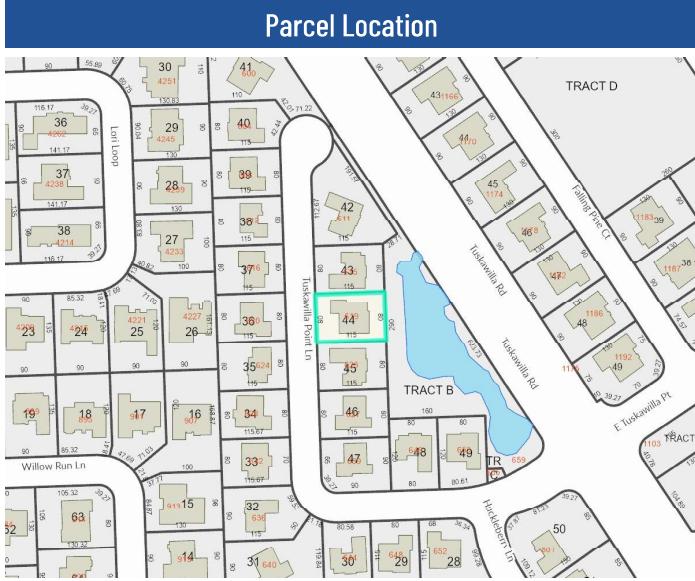


# Property Record Card



Parcel: 24-21-30-501-0000-0440  
 Property Address: 619 TUSKAWILLA POINT LN WINTER SPRINGS, FL 32708  
 Owners: DIGUISESSI, JAMES; DIGUISESSI, LINDA  
 2026 Market Value \$414,948 Assessed Value \$227,921 Taxable Value \$177,199  
 2025 Tax Bill \$1,427.91 Tax Savings with Exemptions \$4,256.82  
 The 4 Bed/2 Bath Single Family property is 2,283 SF and a lot size of 0.21 Acres



**Parcel Information**

|                   |   |
|-------------------|---|
| Parcel            | 24-21-30-501-0000-0440                                |
| Property Address  | 619 TUSKAWILLA POINT LN<br>WINTER SPRINGS, FL 32708   |
| Mailing Address   | 619 TUSKAWILLA POINT LN<br>WINTER SPGS, FL 32708-4901 |
| Subdivision       | TUSKAWILLA POINT                                      |
| Tax District      | 01:County Tax District                                |
| DOR Use Code      | 01:Single Family                                      |
| Exemptions        | 00-HOMESTEAD (2026)                                   |
| 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                    | \$326,348           | \$328,181             |
| Depreciated Other Features                    | \$3,600             | \$2,400               |
| Land Value (Market)                           | \$85,000            | \$85,000              |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Just/Market Value                             | \$414,948           | \$415,581             |
| Portability Adjustment                        | \$187,027           | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$0                 | \$265,342             |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| P&G Adjustment                                | \$0                 | \$0                   |
| Assessed Value                                | \$227,921           | \$150,239             |

**2025 Certified Tax Summary**

|                             |            |
|-----------------------------|------------|
| Tax Amount w/o Exemptions   | \$5,684.73 |
| Tax Bill Amount             | \$1,427.91 |
| Tax Savings with Exemptions | \$4,256.82 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

**Owner(s)**

|   |
|---|
| Name - Ownership Type                   |
| DIGUISESSI, JAMES - Tenancy by Entirety |
| DIGUISESSI, LINDA - Tenancy by Entirety |

## Legal Description

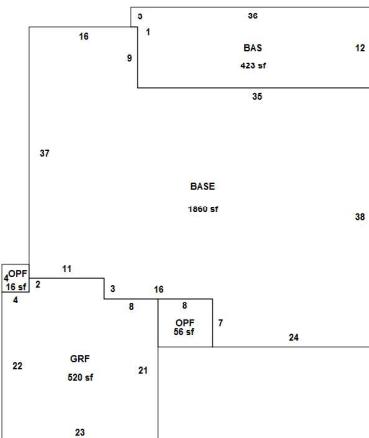
LOT 44  
TUSKAWILLA POINT  
PB 23 PGS 81 & 82

| Taxes                              |           |               |           |  |
|------------------------------------|-----------|---------------|-----------|--|
| Taxing Authority                   | Assessed  | Exempt Amount | Taxable   |  |
| COUNTY GENERAL FUND                | \$227,921 | \$50,722      | \$177,199 |  |
| Schools                            | \$227,921 | \$25,000      | \$202,921 |  |
| FIRE                               | \$227,921 | \$50,722      | \$177,199 |  |
| ROAD DISTRICT                      | \$227,921 | \$50,722      | \$177,199 |  |
| SJWM(Saint Johns Water Management) | \$227,921 | \$50,722      | \$177,199 |  |

| Sales           |           |             |             |           |            |
|-----------------|-----------|-------------|-------------|-----------|------------|
| Deed Type       | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
| WARRANTY DEED   | 1/24/2025 | \$485,000   | 10763/1139  | Improved  | Yes        |
| WARRANTY DEED   | 3/1/2017  | \$100       | 08909/1109  | Improved  | No         |
| WARRANTY DEED   | 5/1/2012  | \$200,000   | 07784/1930  | Improved  | Yes        |
| WARRANTY DEED   | 5/1/2010  | \$152,800   | 07389/0287  | Improved  | Yes        |
| QUIT CLAIM DEED | 3/1/2010  | \$100       | 07352/0033  | Improved  | No         |
| QUIT CLAIM DEED | 5/1/1997  | \$22,400    | 03240/1493  | Improved  | No         |
| WARRANTY DEED   | 12/1/1986 | \$85,000    | 01804/0074  | Improved  | Yes        |
| QUIT CLAIM DEED | 3/1/1986  | \$100       | 01724/0049  | Improved  | No         |
| WARRANTY DEED   | 12/1/1983 | \$88,400    | 01512/1833  | Improved  | Yes        |

| Land  |              |          |          |  |
|-------|--------------|----------|----------|--|
| Units | Rate         | Assessed | Market   |  |
| 1 Lot | \$85,000/Lot | \$85,000 | \$85,000 |  |

| Building Information          |                  |
|-------------------------------|------------------|
| #                             | 1                |
| Use                           | SINGLE FAMILY    |
| Year Built*                   | 1983/1998        |
| Bed                           | 4                |
| Bath                          | 2.0              |
| Fixtures                      | 7                |
| Base Area (ft <sup>2</sup> )  | 1860             |
| Total Area (ft <sup>2</sup> ) | 2875             |
| Construction                  | CB/STUCCO FINISH |
| Replacement Cost              | \$366,683        |
| Assessed                      | \$326,348        |



Building 1

\* Year Built = Actual / Effective

## Appendages

| Description         | Area (ft <sup>2</sup> ) |
|---------------------|-------------------------|
| BASE                | 423                     |
| GARAGE FINISHED     | 520                     |
| OPEN PORCH FINISHED | 16                      |
| OPEN PORCH FINISHED | 56                      |

## Permits

| Permit # | Description  | Value    | CO Date | Permit Date |
|----------|--|----------|---------|-------------|
| 14999    | 619 TUSKAWILLA POINT LN:<br>MECHANICAL - RESIDENTIAL-<br>[TUSKAWILLA POINT]                                      | \$13,000 |         | 10/7/2025   |
| 01055    | 619 TUSKAWILLA POINT LN: REROOF<br>RESIDENTIAL-RE-ROOF- REMOVE AND<br>REPLACE ASPHALT SHIN [TUSKAWILLA<br>POINT] | \$20,611 |         | 2/1/2022    |
| 04401    | REROOF   | \$7,200  |         | 6/3/2010    |
| 04108    | MECHANICAL & CONDENSOR   | \$2,263  |         | 5/21/2010   |
| 01157    | CHANGEOUT NO DUCTWORK  | \$5,000  |         | 2/1/1997    |
| 07463    | FAMILY ROOM ADDITION   | \$22,419 |         | 11/1/1996   |

## Extra Features

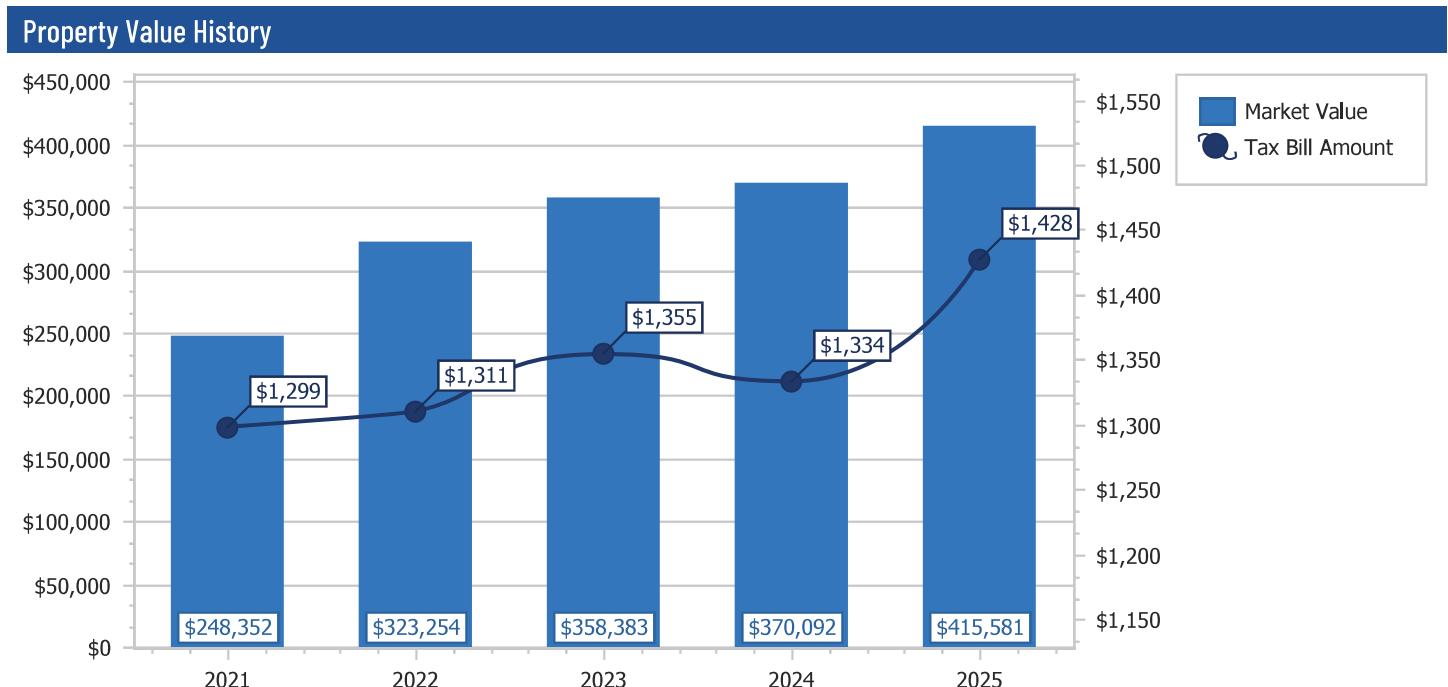
| Description | Year Built | Units | Cost    | Assessed |
|-------------|------------|-------|---------|----------|
| FIREPLACE 2 | 1983       | 1     | \$6,000 | \$3,600  |

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

| School Districts |             |
|------------------|-------------|
| Elementary       | Red Bug     |
| Middle           | Tuskawilla  |
| High             | Lake Howell |

| 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 60                 |

| Utilities      |                           |
|----------------|---------------------------|
| Fire Station # | Station: 27 Zone: 273     |
| Power Company  | DUKE                      |
| Phone (Analog) | CENTURY LINK              |
| Water          | Seminole County Utilities |
| Sewage         | Seminole County Utilities |
| Garbage Pickup | MON/THU                   |
| Recycle        | THU                       |
| Yard Waste     | WED                       |
| Hauler #       | Waste Pro                 |



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