

2026 Property Record Card



Parcel: **31-21-31-503-0000-0090**
 Property Address: **6001 TWIN LAKES DR OVIEDO, FL 32765**
 Owners: **RUPERTO, FRANCISCO JR; RUPERTO, FRANCISCO III**
 2026 Market Value \$1,083,839 Assessed Value \$334,561 Taxable Value \$278,150
 2025 Tax Bill \$3,828.93 Tax Savings with Exemptions \$7,871.68
 The 3 Bed/2.5 Bath Single Family Waterfront property is 2,232 SF and a lot size of 1.40 Acres

Parcel Location



Current Site Picture



31213150300000090 06/27/2022

Parcel Information

Parcel	31-21-31-503-0000-0090
Property Address	6001 TWIN LAKES DR OVIEDO, FL 32765
Mailing Address	6001 TWIN LAKES DR OVIEDO, FL 32765-8515
Subdivision	TWIN LAKES MANOR
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (1994), Other Exemptions \$5,000
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$287,510	\$264,317
Depreciated Other Features	\$50,298	\$46,652
Land Value (Market)	\$746,031	\$544,401
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,083,839	\$855,370
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$749,278	\$529,605
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$334,561	\$325,765

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,700.61
Tax Bill Amount	\$3,828.93
Tax Savings with Exemptions	\$7,871.68

Owner(s)

Name - Ownership Type

RUPERTO, FRANCISCO JR - Joint Tenants with right of Survivorship
 RUPERTO, FRANCISCO III - Joint Tenants with right of Survivorship

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 9 (LESS E 60 FT) + S 1/2 OF LOT 10 TWIN LAKES MANOR PB 9 PG 15

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$334,561	\$56,411	\$278,150
SCHOOLS	\$334,561	\$30,000	\$304,561
FIRE	\$334,561	\$56,411	\$278,150
ROAD	\$334,561	\$56,411	\$278,150
WATER MANAGEMENT DISTRICT	\$334,561	\$56,411	\$278,150

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/10/2021	\$100	09890/0957	Improved	No
WARRANTY DEED	12/1/1993	\$157,000	02703/2019	Improved	Yes
WARRANTY DEED	4/1/1990	\$144,000	02175/0081	Improved	Yes
WARRANTY DEED	1/1/1986	\$148,000	01702/1484	Improved	Yes
WARRANTY DEED	4/1/1980	\$114,000	01276/0710	Improved	Yes
WARRANTY DEED	1/1/1973	\$10,000	00990/1887	Vacant	No

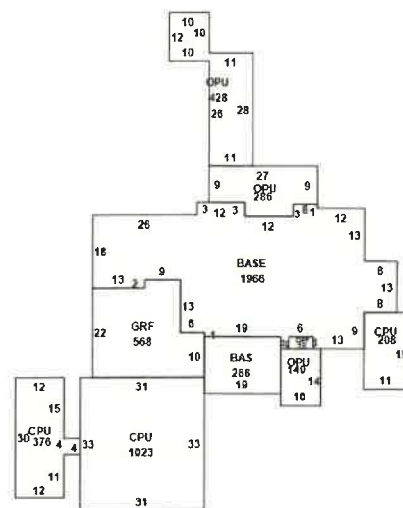
Land

Units	Rate	Assessed	Market
47 feet X 380 feet	\$3,700/Front Foot	\$248,677	\$248,677
94 feet X 400 feet	\$3,700/Front Foot	\$497,354	\$497,354

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1974
Bed	3
Bath	2.5
Fixtures	8
Base Area (ft ²)	1966
Total Area (ft ²)	5279
Constuction	SIDING GRADE 3
Replacement Cost	\$316,285
Assessed	\$217,446

* Year Built = Actual / Effective



Building 1

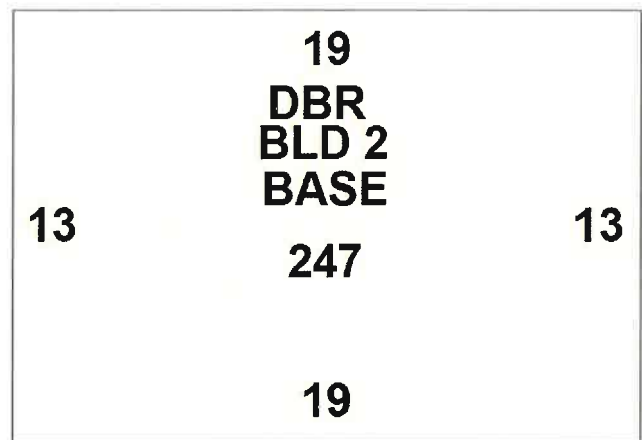
Appendages

Description	Area (ft²)
BASE	266
CARPORT UNFINISHED	208
CARPORT UNFINISHED	1023
CARPORT UNFINISHED	376
GARAGE FINISHED	568
OPEN PORCH FINISHED	18
OPEN PORCH UNFINISHED	428
OPEN PORCH UNFINISHED	140
OPEN PORCH UNFINISHED	286

Building Information

#	2
Use	MOBILE HOME
Year Built*	2021
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft²)	247
Total Area (ft²)	247
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$16,816
Assessed	\$16,143

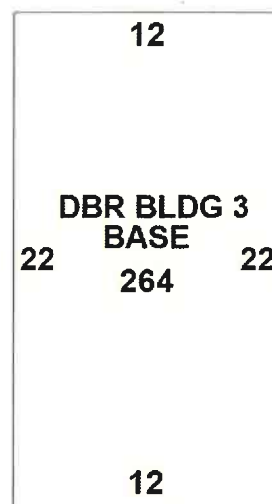
* Year Built = Actual / Effective



Building 2

Building Information	
#	3
Use	MOBILE HOME
Year Built*	2021
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	264
Total Area (ft²)	264
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$19,985
Assessed	\$19,186

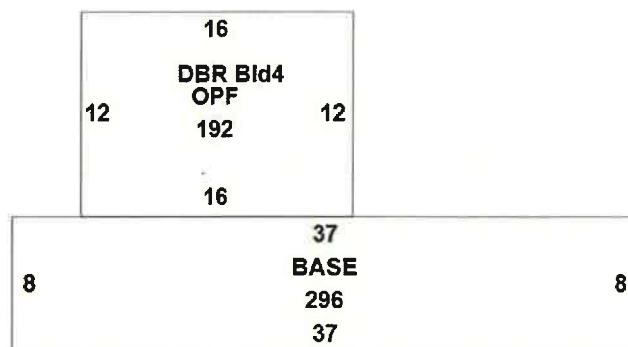
* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	MOBILE HOME
Year Built*	2021
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft²)	296
Total Area (ft²)	488
Constuction	MOBILE HOME ABOVE AV
Replacement Cost	\$27,570
Assessed	\$26,467

* Year Built = Actual / Effective



Building 4

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	192

Building Information	
#	5
Use	BARN/SHEDS
Year Built*	2021
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft²)	336
Total Area (ft²)	336
Constuction	CORRUGATED METAL
Replacement Cost	\$8,437
Assessed	\$8,268

* Year Built = Actual / Effective



Building 5

Permits				
Permit #	Description	Value	CO Date	Permit Date
01527	6001 TWIN LAKES DR: SHED/BARN RESIDENTIAL-Manufactured wood shed. Shed 2 [TWIN LAKES MANOR]	\$4,320		3/24/2026
00347	6001 TWIN LAKES DR: SHED/BARN RESIDENTIAL-3 existing sheds, code violation [TWIN LAKES MANOR]	\$10,620		3/24/2026
08290	6001 TWIN LAKES DR: SOLAR-POOL/WTR HTR SPLY-Roof mount solar water heater [TWIN LAKES MANOR]	\$11,000		6/5/2024
11278	6001 TWIN LAKES DR: PLUMBING - RESIDENTIAL- [TWIN LAKES MANOR]	\$4,800		7/18/2023
04558	6001 TWIN LAKES DR: RES ADDITION TO EXISTING STRUCTURE-ADDITION [TWIN LAKES MANOR]	\$40,000	11/30/2021	5/18/2021
07435	GENERATOR	\$9,459		5/24/2018
08693	GAS	\$800		5/24/2018
07721	REROOF	\$20,000		9/28/2010
04380	CARPORT	\$5,400		4/25/2008

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1974	1	\$3,000	\$1,800
POOL 1	1979	1	\$35,000	\$21,000
SCREEN ENCL 2	1979	1	\$9,000	\$5,400
WALL DECORATIVE - SF	1979	34	\$1,026	\$616
ELECTRIC HEATER - UNIT	1980	1	\$1,653	\$992
COVERED PATIO 2	2021	1	\$4,000	\$3,600

STANDBY GENERATOR 1	2018	1	\$10,000	\$8,250
COVERED PATIO 3	2021	1	\$6,600	\$5,940
SHED	2021	3	\$3,000	\$2,700

Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 68

Utilities	
Fire Station #	Station: 29 Zone: 293
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History

