



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

PROJ. #: 24-80000050
 PM: Maya
 REC'D: 2/26/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
 (*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT

PROJECT NAME: Tangerine st, Lot 39- Altamonte Springs
 PARCEL ID #(S): 11-21-29-517-0200-0400
 TOTAL ACREAGE: 0.37 BCC DISTRICT: 3: Constantine
 ZONING: R-1AA FUTURE LAND USE: Build a house LDR

APPLICANT

NAME: Margueritte Tahoulakian COMPANY:
 ADDRESS: 745 W. Pinewood Ct.
 CITY: Lake Mary STATE: FL ZIP: 32746
 PHONE: (407) 985-8866 EMAIL: Martaho123@Outlook.com

CONSULTANT

NAME: COMPANY:
 ADDRESS:
 CITY: STATE: ZIP:
 PHONE: EMAIL:

PROPOSED DEVELOPMENT

Brief description of proposed development: _____
 SUBDIVISION LAND USE AMENDMENT REZONE SITE PLAN SPECIAL EXCEPTION

STAFF USE ONLY

COMMENTS DUE: 3/8 COM DOC DUE: 3/14 DRC MEETING: 3/20
 PROPERTY APPRAISER SHEET PRIOR REVIEWS:
 ZONING: R-1AA FLU: LDR LOCATION: on the south west corner of Tangerine St & Pinewood Ave
 W/S: Seminole / City of Altamonte BCC: 3: Constantine
 Agenda: 3/15

February 5, 2024

Parcel ID: 11-21-29-517-0D00-0400

Owner: Margueritte Tahoulakian

I am requesting this rezoning for future land use. My request is for the parcel mentioned above consisting of Lots 39 and 40 to be uncombined in order to build a house on Lot 39 which is a clear vacant lot. There is an existing house on Lot 40.

Thank you for your attention to this matter.

Margueritte Tahoulakian

Property Record Card

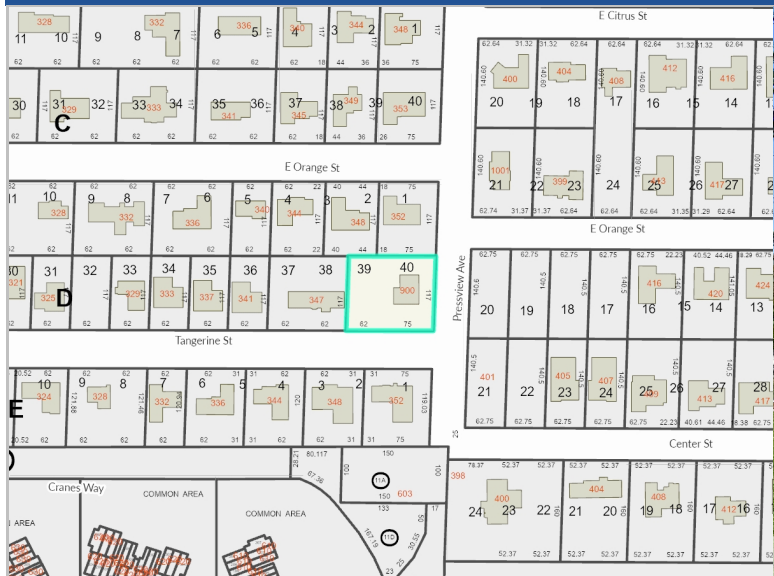


Parcel 11-21-29-517-0D00-0400

Property Address 900 PRESSVIEW AVE ALTAMONTE SPRINGS, FL 32701

Parcel Location

Site View



1121295170D000400 03/18/2022

Parcel Information

Value Summary

Parcel	11-21-29-517-0D00-0400
Owner(s)	TAHOULAKIAN, MARGUERITTE D
Property Address	900 PRESSVIEW AVE ALTAMONTE SPRINGS, FL 32701
Mailing	745 W PINWOOD CT LAKE MARY, FL 32746-5926
Subdivision Name	WEST ALTAMONTE HEIGHTS SEC 1
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$142,799	\$139,781
Depreciated EXFT Value	\$440	\$400
Land Value (Market)	\$112,500	\$112,500
Land Value Ag		
Just/Market Value	\$255,739	\$252,681
Portability Adj		
Save Our Homes Adj	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$37,508	\$54,289
P&G Adj	\$0	\$0
Assessed Value	\$218,231	\$198,392

2023 Certified Tax Summary

2023 Tax Amount w/o Non-Hx Cap **\$3,362.68** 2023 Tax Savings with Non-Hx Cap **\$430.51**
 2023 Tax Bill Amount **\$2,932.17**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 39 + 40 BLK D
 WEST ALTAMONTE HEIGHTS
 SEC 1
 PB 10 PG 69

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$218,231	\$0	\$218,231
SJWM(Saint Johns Water Management)	\$218,231	\$0	\$218,231
FIRE	\$218,231	\$0	\$218,231
COUNTY GENERAL FUND	\$218,231	\$0	\$218,231
Schools	\$255,739	\$0	\$255,739

Sales

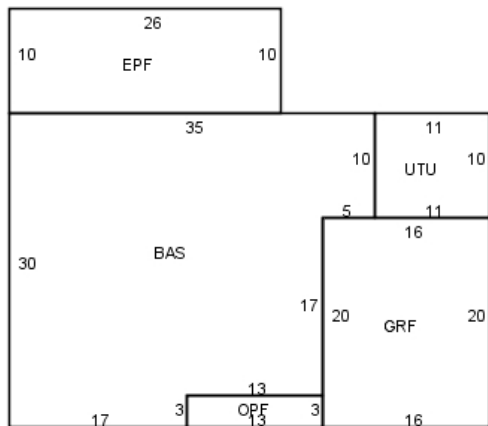
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	05/01/2014	08280	1398	\$100	No	Improved
WARRANTY DEED	04/01/2013	08023	0374	\$75,000	No	Improved
WARRANTY DEED	01/01/2013	07955	1507	\$75,000	No	Improved
WARRANTY DEED	01/01/2006	06088	0699	\$229,000	Yes	Improved
WARRANTY DEED	08/01/2000	03926	0003	\$87,000	Yes	Improved
SPECIAL WARRANTY DEED	03/01/1999	03611	0985	\$71,000	No	Improved
CERTIFICATE OF TITLE	04/01/1998	03414	0303	\$100	No	Improved
SPECIAL WARRANTY DEED	04/01/1998	03539	0043	\$100	No	Improved
WARRANTY DEED	01/01/1994	02724	0990	\$71,800	Yes	Improved
WARRANTY DEED	06/01/1989	02077	0138	\$72,000	Yes	Improved
WARRANTY DEED	04/01/1987	01839	0192	\$64,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1.25	\$90,000.00	\$112,500

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages										
1	SINGLE FAMILY	1967/1985	2	1.0	3	911	1,640	1,171	CONC BLOCK	\$142,799	\$175,214	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #003366; color: white;"> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>ENCLOSED PORCH FINISHED</td> <td style="text-align: right;">260.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td style="text-align: right;">39.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td style="text-align: right;">320.00</td> </tr> <tr> <td>UTILITY UNFINISHED</td> <td style="text-align: right;">110.00</td> </tr> </tbody> </table>	Description	Area	ENCLOSED PORCH FINISHED	260.00	OPEN PORCH FINISHED	39.00	GARAGE FINISHED	320.00	UTILITY UNFINISHED	110.00
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Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
02331	REPLACE EXISTING SCREENS W/WINDOWS ON PORCH	County	\$500		3/4/2004
16969	REROOF	County	\$6,500		10/5/2018
01025	900 PRESSVIEW AVE: ELECTRICAL - RESIDENTIAL- [WEST ALTAMONTE HEIGHTS SE]	County	\$785		1/20/2023

Extra Features

Description	Year Built	Units	Value	New Cost
PATIO 1	06/01/1979	1	\$440	\$1,100

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
11.00	DUKE	CENTURY LINK	SEMINOLE COUNTY UTILITIES	CITY OF ALTAMONTE SPRINGS	TUE/FRI	FRI	WED	Waste Management

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 3 - Lee Constantine	Dist 7 - Cory Mills	Dist 38 - DAVID SMITH	Dist 10 - Jason Brodeur	43

School Information

Elementary School District	Middle School District	High School District
Altamonte	Milwee	Lyman

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2/26/24 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT13:27:01

PROJ # 24-80000030

RECEIPT # 0056697

OWNER:

JOB ADDRESS:

LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002364	
CASH/CHECK AMOUNTS...:	50.00	
COLLECTED FROM:	MARGUERITTE TAHOULAKIAN	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE