



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PM Annie

PROJ. #: 25-80000095

RECEIVED AND PAID 08/29/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☐ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Land Rover Orlando

PARCEL ID #(S): 1921305010000004C, 1921305010000004A, 19213050100000070, 19213050100000040

TOTAL ACREAGE: 10.0

BCC DISTRICT: Dist 4-Amy Lockhart

ZONING: C-2 and C-3

FUTURE LAND USE: MXD

APPLICANT

NAME: Jake Dohm

COMPANY: Lithia Motors

ADDRESS: 150 North Bartlett

CITY: Medford

STATE: OR

ZIP: 97501

PHONE:

EMAIL: jacobdohm@lithia.com

CONSULTANT

NAME: Lauren Leyrer

COMPANY: Ware Malcomb

ADDRESS: 3520 Piedmont Road NE, Suite 290

CITY: Atlanta

STATE: GA

ZIP: 30305

PHONE: 470.426.8783

EMAIL: lleyrer@waremalcomb.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Site will be developed for a car dealership with associated employee and guest parking.

STAFF USE ONLY

COMMENTS DUE: 09/05/25

COM DOC DUE: 09/11/25

DRC MEETING: 09/17/25

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: C-2

FLU: MXD

LOCATION:

W/S: CASSELBERRY

BCC: 4: LOCKHART

on the east side of S US Highway 17-92,
southeast of Obrien Road

Agenda 09/12/25

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

08/28/2025

Heather Ryan
ePlan Desk
Seminole County

Subject: Project Proposal Narrative - Lithia Motors Land Rover Orlando

Dear Ms. Ryan:

Ware Malcomb is submitting for a pre-application meeting for the redevelopment of a commercial property located at 8675 S US Highway 17/92, Maitland, FL 32751. This parcel consists of parcel IDs #1921305010000004C, 1921305010000004A, 19213050100000070, and 19213050100000040 and falls in the C2 and C3 zoning region, totaling approximately 10 acres. The proposed project is a new, state-of-the-art Lithia Motors Land Rover dealership, which will replace a currently underutilized commercial site. The development will feature a single building encompassing approximately 38,000 square feet for a showroom and service center, with associated parking facilities. The property has a history of commercial use as a car dealership, meaning the site-use will not be changing. In addition to the dealership building, the proposed parking plan includes a total of 290 parking spaces. This total is comprised of 109 spaces designated for customer and employee vehicles, 4 ADA-compliant spaces, and 181 spaces for vehicle storage. The site layout has been carefully designed to provide clear internal circulation and safe access from S US Highway 17/92.

This project proposes a comprehensive landscaping plan that will introduce significant vegetated areas, including planted islands, perimeter buffers, and enhanced street frontage. This will contribute to a greener, more attractive streetscape, providing a substantial visual improvement for the community and improving environmental performance. This proposal also includes a plan to reduce the total impervious area on site by approximately one acre from its existing condition. To manage stormwater runoff, a new dry detention pond will be constructed at the rear of the property. This pond is designed to meet and exceed all quality and quantity stormwater management guidelines as laid out by the water management district.

We appreciate your consideration of this request and look forward to continuing our collaboration with Seminole County on this project. Please do not hesitate to contact us should you require any additional information or documentation.

Best regards,
Ware Malcomb
Lauren Leyrer, PE

- VICINITY MAP SHEET 1 OF 2

Property Record Card



Parcel: **19-21-30-501-0000-004A**
 Property Address: **8675 S US HWY 17-92 MAITLAND, FL 32751**
 Owners: **ROGER JUDSKI LIVING TRUST**
 2025 Market Value \$2,357,788 Assessed Value \$2,042,530 Taxable Value \$2,042,530
 2024 Tax Bill \$26,510.42 Tax Savings with Non-Hx Cap \$2,979.35
 Used Car Sales property w/1st Building size of 16,640 SF and a lot size of 5.80 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-30-501-0000-004A
Property Address	8675 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	2701:Used Car Sales
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	5	5
Depreciated Building Value	\$693,874	\$652,903
Depreciated Other Features	\$125,222	\$109,956
Land Value (Market)	\$1,538,692	\$1,469,692
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,357,788	\$2,232,551
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$315,258	\$375,706
P&G Adjustment	\$0	\$0
Assessed Value	\$2,042,530	\$1,856,845

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$29,489.77
Tax Bill Amount	\$26,510.42
Tax Savings with Exemptions	\$2,979.35

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROGER JUDSKI LIVING TRUST

Legal Description

LOTS 4 5 & 6 (LESS NLY 1/2 OF
LOT 4 & BEG 86.38 FT S 53 DEG
50 MIN E OF SW COR LOT 4 RUN S 26
DEG 20 MIN W 39.55 FT S 54 DEG
38 MIN E 210 FT N 38 DEG 53 MIN E
117.81 FT N 49 DEG 47 MIN W
240 FT S 26 DEG 20 MIN W 100.05 FT
TO BEG & RD)
LAKE OF THE WOODS SUBD
PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$2,042,530	\$0	\$2,042,530
Schools	\$2,357,788	\$0	\$2,357,788
FIRE	\$2,042,530	\$0	\$2,042,530
ROAD DISTRICT	\$2,042,530	\$0	\$2,042,530
SJWM(Saint Johns Water Management)	\$2,042,530	\$0	\$2,042,530

Sales

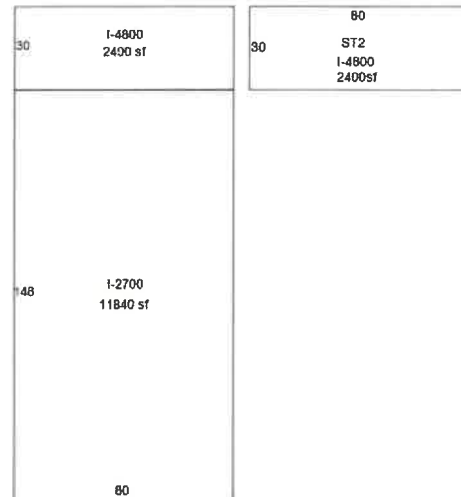
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$100	08479/0177	Improved	No
SPECIAL WARRANTY DEED	11/1/1996	\$850,000	03167/0090	Improved	Yes
WARRANTY DEED	3/1/1994	\$1,086,600	02771/0818	Improved	No
WARRANTY DEED	7/1/1982	\$420,000	01420/0895	Improved	No
WARRANTY DEED	1/1/1973	\$33,500	00996/0347	Improved	Yes

Land

Units	Rate	Assessed	Market
172,497 SF	\$11.15/SF	\$1,538,674	\$1,538,674
1.79 Acres	\$10/Acre	\$18	\$18

Building Information	
#	1
Use	STEEL/PRE ENGINEERED.
Year Built*	1971
Bed	
Bath	
Fixtures	0
Base Area (ft²)	16640
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$883,326
Assessed	\$353,330

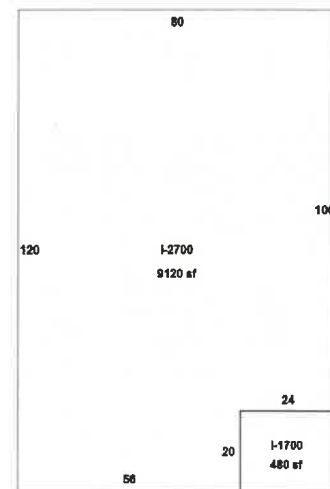
* Year Built = Actual / Effective



Building 1

Building Information	
#	2
Use	STEEL/PRE ENGINEERED.
Year Built*	1974
Bed	
Bath	
Fixtures	0
Base Area (ft²)	9600
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$469,046
Assessed	\$187,618

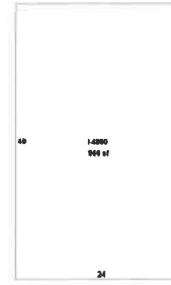
* Year Built = Actual / Effective



Building 2

Building Information	
#	3
Use	STEEL/PRE ENGINEERED.
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft²)	960
Total Area (ft²)	
Constuction	METAL PREFINISHED
Replacement Cost	\$73,435
Assessed	\$48,467

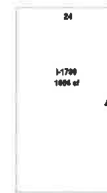
* Year Built = Actual / Effective



Building 3

Building Information	
#	4
Use	STEEL/PRE ENGINEERED.
Year Built*	1998
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1056
Total Area (ft²)	
Constuction	WOOD SIDING WITH WOOD OR METAL STUDS
Replacement Cost	\$109,739
Assessed	\$72,428

* Year Built = Actual / Effective



Building 4

Building Information	
#	5
Use	MASONRY PILASTER .
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft²)	810
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$51,663
Assessed	\$32,031



Building 5

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
04190	SIGN; PAD PER PERMIT 8695 S US HWY 17-92	\$10,375		5/25/2010
05393	MECHANICAL & CONDENSOR; CONTRACTOR - DIDDEN, BART RICHARD	\$700		6/12/2000
05863	400 X 6 BLOCK FENCE	\$6,600		7/1/1999
01946	MISC ELECT ROGERS VET	\$1,000		3/1/1999
01021	FIRE SYSTEM; PAD PER PERMIT 8625 ORLANDO AVE N	\$1,900		2/1/1999
10116	SPRAY PAINT BOOTH	\$14,000		12/1/1998
08267	REAR RETAINING WALL	\$20,000		10/1/1998
07942	CANOPY; ROGER'S CORVETTE	\$7,000		10/1/1998
02751	SPRINKLER SYSTEM; BUDGET RENT-A-CAR; PAD PER PERMIT 8695 HWY 17-92 S	\$2,800		4/1/1998
00874	ROGER'S CORVETTE CARWASH	\$29,000	5/14/1998	2/1/1998
01113	NEW OFFICE; ROGER'S CORVETTE	\$69,836	5/14/1998	2/1/1998
00963	INTERIOR ALTERATION; ROGER'S CORVETTE; PAD PER PERMIT 8615 HWY 17-92 S	\$28,000		2/1/1998
05043	REPLACE X (3) 10 TON UNITS; PAD PER PERMIT 8675 HWY 17-92 S; ROGER'S CORVETTE CENTER	\$23,000		7/1/1997
03983	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8605 HWY 17-92 S	\$0		6/1/1997
02401	MANSARD FACADE ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$9,000		4/1/1997
01318	INT DEMO WALL COVERINGS ONLY; PAD PER PERMIT 8605 HIGHWAY 17-92 S	\$2,400		3/1/1997

01588	ELECTRIC; ROGERS CORVETTE SHOWROOM; PAD PER PERMIT 8605 HIGHWAY 17-92 S	\$2,499	3/1/1997
01726	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$1,180	3/1/1997
01720	PERMIT DOES NOT STATE WORK DESCRIPTION; ROGER'S CORVETTE; PAD PER PERMIT 8675 HIGHWAY 17-92 S	\$2,500	3/1/1997
04888	COATING ROOF	\$7,231	7/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1998	35752	\$96,530	\$38,612
COMMERCIAL CONCRETE DR 4 IN	1982	4375	\$23,800	\$9,520
6' CHAIN LINK FENCE - LIN FT	1998	383	\$5,933	\$2,373
COMMERCIAL ASPHALT DR 2 IN	1979	24248	\$65,470	\$26,188
6' CHAIN LINK FENCE - LIN FT	1971	1860	\$28,811	\$11,524
POLE LIGHT 1 ARM	1998	3	\$5,562	\$5,562
POLE LIGHT 1 ARM	1982	2	\$3,708	\$3,708
POLE LIGHT 2 ARM	1982	4	\$14,420	\$14,420
BLOCK WALL - SF	1999	2400	\$33,288	\$13,315

Zoning

Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts

Elementary	English Estates
Middle	South Seminole
High	Lake Howell

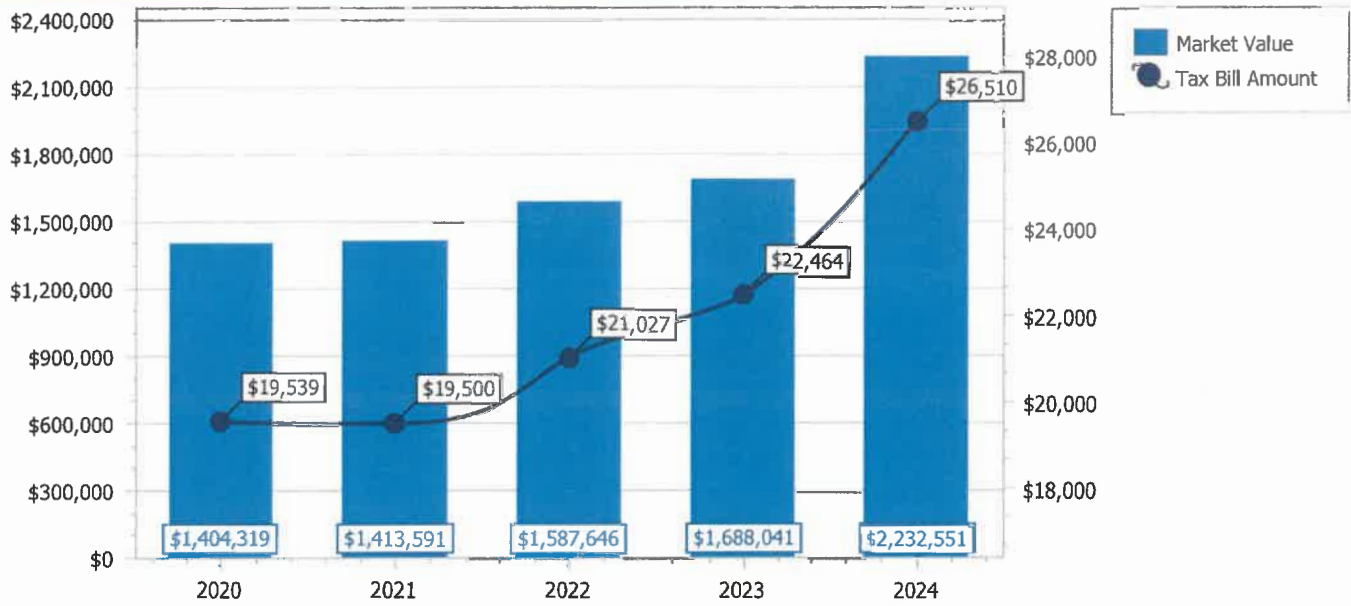
Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

Utilities

Fire Station #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **19-21-30-501-0000-004C**
 Property Address: **8575 S US HWY 17-92 MAITLAND, FL 32751**
 Owners: **ROGER JUDSKI LIVING TRUST**
 2025 Market Value \$732,698 Assessed Value \$732,698 Taxable Value \$732,698
 2024 Tax Bill \$7,649.31 Tax Savings with Non-Hx Cap \$783.90
 Stores General-One Story property w/1st Building size of 4,932 SF and a lot size of 0.67 Acres

Parcel Location



Site View



1921305010000004C 03/08/2025

Parcel Information

Parcel	19-21-30-501-0000-004C
Property Address	8575 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$321,393	\$305,115
Depreciated Other Features	\$15,195	\$12,785
Land Value (Market)	\$396,110	\$320,544
Land Value Agriculture	\$0	\$0
Just/Market Value	\$732,698	\$638,444
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$98,852
P&G Adjustment	\$0	\$0
Assessed Value	\$732,698	\$539,592

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,433.21
Tax Bill Amount	\$7,649.31
Tax Savings with Exemptions	\$783.90

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROGER JUDSKI LIVING TRUST

Legal Description

BEG 86.38 FT S 53 DEG 50 MIN E OF SW COR
 LOT 4 RUN S 26 DEG 20 MIN W 39.55 FT S 54
 DEG 38 MIN E 210 FT N 38 DEG 53 MIN E
 117.81 FT N 49 DEG 47 MIN W 240 FT S 26
 DEG 20 MIN W 100.05 FT TO BEG LAKE OF THE
 WOODS SUBD PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$732,698	\$0	\$732,698
Schools	\$732,698	\$0	\$732,698
FIRE	\$732,698	\$0	\$732,698
ROAD DISTRICT	\$732,698	\$0	\$732,698
SJWM(Saint Johns Water Management)	\$732,698	\$0	\$732,698

Sales

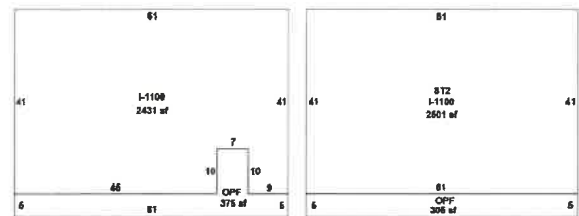
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	11/4/2024	\$100	10738/1524	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0807	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0803	Improved	No
WARRANTY DEED	3/1/1995	\$43,800	02899/0799	Improved	No
WARRANTY DEED	3/1/1995	\$34,200	02899/0795	Improved	No
WARRANTY DEED	3/1/1994	\$100	02733/0523	Improved	No
WARRANTY DEED	10/1/1988	\$36,000	02006/0117	Improved	No
WARRANTY DEED	2/1/1984	\$32,500	01524/1813	Improved	No
WARRANTY DEED	1/1/1984	\$325,000	01519/0629	Improved	Yes
QUIT CLAIM DEED	9/1/1978	\$100	01194/0175	Improved	No
WARRANTY DEED	1/1/1971	\$85,000	00857/0371	Improved	Yes

Land

Units	Rate	Assessed	Market
24,376 SF	\$16.25/SF	\$396,110	\$396,110

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4932
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$354,104
Assessed	\$141,642

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft²)
OPEN PORCH FINISHED	375
OPEN PORCH FINISHED	305

Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2543
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$223,224
Assessed	\$89,290

* Year Built = Actual / Effective

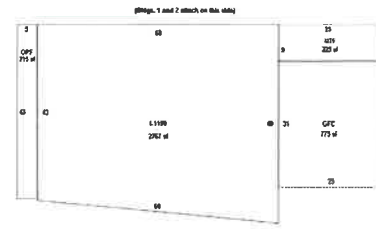


Building 2

Appendages

Description	Area (ft²)
GARAGE FINISHED C.B.S.	675

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1961
Bed	
Bath	
Fixtures	0
Base Area (ft²)	2767
Total Area (ft²)	
Constuction	NO WALLS
Replacement Cost	\$226,153
Assessed	\$90,461



Building 3

* Year Built = Actual / Effective

Appendages

Description	Area (ft²)
GARAGE FINISHED C.B.S.	775
OPEN PORCH FINISHED	215
UTILITY FINISHED	225

Permits

Permit #	Description	Value	CO Date	Permit Date
04173	REROOF	\$6,000		5/23/2013
09311	CHAIN-LINK & VINYL FENCE - ROGER'S CORVETTE - #101	\$1,500		8/11/2006
06266	DEMOLISH SHED, FENCE, SIGN, & INTERIOR WALLS - #101	\$1,000		5/26/2006
05270	4 FIXTURES 1 EX LIGHT WIRE REC	\$250		8/1/1997
02239	ALL LIFE STYLES STE 109	\$2,000		4/1/1996
01276	ALL LIFE STYLES STE 109 INTERI	\$500	3/5/1996	2/1/1996
06342	BODY SCRUB UNIT 205	\$3,000	3/27/1996	9/1/1995

Extra Features

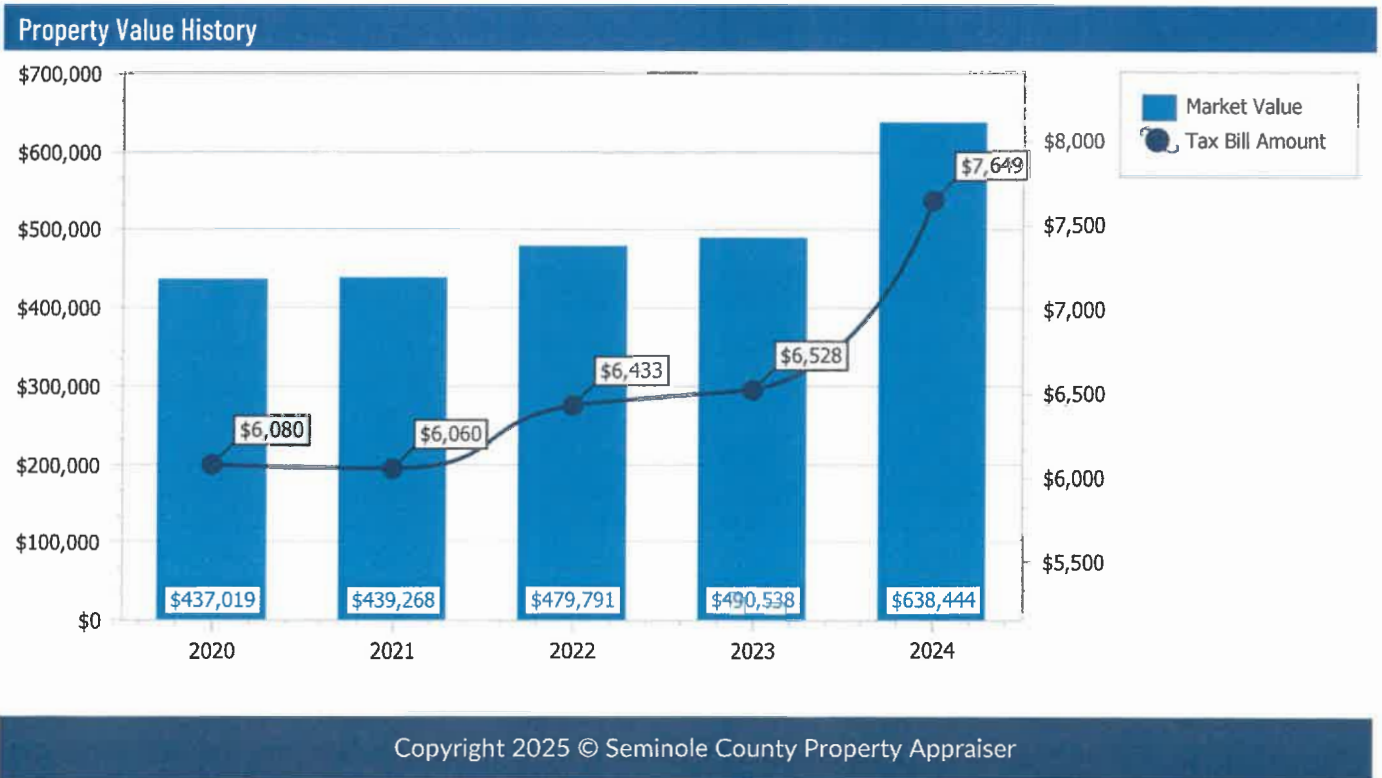
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	8571	\$23,142	\$9,257
WOOD UTILITY BLDG	1979	720	\$10,555	\$4,222
6' CHAIN LINK FENCE - LIN FT	2006	277	\$4,291	\$1,716

Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	MXD
Description	Mixed Development

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

Utilities	
Fire Station #	Station: 22 Zone: 224
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

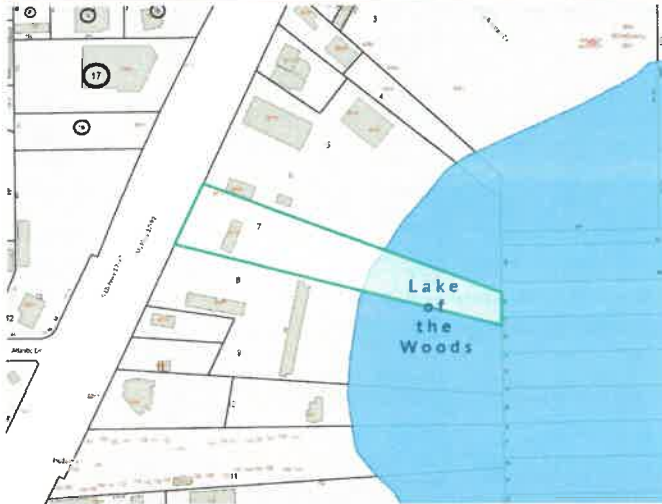


Property Record Card



Parcel: 19-21-30-501-0000-0070
Property Address: 8775 S US HWY 17-92 MAITLAND, FL 32751
Owners: ROGER JUDSKI LIVING TRUST
 2025 Market Value \$988,364 Assessed Value \$878,866 Taxable Value \$878,866
 2024 Tax Bill \$11,038.00 Tax Savings with Non-Hx Cap \$727.69
 Stores General-One Story property w/1st Building size of 1,758 SF and a lot size of 2.69 Acres

Parcel Location



Site View



19213050100000070 03/08/2025

Parcel Information

Parcel	19-21-30-501-0000-0070
Property Address	8775 S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	11:Stores General-One Story
Exemptions	None
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	\$134,422	\$75,760
Depreciated Other Features	\$33,660	\$31,474
Land Value (Market)	\$820,282	\$783,499
Land Value Agriculture	\$0	\$0
Just/Market Value	\$988,364	\$890,733
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$109,498	\$91,764
P&G Adjustment	\$0	\$0
Assessed Value	\$878,866	\$798,969

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,765.69
Tax Bill Amount	\$11,038.00
Tax Savings with Exemptions	\$727.69

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ROGER JUDSKI LIVING TRUST

Legal Description

LOT 7 (LESS RD)
LAKE OF THE WOODS SUBD
PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$878,866	\$0	\$878,866
Schools	\$988,364	\$0	\$988,364
FIRE	\$878,866	\$0	\$878,866
ROAD DISTRICT	\$878,866	\$0	\$878,866
SJWM(Saint Johns Water Management)	\$878,866	\$0	\$878,866

Sales

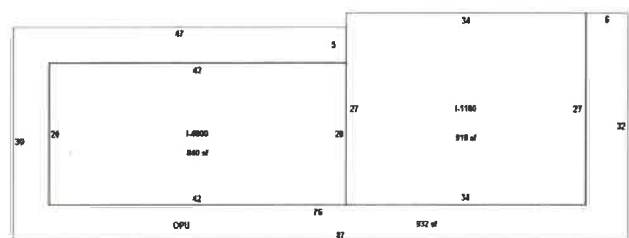
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
TRUSTEE DEED	5/1/2015	\$100	08479/0180	Improved	No
WARRANTY DEED	6/1/2001	\$625,000	04107/0248	Improved	Yes

Land

Units	Rate	Assessed	Market
73,567 SF	\$11.15/SF	\$820,272	\$820,272
1 Acres	\$10/Acre	\$10	\$10

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	1970/1990
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1758
Total Area (ft²)	
Constuction	CONCRETE BLOCK - MASONRY
Replacement Cost	\$216,809
Assessed	\$134,422



Sketch by Apex Survey

Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft²)
OPEN PORCH UNFINISHED	932

Permits

Permit #	Description	Value	CO Date	Permit Date
06466	8775 S US HWY 17-92 : REROOF COMMERCIAL- [LAKE OF THE WOODS SUBD]	\$38,000		6/7/2022
07798	REROOF	\$2,200		7/16/2007
02698	FENCE/WALL	\$2,387		3/1/2002

Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1979	11734	\$31,682	\$12,673
POLE LIGHT 1 ARM	2004	5	\$9,270	\$9,270
WALKS CONC COMM	1979	434	\$2,361	\$944
POLE LIGHT 2 ARM	2004	2	\$7,210	\$7,210
6' CHAIN LINK FENCE - LIN FT	2002	575	\$8,907	\$3,563

Zoning

Zoning	C-2
Description	Retail Commercial
Future Land Use	MXD
Description	Mixed Development

School Districts

Elementary	English Estates
Middle	South Seminole
High	Lake Howell

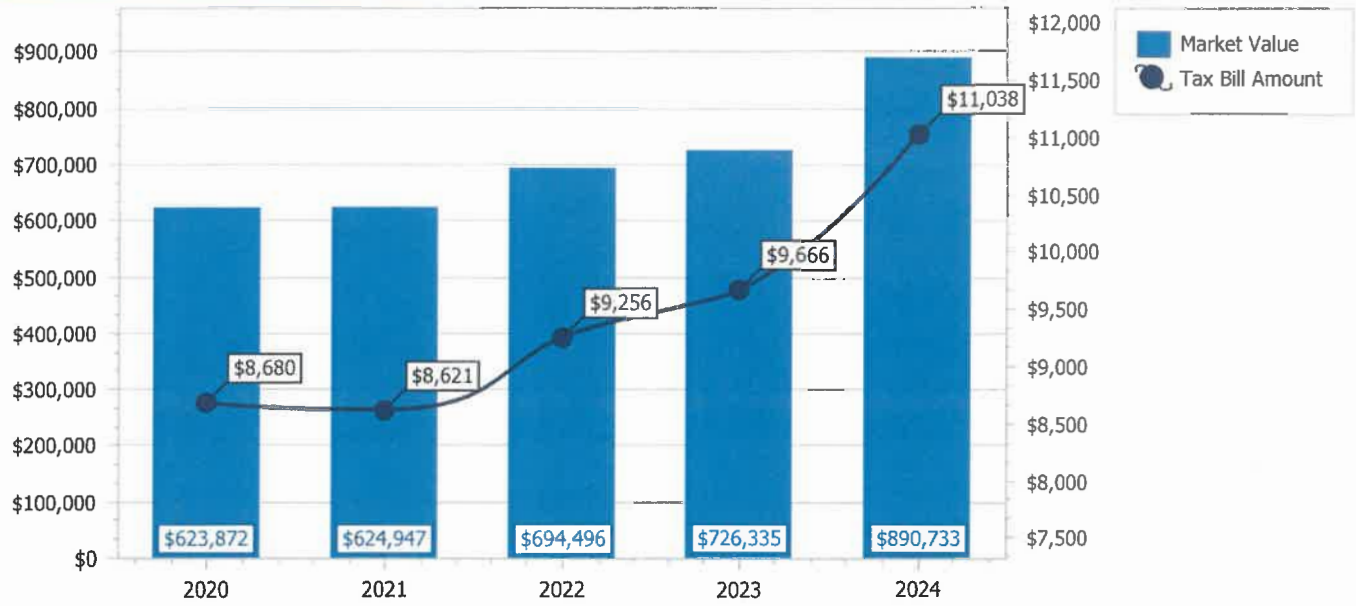
Political Representation

Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 62

Utilities

Fire Station #	Station: 22 Zone: 225
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



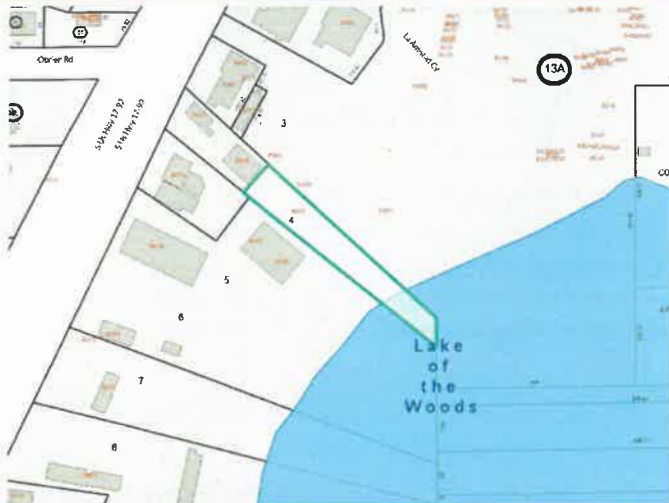
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Property Record Card



Parcel: **19-21-30-501-0000-0040**
 Property Address: **S US HWY 17-92 MAITLAND, FL 32751**
 Owners: **ROGER JUDSKI LIVING TRUST**
 2025 Market Value \$194,001 Assessed Value \$105,197 Taxable Value \$105,197
 2024 Tax Bill \$1,263.23
 Vac General-Commercial property has a lot size of 0.77 Acres

Parcel Location



Site View

Parcel Information

Parcel	19-21-30-501-0000-0040
Property Address	S US HWY 17-92 MAITLAND, FL 32751
Mailing Address	953 VERSAILLES CIR MAITLAND, FL 32751-4501
Subdivision	LAKE OF THE WOODS SUBD
Tax District	01:County Tax District
DOR Use Code	10:Vac General-Commercial
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$194,001	\$95,634
Land Value Agriculture	\$0	\$0
Just/Market Value	\$194,001	\$95,634
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$88,804	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$105,197	\$95,634

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,263.23
Tax Bill Amount	\$1,263.23
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
ROGER JUDSKI LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

NLY 1/2 OF LOT 4 (LESS BEG
S 46 DEG 45 MIN E 77.28 FT
FROM NW COR S 46 DEG 45
MIN E 250.77 FT S 42 DEG
51 MIN W 82.62 FT N 50 DEG
14 MIN W 222.77 FT N 26
DEG 46 MIN E 100.2 FT TO
BEG)
LAKE OF THE WOODS SUBD
PB 7 PG 25

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$105,197	\$0	\$105,197
Schools	\$194,001	\$0	\$194,001
FIRE	\$105,197	\$0	\$105,197
ROAD DISTRICT	\$105,197	\$0	\$105,197
SJWM(Saint Johns Water Management)	\$105,197	\$0	\$105,197

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$100	08479/0183	Vacant	No
WARRANTY DEED	10/1/1998	\$75,000	03514/0299	Improved	Yes
QUIT CLAIM DEED	6/1/1996	\$100	03127/0075	Improved	No
WARRANTY DEED	1/1/1982	\$150,500	01376/0181	Improved	No
WARRANTY DEED	1/1/1977	\$77,000	01125/1878	Improved	Yes

Land

Units	Rate	Assessed	Market
22,770 SF	\$10.65/SF	\$194,001	\$194,001

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
07568	DEMO 4 BUILDINGS; PAD PER PERMIT 8565 HWY 17-92 S	\$0		9/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

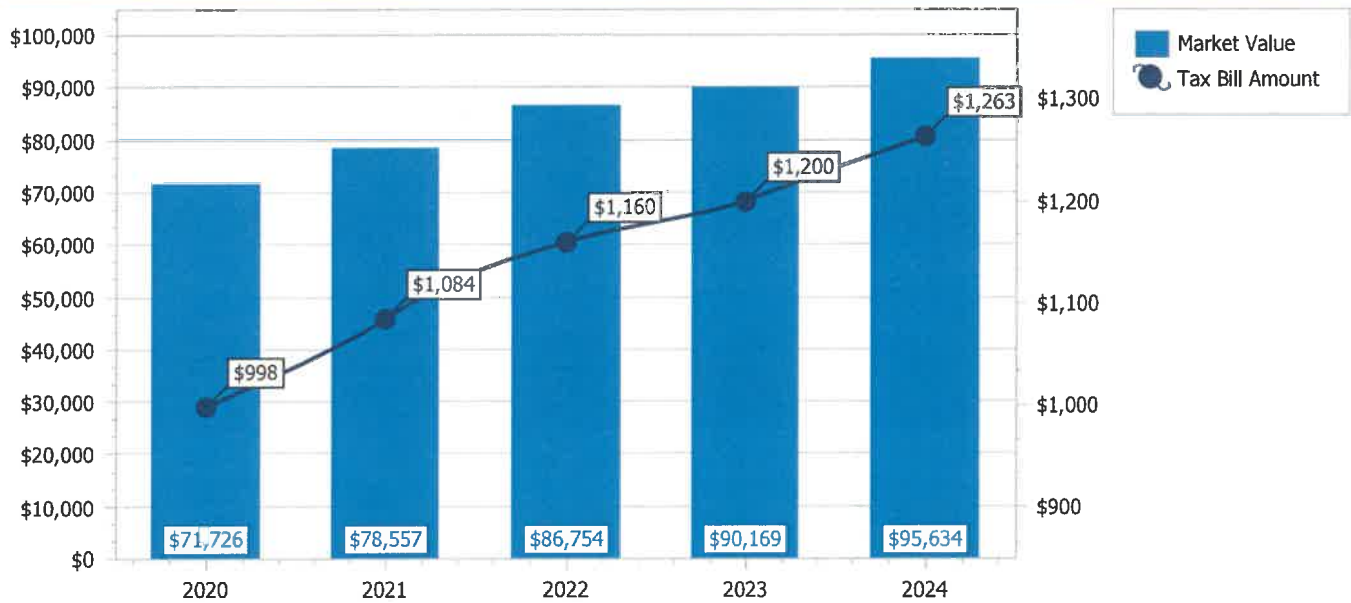
Zoning	
Zoning	C-3
Description	General Commercial & Wholesale
Future Land Use	IND
Description	Industrial

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
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Yard Waste	
Hauler #	

Property Value History



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