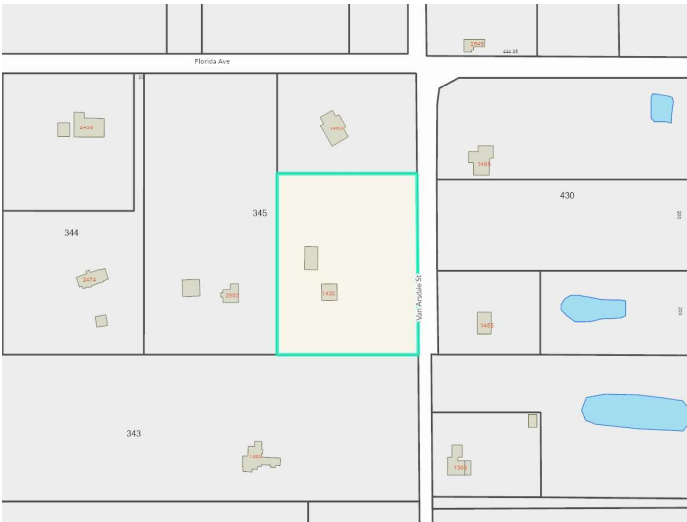


Property Record Card



Parcel: 25-20-31-5BA-0000-3451
Property Address: 1430 VAN ARSDALE ST OVIEDO, FL 32765
Owners: HODAPP, MEGHAN E; HODAPP, JUSTIN R
 2025 Market Value \$539,917 Assessed Value \$513,607 Taxable Value \$462,885
 2024 Tax Bill \$1,957.54 Tax Savings with Exemptions \$4,363.10
 The 2 Bed/2 Bath Single Family property is 1,664 SF and a lot size of 3.09 Acres

Parcel Location



Site View



Parcel Information

Parcel	25-20-31-5BA-0000-3451
Property Address	1430 VAN ARSDALE ST OVIEDO, FL 32765
Mailing Address	1430 VAN ARSDALE ST OVIEDO, FL 32765-8188
Subdivision	BLACK HAMMOCK
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$327,697	\$290,935
Depreciated Other Features	\$2,100	\$2,175
Land Value (Market)	\$210,120	\$185,400
Land Value Agriculture	\$0	\$0
Just/Market Value	\$539,917	\$478,510
Portability Adjustment	\$26,310	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$285,304
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$513,607	\$193,206

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,320.64
Tax Bill Amount	\$1,957.54
Tax Savings with Exemptions	\$4,363.10

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

HODAPP, MEGHAN E - Tenancy by Entirety
 HODAPP, JUSTIN R - Tenancy by Entirety

Legal Description

E 1/2 OF LOT 345 (LESS N
221 FT)
BLACK HAMMOCK
PB 1 PG 31

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$513,607	\$50,722	\$462,885
Schools	\$513,607	\$25,000	\$488,607
FIRE	\$513,607	\$50,722	\$462,885
ROAD DISTRICT	\$513,607	\$50,722	\$462,885
SJWM(Saint Johns Water Management)	\$513,607	\$50,722	\$462,885

Sales

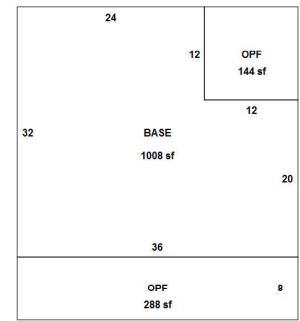
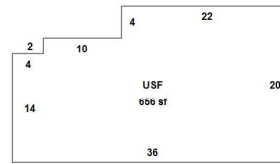
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/1/2024	\$665,000	10726/0474	Improved	Yes
QUIT CLAIM DEED	7/10/2024	\$100	10661/0677	Improved	No
WARRANTY DEED	7/4/2020	\$100	09643/1834	Improved	No
WARRANTY DEED	7/1/2010	\$79,900	07420/0061	Improved	Yes
WARRANTY DEED	12/1/1995	\$70,000	03005/0117	Improved	Yes
WARRANTY DEED	10/1/1979	\$100	01249/1020	Vacant	No

Land

Units	Rate	Assessed	Market
1.70 Acres	\$68,000/Acre	\$115,600	\$115,600
1.39 Acres	\$68,000/Acre	\$94,520	\$94,520

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2012
Bed	2
Bath	2.0
Fixtures	6
Base Area (ft ²)	1008
Total Area (ft ²)	2096
Constuction	SIDING GRADE 3
Replacement Cost	\$275,315
Assessed	\$262,926

* Year Built = Actual / Effective



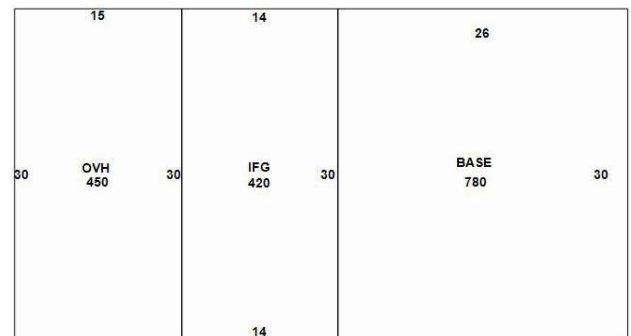
Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	144
OPEN PORCH FINISHED	288
UPPER STORY FINISHED	656

Building Information	
#	2
Use	BARNs/SHEDS
Year Built*	1991
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	780
Total Area (ft ²)	1650
Constuction	CONC BLOCK
Replacement Cost	\$75,978
Assessed	\$64,771

* Year Built = Actual / Effective



Building 2

Appendages	
Description	Area (ft ²)
OVERHANG	450

Permits

Permit #	Description	Value	CO Date	Permit Date
03438	1430 VAN ARSDALE ST: SHED/BARN RESIDENTIAL-Construction of Metal Storage Building [BLACK HAMMOCK]	\$72,000		3/25/2025
06827	11/10/2011 02:22:28 PM Created by: Kim Permit Key 12011082306827 was added!	\$187,149	2/8/2013	8/23/2011

Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	2012	1	\$3,000	\$2,100

Zoning

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

School Districts

Elementary	Lawton
Middle	Jackson Heights
High	Oviedo

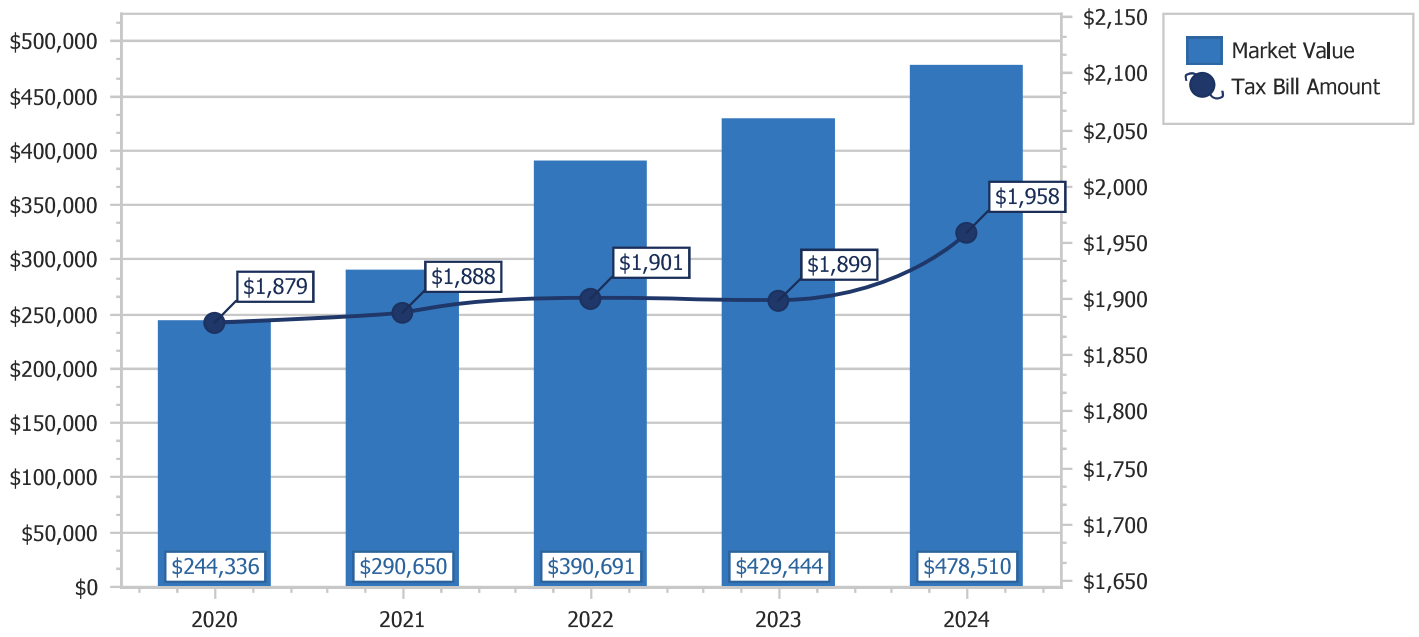
Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 71

Utilities

Fire Station #	Station: 44 Zone: 443
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	
Garbage Pickup	TUE/FRI
Recycle	FRI
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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