

Property Record Card



Parcel: **28-21-31-302-002F-0000**
 Property Address: **2180 CHAPMAN WOODS PL OVIEDO, FL 32765**
 Owners: **HOLTREY, SUSAN B; HOLTREY, CARLTON E**
 2026 Market Value \$409,252 Assessed Value \$229,251 Taxable Value \$177,840
 2025 Tax Bill \$2,494.67 Tax Savings with Exemptions \$3,122.42
 The 4 Bed/3 Bath Single Family property is 2,184 SF and a lot size of 4.57 Acres

Parcel Location



Site View



Parcel Information

Parcel	28-21-31-302-002F-0000
Property Address	2180 CHAPMAN WOODS PL OVIEDO, FL 32765
Mailing Address	2180 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 (1994)
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	\$214,052	\$216,906
Depreciated Other Features	\$4,410	\$2,940
Land Value (Market)	\$190,790	\$190,790
Land Value Agriculture	\$0	\$0
Just/Market Value	\$409,252	\$410,636
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$180,001	\$187,412
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$229,251	\$223,224

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,617.09
Tax Bill Amount	\$2,494.67
Tax Savings with Exemptions	\$3,122.42

Owner(s)

Name - Ownership Type
HOLTREY, SUSAN B - Tenancy by Entirety
HOLTREY, CARLTON E - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 28 TWP 21S RGE 31E
S 1/2 OF SE 1/4 OF NE 1/4
OF NE 1/4 (LESS S 33 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$229,251	\$51,411	\$177,840
Schools	\$229,251	\$25,000	\$204,251
FIRE	\$229,251	\$51,411	\$177,840
ROAD DISTRICT	\$229,251	\$51,411	\$177,840
SJWM(Saint Johns Water Management)	\$229,251	\$51,411	\$177,840

Sales

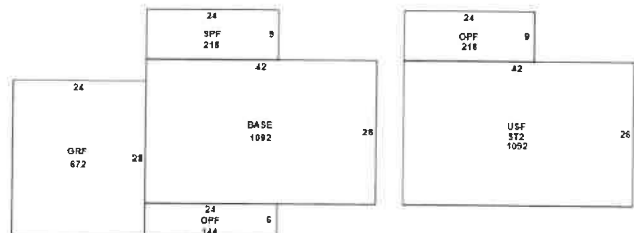
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2016	\$59,000	08703/1827	Improved	No
QUIT CLAIM DEED	4/1/1984	\$100	01538/1887	Improved	No
WARRANTY DEED	5/1/1979	\$15,000	01222/1306	Vacant	Yes

Land

Units	Rate	Assessed	Market
3 Acres	\$63,500/Acre	\$190,500	\$190,500
0.35 Acres	\$500/Acre	\$175	\$175
1.15 Acres	\$100/Acre	\$115	\$115

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1980
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft ²)	1092
Total Area (ft ²)	3432
Constuction	SIDING GRADE 3
Replacement Cost	\$285,402
Assessed	\$214,052



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	672
OPEN PORCH FINISHED	216
OPEN PORCH FINISHED	144
SCREEN PORCH FINISHED	216
UPPER STORY FINISHED	1092

Permits				
Permit #	Description	Value	CO Date	Permit Date
07864	2180 CHAPMAN WOODS PL: EZ MECHANICAL - RESIDENTIAL- [CHAPMAN WOODS]	\$9,802		5/23/2025
10670	2180 CHAPMAN WOODS PL: EZ MECHANICAL - RESIDENTIAL- [CHAPMAN WOODS]	\$8,465		7/6/2023
07832	2180 CHAPMAN WOODS PL: WINDOW / DOOR REPLACEMENT- [CHAPMAN WOODS]	\$37,819		6/17/2022
03750	MECHANICAL	\$4,595		5/10/2013
09795	MECHANICAL	\$5,100		12/21/2010
12524	REROOF	\$9,100		11/27/2007
11397	ELECTRIC WIRING	\$0		12/1/2000

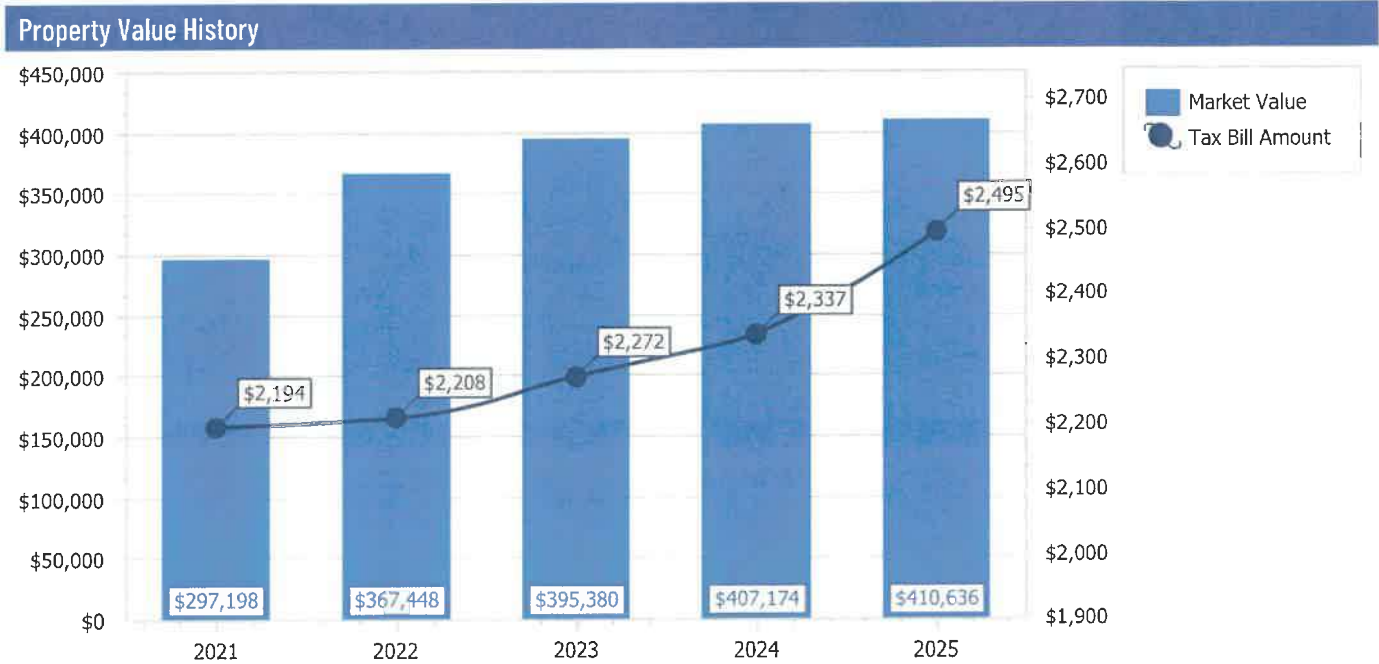
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1980	1	\$3,000	\$1,800
PATIO 1	1987	1	\$1,100	\$660
ACCESSORY BLDG 1	1987	1	\$1,250	\$750
SHED	2000	2	\$2,000	\$1,200

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

School Districts	
Elementary	Evans
Middle	Jackson Heights
High	Oviedo

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

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



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