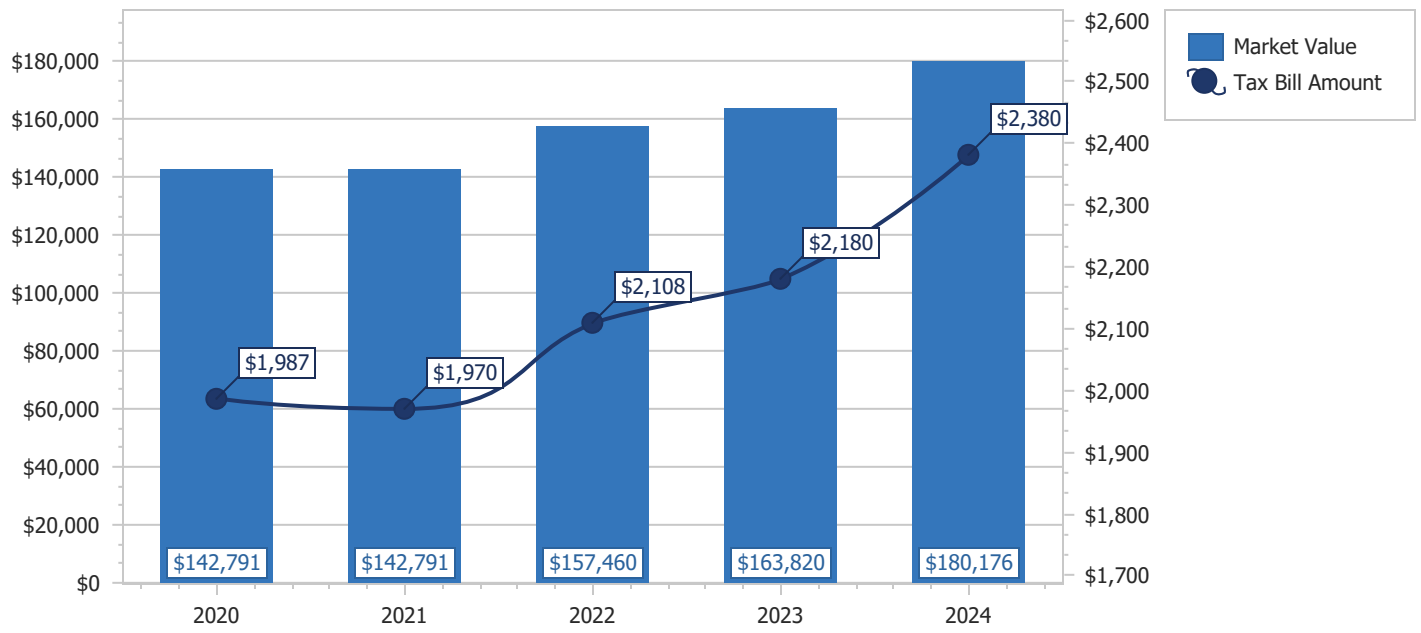
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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7/11/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT08:32:30
PROJ # 25-20500011 RECEIPT # 0192948
OWNER:
JOB ADDRESS: LOT #:

MAJOR PD AMENDMENT 14	5575.00	5575.00	.00
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TOTAL FEES DUE.....:	<u>5575.00</u>
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AMOUNT RECEIVED.....:	<u>5575.00</u>
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* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002052	
CASH/CHECK AMOUNTS....:	5575.00	
COLLECTED FROM:	DOUGLAS SEMINOLE LLC	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE