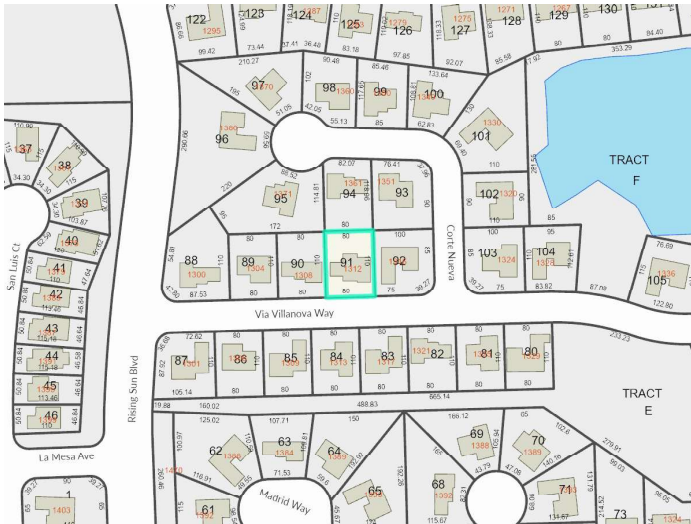


# Property Record Card



**Parcel:** 19-21-31-501-0000-0910  
**Property Address:** 1312 VIA VILLANOVA WAY WINTER SPRINGS, FL 32708  
**Owners:** JUAREZ, LEYDI E  
 2026 Market Value \$375,814 Assessed Value \$267,706 Taxable Value \$216,295  
 2025 Tax Bill \$3,006.87 Tax Savings with Exemptions \$2,174.64  
 The 4 Bed/2 Bath Single Family property is 2,287 SF and a lot size of 0.20 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	19-21-31-501-0000-0910
Property Address	1312 VIA VILLANOVA WAY WINTER SPRINGS, FL 32708
Mailing Address	1312 VIA VILLA NOVA WINTER SPGS, FL 32708-5004
Subdivision	SUNRISE UNIT 2-A
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2019)
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	\$278,609	\$282,323
Depreciated Other Features	\$2,205	\$1,470
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$375,814	\$378,793
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$108,108	\$118,125
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$267,706	\$260,668

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,181.51
Tax Bill Amount	\$3,006.87
Tax Savings with Exemptions	\$2,174.64

## Owner(s)

Name - Ownership Type  
JUAREZ, LEYDI E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 91  
SUNRISE UNIT 2-A  
PB 23 PG 31

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$267,706	\$51,411	\$216,295
Schools	\$267,706	\$25,000	\$242,706
FIRE	\$267,706	\$51,411	\$216,295
ROAD DISTRICT	\$267,706	\$51,411	\$216,295
SJWM(Saint Johns Water Management)	\$267,706	\$51,411	\$216,295

## Sales

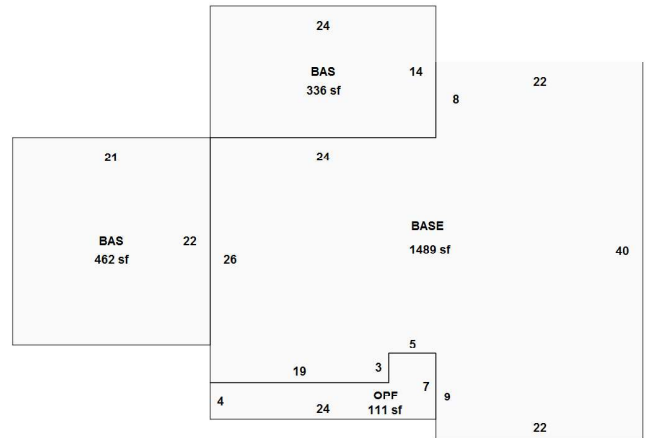
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	2/1/2018	\$100	09170/0961	Improved	No
QUIT CLAIM DEED	2/1/2018	\$100	09081/1131	Improved	No
WARRANTY DEED	5/1/2016	\$198,000	08709/0588	Improved	No
WARRANTY DEED	12/1/2015	\$195,200	08610/0911	Improved	No
WARRANTY DEED	7/1/1990	\$85,000	02207/1584	Improved	Yes
WARRANTY DEED	5/1/1980	\$59,900	01280/0099	Improved	Yes

## Land

Units	Rate	Assessed	Market
1 Lot	\$95,000/Lot	\$95,000	\$95,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1980
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft <sup>2</sup> )	1489
Total Area (ft <sup>2</sup> )	2398
Constuction	CB/STUCCO FINISH
Replacement Cost	\$371,478
Assessed	\$278,609

\* Year Built = Actual / Effective



Sketch by Apex/Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
BASE	336
BASE	462
OPEN PORCH FINISHED	111

Permits				
Permit #	Description	Value	CO Date	Permit Date
07429	1312 VIA VILLANOVA WAY: REROOF RESIDENTIAL-RESIDENTIAL [SUNRISE UNIT 2-A]	\$8,500		5/23/2022
14063	REROOF W/SHINGLES	\$6,975		7/21/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 1	1996	1	\$1,100	\$660
GAZEBO 2	2002	1	\$2,575	\$1,545

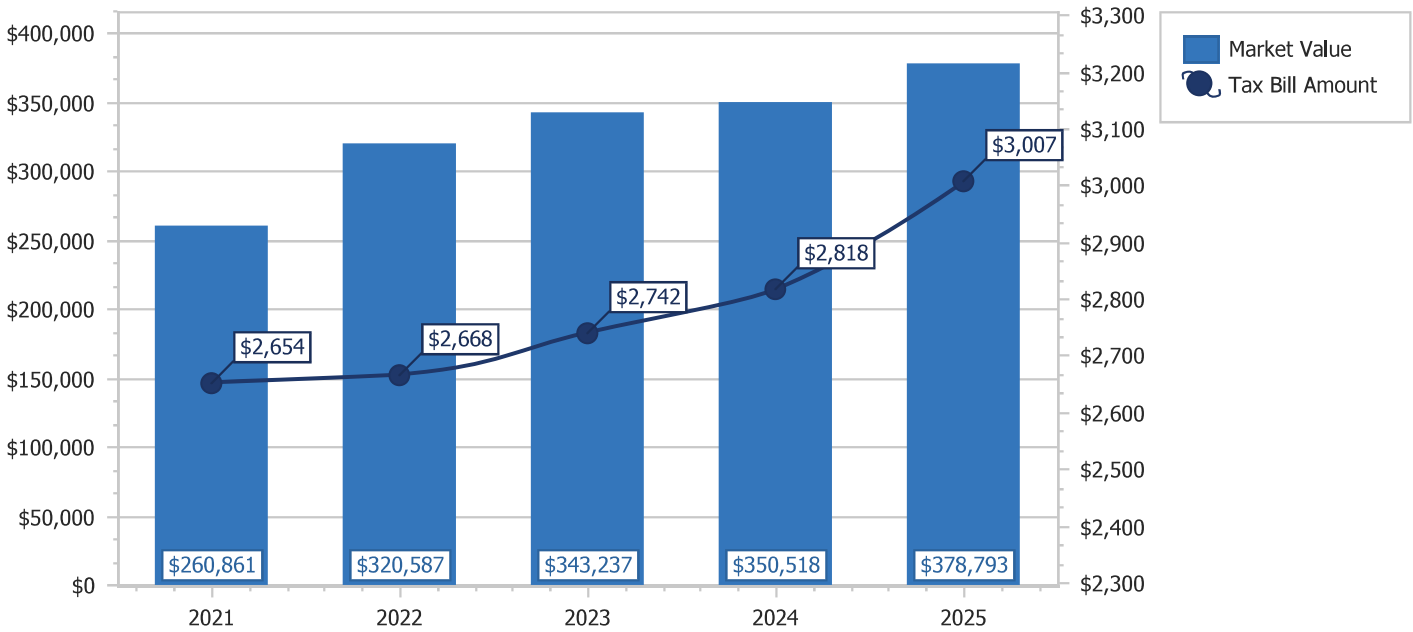
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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: 273
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



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