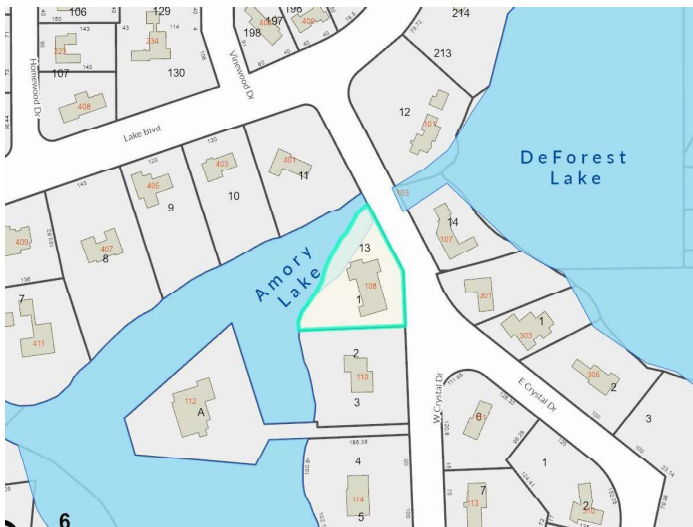


# Property Record Card



**Parcel:** 03-20-30-506-0100-0010  
**Property Address:** 108 W CRYSTAL DR SANFORD, FL 32773  
**Owners:** RUHL, MICHAEL W; RUHL, REBECCA L  
 2024 Market Value \$465,587 Assessed Value \$465,587  
 2023 Tax Bill \$3,171.34 Tax Savings with Exemptions \$2,578.58  
 The 4 Bed/3 Bath Single Family Waterfront property is 3,398 SF and a lot size of 0.63 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	03-20-30-506-0100-0010
Property Address	108 W CRYSTAL DR SANFORD, FL 32773
Mailing Address	2222 OCOEE APOPKA RD #106 OCOEE, FL 34761-5344
Subdivision	BEL-ISLE SEC OF LOCH ARBOR
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	None
AG Classification	No

## Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$319,239	\$298,985
Depreciated Other Features	\$2,600	\$2,400
Land Value (Market)	\$143,748	\$130,680
Land Value Agriculture	\$0	\$0
Market Value	\$465,587	\$432,065
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$153,865
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$465,587	\$278,200

## 2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,749.92
Tax Bill Amount	\$3,171.34
Tax Savings with Exemptions	\$2,578.58

## Owner(s)

**Name - Ownership Type**  
 RUHL, MICHAEL W - Tenancy by Entirety  
 RUHL, REBECCA L - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 1 BLK 1  
BEL-ISLE SEC OF LOCH ARBOR  
IN SEC 3 TWP 20 RGE 30  
PB 7 PG 72  
& LOT 13  
LOCH ARBOR  
GEORGE S WITMERS REPLAT  
NORTH AMORY LAKE  
PB 8 PG 76

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$465,587	\$0	\$465,587
Schools	\$465,587	\$0	\$465,587
FIRE	\$465,587	\$0	\$465,587
ROAD DISTRICT	\$465,587	\$0	\$465,587
SJWM(Saint Johns Water Management)	\$465,587	\$0	\$465,587

## Sales

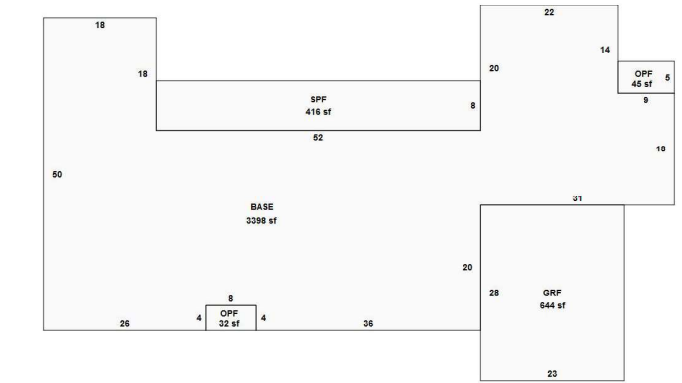
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/12/2023	\$500,000	10554/1099	Improved	Yes
TRUSTEE DEED	4/1/2019	\$100	09343/1330	Improved	No
WARRANTY DEED	12/1/2012	\$249,900	07938/0047	Improved	Yes
WARRANTY DEED	6/1/1994	\$159,900	02786/1832	Improved	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$159,720/Lot	\$143,748	\$143,748

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1965
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft <sup>2</sup> )	3398
Total Area (ft <sup>2</sup> )	4535
Constuction	SIDING GRADE 3
Replacement Cost	\$532,065
Assessed	\$319,239

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	644
OPEN PORCH FINISHED	45
OPEN PORCH FINISHED	32
SCREEN PORCH FINISHED	416

Permits				
Permit #	Description	Value	CO Date	Permit Date
19370	108 W CRYSTAL DR: RES ALTERATIONS, NO CHANGE IN UNITS-SFR Interior Alterations [BEL-ISLE SEC OF LOCH ARBO]	\$100,000		1/9/2024
18796	108 W CRYSTAL DR: EZ REROOF RESIDENTIAL- [BEL-ISLE SEC OF LOCH ARBO]	\$36,762		11/4/2022
07811	CHANGE OF ELECTRICAL SERVICE & HOOKED-UP POWER FOR NEW WELL	\$1,500		7/22/2008
04891	INSTALL NEW HEAT PUMP W ELEC	\$2,440		7/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	1965	1	\$3,500	\$1,400
FIREPLACE 1	1965	1	\$3,000	\$1,200

Zoning

School Districts

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

Elementary	Region 2
Middle	Millennium
High	Seminole

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 14

Utilities	
Fire Station #	Station: 33 Zone: 337
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

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