

Property Record Card



Parcel: **28-21-31-302-002D-0000**
 Property Address: **2140 CHAPMAN WOODS PL OVIEDO, FL 32765**
 Owners: **VELDHUIS, MATTHEW D; VELDHUIS, KRISTEN D**
 2026 Market Value \$863,275 Assessed Value \$583,223 Taxable Value \$531,812
 2025 Tax Bill \$7,209.36 Tax Savings with Exemptions \$4,613.24
 The 4 Bed/2.5 Bath Single Family property is 3,590 SF and a lot size of 5.07 Acres

Parcel Location



Site View



282131302002D0000 06/27/2022

Parcel Information

Parcel	28-21-31-302-002D-0000
Property Address	2140 CHAPMAN WOODS PL OVIEDO, FL 32765
Mailing Address	2140 CHAPMAN WOODS PL OVIEDO, FL 32765-8611
Subdivision	CHAPMAN WOODS 5 ACRE DEVELOPMENT
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$507,078	\$509,005
Depreciated Other Features	\$38,697	\$37,783
Land Value (Market)	\$317,500	\$317,500
Land Value Agriculture	\$0	\$0
Just/Market Value	\$863,275	\$864,288
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$280,052	\$296,398
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$583,223	\$567,890

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,822.60
Tax Bill Amount	\$7,209.36
Tax Savings with Exemptions	\$4,613.24

Owner(s)

Name - Ownership Type

VELDHUIS, MATTHEW D - Tenancy by Entirety
 VELDHUIS, KRISTEN D - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 28 TWP 21S RGE 31E
N 1/2 OF SE 1/4 OF NE 1/4
OF NE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$583,223	\$51,411	\$531,812
Schools	\$583,223	\$25,000	\$558,223
FIRE	\$583,223	\$51,411	\$531,812
ROAD DISTRICT	\$583,223	\$51,411	\$531,812
SJWM(Saint Johns Water Management)	\$583,223	\$51,411	\$531,812

Sales

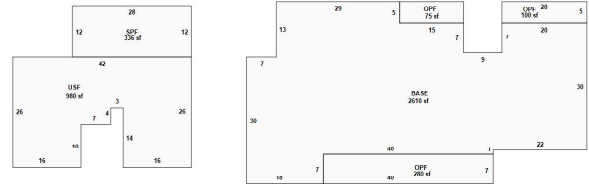
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/11/2019	\$821,000	09458/0433	Improved	Yes
WARRANTY DEED	5/1/2016	\$100	08684/1279	Improved	No
WARRANTY DEED	7/1/2002	\$460,000	04473/1810	Improved	No
WARRANTY DEED	3/1/1987	\$140,000	01832/0341	Improved	Yes
QUIT CLAIM DEED	12/1/1986	\$5,000	01798/0923	Improved	No
WARRANTY DEED	2/1/1979	\$15,000	01210/1545	Vacant	Yes

Land

Units	Rate	Assessed	Market
5 Acres	\$63,500/Acre	\$317,500	\$317,500

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1979/1999
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft ²)	2610
Total Area (ft ²)	4381
Constuction	SIDING GRADE 3
Replacement Cost	\$520,193
Assessed	\$465,573

* Year Built = Actual / Effective



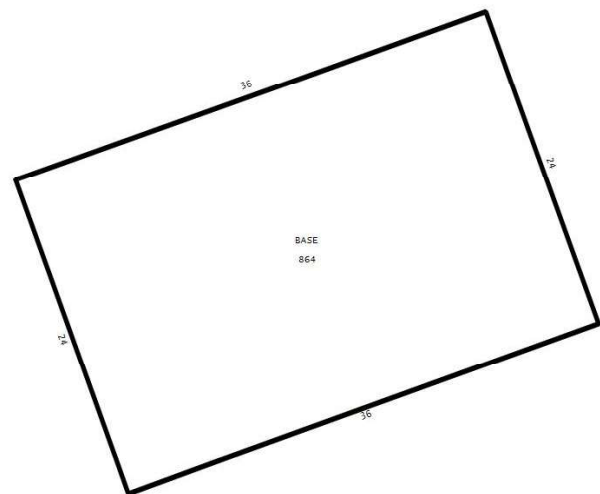
ShawbyOpenShawb

Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	280
OPEN PORCH FINISHED	100
OPEN PORCH FINISHED	75
SCREEN PORCH FINISHED	336
UPPER STORY FINISHED	980

Building Information	
#	2
Use	BARNS/SHEDS
Year Built*	1997
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	864
Total Area (ft ²)	864
Constuction	SIDING GRADE 4
Replacement Cost	\$46,898
Assessed	\$41,505

* Year Built = Actual / Effective



Building 2

Permits				
Permit #	Description	Value	CO Date	Permit Date
06475	GAZEBO	\$8,000		8/23/2012
05610	SWIMMING POOL	\$68,615		7/26/2012
03708	INSTALL POSTS & RAILS ONTO ROOF DECK	\$3,000		4/10/2008
03530	REROOF	\$3,200		4/7/2008
03603	REROOF	\$7,000		4/9/2007

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1979	1	\$3,000	\$1,800
FIREPLACE 1	1988	1	\$3,000	\$1,800
PATIO 1	1991	1	\$1,100	\$660
POOL 2	2012	1	\$45,000	\$30,375
GAS HEATER - UNIT	2012	1	\$1,653	\$1,116
COVERED PATIO 1	2012	1	\$2,750	\$1,856
IRON GATE - Lin Ft	2012	56	\$1,615	\$1,090

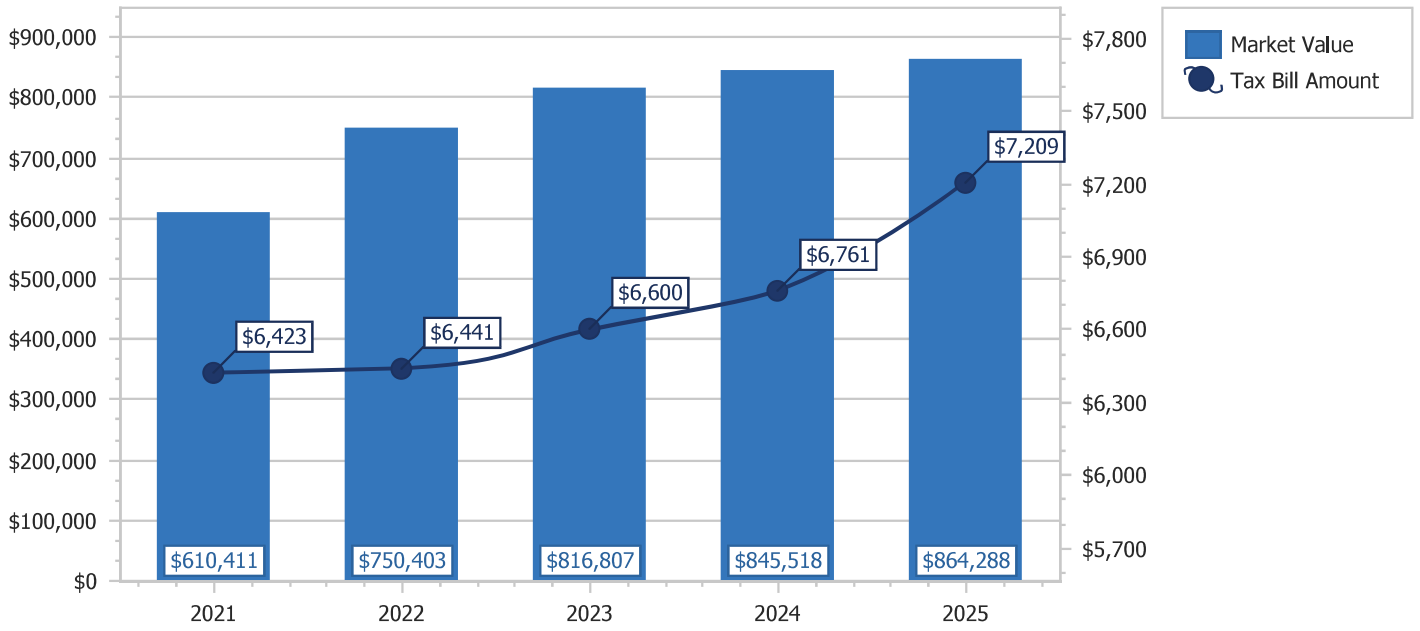
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 74

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

Utilities	
Fire Station #	Station: 46 Zone: 464
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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