



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

PROJ. #: 25-80000095

RECEIVED 12/17/2025
 PAID 12/18/2025

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> LARGE SCALE FLU AMENDMENT <u>AND</u> REZONE (>50 ACRES) LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
<input type="checkbox"/> SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
<input checked="" type="checkbox"/> SMALL SCALE FLU AMENDMENT <u>AND</u> REZONE (≤50 ACRES) SSFLUA FEE \$3,500 + 50% OF REZONE FEE _____ (\$1,750) _____ = _____ (\$5,250) _____ TOTAL SSFLUA AND REZONE FEE \$3,500 + \$3,250/2 = \$5,125	\$3,500 + 50% OF REZONE FEE
<input type="checkbox"/> TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
<input type="checkbox"/> TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
<input type="checkbox"/> REZONE (NON-PD)**	\$2,500 + \$75*10 Acres = \$3,250 \$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
<input type="checkbox"/> PD REZONE**	
<input type="checkbox"/> PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN	\$1,000
<input type="checkbox"/> PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^ [^] x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^ [^] x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE</u> : 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
<input type="checkbox"/> PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE* [^] (\$10K MAX. FEE)
<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

*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
 ^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: Lithia Motors Land Rover Orlando	
PARCEL ID #(S): 19-21-30-501-0000-004A, 19-21-30-501-0000-004C	
LOCATION: 8575 S US HWY 17-92	
EXISTING USE(S): MXD	PROPOSED USE(S): IND
TOTAL ACREAGE: 10 acres	BCC DISTRICT: 4
WATER PROVIDER: City of Casselberry	SEWER PROVIDER: City of Casselberry
CURRENT ZONING: C-2 /C-3	PROPOSED ZONING: C-3
CURRENT FUTURE LAND USE: MXD	PROPOSED FUTURE LAND USE: IND

APPLICANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Jake Dohm	COMPANY: Lithia Motors	
ADDRESS: 150 North Bartlett		
CITY: Medford	STATE: OR	ZIP: 97501
PHONE:	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Lauren Leyrer, PE	COMPANY: Ware Malcomb	
ADDRESS: 8750 NW 36th Street		
CITY: Doral	STATE: Florida	ZIP: 33178
PHONE: 305-777-9177	EMAIL: [REDACTED]	

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Roger Judski Living Trust		
ADDRESS: N/A 953 VERSAILLES CIRCLE		
CITY: MAITLAND	STATE: FLORIDA	ZIP: 32751
PHONE: 407 256-8300	EMAIL: [REDACTED]	

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 as an Engineered Site 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 has been submitted online and the appropriate fee is 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.



SIGNATURE OF OWNER/AUTHORIZED AGENT
(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

11-26-2025
DATE

**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: ROGER JUDSKI LIVING TRUST

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST
DAVID JUDSKI	TRUSTEE	2019 S. RIVERSIDE DR EDGEWATER FL 32141	100%

(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: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(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: _____

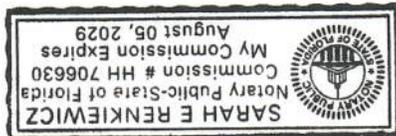
7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are 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:

12-1-2025
Date

[Signature]
Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of physical presence or online notarization, this 15th day of December, 2025, by Roger Judski, who is personally known to me, or has produced J320723472300 as identification.



[Signature]
Signature of Notary Public

Sarah Renkiewicz
Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

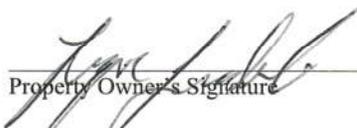
- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Roger Judski, the owner of record for the following described property [Parcel ID Number(s)] 19-21-30-501-0000-004A, 19-21-30-501-0000-004C hereby designate Ware Malcomb to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

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.

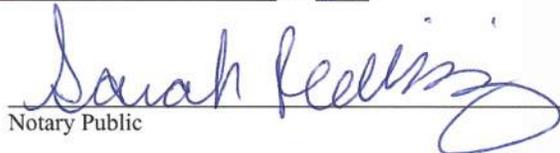
12-01-2025
 Date


 Property Owner's Signature
Roger Judski
 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 Roger Judski (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced 5326723472300 as identification, and who executed the foregoing instrument and sworn an oath on this 1st day of December, 2025.




 Notary Public

Property Record Card



Parcel: **19-21-30-501-0000-004A**
 Property Address: **8675 S US HWY 17-92 MAITLAND, FL 32751**
 Owners: **ROGER JUDSKI LIVING TRUST**
 2026 Market Value \$2,405,379 Assessed Value \$2,246,783 Taxable Value \$2,246,783
 2025 Tax Bill \$29,594.56 Tax Savings with Non-Hx Cap \$2,657.62
 Used Car Sales property w/1st Building size of 16,640 SF and a lot size of 5.80 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-30-501-0000-004A
Property Address	8675 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	2701:Used Car Sales
Exemptions	None
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	\$690,697	\$693,874
Depreciated Other Features	\$175,990	\$125,222
Land Value (Market)	\$1,538,692	\$1,538,692
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,405,379	\$2,357,788
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$158,596	\$315,258
P&G Adjustment	\$0	\$0
Assessed Value	\$2,246,783	\$2,042,530

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$32,252.18
Tax Bill Amount	\$29,594.56
Tax Savings with Exemptions	\$2,657.62

Owner(s)

Name - Ownership Type
 ROGER JUDSKI LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 4 5 & 6 (LESS NLY 1/2 OF
LOT 4 & BEG 86.38 FT S 53 DEG
50 MIN E OF SW COR LOT 4 RUN S 26
DEG 20 MIN W 39.55 FT S 54 DEG
38 MIN E 210 FT N 38 DEG 53 MIN E
117.81 FT N 49 DEG 47 MIN W
240 FT S 26 DEG 20 MIN W 100.05 FT
TO BEG & RD)
LAKE OF THE WOODS SUBD
PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,246,783	\$0	\$2,246,783
Schools	\$2,405,379	\$0	\$2,405,379
FIRE	\$2,246,783	\$0	\$2,246,783
ROAD DISTRICT	\$2,246,783	\$0	\$2,246,783
SJWM(Saint Johns Water Management)	\$2,246,783	\$0	\$2,246,783

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$100	08479/0177	Improved	No
SPECIAL WARRANTY DEED	11/1/1996	\$850,000	03167/0090	Improved	Yes
WARRANTY DEED	3/1/1994	\$1,086,600	02771/0818	Improved	No
WARRANTY DEED	7/1/1982	\$420,000	01420/0895	Improved	No
WARRANTY DEED	1/1/1973	\$33,500	00996/0347	Improved	Yes

Land

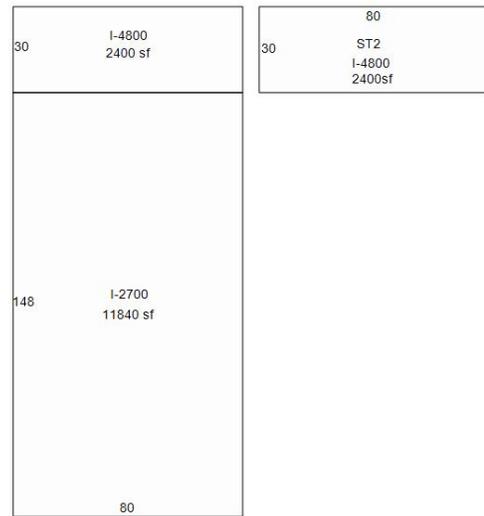
Units	Rate	Assessed	Market
172,497 SF	\$11.15/SF	\$1,538,674	\$1,538,674
1.79 Acres	\$10/Acre	\$18	\$18

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	16640
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$883,476
Assessed	\$353,390

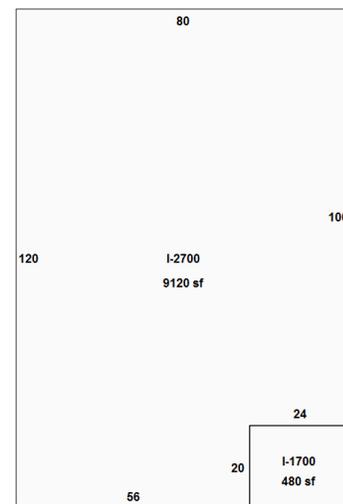
* Year Built = Actual / Effective

Building Information	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1974
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	9600
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$469,196
Assessed	\$187,678

* Year Built = Actual / Effective



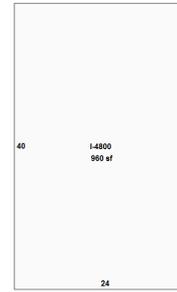
Building 1



Sketch by Apex Sketch

Building 2

Building Information	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	960
Total Area (ft ²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$73,435
Assessed	\$47,366



Search by Area Search

Building 3

* Year Built = Actual / Effective

Building Information	
#	4
Use	STEEL/PRE ENGINEERED.
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	1056
Total Area (ft ²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$109,889
Assessed	\$70,878

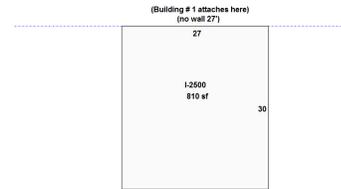


Search by Area Search

Building 4

* Year Built = Actual / Effective

Building Information	
#	5
Use	MASONRY PILASTER
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	810
Total Area (ft ²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$51,663
Assessed	\$31,385



Search by Area Search

Building 5

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
04190	SIGN; PAD PER PERMIT 8695 S US HWY 17-92	\$10,375		5/25/2010
05393	MECHANICAL & CONDENSOR; CONTRACTOR - DIDDEN, BART RICHARD	\$700		6/12/2000
05863	400 X 6 BLOCK FENCE	\$6,600		7/1/1999
01946	MISC ELECT ROGERS VET	\$1,000		3/1/1999
01021	FIRE SYSTEM; PAD PER PERMIT 8625 ORLANDO AVE N	\$1,900		2/1/1999
10116	SPRAY PAINT BOOTH	\$14,000		12/1/1998
08267	REAR RETAINING WALL	\$20,000		10/1/1998
07942	CANOPY; ROGER'S CORVETTE	\$7,000		10/1/1998
02751	SPRINKLER SYSTEM; BUDGET RENT-A-CAR; PAD PER PERMIT 8695 HWY 17-92 S	\$2,800		4/1/1998
00874	ROGER'S CORVETTE CARWASH	\$29,000	5/14/1998	2/1/1998
01113	NEW OFFICE; ROGER'S CORVETTE	\$69,836	5/14/1998	2/1/1998
00963	INTERIOR ALTERATION; ROGER'S CORVETTE; PAD PER PERMIT 8615 HWY 17-92 S	\$28,000		2/1/1998
05043	REPLACE X (3) 10 TON UNITS; PAD PER PERMIT 8675 HWY 17-92 S; ROGER'S CORVETTE CENTER	\$23,000		7/1/1997
03983	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8605 HWY 17-92 S	\$0		6/1/1997
02401	MANSARD FACADE ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$9,000		4/1/1997
01318	INT DEMO WALL COVERINGS ONLY; PAD PER PERMIT 8605 HIGHWAY 17-92 S	\$2,400		3/1/1997

01588	ELECTRIC; ROGERS CORVETTE SHOWROOM; PAD PER PERMIT 8605 HIGHWAY 17-92 S	\$2,499	3/1/1997
01726	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$1,180	3/1/1997
01720	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$2,500	3/1/1997
04888	COATING ROOF	\$7,231	7/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1998	35752	\$96,530	\$57,918
COMMERCIAL CONCRETE DR 4 IN	1982	4375	\$23,800	\$14,280
6' CHAIN LINK FENCE - LIN FT	1998	383	\$5,933	\$3,560
COMMERCIAL ASPHALT DR 2 IN	1979	24248	\$65,470	\$39,282
6' CHAIN LINK FENCE - LIN FT	1971	1860	\$28,811	\$17,287
POLE LIGHT 1 ARM	1998	3	\$5,562	\$5,562
POLE LIGHT 1 ARM	1982	2	\$3,708	\$3,708
POLE LIGHT 2 ARM	1982	4	\$14,420	\$14,420
BLOCK WALL - SF	1999	2400	\$33,288	\$19,973

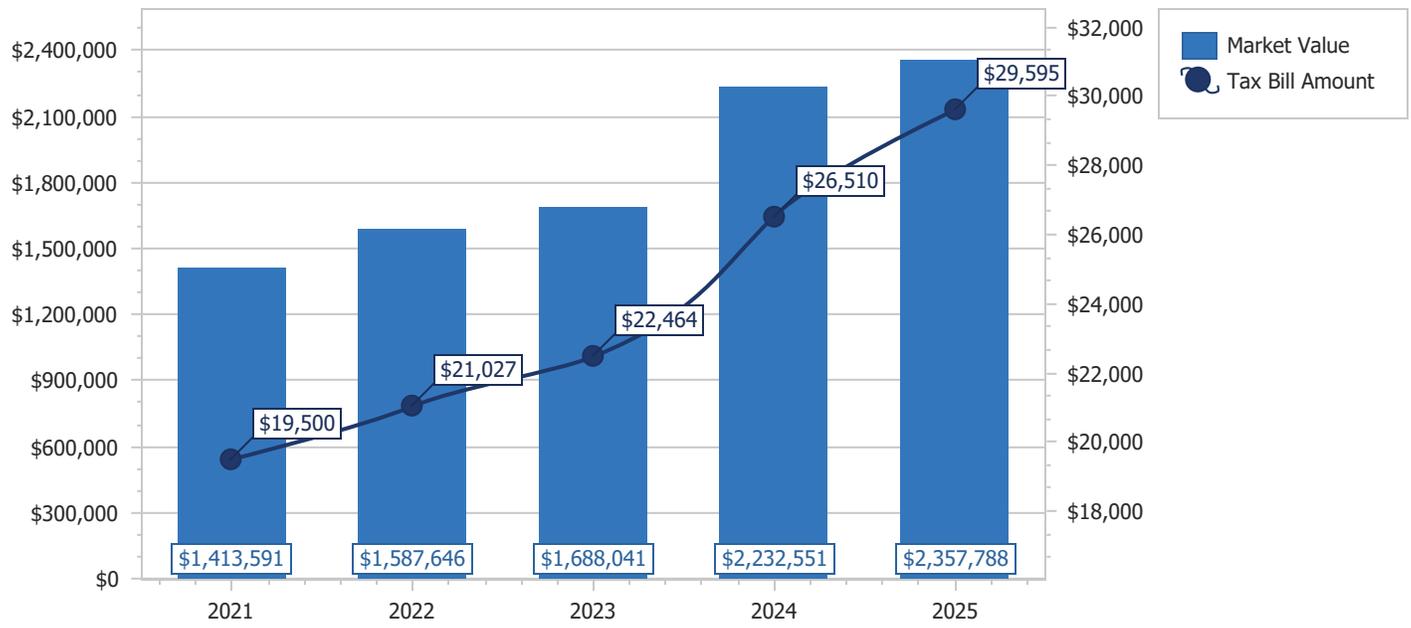
Zoning	
Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

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

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Utilities	
Fire Station #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **19-21-30-501-0000-004C**
 Property Address: **8575 S US HWY 17-92 MAITLAND, FL 32751**
 Owners: **ROGER JUDSKI LIVING TRUST**
 2026 Market Value \$740,496 Assessed Value \$740,496 Taxable Value \$740,496
 2025 Tax Bill \$10,022.58

Stores General-One Story property w/1st Building size of 4,932 SF and a lot size of 0.67 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-30-501-0000-004C
Property Address	8575 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$321,593	\$321,393
Depreciated Other Features	\$22,793	\$15,195
Land Value (Market)	\$396,110	\$396,110
Land Value Agriculture	\$0	\$0
Just/Market Value	\$740,496	\$732,698
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	\$740,496	\$732,698

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,022.58
Tax Bill Amount	\$10,022.58
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROGER JUDSKI LIVING TRUST

Legal Description

BEG 86.38 FT S 53 DEG 50 MIN E OF SW COR
 LOT 4 RUN S 26 DEG 20 MIN W 39.55 FT S 54
 DEG 38 MIN E 210 FT N 38 DEG 53 MIN E
 117.81 FT N 49 DEG 47 MIN W 240 FT S 26
 DEG 20 MIN W 100.05 FT TO BEG LAKE OF THE
 WOODS SUBD PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$740,496	\$0	\$740,496
Schools	\$740,496	\$0	\$740,496
FIRE	\$740,496	\$0	\$740,496
ROAD DISTRICT	\$740,496	\$0	\$740,496
SJWM(Saint Johns Water Management)	\$740,496	\$0	\$740,496

Sales

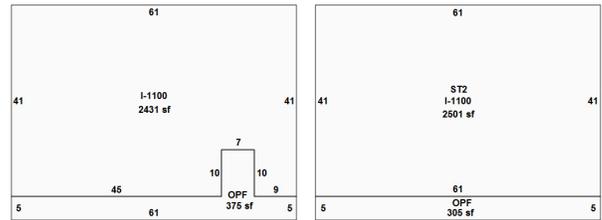
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	11/4/2024	\$100	10738/1524	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0807	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0803	Improved	No
WARRANTY DEED	3/1/1995	\$43,800	02899/0799	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0795	Improved	No
WARRANTY DEED	3/1/1994	\$100	02733/0523	Improved	No
WARRANTY DEED	10/1/1988	\$36,000	02006/0117	Improved	No
WARRANTY DEED	2/1/1984	\$32,500	01524/1813	Improved	No
WARRANTY DEED	1/1/1984	\$325,000	01519/0629	Improved	Yes
QUIT CLAIM DEED	9/1/1978	\$100	01194/0175	Improved	No
WARRANTY DEED	1/1/1971	\$85,000	00857/0371	Improved	Yes

Land

Units	Rate	Assessed	Market
24,376 SF	\$16.25/SF	\$396,110	\$396,110

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	4932
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$354,404
Assessed	\$141,762

* Year Built = Actual / Effective



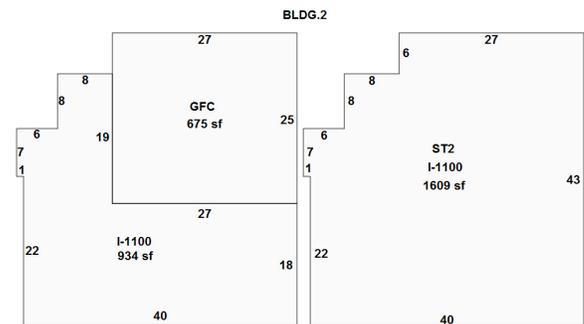
Sketch by Apex/Sketch

Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	375
OPEN PORCH FINISHED	305

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2543
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$223,324
Assessed	\$89,330

* Year Built = Actual / Effective



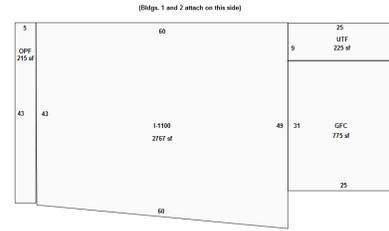
Sketch by Apex/Sketch

Building 2

Appendages	
Description	Area (ft ²)
GARAGE FINISHED C.B.S.	675

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	2767
Total Area (ft ²)	
Constuction	NO WALLS
Replacement Cost	\$226,253
Assessed	\$90,501

* Year Built = Actual / Effective



Building 3

Appendages

Description	Area (ft ²)
GARAGE FINISHED C.B.S.	775
OPEN PORCH FINISHED	215
UTILITY FINISHED	225

Permits

Permit #	Description	Value	CO Date	Permit Date
04173	REROOF	\$6,000		5/23/2013
09311	CHAIN-LINK & VINYL FENCE - ROGER'S CORVETTE - #101	\$1,500		8/11/2006
06266	DEMOLISH SHED, FENCE, SIGN, & INTERIOR WALLS - #101	\$1,000		5/26/2006
05270	4 FIXTURES 1 EX LIGHT WIRE REC	\$250		8/1/1997
02239	ALL LIFE STYLES STE 109	\$2,000		4/1/1996
01276	ALL LIFE STYLES STE 109 INTERI	\$500	3/5/1996	2/1/1996
06342	BODY SCRUB UNIT 205	\$3,000	3/27/1996	9/1/1995

Extra Features

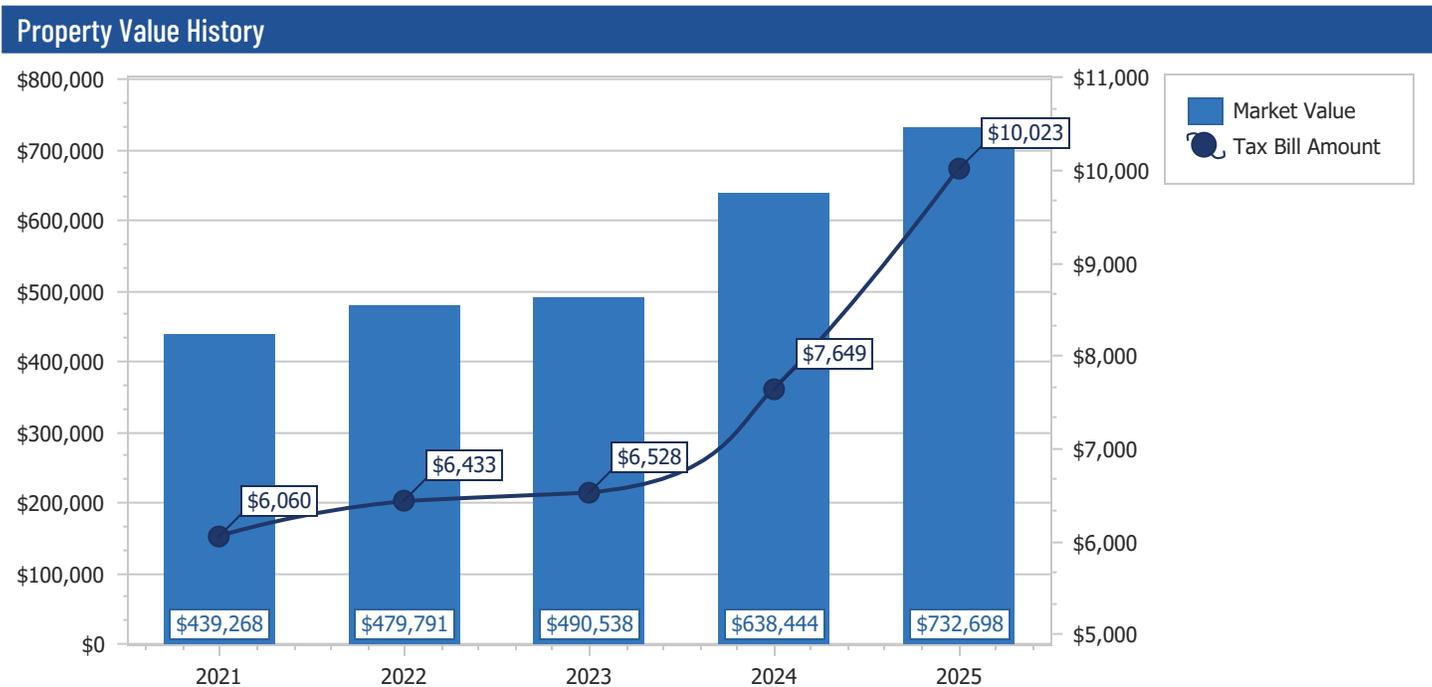
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	8571	\$23,142	\$13,885
WOOD UTILITY BLDG	1979	720	\$10,555	\$6,333
6' CHAIN LINK FENCE - LIN FT	2006	277	\$4,291	\$2,575

Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	MXD
Description	Mixed Development

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: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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Prepared by and Return to:
Randy C. Bryan, Esquire
Hoyt & Bryan, LLC
254 Plaza Drive
Oviedo, FL 32765
Telephone: (407) 977-8080
Facsimile: (407) 977-8078



(Space above this line reserved for recording office use only)

DEED TO TRUST

KNOW ALL MEN BY THESE PRESENTS that STINGRAY, INC., a Florida corporation, formerly known as Tony Coppola Associates, Inc., a Florida corporation, whose principal place of business is 8575 North Orlando Avenue, Maitland, FL 32751, hereinafter called the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto ROGER JUDSKI, Trustee or his successors in interest, of the ROGER JUDSKI LIVING TRUST dated May 13, 2015, and any amendments thereto, ("Grantee"), whose mailing address is 953 Versailles Circle, Maitland, Florida 32751, all of the interest in that certain land situate in Seminole County, Florida, to wit:

Commence at the Northwest corner of Lot 5, THE LAKE OF THE WOODS SUBDIVISION, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida; run thence South 53 degrees 50 minutes 12 seconds East along the North line of said Lot 5, 86.38 feet to the P.O.B. continue thence South 53 degrees 50 minutes 12 seconds East along the said North line, 218.43 feet; thence South 38 degrees 52 minutes 26 seconds West 36.10 feet; thence North 54 degrees 37 minutes 56 seconds West 210 feet; thence North 26 degrees 19 minutes 44 seconds East, 39.55 feet to the P.O.B. AND ALSO commence at the Southwest corner of Lot 4, run thence South 53 degrees 50 minutes 12 seconds East along the South line of said Lot 4, 86.38 feet to the P.O.B.; continue thence South 53 degrees 50 minutes 12 seconds East along South line 218.43 feet; thence North 38 degrees 52 minutes 26 seconds East 81.71 feet; thence North 49 degrees 47 minutes 16 seconds West 240 feet; thence South 26 degrees 19 minutes 44 seconds West 100.05 feet to the P.O.B.

Subject to an easement of the South 10 feet.

Parcel Identification Number is: 19-21-30-501-0000-004C

FROM data and description supplied by Grantor.
NO title examination made nor title insurance requested or given.

SUBJECT TO: All easements, restrictions, declarations and all other matters of record, however reference hereby shall not cause the same to be reimposed; taxes for 2023 and after.



MARYANNE MORSE, SEMINOLE COUNTY
 CLERK OF CIRCUIT COURT & COMPTROLLER
 BK 8479 Pgs 177-179 (3Pgs)
 CLERK'S # 2015058420
 RECORDED 06/02/2015 09:34:01 AM
 DEED DOC TAX \$0.70
 RECORDING FEES \$27.00
 RECORDED BY hdevore

Prepared by and Return to:
 Randy C. Bryan, Esquire
 Hoyt & Bryan, LLC
 254 Plaza Drive
 Oviedo, FL 32765
 Telephone: (407) 977-8080
 Facsimile: (407) 977-8078

(Space above this line reserved for recording office use only)

DEED TO TRUST

KNOW ALL MEN BY THESE PRESENTS that ROGER JUDSKI, an unmarried man ("Grantor"), whose mailing address is 953 Versailles Circle, Maitland, Florida 32751, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto ROGER JUDSKI, Trustee of the ROGER JUDSKI LIVING TRUST dated May 13, 2015, and any amendments thereto ("Grantee"), whose mailing address is 953 Versailles Circle, Maitland, Florida 32751, all of her interest in that certain land situate in Seminole County, Florida, to wit:

Lot 6, The Lake of the Woods Subdivision, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida excepting that part used for Highway 17-92.

Also: Lot 5 and the South ½ of Lot 4, THE LAKE OF THE WOODS SUBDIVISION, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida; except that part described in Book 1194, Page 0175, being: Commence at the Northwest corner of Lot 5, THE LAKE OF THE WOODS SUBDIVISION, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida; run thence South 53°50'12" East along the North line of said Lot 5 86.38 feet to the point of beginning; continue thence S 53°50'12" E along the said North line 218.43 feet; thence S 38°52'26" W 36.10 feet; thence N 54°37'56" W 210 feet; thence N 26°19'44" E 39.55 feet to the P.O.B. and also commence at the Southwest corner of Lot 4, run thence S 53°50'12" E along the South line of said Lot 4, 86.38 feet to the P.O.B.; continue thence S 53°50'12" E along said South line 218.43 feet; thence N 38°52'26" E 81.71 feet; thence N 49°47'16" W 240 feet; thence S 26°19'44" W 100.05 feet to the P.O.B. (subject to an easement of the South 10 feet).

Also: Begin at a point on the Easterly right-of-way line of U.S. Highway 17 & 92, N 26°47'30" E (N 26°19'44" E) 150 feet (150.14 feet actual) from a point on the Southerly line of Lot 5, LAKE OF THE WOODS SUBDIVISION, as recorded in Plat Book 7, Page 25, Public Records of Seminole County, Florida, where it intersects the Easterly right-of-way line of U.S. Highway 17 & 92; run thence S 54°37'56" E 210.0 feet to the point of beginning of the following described easement; thence N 38°39'06" E (N 38°52'26" E actual) a distance of 9.89 feet to the North line of said easement; thence S 54°37'56" E a distance of 187.64 feet; thence Southwesterly (S 26°19'44" W) and parallel to the right-of-way line of said U.S. Highway 17 & 92 a distance of 20.0 feet; thence N 54°37'56" W along the South line of said easement a distance of 191.92 feet; thence N 38°39'06" E (N 38°52'26" E actual) a distance of 9.89 feet to the point of beginning.

Together with all right, title and interest to that certain easement as delineated in Official Records Book 214, Pages 236 and 237, Public Records of Seminole County, Florida.

Parcel Identification Number is: 19-21-30-501-0000-004A

**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 12/18/2025 1:52:35 PM
Project: 25-20000011
Credit Card Number: 55*****1002
Authorization Number: 06040Z
Transaction Number: 181225C2B-5DE5D073-9EE0-460B-AAE1-13F8F24EB4FD
Total Fees Paid: 5229.00

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	104.00
REZONE WITH LUA (50% OF FEE)14	5125.00
Total Amount	5229.00