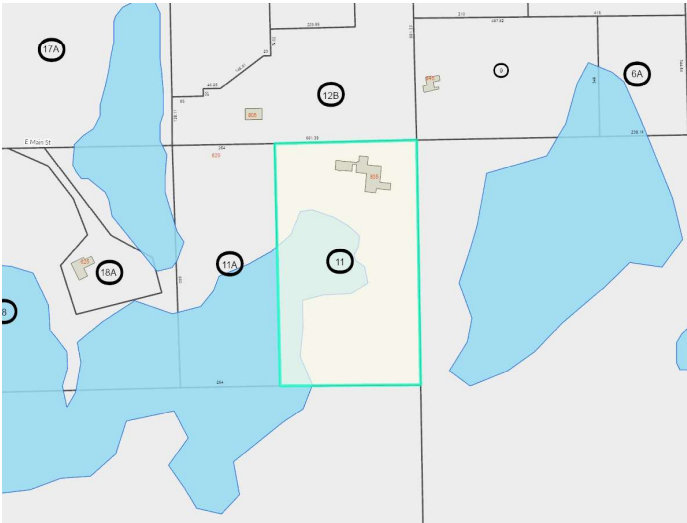


Property Record Card

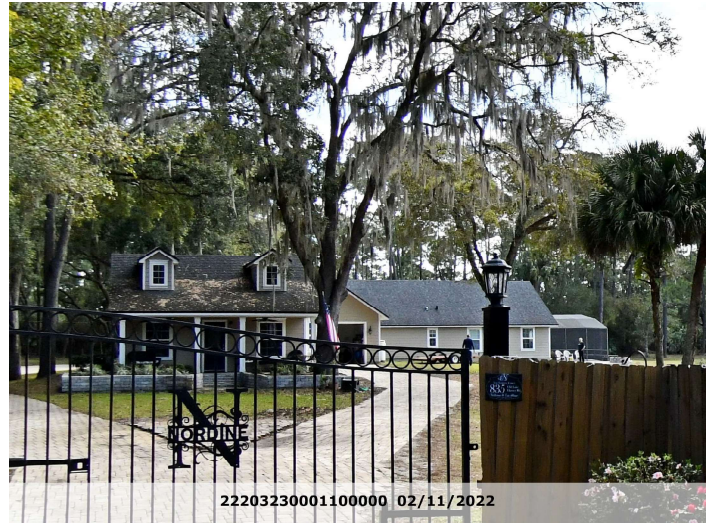


Parcel: 22-20-32-300-0110-0000
 Property Address: 835 OLD LAKE HARNEY RD GENEVA, FL 32732
 Owners: NORDINE, PAUL W ENH LIFE EST; NORDINE, ALEXANDRA C ENH LIFE EST
 2025 Market Value \$766,274 Assessed Value \$452,086 Taxable Value \$401,364
 2024 Tax Bill \$5,274.83 Tax Savings with Exemptions \$4,705.36
 The 5 Bed/3.5 Bath Single Family Waterfront property is 3,814 SF and a lot size of 5.78 Acres

Parcel Location



Site View



Parcel Information

Parcel	22-20-32-300-0110-0000
Property Address	835 OLD LAKE HARNEY RD GENEVA, FL 32732
Mailing Address	835 OLD LAKE HARNEY RD GENEVA, FL 32732-9608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2014)
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	\$461,139	\$450,292
Depreciated Other Features	\$29,135	\$29,268
Land Value (Market)	\$276,000	\$276,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$766,274	\$755,560
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$314,188	\$316,215
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$452,086	\$439,345

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,980.19
Tax Bill Amount	\$5,274.83
Tax Savings with Exemptions	\$4,705.36

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

NORDINE, PAUL W ENH LIFE EST - Enhanced Life Estate
 NORDINE, ALEXANDRA C ENH LIFE EST - Enhanced Life Estate

Legal Description

SEC 22 TWP 20S RGE 32E
NE 1/4 OF SW 1/4 OF NE 1/4
(LESS W 264 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$452,086	\$50,722	\$401,364
Schools	\$452,086	\$25,000	\$427,086
FIRE	\$452,086	\$50,722	\$401,364
ROAD DISTRICT	\$452,086	\$50,722	\$401,364
SJWM(Saint Johns Water Management)	\$452,086	\$50,722	\$401,364

Sales

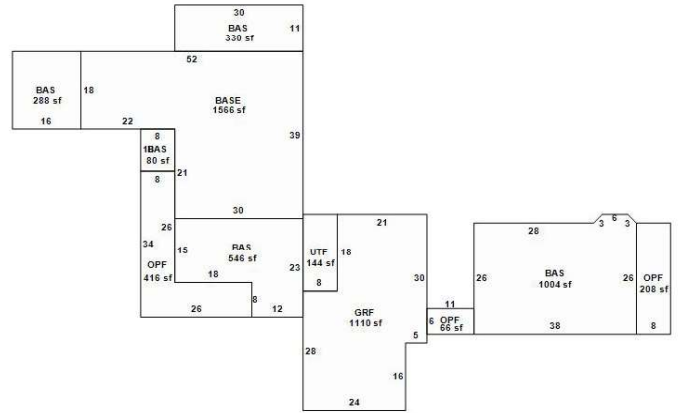
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/14/2023	\$100	10480/1386	Improved	No
QUIT CLAIM DEED	8/25/2020	\$88,400	09687/1488	Improved	No
QUIT CLAIM DEED	12/1/2013	\$113,800	08484/1987	Improved	No
SPECIAL WARRANTY DEED	8/1/2012	\$120,000	07839/0753	Improved	No
CERTIFICATE OF TITLE	12/1/2011	\$100	07682/1604	Improved	No
QUIT CLAIM DEED	8/1/2003	\$100	05077/0261	Improved	No
QUIT CLAIM DEED	3/1/1991	\$100	02273/1081	Improved	No
WARRANTY DEED	8/1/1988	\$97,000	01992/1032	Improved	Yes

Land

Units	Rate	Assessed	Market
6 Acres	\$46,000/Acre	\$276,000	\$276,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1975/1994
Bed	5
Bath	3.5
Fixtures	13
Base Area (ft ²)	1566
Total Area (ft ²)	5758
Constuction	CB/STUCCO FINISH
Replacement Cost	\$527,016
Assessed	\$461,139

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE	1004
BASE	80
BASE	288
BASE	546
BASE	330
GARAGE FINISHED	1110
OPEN PORCH FINISHED	416
OPEN PORCH FINISHED	208
OPEN PORCH FINISHED	66
UTILITY FINISHED	144

Permits				
Permit #	Description	Value	CO Date	Permit Date
01128	ADDITION.	\$252,373	11/22/2013	4/4/2013
08230	DEMO ALL INTERIOR WALLS - LEAVING EXTERIOR FOR FUTURE BUILDING USE	\$5,000		11/1/2012
07377	POOL SCREEN ENCLOSURE; PAD PER PERMIT 825 OLD LAKE HARNEY RD	\$4,531		9/1/1999
05943	POOL	\$16,488		7/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO NO VALUE	1975	1	\$0	\$0
ACCESSORY BLDG 2	1975	1	\$5,000	\$2,000

POOL 1	1999	1	\$35,000	\$21,000
SCREEN ENCL 2	1999	1	\$9,000	\$3,600
COVERED PATIO 2	2013	1	\$4,000	\$2,535

Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

Utilities	
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History

