

Property Record Card



Parcel: **19-21-30-513-0B00-0180**
 Property Address: **103 S LAKEWOOD CIR MAITLAND, FL 32751**
 Owners: **GREGG, JO ANN; LEACH, JOHN K**
 2026 Market Value \$247,091 Assessed Value \$94,928 Taxable Value \$44,206
 2025 Tax Bill \$703.12 Tax Savings with Exemptions \$2,697.03
 The 3 Bed/2 Bath Single Family property is 1,400 SF and a lot size of 0.18 Acres

Parcel Location



Site View



1921305130B000180 03/04/2025

Parcel Information

Parcel	19-21-30-513-0B00-0180
Property Address	103 S LAKEWOOD CIR MAITLAND, FL 32751
Mailing Address	103 S LAKEWOOD CIR MAITLAND, FL 32751-3434
Subdivision	LAKEWOOD SHORES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2000)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$156,341	\$159,407
Depreciated Other Features	\$5,750	\$4,160
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$247,091	\$248,567
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$152,163	\$156,314
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$94,928	\$92,253

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,400.15
Tax Bill Amount	\$703.12
Tax Savings with Exemptions	\$2,697.03

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

GREGG, JO ANN - Joint Tenants with right of Survivorship
 LEACH, JOHN K - Joint Tenants with right of Survivorship

Legal Description

LOT 18 BLK B LAKEWOOD SHORES PB 10 PG
52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$94,928	\$50,722	\$44,206
Schools	\$94,928	\$25,000	\$69,928
FIRE	\$94,928	\$50,722	\$44,206
ROAD DISTRICT	\$94,928	\$50,722	\$44,206
SJWM(Saint Johns Water Management)	\$94,928	\$50,722	\$44,206

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/1999	\$91,200	03681/1701	Improved	Yes
WARRANTY DEED	3/1/1978	\$25,300	01162/1591	Improved	Yes
WARRANTY DEED	1/1/1975	\$23,000	01051/1796	Improved	Yes

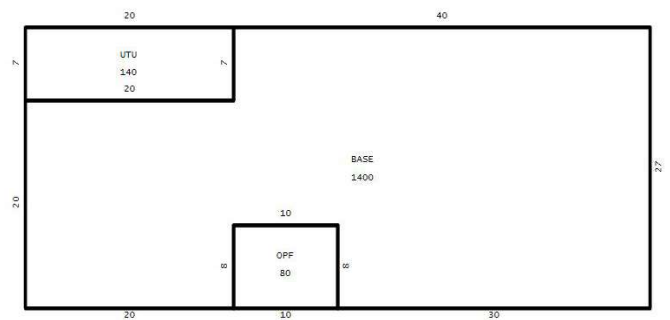
Land

Units	Rate	Assessed	Market
1 Lot	\$85,000/Lot	\$85,000	\$85,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1958/1970
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1400
Total Area (ft ²)	1620
Constuction	CONC BLOCK
Replacement Cost	\$245,241
Assessed	\$156,341

* Year Built = Actual / Effective



Building 1

Appendages

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

OPEN PORCH FINISHED

80

UTILITY UNFINISHED

140

Permits

Permit #	Description	Value	CO Date	Permit Date
20103	103 S LAKEWOOD CIR: WINDOW / DOOR REPLACEMENT- [LAKEWOOD SHORES]	\$5,335		4/7/2021
06415	WINDOW/DOOR REPLACEMENT	\$3,700		4/13/2018
02577	A/C SYSTEM	\$5,874		4/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 1	1990	1	\$3,500	\$2,100
CARPORT 2	1993	1	\$4,500	\$2,700
SHED	2020	1	\$1,000	\$950

Zoning

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

School Districts

Elementary	English Estates
Middle	South Seminole
High	Lake Howell

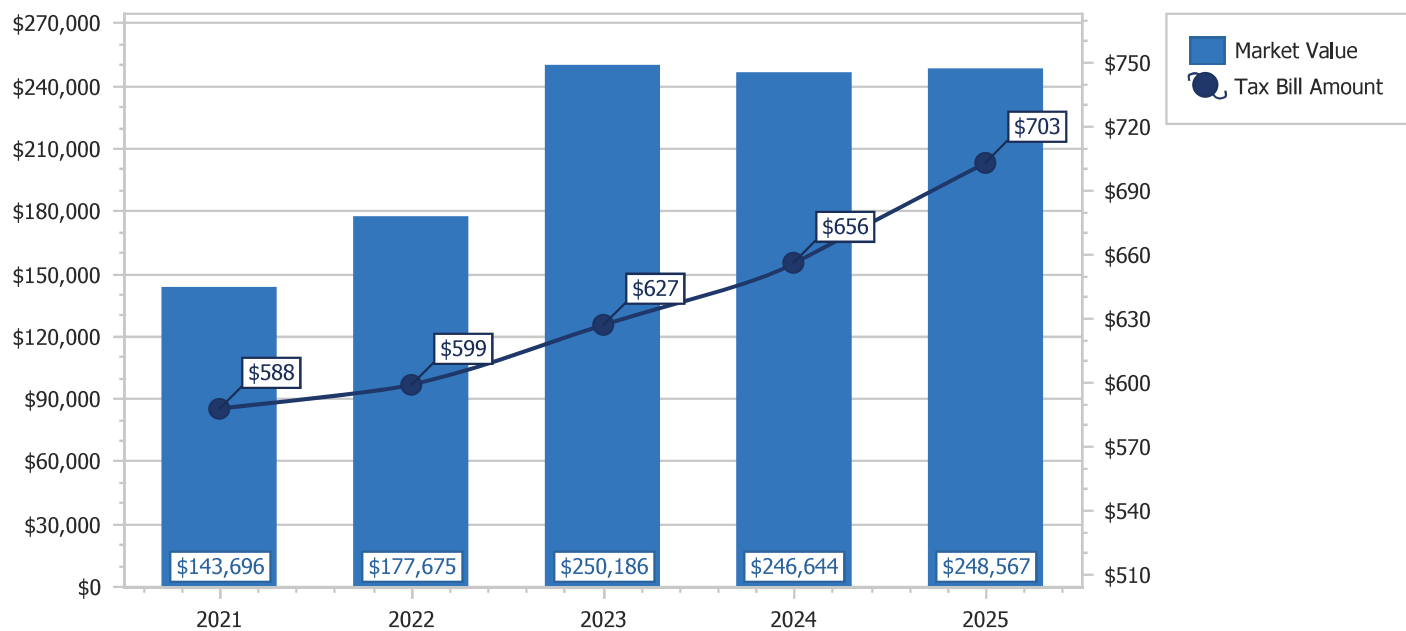
Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

Utilities

Fire Station #	Station: 22 Zone: 225
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Management

Property Value History



Copyright 2026 © Seminole County Property Appraiser