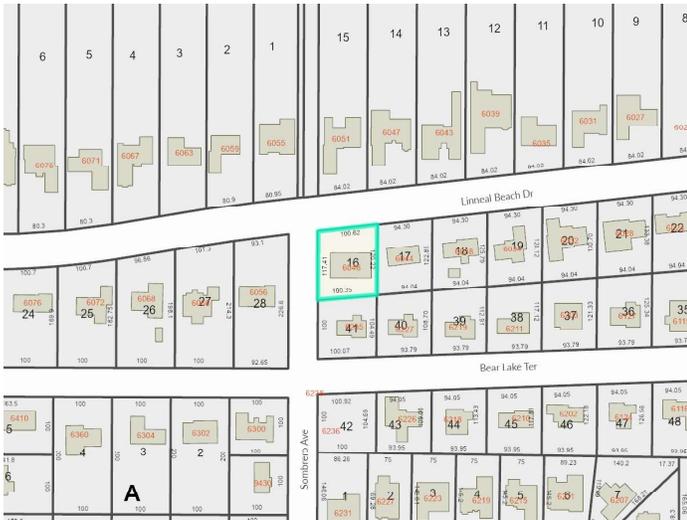


Property Record Card



Parcel: 19-21-29-506-0000-0160
Property Address: 6048 LINNEAL BEACH DR APOPKA, FL 32703
Owners: HOLLAND, OLIVER D; PHUONG NGUYEN, TRANG K
 2026 Market Value \$358,160 Assessed Value \$358,160 Taxable Value \$358,160
 2025 Tax Bill \$3,139.88 Tax Savings with Exemptions \$2,009.42
 The 5 Bed/2 Bath Single Family property is 2,127 SF and a lot size of 0.27 Acres

Parcel Location



Site View



Parcel Information

Parcel	19-21-29-506-0000-0160
Property Address	6048 LINNEAL BEACH DR APOPKA, FL 32703
Mailing Address	6048 LINNEAL BEACH DR APOPKA, FL 32703-1937
Subdivision	JANSEN SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$265,060	\$284,038
Depreciated Other Features	\$23,100	\$22,400
Land Value (Market)	\$70,000	\$70,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$358,160	\$376,438
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$106,046
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$358,160	\$270,392

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,149.30
Tax Bill Amount	\$3,139.88
Tax Savings with Exemptions	\$2,009.42

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

HOLLAND, OLIVER D - Tenancy by Entirety
 PHUONG NGUYEN, TRANG K - Tenancy by Entirety

Legal Description

LOT 16
JANSEN SUBD
PB 11 PG 57

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$358,160	\$0	\$358,160
Schools	\$358,160	\$0	\$358,160
FIRE	\$358,160	\$0	\$358,160
ROAD DISTRICT	\$358,160	\$0	\$358,160
SJWM(Saint Johns Water Management)	\$358,160	\$0	\$358,160

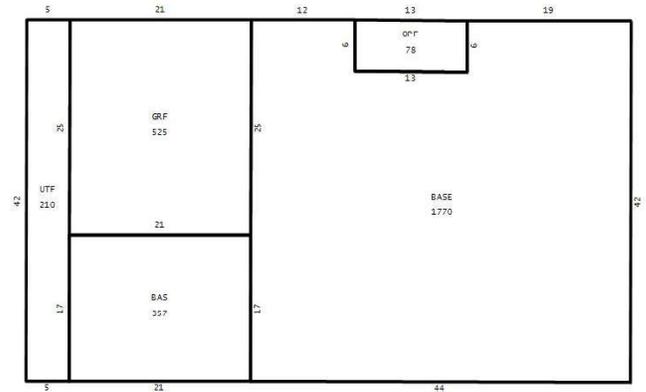
Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/24/2025	\$385,000	10941/1447	Improved	Yes
SPECIAL WARRANTY DEED	4/1/2016	\$162,500	08716/1283	Improved	No
CERTIFICATE OF TITLE	7/1/2014	\$100,100	08297/0795	Improved	No
CORRECTIVE DEED	10/1/2008	\$100	07075/0338	Improved	No
WARRANTY DEED	9/1/2008	\$250,000	07064/0071	Improved	Yes
WARRANTY DEED	6/1/1999	\$95,000	03676/0329	Improved	Yes
WARRANTY DEED	6/1/1992	\$89,000	02444/1185	Improved	Yes
WARRANTY DEED	10/1/1991	\$73,000	02347/1490	Improved	Yes
WARRANTY DEED	1/1/1985	\$65,000	01608/1929	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$70,000/Lot	\$70,000	\$70,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1973
Bed	5
Bath	2.0
Fixtures	8
Base Area (ft ²)	1770
Total Area (ft ²)	2940
Constuction	CONC BLOCK
Replacement Cost	\$392,682
Assessed	\$265,060



Building 1

* Year Built = Actual / Effective

Appendages	
Description	Area (ft ²)
BASE	357
GARAGE FINISHED	525
OPEN PORCH FINISHED	78
UTILITY FINISHED	210

Permits				
Permit #	Description	Value	CO Date	Permit Date
07346	REROOF	\$14,590		6/24/2016
04507	INTERIOR ALTERATIONS	\$2,591		4/29/2008
02413	13 WINDOW REPLACEMENTS	\$3,300		3/5/2004
07837	VINYL SOFFIT & FASCIA	\$3,500		8/1/2002
06502	MECHANICAL & CONDENSOR	\$4,200		6/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	1980	1	\$3,500	\$2,100
POOL 1	1985	1	\$35,000	\$21,000

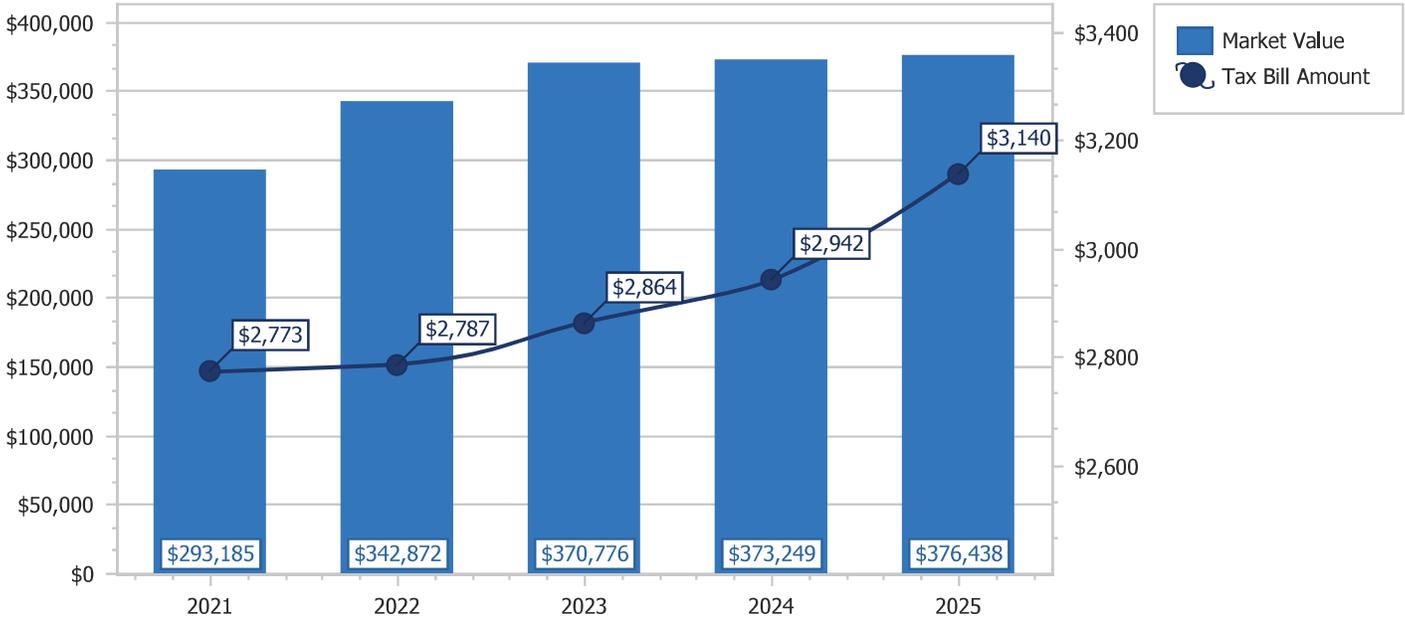
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 38

Utilities	
Fire Station #	Station: 13 Zone: 136
Power Company	DUKE
Phone (Analog)	AT&T
Water	Sunshine Water Services
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Management

Property Value History



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