

# 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 Location



## Site View



## Parcel Information

|                   |                                               |
|-------------------|-----------------------------------------------|
| Parcel            | 12-20-29-511-0000-0430                        |
| Property Address  | 270 PROMENADE CIR<br>LAKE MARY, FL 32746      |
| Mailing Address   | 270 PROMENADE CIR<br>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                        | \$0                 | \$0                   |
| Just/Market Value                             | \$574,291           | \$574,980             |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$121,915           | \$135,353             |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| P&G Adjustment                                | \$0                 | \$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 |

## Owner(s)

### Name - Ownership Type

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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## 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

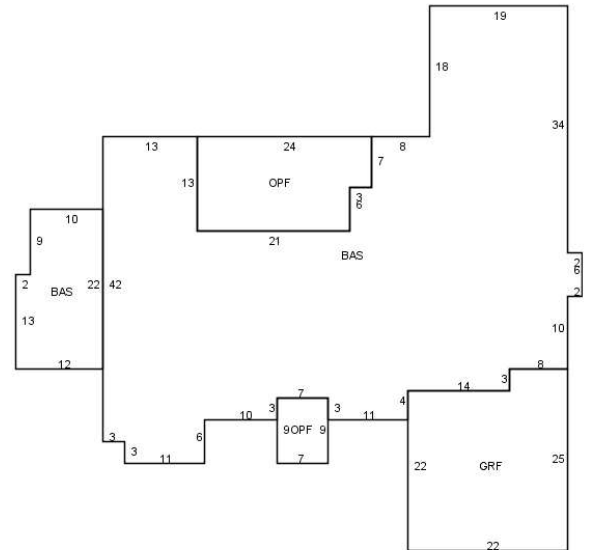
| Deed Type             | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| SPECIAL WARRANTY DEED | 6/1/2015  | \$429,000   | 08500/0581  | Improved  | No         |
| CERTIFICATE OF TITLE  | 8/1/2014  | \$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         |

## Land

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

| 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



Building 1

| 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  |

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

| School Districts |               |
|------------------|---------------|
| Elementary       | Heathrow      |
| Middle           | Markham Woods |
| High             | Seminole      |

| 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                 |

| 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                 |

