



SEMINOLE COUNTY
 PLANNING & DEVELOPMENT DIVISION
 1101 EAST FIRST STREET, ROOM 2028
 SANFORD, FLORIDA 32771
 (407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 24-55200003

Received: 7/26/24

Paid: 7/26/24

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEEES

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)	\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING (FE)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)	\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME:	Wilderness States Estates		
PARCEL ID #(S):	21-20-32-300-0340-0000 21-20-32-300-0350-0000 15-20-32-5BC-0000-0370 15-20-32-5BC-0000-0360		
NUMBER OF LOTS: <u>9</u>	<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> TOWNHOMES	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER
ARE ANY TREES BEING REMOVED?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	(IF YES, ATTACH COMPLETED ARBOR APPLICATION IN FINAL ENGINEERING)
WATER PROVIDER:	Individual Wells	SEWER PROVIDER:	Individual Septic Systems
ZONING: <u>A-5</u>	FUTURE LAND USE: <u>R-5</u>	TOTAL ACREAGE: 54.70 AC ^{53.68}	BCC DISTRICT: <u>2</u>

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>	
NAME: <u>Daniel Bourque</u>	COMPANY: <u>Aulion Homes, LLC</u>
ADDRESS: <u>295 Geneva Drive</u>	
CITY: <u>Oviedo</u>	STATE: <u>FL</u> ZIP: <u>32765</u>
PHONE: <u>(407) 739-2167</u>	EMAIL: <u>Danny@AulinHomes.com</u>

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME: Thomas H. Skelton, PE

COMPANY: American Civil Engineering Co.

ADDRESS: 207 N. Moss Road, Suite 211

CITY: Winter Springs

STATE: FL

ZIP: 32708

PHONE: (407) 461-7334

EMAIL: tomskelton468@gmail.com

OWNER(S)

NAME(S): Applicant

ADDRESS:

CITY:

STATE:

ZIP:

PHONE:

EMAIL:

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. **(Minor Plat and Final Engineering require Concurrency Test Review)**. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.


SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

07/24/2024

DATE

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Christopher Schultz / CKS Aulin Land Holdings, LLC, the owner of record for the following described property [Parcel ID Number(s)] 21-20-32-300-0340-0000 & 21-20-32-300-0350-0000 ^{15-20-32-5BC-0000-0370} hereby designates Thomas H. Skelton, PE / American Civil Engineering Co ^{15-20-32-5BC-0000-0360} to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input checked="" type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

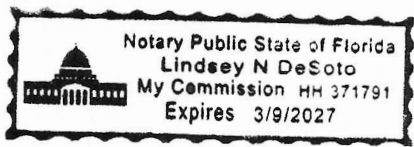
11/20/23
Date

Christopher Schultz
Property Owner's Signature

Christopher Schultz
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Christopher Schultz (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 20th day of November, 2023.



Lindsey N DeSoto
Notary Public



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

CKS AULIN LAND HOLDINGS, LLC

Filing Information

Document Number L23000036945
FEI/EIN Number 92-2038782
Date Filed 01/26/2023
State FL
Status ACTIVE

Principal Address

312 AULIN AVENUE
 OVIEDO, FL 32765

Mailing Address

312 AULIN AVENUE
 OVIEDO, FL 32765

Registered Agent Name & Address

CHRISTOPHER K. SCHULTZ
 312 AULIN AVENUE
 OVIEDO, FL 32765

Authorized Person(s) Detail

Name & Address

Title MGR

CHRISTOPHER K. SCHULTZ

312 AULIN AVENUE
 OVIEDO, FL 32765

Title CFO

Angela , Ward
 312 AULIN AVENUE
 OVIEDO, FL 32765

Annual Reports

Report Year	Filed Date
2024	02/05/2024

Document Images

[02/05/2024 -- ANNUAL REPORT](#)

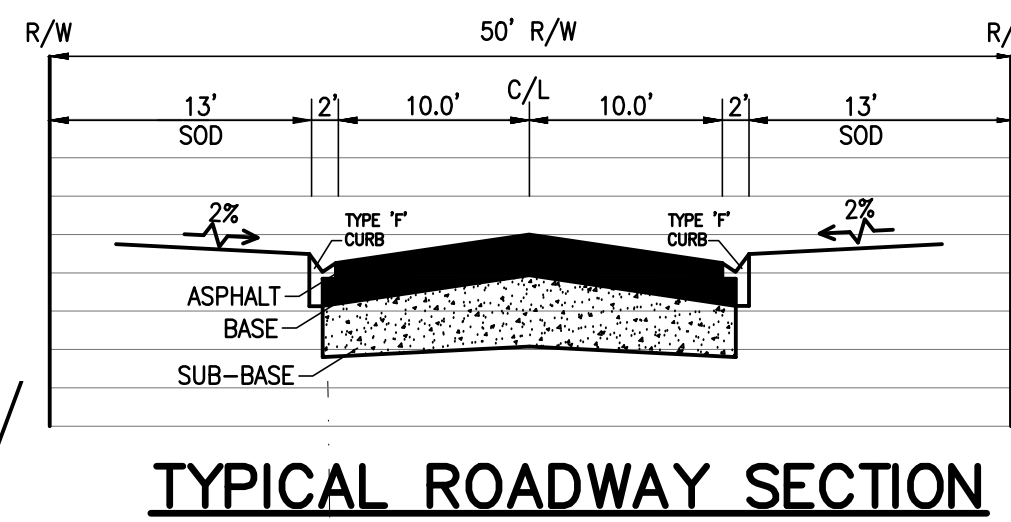
[View image in PDF format](#)

[01/26/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

DEVELOPMENT NOTES:

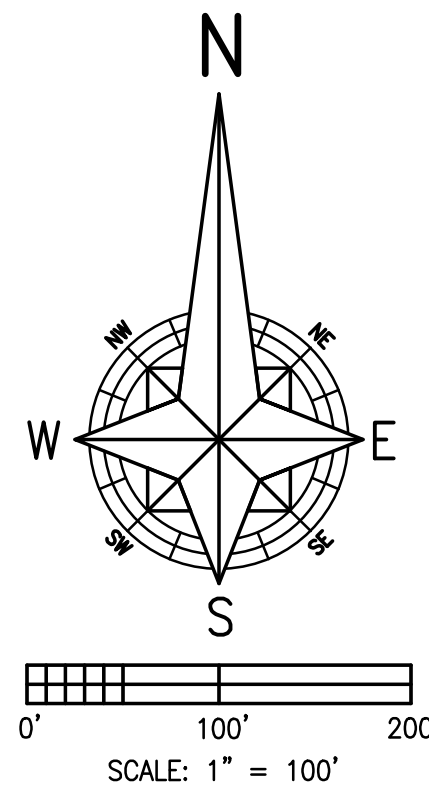
- PER SEC. 30.1046 (A)(1) EXCEPT FOR THOSE STRUCTURES EXPRESSLY AUTHORIZED IN THIS SECTION AND EXCEPT FOR LAND DESIGNATED AS COMMERCIAL ON THE FUTURE LAND USE MAP, NO STRUCTURE, PARKING OR OUTDOOR STORAGE SHALL BE LOCATED: A. WITHIN TWO HUNDRED (200) FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY IN SCENIC CONDITIONS ALONG A MAJOR ROAD; OR B. WITHIN FIFTY (50) FEET FROM THE CENTERLINE OF THE RIGHT-OF-WAY IN SCENIC CORRIDORS ALONG A MINOR ROAD.
- NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS CODE, THE FOLLOWING STRUCTURES AND USES SHALL BE THE ONLY STRUCTURES AND USES PERMITTED WITHIN THE DESIGNATED SCENIC CORRIDOR SETBACKS: A. AGRICULTURAL BUILDINGS IN ACCORDANCE WITH THE STANDARDS OF THIS PART, B. SIGNS IN ACCORDANCE WITH THE SIGNS STANDARDS OF THIS PART, C. LANDSCAPE FEATURES REQUIRED BY THIS PART AND OTHER PERMITTED LANDSCAPE MATERIALS, D. FENCES, GATES, MAILBOXES, BUS STOPS AND ENTRANCES IN ACCORDANCE WITH THE ARCHITECTURAL DESIGN STANDARDS OF THIS PART, E. ACCESS WAYS OR ACCESS POINTS IN ACCORDANCE WITH THE ACCESS STANDARDS OF THIS PART, F. BUS STOPS, BUS SHELTERS, SIGNAGE AND OTHER SUCH IMPROVEMENTS RELATED THERETO, G. SIGNS, MARKINGS, TRAFFIC CONTROL DEVICES AND SUCH OTHER IMPROVEMENTS RELATED TO THE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC. PLEASE SHOW THE SETBACK LINES FROM THE CENTERLINE OF EACH RIGHT-OF-WAY TO THE NEAREST PROPOSED LOT.
- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER, ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED, CHAPTER 16, NFPA 1, 2003 EDITION (FFPC 2004 EDITION).
- POTABLE WATER WILL BE PROVIDED BY INDIVIDUAL PORTABLE WATER WELLS. IRRIGATION WATER WILL BE PROVIDED BY INDIVIDUAL IRRIGATION WELLS. WASTEWATER WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS WITH AEROBIC SEPTIC TANK.
- A MINIMUM FIVE (5) FOOT SIDE YARD EASEMENT SHALL BE PROVIDED ALONGSIDE PROPERTY LINES ON ALL LOTS. NO AC PADS, POOL EQUIPMENT, OR OTHER ENCUMBRANCES ALLOWED WITHIN THE EASEMENT. PLEASE PROVIDE THIS INFORMATION AS A NOTE ON THE PSP.
- PROPOSED RIGHT-OF-WAY WILL BE DEDICATED TO PUBLIC.
- THERE ARE NO FLOOD PLAIN AREAS IN THE PROPOSED DEVELOPMENT.
- PRIOR TO CONSTRUCTION PLAN APPROVAL, CERTIFICATION WITH SUPPORTING CALCULATIONS SHALL BE SUBMITTED WHICH STATES THAT THIS PROJECT IS CONSISTENT WITH THE APPROVED MASTER DRAINAGE AND UTILITY PLANS FOR THIS PLANNED DEVELOPMENT.
- THIS SITE SHALL COMPLY WITH THE FDEP BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL. PRIOR TO EARTH WORK OR CONSTRUCTION, THE DEVELOPER SHALL PROVIDE A COPY OF THE COMPLETED FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NPDES NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO THE SEMINOLE COUNTY ENVIRONMENTAL PROTECTION DIVISION, ATTENTION: NPDES-ADMINISTRATOR.
- FOR EROSION CONTROL - USE CAUTION TO PREVENT EROSION DURING CONSTRUCTION ALONG THE BOUNDARY OF THE PROPERTY INTO NEIGHBORING WETLANDS AND BUFFERS, AND INTO ALL DRAINAGE FACILITIES AND DITCHES. CONSTRUCTION WILL REQUIRE BEST MANAGEMENT PRACTICES (BMP'S) FOR EROSION CONTROL. MINIMIZE THE EXTENT OF AREA EXPOSED AT ONE TIME, APPLY PERIMETER CONTROLS WHERE NECESSARY, AND PERFORM MAINTENANCE CHECKS EVERY SEVEN (7) DAYS AND AFTER EVERY 1/2 INCH RAIN. THE CONSTRUCTION ENTRY AREA SHALL BE DESIGNED TO PREVENT TRUCKS FROM TRACKING SOIL ONTO LOCAL ROADS AND THE AFFECTED STORM DRAINAGE SYSTEM SHALL BE PROTECTED AS INDICATED IN 34-250(9). THIS MAY REQUIRE PERIODIC STREET SWEEPING.
- NEW OR EXISTING FIRE HYDRANTS SHALL BE IDENTIFIED TO MEET THE REQUIREMENTS OF CHAPTER 18 OF NFPA 1 2009 EDITION, (FFPC 2010 EDITION).
- THIS PROJECT WILL BE BUILT IN ONE PHASE.
- THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD REQUIREMENTS (100 YEAR/24 HOUR STORM EVENT).



TRACT TABLE

TRACT ID	AREA (SF)/(AC)	USE	OWNED BY	MAINTAINED BY
A	64,171 SF 1.47 AC	NATURAL	HOA	HOA
B	31,960 SF 0.73 AC	NATURAL	HOA	HOA
C	10,108.66 SF 0.23 AC	NATURAL	SEMINOLE COUNTY	SEMINOLE COUNTY
D	173,914 SF 3.99 AC	RETENTION	HOA	HOA
E	139,958 SF 3.21 AC	ROW	SEMINOLE COUNTY	SEMINOLE COUNTY

"Per Sec. 30.1046 (a)(1) Except for those structures expressly authorized in this section and except for land designated as commercial on the future land use map, no structure, parking or outdoor storage shall be located: a. Within two hundred (200) feet from the centerline of the right-of-way in scenic corridors along a major road; or b. Within fifty (50) feet from the centerline of the right-of-way in scenic corridors along a minor road.
 (2) Notwithstanding any other provision of this Code, the following structures and uses shall be the only structures and uses permitted within the designated scenic corridor setbacks: a. Agricultural buildings in accordance with the standards of this part. b. Signs in accordance with the sign standards of this part. c. Landscaping features required by this part and other permitted landscape materials. d. Fences, gates, mailboxes, bus stops and entrances in accordance with the architectural design standards of this part. e. Access ways or access points in accordance with the access standards of this part. f. Bus stops, bus shelters, signage and other such improvements related thereto. g. Signs, markings, traffic control devices and such other improvements related to the safe and efficient movement of traffic. Please show the setback lines from the centerline of each right-of-way to the nearest proposed lot.



PROJECT DATA:

PARCEL ID NUMBERS:
 21-20-32-300-0340-0000
 21-20-32-300-0350-0000
 15-20-32-58C-0000-0360
 15-20-32-58C-0000-0370

TOTAL PROPERTY AREA: 2,382,792.66 SF 54.70 AC

TOTAL NET BUILDABLE AREAS: 2,232,725.66 SF 51.26 AC
 (TOTAL AREA) - (TRACTS C + E)
 (2,372,792.66 SF) - (10,109 + 139,958)

TOTAL LOT AREA: 1,962,681 SF 45.06 AC
 (SUM OF THE AREAS OF LOTS 1-9)

TOTAL TRACT AREA: 420,111.66 SF 9.64 AC
 (TRACTS A + B + C + D + E)
 (SEE TRACT TABLE FOR EACH TRACT AREAS)

AREA DEDICATED FOR ROW: 150,066.66 SF 3.45 AC

ZONING: A-5 (RURAL-5ac)
 R5 (RURAL-5)

FUTURE LAND USE: SINGLE FAMILY DWELLING

PERMITTED USE: 9

TOTAL NO. OF LOTS: 0.176 UNITS/ACRE
 (9 UNITS / 51.26 AC)

MINIMUM LOT SIZE: 5 ACRES

MINIMUM WIDTH AT BLDG LINE: 150'

BUILDING SETBACKS: 150'

C/L SOUTH HART ROAD: 50 FEET
FRONT: 50 FEET
C/L CR 426: 200 FEET
REAR P/L: 30 FEET
SIDE: 10 FEET

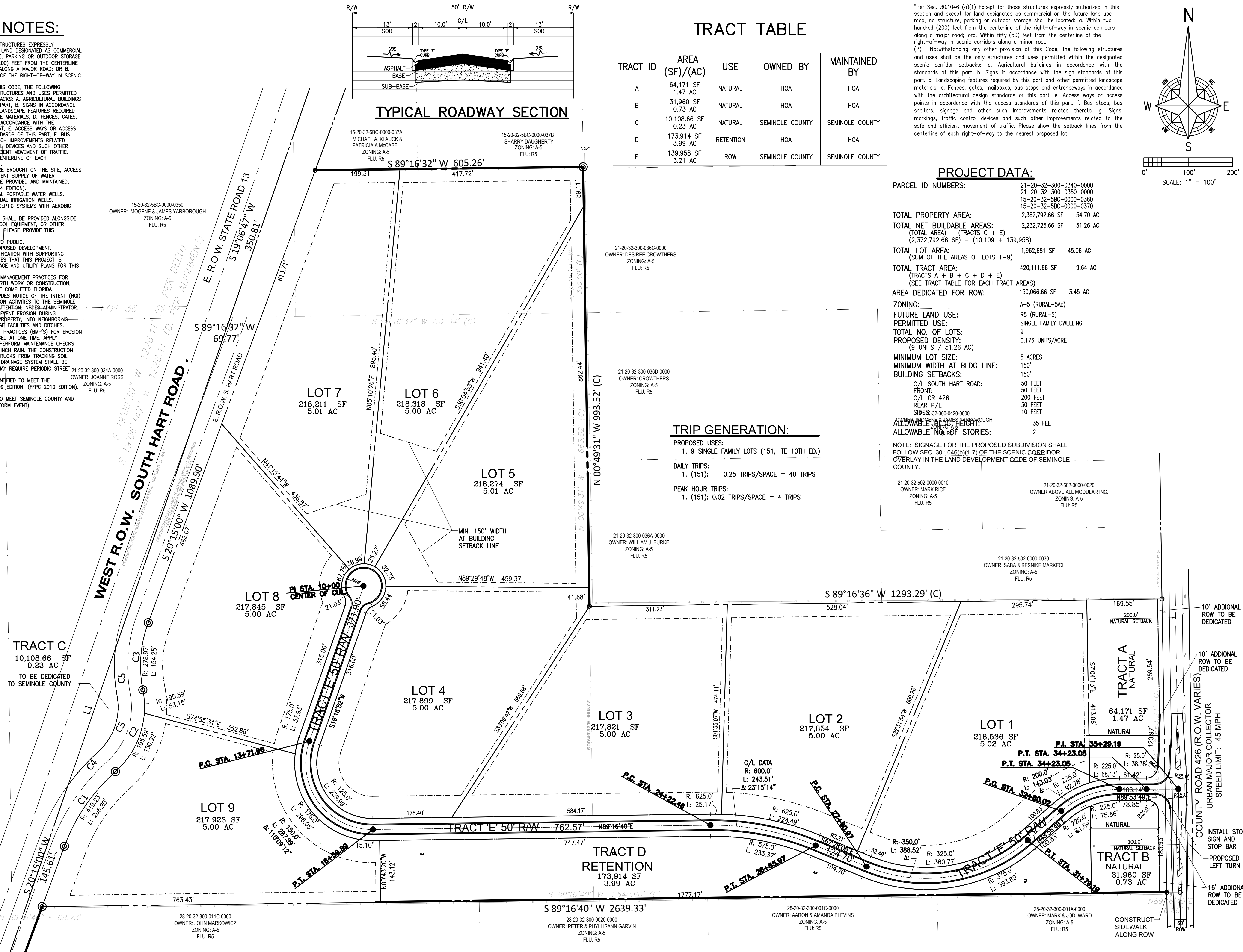
ALLOWABLE BLDG HEIGHT: 35 FEET

ALLOWABLE NO. OF STORIES: 2

NOTE: SIGNAGE FOR THE PROPOSED SUBDIVISION SHALL FOLLOW SEC. 30.1046(b)(1-7) OF THE SCENIC CORRIDOR OVERLAY IN THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY.

TRIP GENERATION:

- PROPOSED USES:**
 1. 9 SINGLE FAMILY LOTS (151, ITE 10TH ED.)
- DAILY TRIPS:**
 1. (151): 0.25 TRIPS/SPACE = 40 TRIPS
- PEAK HOUR TRIPS:**
 1. (151): 0.02 TRIPS/SPACE = 4 TRIPS



DATE	SCALE	DESIGNED	DRAWN	CHECKED	JOB NO.	EMAIL
MAY 31, 2024	1" = 100'	THS	SCM	THS	23130	tomskelton468@gmail.com

AMERICAN CIVIL ENGINEERING CO.
 307 N. MOSS ROAD, SUITE 211 WINTER SPRINGS, FLORIDA 32708
 (407) 320-1000
 CERTIFICATE OF AUTHORIZATION NO. 00000220

WILDERNESS ESTATES
 SEMINOLE COUNTY, FLORIDA

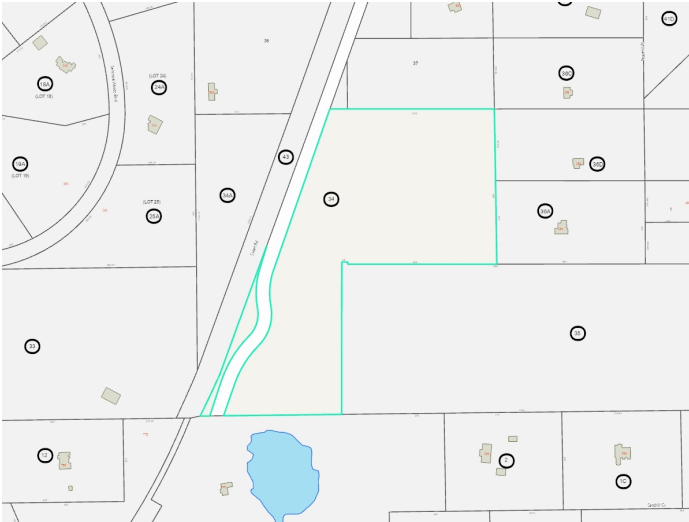
SEE SHEET C10 FOR CROSS SECTIONS THROUGH CR 426

Property Record Card



Parcel: **21-20-32-300-0340-0000**
 Property Address:
 Owners: **CKS AULIN LAND HOLDINGS LLC**
 2024 Market Value \$451,490 Assessed Value \$451,490
 2023 Tax Bill \$3.99
 Vacant Residential property has a lot size of 19.63 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-20-32-300-0340-0000
Property Address	
Mailing Address	312 AULIN AVE OVIEDO, FL 32765-9314
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$451,490	\$300
Land Value Agriculture	\$0	\$0
Market Value	\$451,490	\$300
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$451,490	\$300

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$3.99
Tax Bill Amount	\$3.99
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 CKS AULIN LAND HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 21 TWP 20S RGE 32E
 SW 1/4 OF SE 1/4 (LESS SE
 1/4 + LOT DESC IN ORB 77
 PB 240 & PT NWLY OF FORMER FLAGLER TRAIL
 & RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$451,490	\$0	\$451,490
Schools	\$451,490	\$0	\$451,490
FIRE	\$451,490	\$0	\$451,490
ROAD DISTRICT	\$451,490	\$0	\$451,490
SJWM(Saint Johns Water Management)	\$451,490	\$0	\$451,490

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2023	\$1,575,000	10439/1391	Improved	Yes
QUIT CLAIM DEED	5/9/2022	\$100	10236/0078	Vacant	No
WARRANTY DEED	8/1/1988	\$350,000	01988/0940	Vacant	No

Land

Units	Rate	Assessed	Market
19.63 Acres	\$23,000/Acre	\$451,490	\$451,490

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

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

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities

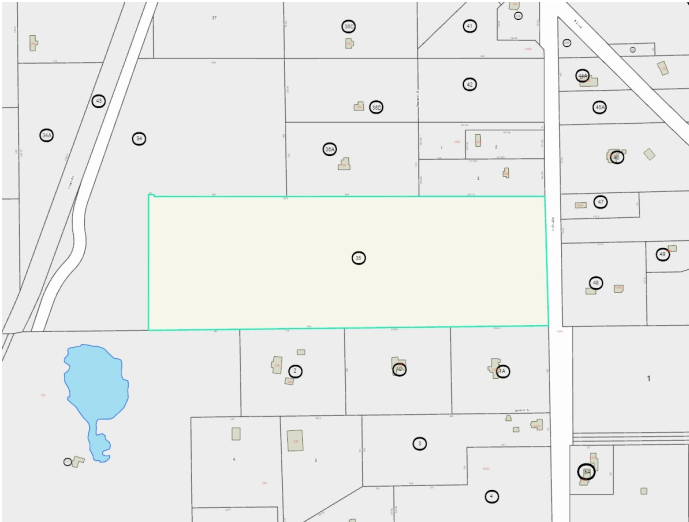
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Record Card



Parcel: **21-20-32-300-0350-0000**
 Property Address:
 Owners: **CKS AULIN LAND HOLDINGS LLC**
 2024 Market Value \$673,900 Assessed Value \$673,900
 2023 Tax Bill \$2,963.32 Tax Savings with Non-Hx Cap \$629.84
 Vacant Residential property has a lot size of 29.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	21-20-32-300-0350-0000
Property Address	
Mailing Address	312 AULIN AVE OVIEDO, FL 32765-9314
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$673,900	\$270,000
Land Value Agriculture	\$0	\$0
Market Value	\$673,900	\$270,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$79,425
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$673,900	\$190,575

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,593.16
Tax Bill Amount	\$2,963.32
Tax Savings with Exemptions	\$629.84

Owner(s)

Name - Ownership Type

CKS AULIN LAND HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 21 TWP 20S RGE 32E E 3/4 OF S 1/4 OF SE
1/4 + BEG 12 FT W OF SE COR OF SW 1/4 OF
SW 1/4 OF SE 1/4 RUN E 12 FT N 664.88 FT W
25 FT SELY TO POB

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$673,900	\$0	\$673,900
Schools	\$673,900	\$0	\$673,900
FIRE	\$673,900	\$0	\$673,900
ROAD DISTRICT	\$673,900	\$0	\$673,900
SJWM(Saint Johns Water Management)	\$673,900	\$0	\$673,900

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2023	\$1,575,000	10439/1391	Improved	Yes
QUIT CLAIM DEED	5/9/2022	\$100	10236/0078	Vacant	No
WARRANTY DEED	8/1/1988	\$350,000	01988/0940	Vacant	No

Land

Units	Rate	Assessed	Market
29.30 Acres	\$23,000/Acre	\$673,900	\$673,900

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

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

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities

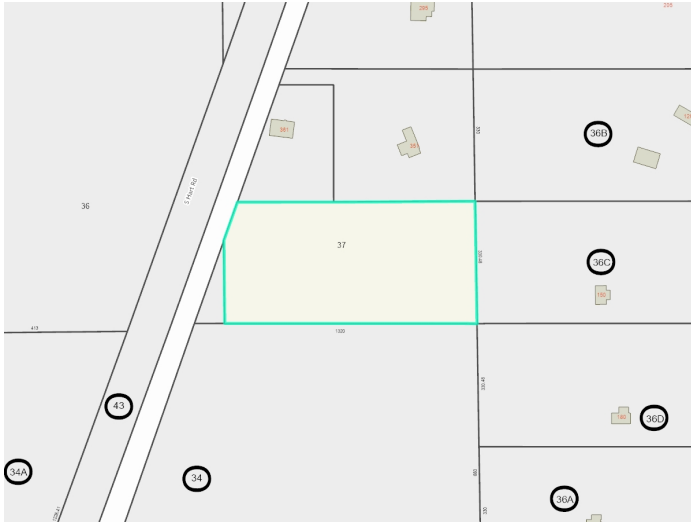
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Record Card



Parcel: **15-20-32-5BC-0000-0370**
 Property Address:
 Owners: **CKS AULIN LAND HOLDINGS LLC**
 2024 Market Value \$218,832 Assessed Value \$218,832
 2023 Tax Bill \$1,862.50 Tax Savings with Non-Hx Cap \$807.03
 Vacant Residential property has a lot size of 4.56 Acres

Parcel Location



Site View

Parcel Information

Parcel	15-20-32-5BC-0000-0370
Property Address	
Mailing Address	312 AULIN AVE OVIEDO, FL 32765-9314
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$218,832	\$200,596
Land Value Agriculture	\$0	\$0
Market Value	\$218,832	\$200,596
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$101,769
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$218,832	\$98,827

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,669.53
Tax Bill Amount	\$1,862.50
Tax Savings with Exemptions	\$807.03

Owner(s)

Name - Ownership Type
 CKS AULIN LAND HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 330 FT LOT 37 E OF ST RD 13
 GENEVA TRACT IN
 SEC 21 TWP 20 RGE 32
 PB 2 PG 66

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$218,832	\$0	\$218,832
Schools	\$218,832	\$0	\$218,832
FIRE	\$218,832	\$0	\$218,832
ROAD DISTRICT	\$218,832	\$0	\$218,832
SJWM(Saint Johns Water Management)	\$218,832	\$0	\$218,832

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2023	\$1,575,000	10439/1391	Improved	Yes
QUIT CLAIM DEED	5/9/2022	\$100	10236/0080	Vacant	No
WARRANTY DEED	12/1/1988	\$35,000	02025/0830	Vacant	Yes

Land

Units	Rate	Assessed	Market
4.56 Acres	\$48,000/Acre	\$218,832	\$218,832

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

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

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities

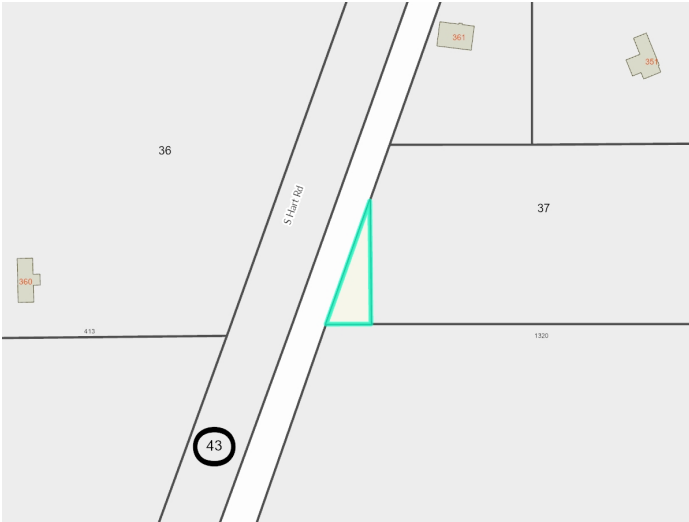
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Record Card



Parcel: **15-20-32-5BC-0000-0360**
 Property Address:
 Owners: **CKS AULIN LAND HOLDINGS LLC**
 2024 Market Value \$29,280 Assessed Value \$29,280
 2023 Tax Bill \$150.18
 Vacant Residential property has a lot size of 0.19 Acres

Parcel Location



Site View

Parcel Information

Parcel	15-20-32-5BC-0000-0360
Property Address	
Mailing Address	312 AULIN AVE OVIEDO, FL 32765-9314
Subdivision	GENEVA TRACT 15-20-32
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$29,280	\$11,285
Land Value Agriculture	\$0	\$0
Market Value	\$29,280	\$11,285
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$29,280	\$11,285

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$150.18
Tax Bill Amount	\$150.18
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 CKS AULIN LAND HOLDINGS LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 36 E OF OLD SR 13 GENEVA TRACT IN SEC
21 TWP 20 RGE 32 PB 2 PG 66

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$29,280	\$0	\$29,280
Schools	\$29,280	\$0	\$29,280
FIRE	\$29,280	\$0	\$29,280
ROAD DISTRICT	\$29,280	\$0	\$29,280
SJWM(Saint Johns Water Management)	\$29,280	\$0	\$29,280

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2023	\$1,575,000	10439/1391	Improved	Yes
QUIT CLAIM DEED	5/9/2022	\$100	10236/0082	Vacant	No
WARRANTY DEED	12/1/1988	\$4,000	02024/1934	Vacant	Yes

Land

Units	Rate	Assessed	Market
0.61 Acres	\$48,000/Acre	\$29,280	\$29,280

Building Information

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

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
----------	-------------	-------	---------	-------------

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

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

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

School Districts

Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities

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

Copyright 2024 © Seminole County Property Appraiser



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/26/2024 12:24:03 PM
Project: 24-55200003
Credit Card Number: 37*****2058
Authorization Number: 256324
Transaction Number: 260724017-9C4F0E25-5FCA-462D-9923-D163B52B8701
Total Fees Paid: 4303.80

Fees Paid

Description	Amount
FINAL SUBDIVISION	4225.00
CC CONVENIENCE FEE -- PZ	78.80
Total Amount	4303.80