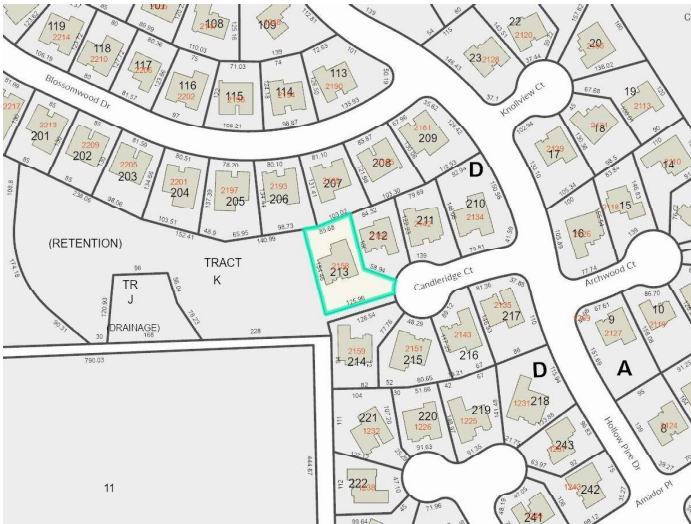


Property Record Card



Parcel: 20-21-31-5KP-0D00-2130
Property Address: 2158 CANDLERIDGE CT OVIEDO, FL 32765
Owners: MCKENNA, JOSEPH; MCKENNA, CAMERON
 2024 Market Value \$490,062 Assessed Value \$261,942
 2023 Tax Bill \$2,853.45 Tax Savings with Exemptions \$3,333.79
 The 4 Bed/3 Bath Single Family property is 2,459 SF and a lot size of 0.34 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-21-31-5KP-0D00-2130
Property Address	2158 CANDLERIDGE CT OVIEDO, FL 32765
Mailing Address	2158 CANDLERIDGE CT OVIEDO, FL 32765-6139
Subdivision	TUSKA RIDGE UNIT 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD(2004)
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$324,401	\$306,484
Depreciated Other Features	\$33,661	\$33,442
Land Value (Market)	\$132,000	\$125,000
Land Value Agriculture	\$0	\$0
Market Value	\$490,062	\$464,926
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$228,120	\$210,613
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$261,942	\$254,313

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,187.24
Tax Bill Amount	\$2,853.45
Tax Savings with Exemptions	\$3,333.79

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
MCKENNA, JOSEPH - Tenants in Common :50
MCKENNA, CAMERON - Tenants in Common :50

Legal Description

LOT 213 BLK D TUSKA RIDGE UNIT 2 PB 40 PGS
66 TO 68

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$261,942	\$50,000	\$211,942
Schools	\$261,942	\$25,000	\$236,942
FIRE	\$261,942	\$50,000	\$211,942
ROAD DISTRICT	\$261,942	\$50,000	\$211,942
SJWM(Saint Johns Water Management)	\$261,942	\$50,000	\$211,942

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	4/3/2023	\$100	10441/1102	Improved	No
WARRANTY DEED	6/1/2003	\$247,000	04912/1084	Improved	Yes
SPECIAL WARRANTY DEED	1/1/1990	\$36,900	02146/1368	Vacant	Yes

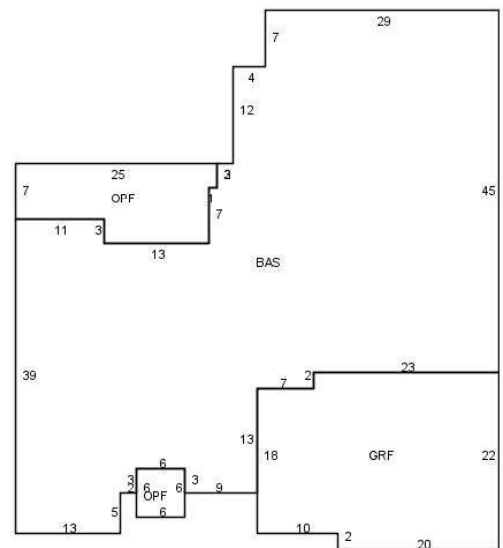
Land

Units	Rate	Assessed	Market
1 Lot	\$132,000/Lot	\$132,000	\$132,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1990
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft ²)	2459
Total Area (ft ²)	3332
Constuction	CB/STUCCO FINISH
Replacement Cost	\$380,529
Assessed	\$324,401

*Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
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GARAGE FINISHED	626
OPEN PORCH FINISHED	211
OPEN PORCH FINISHED	36

Permits

Permit #	Description	Value	CO Date	Permit Date
00275	2158 CANDLERIDGE CT: EZ REROOF RESIDENTIAL- [TUSKA RIDGE UNIT 2]	\$19,750		1/9/2023
08707	REROOF	\$7,845		8/5/2003

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1990	1	\$6,000	\$2,400
POOL 2	1990	1	\$45,000	\$27,000
GAS HEATER	1990	1	\$1,653	\$661
SCREEN ENCL 2	1990	1	\$9,000	\$3,600

Zoning

Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts

Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 61

Utilities

Fire Station #	Station: 27 Zone: 277
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro