

# Property Record Card



Parcel: **18-21-29-517-0000-0060**  
 Property Address: **3550 HOLLIDAY AVE APOPKA, FL 32703**  
 Owners: **NINIO, YANIV; NINIO, KEREN**  
 2025 Market Value \$484,620 Assessed Value \$484,620  
 2024 Tax Bill \$6,418.25  
 Miscellaneous Residential Waterfront property has a lot size of 0.58 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	18-21-29-517-0000-0060
Property Address	3550 HOLLIDAY AVE APOPKA, FL 32703
Mailing Address	3550 HOLLIDAY AVE APOPKA, FL 32703-6727
Subdivision	HOLLIDAY BEAR LAKE SUBD
Tax District	01:County Tax District
DOR Use Code	0730:Miscellaneous Residential Waterfront
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	\$30,720	\$32,000
Land Value (Market)	\$453,900	\$453,900
Land Value Agriculture	\$0	\$0
Just/Market Value	\$484,620	\$485,900
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	\$484,620	\$485,900

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,418.25
Tax Bill Amount	\$6,418.25
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 NINIO, YANIV - Tenancy by Entirety  
 NINIO, KEREN - Tenancy by Entirety

## Legal Description

LOTS 6 + 7 HOLLIDAY BEAR LAKE SUBD PB 3  
PG 53

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$484,620	\$0	\$484,620
Schools	\$484,620	\$0	\$484,620
FIRE	\$484,620	\$0	\$484,620
ROAD DISTRICT	\$484,620	\$0	\$484,620
SJWM(Saint Johns Water Management)	\$484,620	\$0	\$484,620

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/29/2022	\$850,000	10307/1850	Improved	Yes
WARRANTY DEED	5/19/2022	\$100	10249/0955	Improved	No
CORRECTIVE DEED	12/1/2003	\$100	05137/0986	Improved	No
QUIT CLAIM DEED	9/1/2003	\$100	05006/0818	Improved	No
WARRANTY DEED	4/1/1998	\$290,000	03418/1951	Improved	Yes

## Land

Units	Rate	Assessed	Market
89 feet X 200 feet	\$5,100/Front Foot	\$453,900	\$453,900

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Constuction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
06679	3550 HOLLIDAY AVE: SWIMMING POOL RESIDENTIAL- [HOLLIDAY BEAR LAKE SUBD]	\$66,000		9/18/2024
07875	3550 HOLLIDAY AVE: SINGLE FAMILY DETACHED-SFR [HOLLIDAY BEAR LAKE SUBD]	\$758,629		2/1/2024
21438	3550 HOLLIDAY AVE: DOCK - BOATHOUSE-Residential boat dock. [HOLLIDAY BEAR LAKE SUBD]	\$55,000		1/27/2023
19285	3550 HOLLIDAY AVE: DEMO RESIDENTIAL -RESIDENTIAL STRUCTURE [HOLLIDAY BEAR LAKE SUBD]	\$21,000	1/24/2023	12/12/2022
20618	3550 HOLLIDAY AVE: PLUMBING - RESIDENTIAL- [HOLLIDAY BEAR LAKE SUBD]	\$500		12/9/2022
03191	BOAT RAMP	\$5,000		3/1/2002
06175	EQUIPMENT CHANGE OUT	\$1,200		7/1/1999
06983	REROOF	\$2,150		10/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
BOAT DOCK 3	2023	1	\$16,000	\$15,360
BOAT COVER 3	2023	1	\$16,000	\$15,360

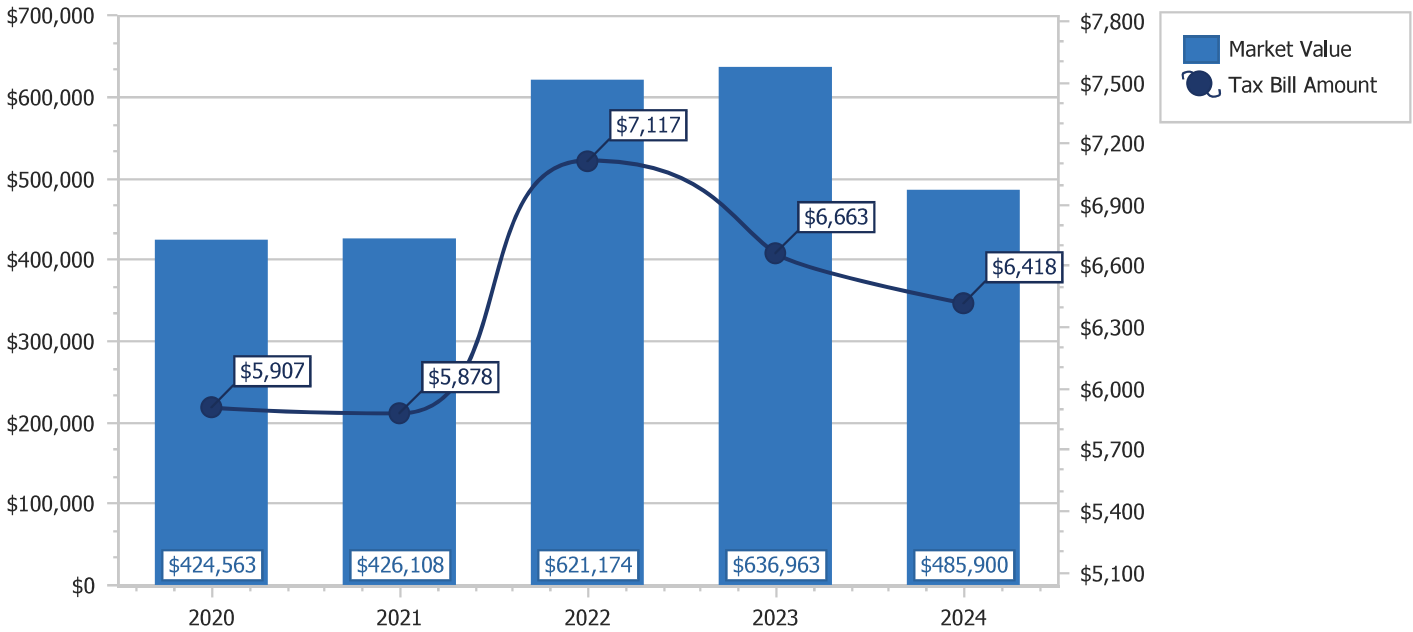
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 39 - Doug Bankson
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 38

Utilities	
Fire Station #	Station: 13 Zone: 133
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	NO SERVICE
Hauler #	Waste Management

### Property Value History



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