## **Property Record Card**



Parcel: 36-19-32-3AD-0090-0000

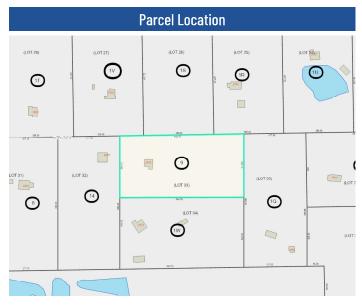
Property Address: 2905 PINE KNOB LN GENEVA, FL 32732

Owners: CUNNINGHAM, DANIEL B; CUNNINGHAM, CANDRA

2026 Market Value \$292,157 Assessed Value \$211,299 Taxable Value \$160,577

2025 Tax Bill \$2,250.09 Tax Savings with Exemptions \$1,753.03

The 3 Bed/2 Bath Single Family property is 1,260 SF and a lot size of 4.66 Acres





Parcel Information		
Parcel	36-19-32-3AD-0090-0000	
Property Address	2905 PINE KNOB LN GENEVA, FL 32732	
Mailing Address	2905 PINE KNOB LN GENEVA, FL 32732-8831	
Subdivision	OSCEOLA BLUFF NORTH 5 ACRE DEVELOPMENT 45 PARCELS	
Tax District	01:County Tax District	
DOR Use Code	01:Single Family	
Exemptions	00-HOMESTEAD (2017)	
AG Classification	No	

Value Summary				
	2026 Working Va <b>l</b> ues	2025 Certified Va <b>l</b> ues		
Valuation Method	Cost/Market	Cost/Market		
Number of Buildings	1	1		
Depreciated Building Value	\$185,657	\$186,147		
Depreciated Other Features	\$4,000	\$4,000		
Land Value (Market)	\$102,500	\$102,500		
Land Value Agriculture	\$O	<b>\$</b> 0		
Just/Market Value	\$292,157	\$292,647		
Portability Adjustment	<b>\$</b> 0	\$0		
Save Our Homes Adjustment/Maximum Portability	\$80,858	\$87,303		
Non-Hx 10% Cap (AMD 1)	\$0	\$0		
P&G Adjustment	\$O	\$0		
Assessed Value	\$211,299	\$205,344		

2025 Certified Tax Summary		
Tax Amount w/o Exemptions	\$4,003.12	
Tax Bill Amount	\$2,250.09	
Tax Savings with Exemptions	\$1,753.03	

CUNNINGHAM, DANIEL B - Tenancy by Entirety CUNNINGHAM, CANDRA - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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Owner(s)

## **Legal Description**

SEC 36 TWP 19S RGE 32E BEG 637.72 FT S & 951.39 FT E OF NW COR OF S 1/2 OF NE 1/4 RUN E 634.75 FT S 343.13 FT W 634.75 FT N 343.13 FT TO BEG (5 AC)

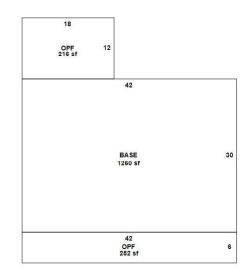
Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$211,299	\$50,722	\$160,577
Schools	\$211,299	\$25,000	\$186,299
FIRE	\$211,299	\$50,722	\$160,577
ROAD DISTRICT	\$211,299	\$50,722	\$160,577
SJWM(Saint Johns Water Management)	\$211,299	\$50,722	\$160,577

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2016	\$220,000	08702/0316	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2011	\$114,000	07710/1274	Improved	No
CERTIFICATE OF TITLE	6/1/2011	\$100	07582/1347	Improved	No
ARTICLES OF AGREEMENT	9/1/1987	\$100	01886/0989	Vacant	No
ARTICLES OF AGREEMENT	9/1/1983	\$16,500	01498/1634	Vacant	No

5 Acres	\$20,500/Acre	\$102,500	\$102,500
Units	Rate	Assessed	Market
Land			

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Building Information		
#	1	
Use	SINGLE FAMILY	
Year Built*	1997/2010	
Bed	3	
Bath	2.0	
Fixtures	6	
Base Area (ft²)	1260	
Total Area (ft²)	1728	
Constuction	SIDING GRADE 3	
Replacement Cost	\$195,944	
Assessed	\$185,657	



Building 1

* Year	Built	= Actual	/ Effective
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Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	216
OPEN PORCH FINISHED	252

Permits				
Permit #	Description	Value	CO Date	Permit Date
00058	REROOF	\$5,900		1/5/2012
00015	DEMOLISH SHED	\$350		1/3/2012
08473	WATER SOFTNER	\$2,400		12/1/1997
03919	PAD PER PERMIT 2905 PINE KNOB LN	\$80,640	11/7/1997	6/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 1	1997	1	\$2,500	\$1,000
CARPORT 2	1997	1	\$4,500	\$1,800
FIREPLACE 1	1997	1	\$3,000	\$1,200

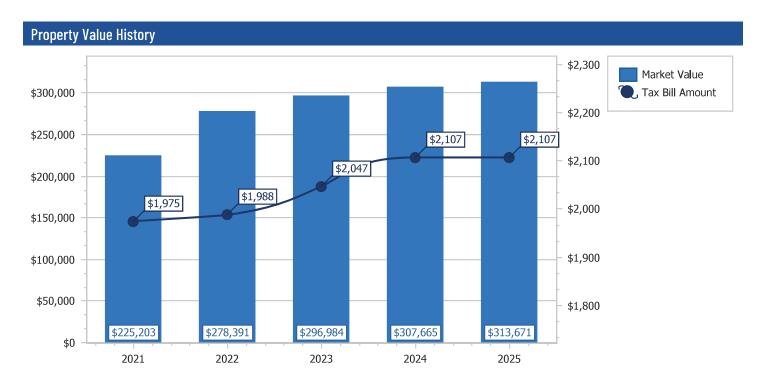
Zoning		
Zoning	A-5	
Description	Rural-5Ac	
Future Land Use	R5	
Description	Rural-5	

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

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Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	WASTE PRO



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