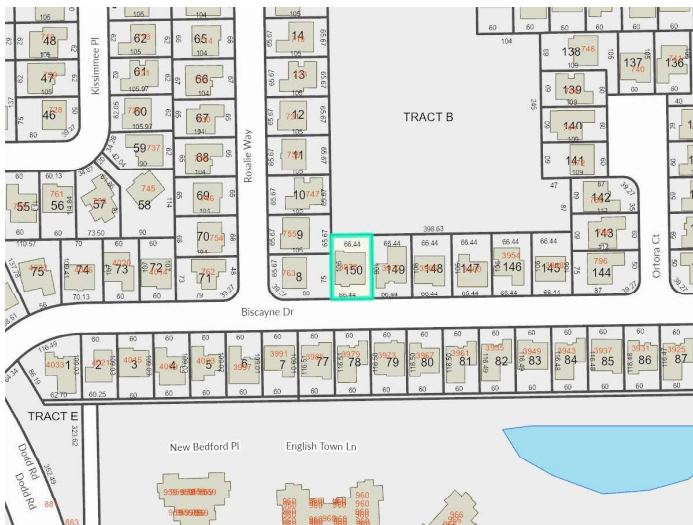


Property Record Card



Parcel: 24-21-30-5JL-0000-1500
 Property Address: 3978 BISCAYNE DR WINTER SPRINGS, FL 32708
 Owners: FLORIN, CHARLES H
 2024 Market Value \$402,985 Assessed Value \$186,882
 2023 Tax Bill \$1,817.10 Tax Savings with Exemptions \$3,424.88
 The 4 Bed/2.5 Bath Single Family property is 2,249 SF and a lot size of 0.16 Acres

Parcel Location



Site View



Parcel Information

Parcel	24-21-30-5JL-0000-1500
Property Address	3978 BISCAYNE DR WINTER SPRINGS, FL 32708
Mailing Address	3978 BISCAYNE DR WINTER SPGS, FL 32708-4646
Subdivision	HOLLOWBROOK PH 2
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD(1994)
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	\$284,424	\$275,655
Depreciated Other Features	\$33,561	\$33,242
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Market Value	\$402,985	\$393,897
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$216,103	\$212,458
P&G Adjustment	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$186,882	\$181,439

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,241.98
Tax Bill Amount	\$1,817.10
Tax Savings with Exemptions	\$3,424.88

Owner(s)

Name - Ownership Type
 FLORIN, CHARLES H

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 150 HOLLOWBROOK PH 2 PB 36 PGS 5 TO
7

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$186,882	\$55,000	\$131,882
Schools	\$186,882	\$30,000	\$156,882
FIRE	\$186,882	\$55,000	\$131,882
ROAD DISTRICT	\$186,882	\$55,000	\$131,882
SJWM(Saint Johns Water Management)	\$186,882	\$55,000	\$131,882

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/1991	\$127,000	02295/1499	Improved	Yes
SPECIAL WARRANTY DEED	2/1/1988	\$119,300	01936/0760	Improved	Yes

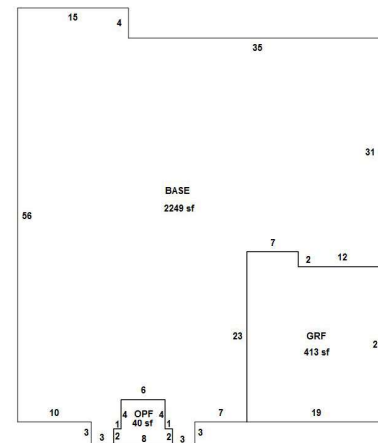
Land

Units	Rate	Assessed	Market
1 Lot	\$85,000/Lot	\$85,000	\$85,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1988
Bed	4
Bath	2.5
Fixtures	9
Base Area (ft ²)	2249
Total Area (ft ²)	2702
Constuction	CB/STUCCO FINISH
Replacement Cost	\$339,611
Assessed	\$284,424

*Year Built = Actual / Effective



Sketch by Apen/Sketch

Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	413

Thursday, July 11, 2024

2/3

Permits

Permit #	Description	Value	CO Date	Permit Date
03551	REROOF	\$15,000		3/8/2018
10729	RESIDE 3 SIDES OF CHIMNEY AND 2 GABLES	\$6,765		12/31/2013

Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 2	1988	1	\$45,000	\$27,000
ELECTRIC HEATER	1988	1	\$1,653	\$661
FIREPLACE 1	1988	1	\$3,000	\$1,200
SCREEN ENCL 2	1990	1	\$9,000	\$3,600
COVERED PATIO 1	1990	1	\$2,750	\$1,100

Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Political Representation

Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 60

Utilities

Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro