



PM Annie

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

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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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 Balsiyad	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

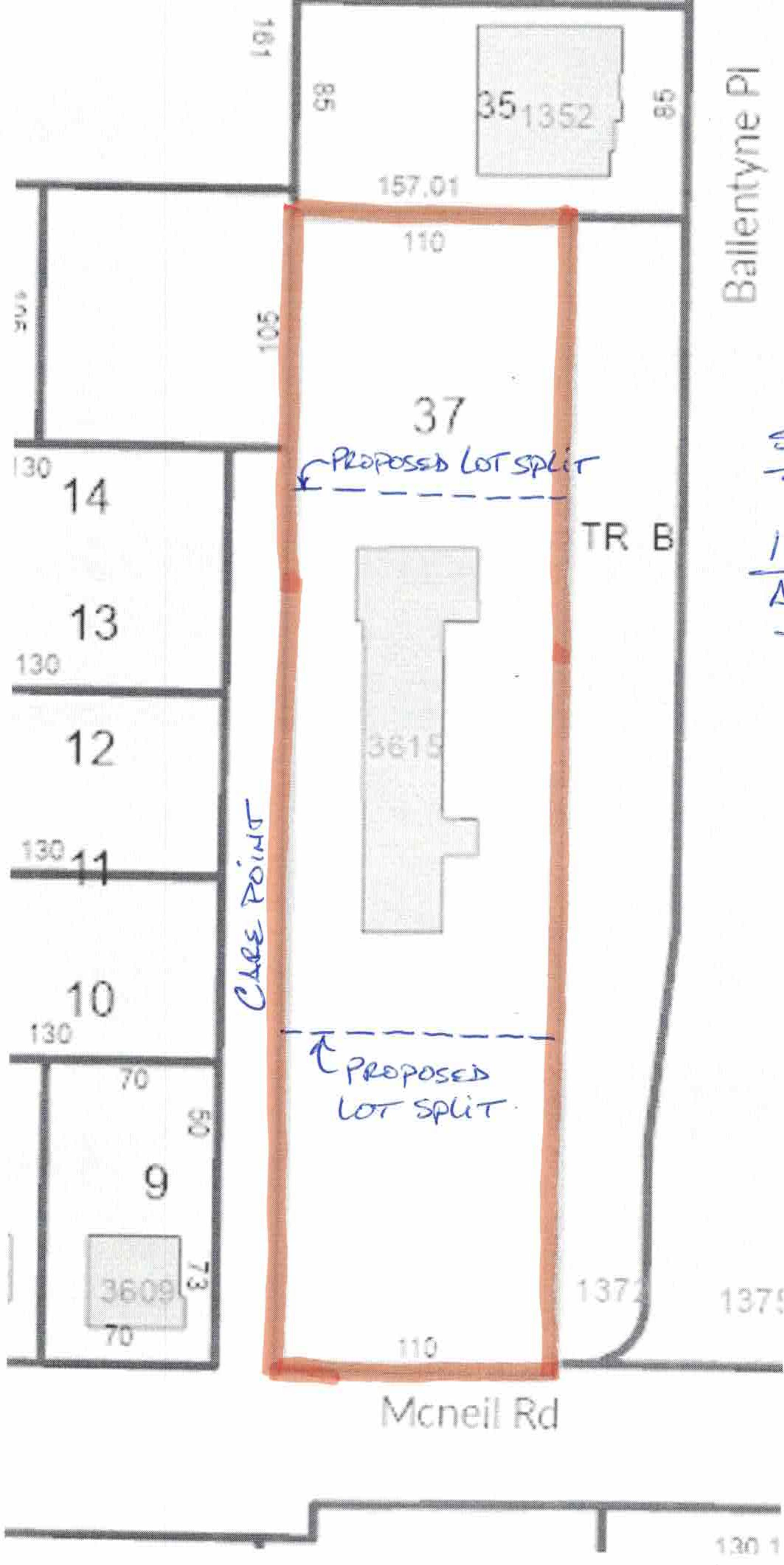
PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> 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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BAGSIYAO CORAZON

Legal Description

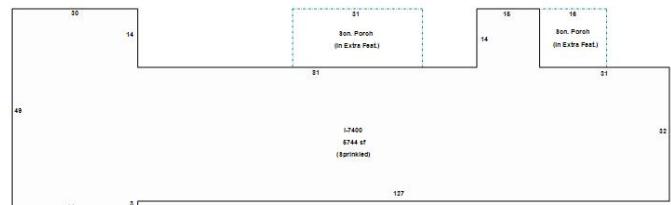
W 110 FT OF E 1/2 OF LOT 37 (LESS N 170 FT)
MC NEILS ORANGE VILLA PB 2 PG 99

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 (ft ²)	5744
Total Area (ft ²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$615,477
Assessed	\$335,435



Building 1

* Year Built = Actual / Effective

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

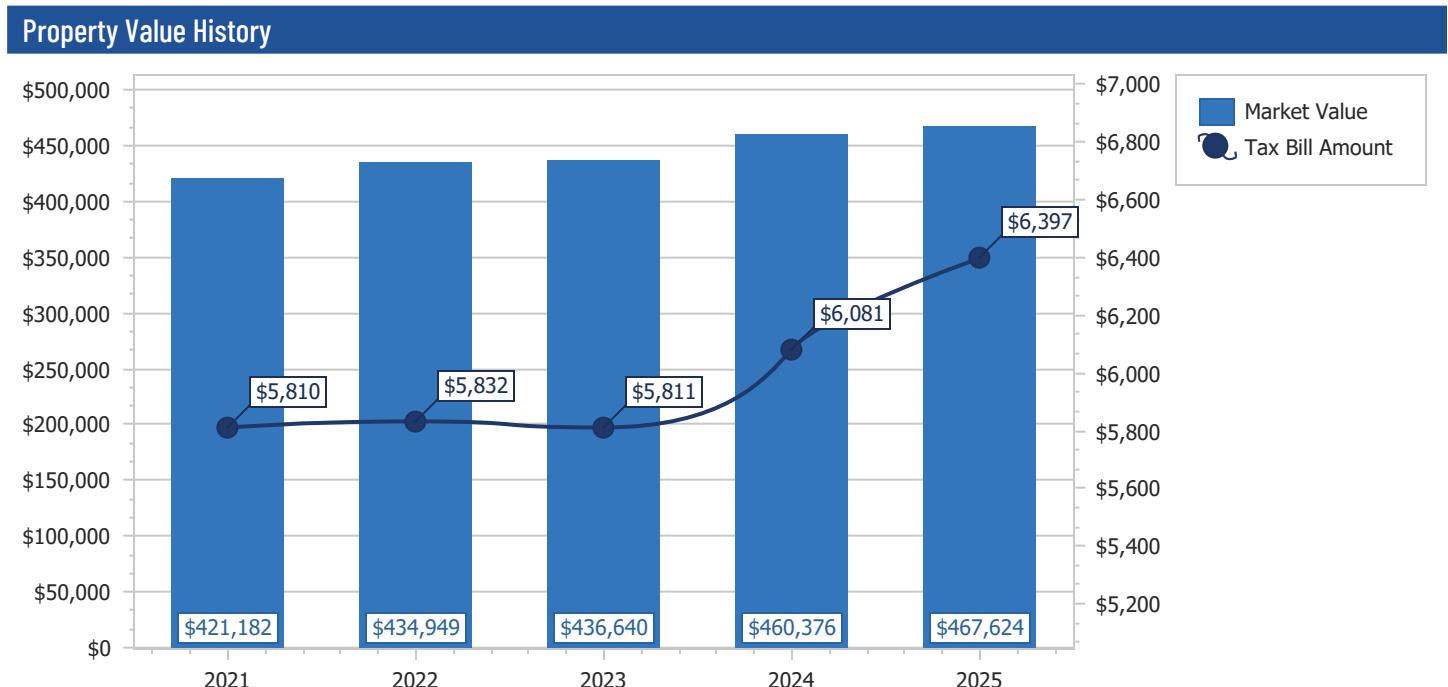
Extra Features				
Description	Year Built	Units	Cost	Assessed
COMM: ALUM SCREEN PORCH W/CONC FL	1997	434	\$6,076	\$3,646
COMM: ALUM SCREEN PORCH W/CONC FL	1997	224	\$3,136	\$1,882
COMMERCIAL CONCRETE DR 4 IN	1999	1100	\$5,984	\$3,590

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

School Districts	
Elementary	Bear Lake
Middle	Teague
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 39

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 #	



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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 eplandesk@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: 120126017-7A7E800B-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