## **Property Record Card**



Parcel: 12-20-29-511-0000-0430

Property Address: 270 PROMENADE CIR LAKE MARY, FL 32746
Owners: BRIGGS, JEFFREY L; BRIGGS, CHRISTINE M

2026 Market Value \$574,291 Assessed Value \$452,376 Taxable Value \$401,654

2025 Tax Bill \$5,454.85 Tax Savings with Exemptions \$2,410.30

The 4 Bed/3 Bath Single Family Waterfront property is 2,744 SF and a lot size of 0.30 Acres





Parcel Information		
Parcel	12-20-29-511-0000-0430	
Property Address	270 PROMENADE CIR LAKE MARY, FL 32746	
Mailing Address	270 PROMENADE CIR LAKE MARY, FL 32746-4379	
Subdivision	MUIRFIELD VILLAGE	
Tax District	01:County Tax District	
DOR Use Code	0130:Single Family Waterfront	
Exemptions	00-HOMESTEAD (2020)	
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	\$419,291	\$422,980	
Depreciated Other Features	\$30,000	\$27,000	
Land Value (Market)	\$125,000	\$125,000	
Land Value Agriculture	\$O	\$0	
Just/Market Value	\$574,291	\$574,980	
Portability Adjustment	\$O	\$0	
Save Our Homes Adjustment/Maximum Portability	\$121,915	\$135,353	
Non-Hx 10% Cap (AMD 1)	<b>\$</b> 0	<b>\$</b> 0	
P&G Adjustment	<b>\$</b> O	\$0	
Assessed Value	\$452,376	\$439,627	

2025 Certified Tax Summary		
Tax Amount w/o Exemptions	\$7,865.15	
Tax Bill Amount	\$5,454.85	
Tax Savings with Exemptions	\$2,410.30	

BRIGGS, JEFFREY L - Tenancy by Entirety BRIGGS, CHRISTINE M - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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Owner(s)

## **Legal Description**

LOT 43 MUIRFIELD VILLAGE PB 41 PGS 55 TO 58

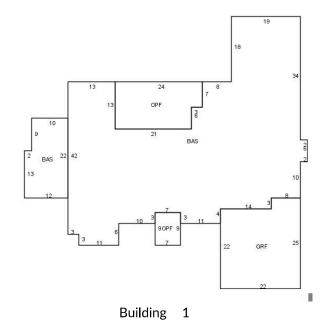
Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$452,376	\$50,722	\$401,654
Schools	\$452,376	\$25,000	\$427,376
FIRE	\$452,376	\$50,722	\$401,654
ROAD DISTRICT	\$452,376	\$50,722	\$401,654
SJWM(Saint Johns Water Management)	\$452,376	\$50,722	\$401,654

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/1/2015	\$429,000	08500/0581	Improved	No
CERTIFICATE OF TITLE	8/1/2014	\$100	08319/0472	Improved	No
QUIT CLAIM DEED	3/1/2009	\$100	07182/0201	Improved	No
WARRANTY DEED	9/1/2008	\$510,000	07062/1578	Improved	Yes
WARRANTY DEED	3/1/2005	\$475,000	05683/1584	Improved	Yes
WARRANTY DEED	9/1/2003	\$335,000	05032/0154	Improved	Yes
WARRANTY DEED	11/1/1998	\$285,000	03551/0592	Improved	Yes
WARRANTY DEED	10/1/1992	\$259,900	02493/0097	Improved	Yes
SPECIAL WARRANTY DEED	9/1/1991	\$60,000	02341/1299	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$100	02144/0979	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$486,200	02144/0927	Vacant	No
SPECIAL WARRANTY DEED	1/1/1990	\$7,291,800	02144/0886	Vacant	No

1 Lot	\$125,000/Lot	\$125,000	\$125,000
Units	Rate	Assessed	Market
Land			

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Building Information		
#	1	
Use	SINGLE FAMILY	
Year Built*	1992	
Bed	4	
Bath	3.0	
Fixtures	10	
Base Area (ft²)	2498	
Total Area (ft²)	3609	
Constuction	WD/STUCCO FINISH	
Replacement Cost	\$491,837	
Assessed	\$419,291	



\* Year Built = Actual / Effective

Appendages	
Description	Area (ft²)
BASE	246
GARAGE FINISHED	508
OPEN PORCH FINISHED	294
OPEN PORCH FINISHED	63

Permits				
Permit #	Description	Value	CO Date	Permit Date
12279	270 PROMENADE CIR: WINDOW / DOOR REPLACEMENT- [MUIRFIELD VILLAGE]	\$30,650		9/3/2025
06497	270 PROMENADE CIR: REROOF RESIDENTIAL-Single Family Dwelling [MUIRFIELD VILLAGE]	\$62,500	7/8/2025	5/5/2025
02144	MECHANICAL & CONDENSOR	\$5,621		3/22/2010
09454	SCREEN POOL ENCLOSURE	\$5,000		8/20/2004
08943	FIBERGLASS SPA	\$20,000		8/4/2004
08790	CLOSET ADDITION	\$11,819	12/28/1998	11/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1992	1	\$6,000	\$3,600
POOL 1	1992	1	\$35,000	\$21,000
SCREEN ENCL 2	1992	1	\$9,000	\$5,400

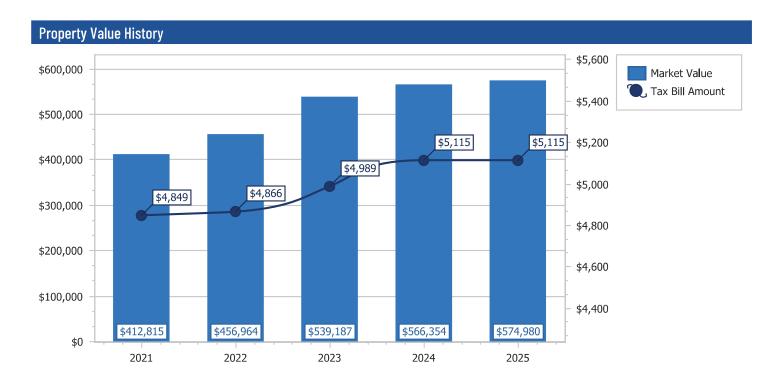
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Zoning		
Zoning	PD	
Description	Planned Development	
Future Land Use	PD	
Description	Planned Development	

Political Representation		
Commissioner	District 5 - Andria Herr	
US Congress	District 7 - Cory Mills	
State House	District 36 - Rachel Plakon	
State Senate	District 10 - Jason Brodeur	
Voting Precinct	Precinct 11	

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro



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