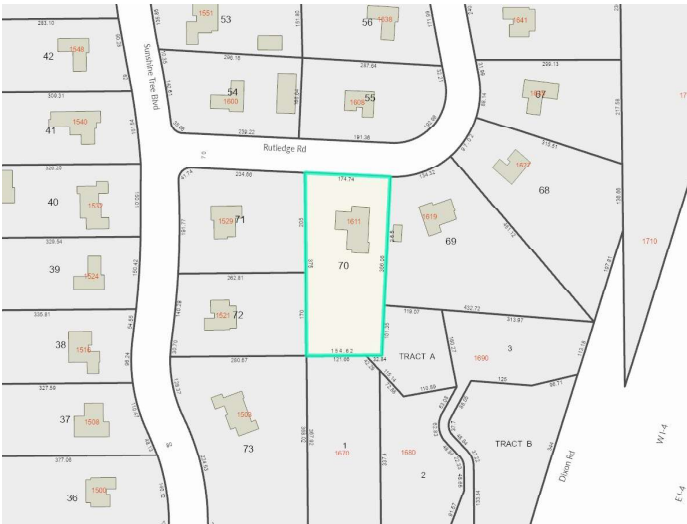


# Property Record Card



**Parcel:** 26-20-29-507-0000-0700  
**Property Address:** 1611 RUTLEDGE RD LONGWOOD, FL 32779  
**Owners:** SABIA, CHRISTOPHER M  
 2025 Market Value \$756,527 Assessed Value \$756,527 Taxable Value \$705,805  
 2024 Tax Bill \$9,315.70 Tax Savings with Exemptions \$528.48  
 The 6 Bed/4.5 Bath Single Family property is 3,466 SF and a lot size of 1.40 Acres

## Parcel Location



## Site View



26202950700000700 05/12/2023

## Parcel Information

Parcel	26-20-29-507-0000-0700
Property Address	1611 RUTLEDGE RD LONGWOOD, FL 32779
Mailing Address	1611 RUTLEDGE RD LONGWOOD, FL 32779-2716
Subdivision	MANDARIN SEC 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$571,884	\$558,529
Depreciated Other Features	\$64,643	\$66,734
Land Value (Market)	\$120,000	\$120,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$756,527	\$745,263
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	\$756,527	\$745,263

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,844.18
Tax Bill Amount	\$9,315.70
Tax Savings with Exemptions	\$528.48

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 SABIA, CHRISTOPHER M

## Legal Description

LOT 70  
MANDARIN SEC 2  
PB 24 PGS 12 TO 14

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$756,527	\$50,722	\$705,805
Schools	\$756,527	\$25,000	\$731,527
FIRE	\$756,527	\$50,722	\$705,805
ROAD DISTRICT	\$756,527	\$50,722	\$705,805
SJWM(Saint Johns Water Management)	\$756,527	\$50,722	\$705,805

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2017	\$385,000	08905/1497	Improved	Yes
WARRANTY DEED	9/1/1999	\$189,000	03728/1019	Improved	Yes
WARRANTY DEED	2/1/1982	\$105,900	01377/0221	Improved	Yes

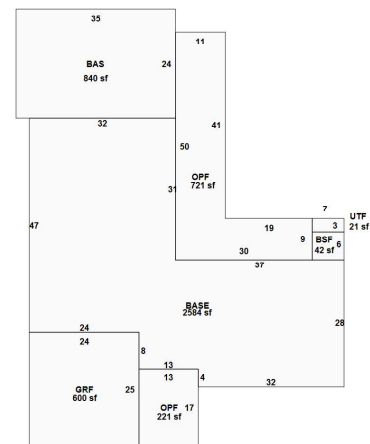
## Land

Units	Rate	Assessed	Market
1 Lot	\$120,000/Lot	\$120,000	\$120,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1981/2000
Bed	6
Bath	4.5
Fixtures	16
Base Area (ft <sup>2</sup> )	2584
Total Area (ft <sup>2</sup> )	5029
Constuction	CB/STUCCO FINISH
Replacement Cost	\$631,916
Assessed	\$571,884

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
BASE	840
BASE SEMI FINISHED	42
GARAGE FINISHED	600
OPEN PORCH FINISHED	221
OPEN PORCH FINISHED	721
UTILITY FINISHED	21

Permits				
Permit #	Description	Value	CO Date	Permit Date
12184	1611 RUTLEDGE RD: MISC BUILDING - RESIDENTIAL [MANDARIN SEC 2] WINDOW DOOR REPLACEMENT	\$8,000		10/9/2019
07940	1611 RUTLEDGE RD: POOL ENCLOSURE/BOND-POOL ENCLOSURE [MANDARIN SEC 2]	\$9,000	11/5/2019	7/2/2019
20712	ADDITION	\$145,314		2/15/2019
00080	SWIMMING POOL	\$20,000	11/5/2019	1/11/2019
17192	GENERATOR	\$9,861		11/27/2018
18383	SOLAR	\$20,563		11/15/2018
08470	REROOF W/SHINGLES DUE TO STORM DAMAGE	\$12,000		4/28/2005
09058	STORAGE SHED	\$2,450		10/3/2000

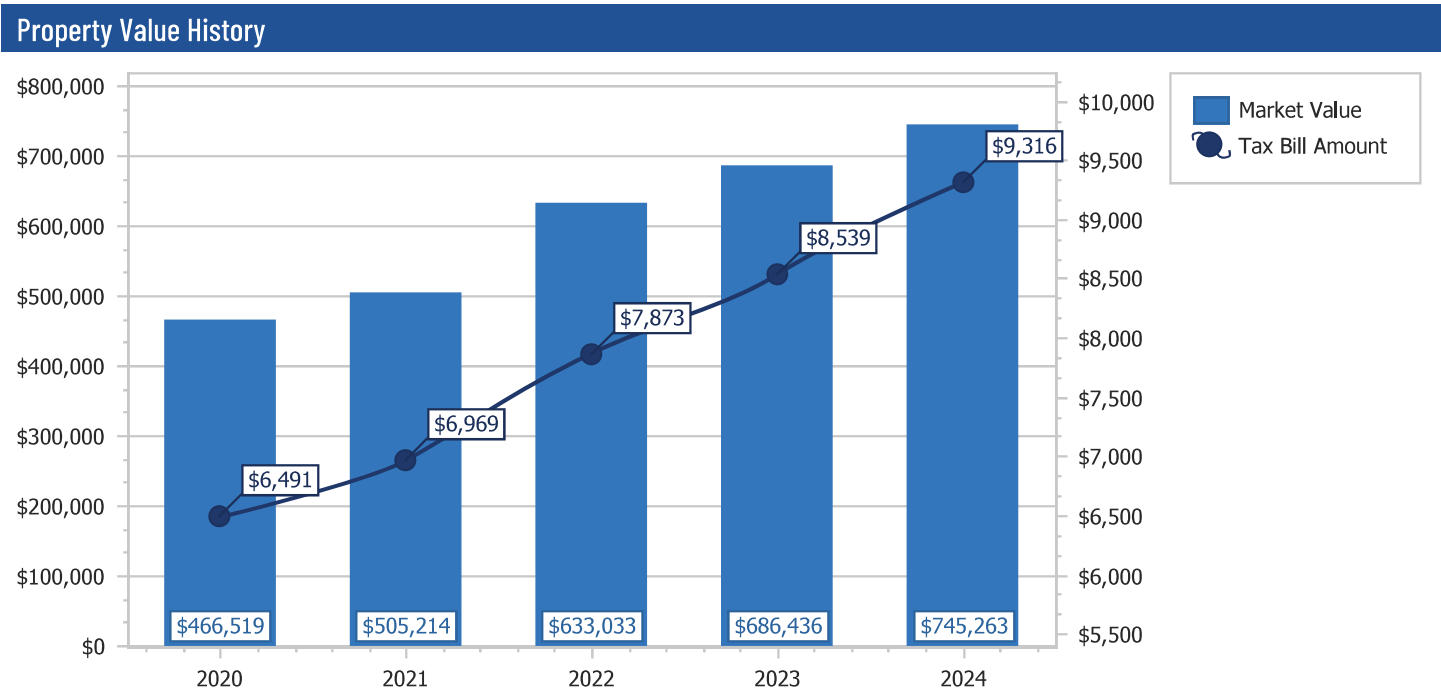
Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1981	1	\$6,000	\$2,400
POOL 2	2019	1	\$45,000	\$39,375
SCREEN ENCL 3	2019	1	\$16,000	\$13,336
SHED	2000	1	\$1,000	\$400
STANDBY GENERATOR 1	2019	1	\$10,000	\$8,000
WATER FEATURE	2019	1	\$1,294	\$1,132

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Woodlands
Middle	Markham Woods
High	Lake Mary

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 32

Utilities	
Fire Station #	Station: 36 Zone: 362
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro



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