



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

PROJ. #: 26-80000004
 RECEIVED AND PAID 01/12/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: 1535 CARE POINT LOT SPLIT
 PARCEL ID #(S): 17-21-29-5B4-0000-037B
 TOTAL ACREAGE: 1.19 ACRES BCC DISTRICT: 3 CONSTANTINE
 ZONING: A1 FUTURE LAND USE: LDR

APPLICANT

NAME: CORAZON BANSIYAO COMPANY:
 ADDRESS: 1535 CARE POINT
 CITY: APOPKA STATE: FL ZIP: 32703
 PHONE: 407-883-0643 EMAIL: MARIN.COR@YAHOO.COM

CONSULTANT

NAME: Rick Lopez COMPANY: All American Homes LLC
 ADDRESS: 1606 JEANETTE ST
 CITY: APOPKA STATE: FL ZIP: 32712
 PHONE: 321-303-5148 EMAIL: RIKMAR111@YAHOO.COM

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

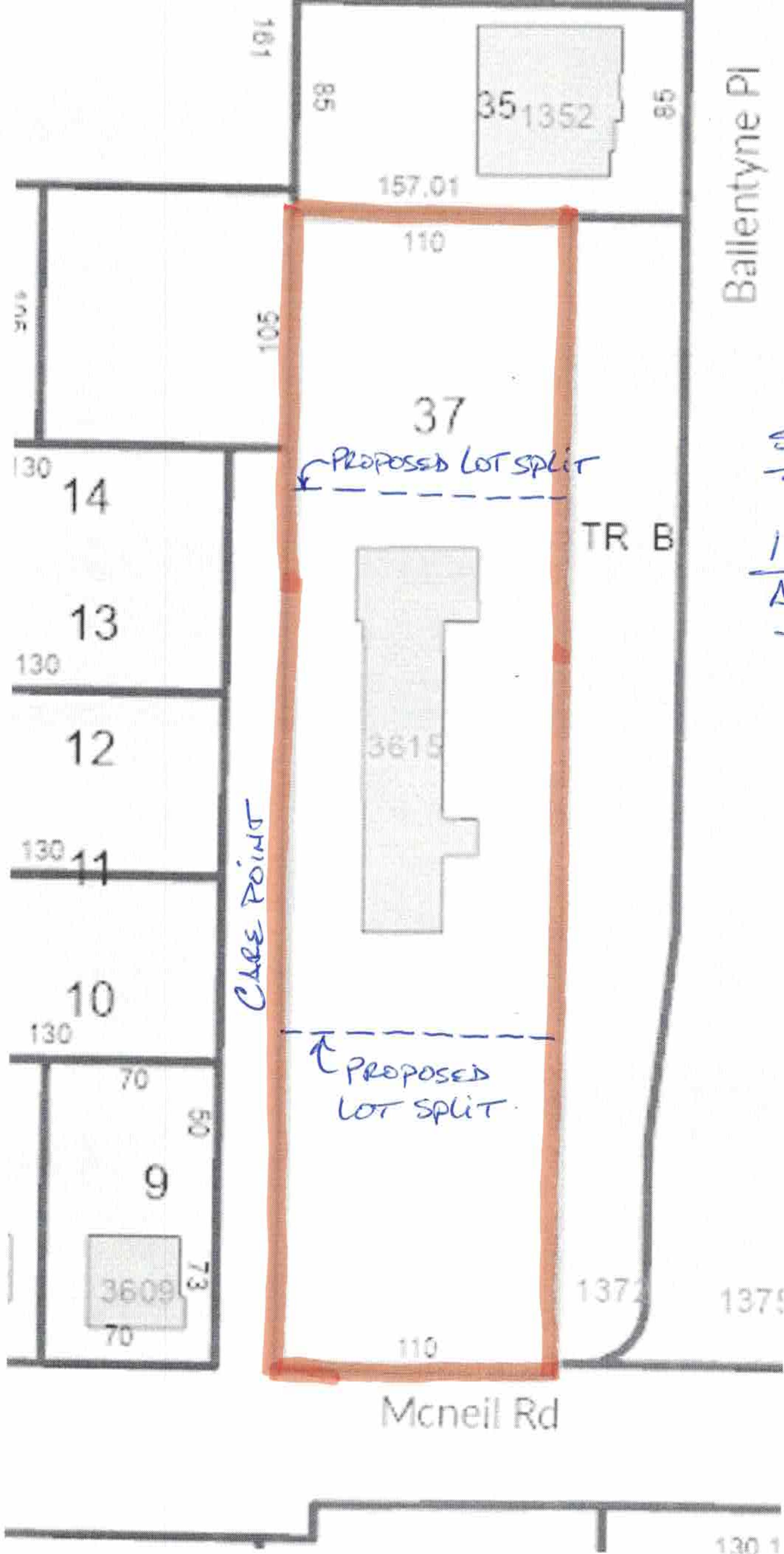
☒ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION
 Description of proposed development: LOT SPLIT TO BUILD SFR

STAFF USE ONLY

COMMENTS DUE: 01/30 COM DOC DUE: 02/05 DRC MEETING: 02/18/2026

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: A-1 FLU: LDR LOCATION: on the northeast corner of Care Pt and McNeil Rd
 W/S: SEMINOLE COUNTY UTILITIES BCC: 3: CONSTANTINE



SITE PLAN

1535 CARE POINT
APOPKA 32703

1.18 ACRES

Property Record Card



Parcel: 17-21-29-5BG-0000-037B
Property Address: 1535 CARE PT APOPKA, FL 32703
Owners: BAGSIYAO CORAZON
 2026 Market Value \$463,553 Assessed Value \$463,553 Taxable Value \$463,553
 2025 Tax Bill \$6,396.63
 Homes For The Aged/Alf property w/1st Building size of 5,744 SF and a lot size of 1.18 Acres

Parcel Location



Site View

Parcel Information

| | |
|-------------------|---|
| Parcel | 17-21-29-5BG-0000-037B |
| Property Address | 1535 CARE PT APOPKA, FL 32703 |
| Mailing Address | 3615 MCNEIL RD APOPKA, FL 32703-6818 |
| Subdivision | MC NEILS ORANGE VILLA |
| Tax District | 01:County Tax District |
| DOR Use Code | 74:Homes For The Aged/Alf |
| Exemptions | None |
| 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 | \$335,435 | \$342,546 |
| Depreciated Other Features | \$9,118 | \$6,078 |
| Land Value (Market) | \$119,000 | \$119,000 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$463,553 | \$467,624 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$0 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$463,553 | \$467,624 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$6,396.63 |
| Tax Bill Amount | \$6,396.63 |
| Tax Savings with Exemptions | \$0.00 |

Owner(s)

Name - Ownership Type
 BAGSIYAO CORAZON

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 110 FT OF E 1/2 OF LOT 37 (LESS N 170 FT)
MC NEILS ORANGE VILLA PB 2 PG 99

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$463,553 | \$0 | \$463,553 |
| Schools | \$463,553 | \$0 | \$463,553 |
| FIRE | \$463,553 | \$0 | \$463,553 |
| ROAD DISTRICT | \$463,553 | \$0 | \$463,553 |
| SJWM(Saint Johns Water Management) | \$463,553 | \$0 | \$463,553 |

Sales

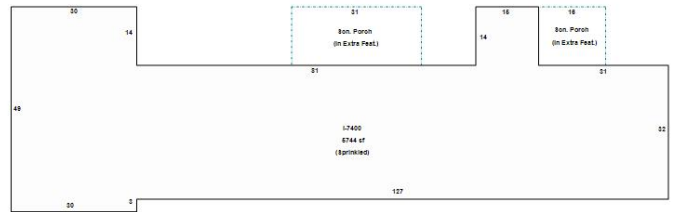
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 8/1/2005 | \$1,100,000 | 05903/0560 | Improved | No |
| QUIT CLAIM DEED | 8/1/2005 | \$100 | 05903/0559 | Improved | No |
| WARRANTY DEED | 9/1/1998 | \$900,000 | 03512/0291 | Improved | No |
| SPECIAL WARRANTY DEED | 4/1/1997 | \$230,000 | 03231/0971 | Improved | No |
| CERTIFICATE OF TITLE | 2/1/1997 | \$100 | 03191/1377 | Improved | No |
| WARRANTY DEED | 9/30/1994 | \$625,000 | 02834/1379 | Improved | No |
| WARRANTY DEED | 10/1/1989 | \$400,000 | 02120/1896 | Improved | No |
| QUIT CLAIM DEED | 1/1/1989 | \$100 | 02042/0411 | Improved | No |
| WARRANTY DEED | 2/1/1984 | \$455,000 | 01528/1859 | Improved | No |
| WARRANTY DEED | 7/1/1983 | \$465,000 | 01471/0039 | Improved | Yes |
| WARRANTY DEED | 1/1/1977 | \$12,000 | 01112/1279 | Vacant | No |
| WARRANTY DEED | 1/1/1976 | \$6,000 | 01097/0745 | Vacant | No |

Land

| Units | Rate | Assessed | Market |
|------------|----------------|-----------|-----------|
| 1.19 Acres | \$100,000/Acre | \$119,000 | \$119,000 |

| Building Information | |
|----------------------|------------------------------------|
| # | 1 |
| Use | MASONRY PILASTER . |
| Year Built* | 1977/1985 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft²) | 5744 |
| Total Area (ft²) | |
| Constuction | CONCRETE BLOCK-STUCCO - MASONRY |
| Replacement Cost | \$615,477 |
| Assessed | \$335,435 |

* Year Built = Actual / Effective



Building 1

| Permits | | | | |
|----------|---|----------|---------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| 11868 | 1535 CARE PT: REROOF RESIDENTIAL-residential home [MC NEILS ORANGE VILLA] | \$35,000 | | 8/16/2024 |
| 03978 | INSTALL FIRE SPRINKLERS/MAIN | \$15,283 | | 4/1/2003 |
| 07104 | SUBDIVISION WALL | \$8,000 | | 8/1/1999 |
| 02103 | 10 X 12 SHED | \$3,600 | | 3/1/1999 |
| 06523 | DRIVEWAY, WALKS, & PLUMBING | \$10,000 | | 9/1/1997 |
| 05477 | 6' BRD/BRD; ELECT; MECH | \$5,900 | | 8/1/1997 |
| 05729 | 1 15X20 & 1 15X32 ALUM ROOF | \$5,850 | | 8/1/1997 |
| 05629 | SUPPRESSION SYSTEM | \$1,160 | | 8/1/1996 |

| Extra Features | | | | |
|-----------------------------------|------------|-------|---------|----------|
| Description | Year Built | Units | Cost | Assessed |
| COMM: ALUM SCREEN PORCH W/CONC FL | 1997 | 434 | \$6,076 | \$3,646 |
| COMM: ALUM SCREEN PORCH W/CONC FL | 1997 | 224 | \$3,136 | \$1,882 |
| COMMERCIAL CONCRETE DR 4 IN | 1999 | 1100 | \$5,984 | \$3,590 |

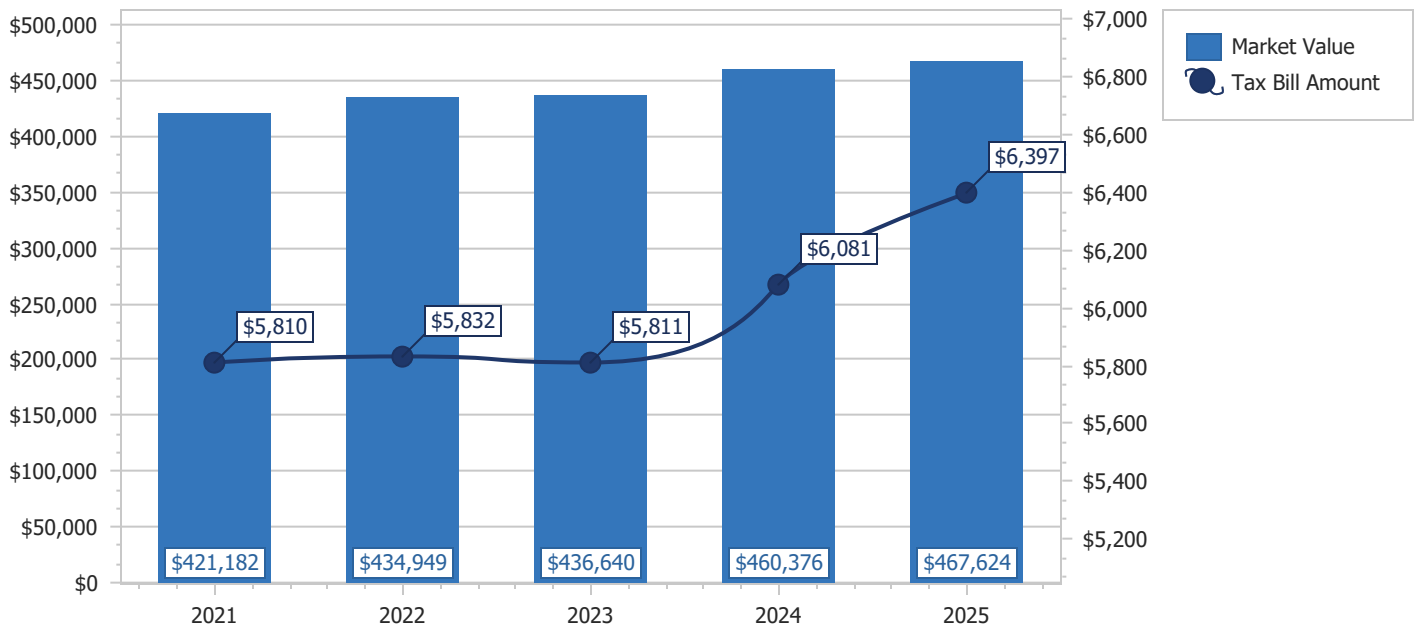
| Zoning | |
|-----------------|-------------------------|
| Zoning | A-1 |
| Description | Agricultural-1Ac |
| Future Land Use | LDR |
| Description | Low Density Residential |

| 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 39 |

| School Districts | |
|------------------|---------------|
| Elementary | Bear Lake |
| Middle | Teague |
| High | Lake Brantley |

| Utilities | |
|----------------|---------------------------|
| Fire Station # | Station: 13 Zone: 133 |
| Power Company | DUKE |
| Phone (Analog) | AT&T |
| Water | Seminole County Utilities |
| Sewage | Seminole County Utilities |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



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**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 1/12/2026 3:46:58 PM
Project: 26-80000004
Credit Card Number: 41*****9496
Authorization Number: 02068D
Transaction Number: 120126O17-7A7E800B-5FA3-4F78-96F0-E4F4B8D8316D
Total Fees Paid: 52.50

Fees Paid

| Description | Amount |
|--------------------------|---------------|
| CC CONVENIENCE FEE -- PZ | 2.50 |
| PRE APPLICATION | 50.00 |
| Total Amount | 52.50 |