

# Property Record Card



Parcel: 04-21-29-520-0000-0580  
 Property Address: 224 S SHADOWBAY BLVD LONGWOOD, FL 32779  
 Owners: YANOVITCH FAMILY TRUST  
 2026 Market Value \$840,221 Assessed Value \$530,573 Taxable Value \$479,851  
 2025 Tax Bill \$6,494.35 Tax Savings with Exemptions \$4,970.48  
 The 4 Bed/2.5 Bath Single Family Waterfront property is 3,223 SF and a lot size of 0.37 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	04-21-29-520-0000-0580
Property Address	224 S SHADOWBAY BLVD LONGWOOD, FL 32779
Mailing Address	224 S SHADOWBAY BLVD LONGWOOD, FL 32779-4842
Subdivision	SHADOWBAY UNIT 1
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2003)
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	\$417,481	\$422,974
Depreciated Other Features	\$22,740	\$15,160
Land Value (Market)	\$400,000	\$400,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$840,221	\$838,134
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$309,648	\$322,514
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$530,573	\$515,620

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,464.83
Tax Bill Amount	\$6,494.35
Tax Savings with Exemptions	\$4,970.48

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

YANOVITCH FAMILY TRUST

## Legal Description

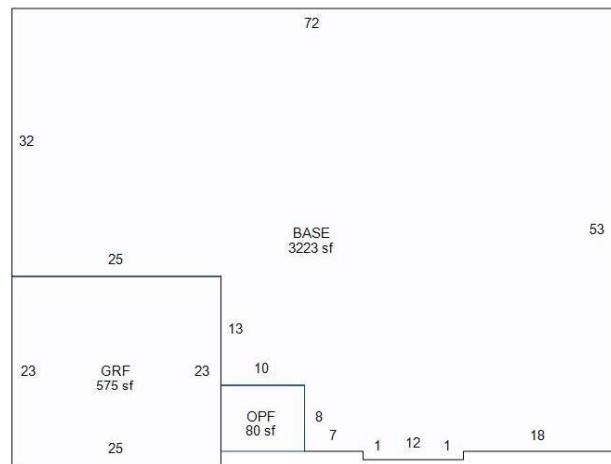
LOT 58 SHADBURY UNIT 1 PB 24 PG 99 & 100

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$530,573	\$50,722	\$479,851
Schools	\$530,573	\$25,000	\$505,573
FIRE	\$530,573	\$50,722	\$479,851
ROAD DISTRICT	\$530,573	\$50,722	\$479,851
SJWM(Saint Johns Water Management)	\$530,573	\$50,722	\$479,851

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/26/2023	\$100	10516/1473	Improved	No
WARRANTY DEED	10/1/2002	\$510,000	04568/0021	Improved	Yes
QUIT CLAIM DEED	3/1/1991	\$100	02280/1661	Improved	No
WARRANTY DEED	3/1/1986	\$193,500	01721/1179	Improved	No
WARRANTY DEED	3/1/1984	\$183,000	01532/0368	Improved	No
CERTIFICATE OF TITLE	4/1/1983	\$194,300	01451/1790	Improved	No
WARRANTY DEED	4/1/1981	\$87,000	01329/0255	Improved	Yes

Land			
Units	Rate	Assessed	Market
1 Lot	\$800,000/Lot	\$400,000	\$400,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft <sup>2</sup> )	3223
Total Area (ft <sup>2</sup> )	3878
Construction	CUSTOM WOOD/STUCCO/BRICK
Replacement Cost	\$549,317
Assessed	\$417,481



Building 1

\* Year Built = Actual / Effective

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	575
OPEN PORCH FINISHED	80

## Permits

Permit #	Description	Value	CO Date	Permit Date
12497	224 S SHADBAY BLVD: ELECTRICAL - RESIDENTIAL-Residential Home [SHADBAY UNIT 1]	\$2,300		8/19/2025
15018	224 S SHADBAY BLVD: EZ WINDOW / DOOR REPLACEMENT RESIDENTIAL-SFR [SHADBAY UNIT 1]	\$7,250		10/17/2019
02628	REROOF	\$7,500		4/12/2011
04205	A/C EQUIPMENT CHANGE OUT	\$7,146		6/1/1997
05374	REROOF	\$4,250		8/1/1995

## Extra Features

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1981	1	\$6,000	\$3,600
SPA 1	1981	1	\$10,800	\$6,480
PATIO 1	1981	1	\$1,100	\$660
SCREEN ENCL 1	1989	1	\$4,000	\$2,400
BOAT DOCK 2	1989	1	\$8,000	\$4,800
BOAT COVER 2	1989	1	\$8,000	\$4,800

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

School Districts	
Elementary	Sabal Point
Middle	Rock Lake
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 35

Utilities	
Fire Station #	Station: 16 Zone: 161
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Sunshine Water Services
Sewage	Sunshine Water Services
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Management

