

# Property Record Card



Parcel: 20-21-30-512-0000-0850  
 Property Address: 230 WAVERLY DR FERN PARK, FL 32730  
 Owners: ZEIGLER, CHERYLE D  
 2025 Market Value \$133,151 Assessed Value \$61,093 Taxable Value \$0  
 2024 Tax Bill \$216.15 Tax Savings with Exemptions \$1,534.61  
 The 4 Bed/2.5 Bath Single Family property is 2,661 SF and a lot size of 0.31 Acres

## Parcel Location



## Site View



20213051200000850 01/30/2022

## Parcel Information

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Parcel            | 20-21-30-512-0000-0850                            |
| Property Address  | 230 WAVERLY DR<br>FERN PARK, FL 32730             |
| Mailing Address   | 230 WAVERLY DR<br>FERN PARK, FL 32730-2627        |
| Subdivision       | HIGHLAND PINES UNIT 3                             |
| Tax District      | 01:County Tax District                            |
| DOR Use Code      | 01:Single Family                                  |
| Exemptions        | 00-HOMESTEAD (1996), Other<br>Exemptions \$25,000 |
| 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                    | \$62,051            | \$61,443              |
| Depreciated Other Features                    | \$1,100             | \$1,100               |
| Land Value (Market)                           | \$70,000            | \$70,000              |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Just/Market Value                             | \$133,151           | \$132,543             |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$72,058            | \$73,172              |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| P&G Adjustment                                | \$0                 | \$0                   |
| Assessed Value                                | \$61,093            | \$59,371              |

## 2024 Certified Tax Summary

|                             |            |
|-----------------------------|------------|
| Tax Amount w/o Exemptions   | \$1,750.76 |
| Tax Bill Amount             | \$216.15   |
| Tax Savings with Exemptions | \$1,534.61 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 ZEIGLER, CHERYLE D

## Legal Description

LOT 85 HIGHLAND PINES UNIT 3 PB 15 PG 23

## Taxes

| Taxing Authority                   | Assessed | Exempt Amount | Taxable  |
|------------------------------------|----------|---------------|----------|
| COUNTY GENERAL FUND                | \$61,093 | \$61,093      | \$0      |
| Schools                            | \$61,093 | \$30,000      | \$31,093 |
| FIRE                               | \$61,093 | \$41,093      | \$20,000 |
| ROAD DISTRICT                      | \$61,093 | \$41,093      | \$20,000 |
| SJWM(Saint Johns Water Management) | \$61,093 | \$41,093      | \$20,000 |

## Sales

| Deed Type       | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| QUIT CLAIM DEED | 4/1/2006  | \$100       | 06191/1093  | Improved  | No         |
| QUIT CLAIM DEED | 1/1/2004  | \$100       | 05181/1636  | Improved  | No         |
| QUIT CLAIM DEED | 12/1/2002 | \$100       | 04751/1402  | Improved  | No         |
| QUIT CLAIM DEED | 4/1/2000  | \$100       | 03851/1926  | Improved  | No         |
| WARRANTY DEED   | 12/1/1995 | \$130,000   | 03013/0808  | Improved  | Yes        |

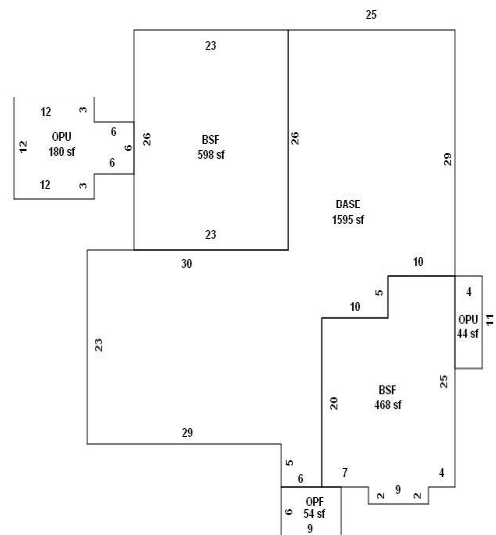
## Land

| Units | Rate         | Assessed | Market   |
|-------|--------------|----------|----------|
| 1 Lot | \$70,000/Lot | \$70,000 | \$70,000 |

## Building Information

|                               |                  |
|-------------------------------|------------------|
| #                             | 1                |
| Use                           | SINGLE FAMILY    |
| Year Built*                   | 1969             |
| Bed                           | 4                |
| Bath                          | 2.5              |
| Fixtures                      | 9                |
| Base Area (ft <sup>2</sup> )  | 1595             |
| Total Area (ft <sup>2</sup> ) | 2939             |
| Constuction                   | CB/STUCCO FINISH |
| Replacement Cost              | \$97,335         |
| Assessed                      | \$62,051         |

\* Year Built = Actual / Effective



Building 1

| Appendages            |            |
|-----------------------|------------|
| Description           | Area (ft²) |
| BASE SEMI FINISHED    | 598        |
| BASE SEMI FINISHED    | 468        |
| OPEN PORCH FINISHED   | 54         |
| OPEN PORCH UNFINISHED | 44         |
| OPEN PORCH UNFINISHED | 180        |

| Permits  |                                                                 |          |         |             |
|----------|-----------------------------------------------------------------|----------|---------|-------------|
| Permit # | Description                                                     | Value    | CO Date | Permit Date |
| 02055    | 230 WAVERLY DR: PLUMBING - RESIDENTIAL- [HIGHLAND PINES UNIT 3] | \$1,300  |         | 2/13/2020   |
| 09173    | REROOF W/SHINGLES                                               | \$12,420 |         | 8/8/2006    |
| 07502    | POWER SUPPLY FOR CABLE                                          | \$330    |         | 11/1/1994   |

| Extra Features  |            |       |         |          |
|-----------------|------------|-------|---------|----------|
| Description     | Year Built | Units | Cost    | Assessed |
| POOL 1          | 1975       | 1     | \$0     | \$0      |
| COVERED PATIO 1 | 2001       | 1     | \$2,750 | \$1,100  |

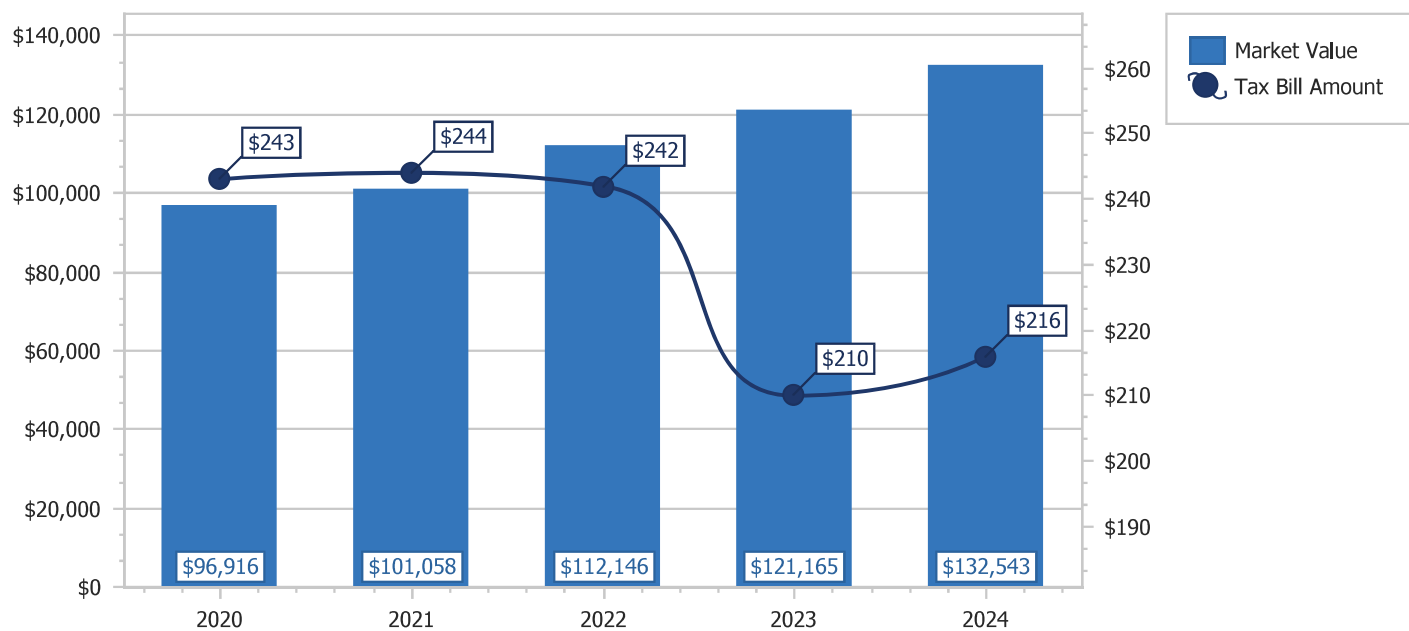
| Zoning          |                         |
|-----------------|-------------------------|
| Zoning          | R-1A                    |
| Description     | Single Family-9000      |
| Future Land Use | LDR                     |
| Description     | Low Density Residential |

| 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                 |

| School Districts |                 |
|------------------|-----------------|
| Elementary       | English Estates |
| Middle           | South Seminole  |
| High             | Lake Howell     |

| Utilities      |                           |
|----------------|---------------------------|
| Fire Station # | Station: 22 Zone: 222     |
| Power Company  | DUKE                      |
| Phone (Analog) | CENTURY LINK              |
| Water          | Seminole County Utilities |
| Sewage         | Seminole County Utilities |
| Garbage Pickup | TUE/FRI                   |
| Recycle        | TUE                       |
| Yard Waste     | NO SERVICE                |
| Hauler #       | Waste Management          |

## Property Value History



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