

SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM

**SUBJECT:** 1517 Eden Hall Point – San Sebastian Estate Homes, applicant; Request for rear yard setback variance from 20 feet to 13 feet for a proposed new home in PUD (Planned Unit Development) district.

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Kathy Fall **EXT.** 7389

**Agenda Date** 9/28/2009 **Regular**  **Consent**  **Public Hearing – 6:00**

**MOTION/RECOMMENDATION:**

1. **Deny** the request for a rear yard setback variance from 20 feet to 13 feet in PUD (Planned Unit Development) district; or
2. **Approve** the request for a rear yard setback variance from 20 feet to 13 feet in PUD (Planned Unit Development) district; or
3. **Continue** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	Applicant: San Sebastian Estate Homes Location: 1517 Eden Hall Point Zoning: PUD Subdivision: Reserve 2 at Heathrow
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposed to construct a single family home the will encroach 7 feet into the rear yard setback</li> <li>• On 7/27/09 the Board of Adjustment granted a side yard setback from 7 ½ feet to 5 feet..</li> <li>• There is a subdivision wall located on the east side of the property that abuts Markham Woods Road.</li> <li>• There are currently no code enforcement or building violations for this property.</li> <li>• There is no record of prior variances for this property.</li> </ul>
<b>STAFF FINDINGS</b>	The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:

Reviewed by: KPT  
Co Atty: ACS  
Pln Mgr: ACS

	<ul style="list-style-type: none"><li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.</li><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate that all six criteria under the Land Development Code for granting a variance have been satisfied. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none"><li>• Any variance granted shall apply only to the proposed home as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.</li></ul>

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BV 2009-30  
Meeting Date 9-28-09

**COPY**

**VARIANCE APPLICATION**



SEMINOLE COUNTY PLANNING DIVISION ROOM 2201  
1101 East First Street Sanford FL 32771 (407) 665-7444

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: SAN SEBASTIAN ESTATE HOMES  
Address: 4919 RED BRICK RUN City: SANFORD Zip code: 32771  
Project Address: 1517 EDEN HALL PT. City: HEATHROW Zip code: 32746  
Tax Parcel number: 35-19-29-50F-0000-0050  
Contact number(s): JORGE ULIBARRI (407) 733-5500  
Email address: cornerstonescustom@cfi.cc.com

Is the property available for inspection without an appointment?

Yes  No If gated please provide a gate code to staff.

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Covered screen room	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input checked="" type="checkbox"/> New Single Family Home	Please describe:
<input type="checkbox"/> Other	Please describe:
<input type="checkbox"/> This request is for a structure that has already been built.	

RECEIVED AUG 05 2009

What type of variance is this request?			
<input type="checkbox"/> Minimum lot size	Required lot size:	Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:	Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:	Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	Proposed setback:	<u>13'</u>
<input type="checkbox"/> Side yard setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:	Proposed setback:	
<input type="checkbox"/> Fence height	Required height:	Proposed height:	
<input type="checkbox"/> Building height	Required height:	Proposed height:	

20'

Use below for additional yard setback variance requests:

<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:
<input type="checkbox"/> _____ yard setback	Required setback:	Proposed setback:

Total number of variances requested 1

Signed: J. Ulibarr

Date: 08/05/09

**FOR OFFICE USE ONLY**

Date Submitted: 9-5-09

Reviewed By: P. Johnson

Zoning/FLU PUD/PO

- Legally created parcel (1971 tax roll, 5-acre dev, lot split)
- Platted Lot (check easements as shown on lots, in notes or in dedication)
- Lot size \_\_\_\_\_  Meets minimum size and width
- Application and checklist complete

Notes: \_\_\_\_\_  
 \_\_\_\_\_

**VARIANCE SUBMITTAL CHECKLIST**

*Please return this checklist with your application!*

NO APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist is provided to the Planning division.

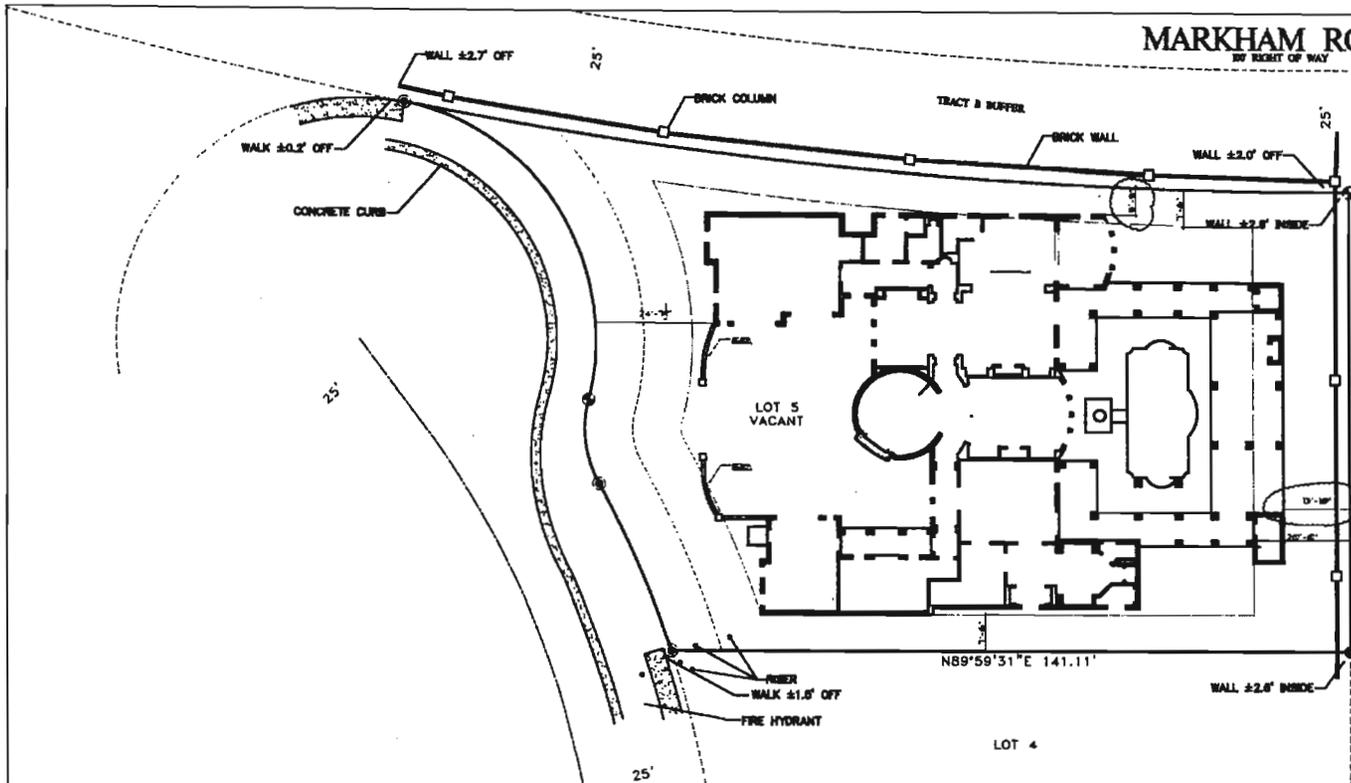
*After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.*

✓	1. Completed application.
✓	2. Ownership Disclosure Form (Seminole County Application & Affidavit).
✓	3. Owner's authorization letter (if needed). This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a>
	4. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
✓	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
✓	<input type="checkbox"/> Size and dimension of the parcel
✓	<input type="checkbox"/> Location and name of all abutting streets
✓	<input type="checkbox"/> Location of driveways
N/A	<input type="checkbox"/> Location, size and type of any septic systems, drain field and wells
✓	<input type="checkbox"/> Location of all easements
✓	<input type="checkbox"/> Existing or proposed house or addition <i>(Label existing, label proposed, and include square footage and dimensions of each)</i>
N/A	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
✓	<input type="checkbox"/> Building height
✓	<input type="checkbox"/> Setbacks from each building to the property lines
N/A	<input type="checkbox"/> Location of proposed fence(s)
✓	<input type="checkbox"/> Identification of available utilities (ex: water, sewer, well or septic)
✓	5. Attach additional information and supporting documents such as letters of support from adjacent property owners or <u>Home Owners Association</u> DRB approvals, as desired.

**MARKHAM ROAD**  
BY RIGHT OF WAY

**BOUNDARY SURVEY**  
OF

**LOT 5,  
RESERVE 2 AT HEATHROW  
PLAT BOOK 60, PAGES 22-25,  
SEMINOLE COUNTY, FLORIDA**



CABELLY/SM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SCALE: 1"=30'  
REVISION BY: MWS  
DRAWN BY: S4W  
DATE: 06/08/07  
JOB NO: 28705  
REVISION:

- LEGEND**
- = RECOVERED 4"x4" CONCRETE MONUMENT HQ#
  - ▲ = RECOVERED NAIL & DISK #
  - X = RECOVERED X CUT IN CONCRETE
  - ⊙ = RECOVERED 1 1/4" IRON PIPE LS2005
  - ⊙ = RECOVERED 1/2" IRON ROD HQ #
  - ⊙ = RECOVERED 1 1/4" IRON PIPE THIN-PAUGH
  - ⊙ = SET 1/2" IRON ROD WITNESS 6300
  - ⊙ = POWER POLE AS SHOWN
  - = WOOD FENCE AS SHOWN
  - - - = CHAIN LINK FENCE AS SHOWN
  - = CONCRETE SLAB AS SHOWN

D = CENTRAL ANGLE (DELTA), L = ARC, R = RADIUS, R/W = RIGHT OF WAY, A/C = AIR CONDITIONER, (R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT, (M) = MEASURED, (C) = CALCULATED, (O) = OBEY, POB = POINT OF BEGINNING, CONC. = CONCRETE, POC = POINT OF COMMENCEMENT, PCL = POINT ON LINE

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

THIS SURVEY CERTIFIED TO:  
CORNERSTONE CUSTOM CONSTRUCTION

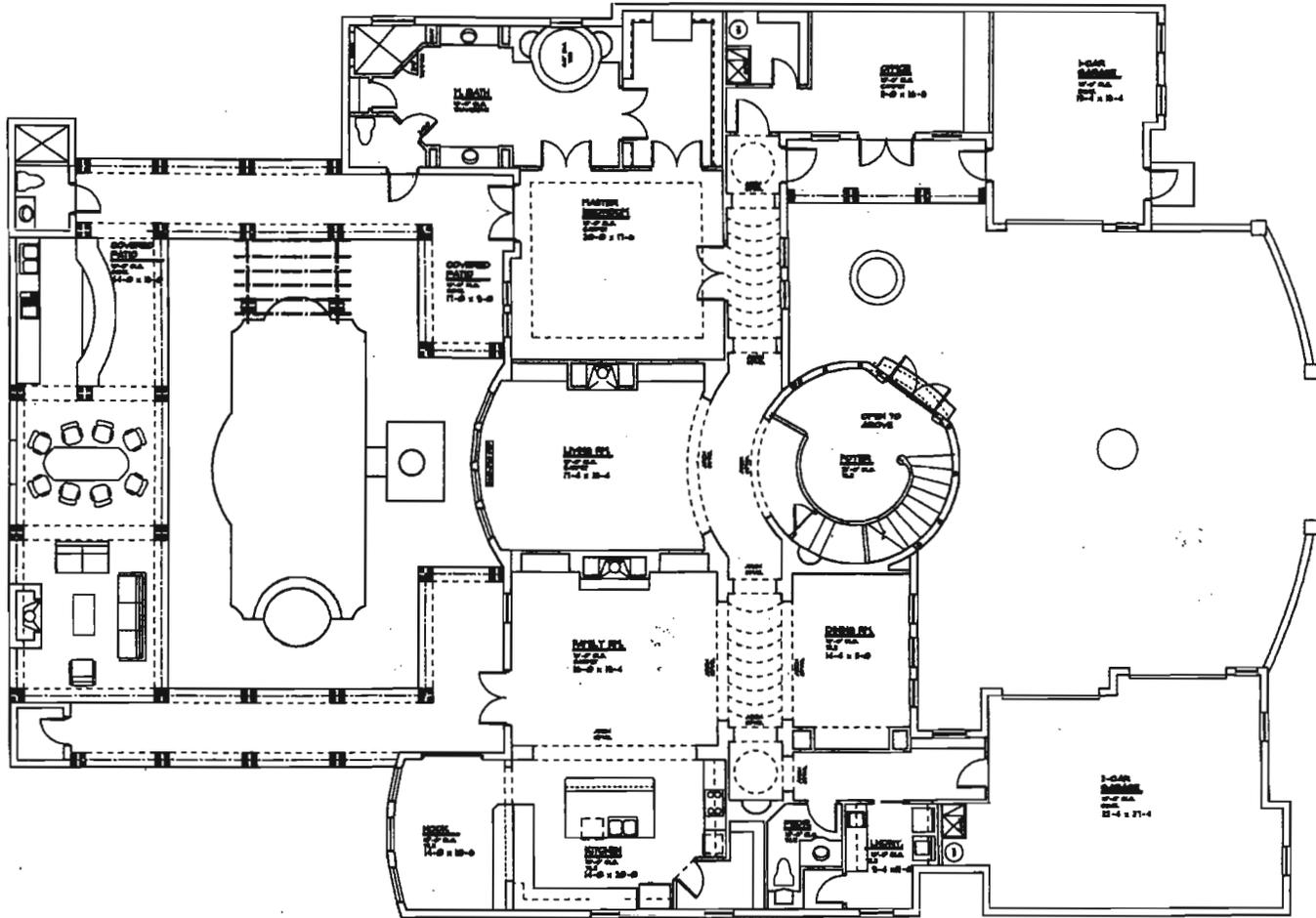
BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 5 AS BEING N89°59'31"E, PER PLAT LEGAL DESCRIPTION PUBLISHED BY CLIENT (UNLESS OTHERWISE NOTED)

CURVE	LENGTH	RADIUS	DELTA	BE-RING	CHORD
C1	37.95'	225.00'	9°29'48"	N23°01'37"W	37.99'
C2	18.49'	25.00'	42°21'53"	S06°40'14"E	18.00'
C3	81.89'	90.00'	93°50'37"	N32°24'37"W	73.04'
C4	196.05'	1012.53'	11°12'33"	S84°46'15"E	197.76'

**ALTAMONTE SURVEYING AND PLATTING, INC.**  
485 DOUGLAS AVE. SUITE 100P  
ALTAMONTE SPRINGS, FL 32714  
PHONE: (407) 882-7885  
FAX: (407) 882-8229

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATING MAP (FIRM) PANEL #20189 0040 E DATED 4/17/98 AND DETERMINED THAT THE LANDS SHOWN HEREON LIE IN ZONE "X".

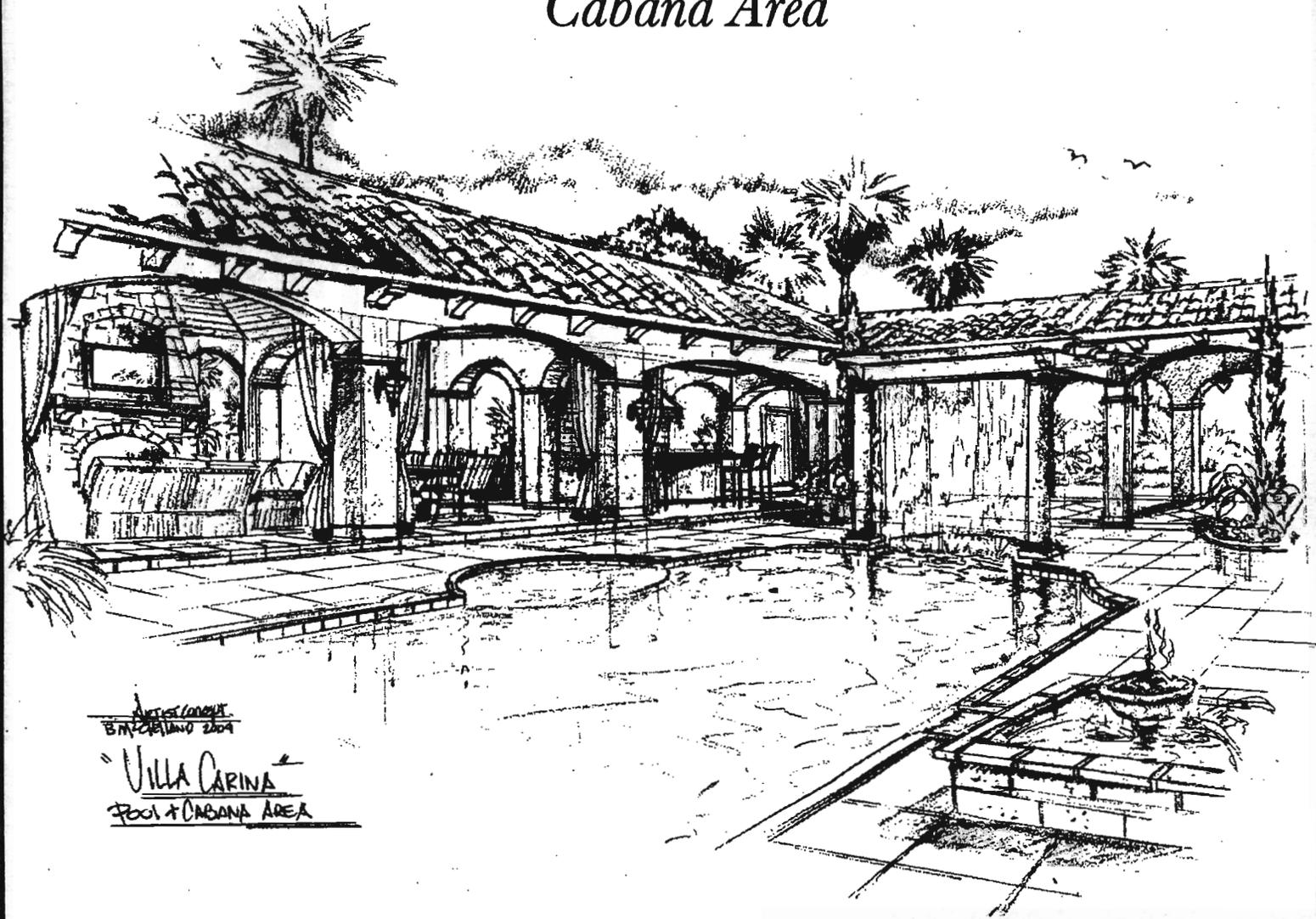
LEE-CADDOREY-10-15-14-COM



*Villa Marina*  
FIRST FLOOR PLAN

AREAS	
1ST LIVING	3,601
2ND LIVING	1,416
TOT. LIVING	5,017
CABANA	1,480
GARAGE	963
COV. PATIO	108
BALCONY	155
<b>TOTAL</b>	<b>7,831</b>

# Cabana Area



ARTIST CONCEPT  
BY MICHAEL ZIGLER

VILLA CARINA  
POOL + CABANA AREA

BU2009-80

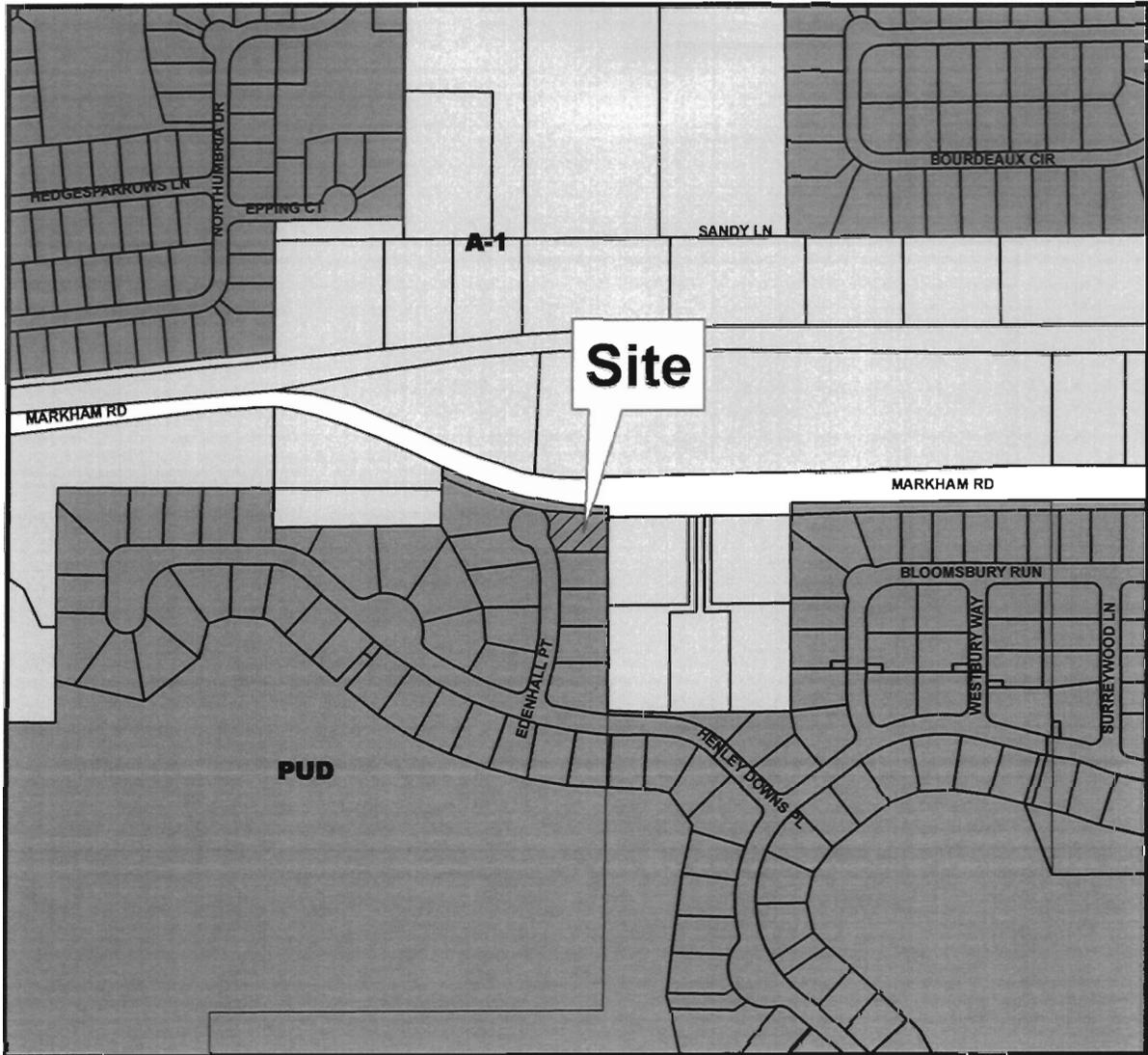
# *Villa Marina*



CUSTOM ESTATE HOME BUILT BY



Jorge Ulibarri  
1517 Eden Hall Point  
Heathrow, FL 32746



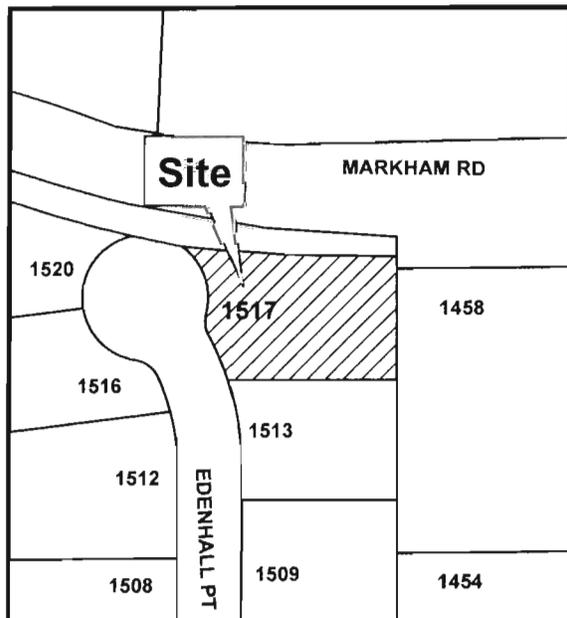
Seminole County Board of Adjustment  
September 28, 2009  
Case: BV2009-80 (Map 3050 Grid E3)  
Parcel No: 35-19-29-5QF-0000-0050

Zoning

 BV2009-80

 A-1

 PUD



**PARCEL DETAIL**





RESERVE 2 AT HEATHROW

**GENERAL**

Parcel Id: 35-19-29-SQF-0000-0050  
 Owner: SAN SEBASTIAN ESTATE HOMES INC  
 Mailing Address: 4919 RED BRICK RUN  
 City,State,ZipCode: SANFORD FL 32771  
 Property Address: 1517 EDENHALL PT  
 Subdivision Name: RESERVE 2 AT HEATHROW  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Do: 00-VACANT RESIDENTIAL

Please be advised that based on preliminary analysis of GIS data, this property may not meet the minimum lot size requirements of the zoning district. For more information, contact the Planning Division at 407-868-7441.

**VALUE SUMMARY**

VALUES	2009	2008
	Working	Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value	\$0	\$0
Depreciated EXFT Value	\$0	\$0
Land Value (Market)	\$150,000	\$170,000
Land Value Ag	\$0	\$0
<u>JustMarket Value</u>	\$150,000	\$170,000
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$150,000	\$170,000

*Tax Estimator*

**2009 TAXABLE VALUE WORKING ESTIMATE**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$150,000	\$0	\$150,000
Schools	\$150,000	\$0	\$150,000
Fire	\$150,000	\$0	\$150,000
Road District	\$150,000	\$0	\$150,000
SJWM(Saint Johns Water Management)	\$150,000	\$0	\$150,000
County Bonds	\$150,000	\$0	\$150,000

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
QUIT CLAIM DEED	09/2007	05782	0431	\$100	Vacant	No
WARRANTY DEED	07/2007	05788	0738	\$215,000	Vacant	Yes

Find Comparable Sales within this Subdivision

**2008 VALUE SUMMARY**

2008 Tax Bill Amount: \$2,580

2008 Certified Taxable Value and Taxes

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	150,000.00	\$150,000

**LEGAL DESCRIPTION**

PLATS:  

LOT 5 RESERVE 2 AT HEATHROW PB 60 PGS 22 THRU 25

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being assessed for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on JustMarket value.

GUI  
 ROJ. # 00-5500014

ZONED: PUD

SEC: 35

TWP: 19

RNG: 29

<b>DEVELOPMENT:</b>		Reserve 2 at Heathrow (Tract 34A)				<b>DEVELOPER:</b>		Heathrow Land Co.									
<b>LOCATION:</b>																	
<b>FILE#: P&amp;Z:</b>		N/A		<b>BA:</b>		N/A		<b>SP:</b>		N/A		<b>BCC:</b>					
<b>DEVEL. ORDER #:</b>				N/A				<b>TAX PAR. I.D. #:</b>				35-19-29-5QF-0000-XXXX					
<b>PB</b>	60	<b>PG</b>	22-25	<b>LOT</b>	N/A	<b>BLK</b>	N/A	<b>PARCEL</b>	N/A	<b>DBA</b>		<b>COMM DIST.</b>	5				
<b>SIDEWALKS:</b> Required						<b>SETBACK REQUIREMENTS</b>											
<b>ROAD TYPE:</b> Curb & Gutter												<b>FY:</b>	20	<b>SIDE ST.:</b>	20	<b>SY:</b>	7.5
<b>FLOOD PRONE:</b> N/A						<b>MAIN STRUCTURE OTHER:</b>						<ul style="list-style-type: none"> <li>• 35 ft. max. height</li> <li>• 10 ft. separation of structures between lots</li> </ul>					
<b>COMMENTS OTHER:</b>						<b>ACCESSORY STRUCTURE SETBACKS:</b>											
Plat is Limited to Single Family Detached Structures						<b>SY:</b>		7.5		<b>RY:</b>		10					
<b>PROJECT MANAGER:</b> John Thomson						<b>ACCESSORY STRUCTURE OTHER:</b>						<ul style="list-style-type: none"> <li>• 200 sq. ft. in size or larger, 12ft. in height must meet main structure setbacks. Accessory under 200 sq. ft. not to extend beyond front building line.</li> <li>• Pool setbacks are 0 ft. on side yard; 5 ft. rear yard</li> </ul>					

		IMPACT FEES	
		<b>TRAFFIC ZONE:</b>	5
		<b>LAND USE:</b>	SF
		<b>JURISDICTION:</b>	01
		<b>1. ROAD-CO. WIDE</b>	0
		<b>2. ROAD-COLL.</b>	0
		<b>3. LIBRARY</b>	0
		<b>4. FIRE</b>	0
		<b>5. PARK</b>	0
		<b>6. SCHOOL</b>	0
		<b>7. LAW</b>	0
		<b>TOTAL</b>	\$
		<b>NO IMPACT FEES</b>	
<b>REMARKS:</b>			

July 30, 2009

San Sebastian Estates homes  
Jorge Ulibarri  
4919 Red Brick Run  
Sanford FL 32771

Re: Rear Set Back Variance

Dear Mr. Ulibarri,

Let this letter serve as a follow up to our conversation on July 29, 2009, where we discussed your intentions of applying to the Seminole County for a rear setback variance on the property directly behind mine. As I explained to you, I do not have any objections to you applying for this variance. I wish you the best of luck and I am looking forward to being your neighbor.

A handwritten signature in black ink, appearing to read "Paul Linartas". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Paul Linartas  
1450 Sky Eagle Cv.  
Lake Mary FL 3246

May 19, 2009

Mr. Jorge Ulibarri, Owner/President  
Cornerstone Custom Construction

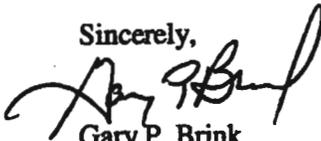
RE: Lot 5 Reserve Phase 2  
1517 Edenhall Pt.

Dear Mr. Ulibarri,

Upon the receipt of your request for a variance, to the set back requirements, I took the plot plan layout and inspected the lot. I have discussed these set back changes with the appropriate individuals at Heathrow Land Company and we are in agreement that the changes in the set backs will not effect any adjacent homes. Therefore it would be our decision to allow the variance of 2.5' on the North side adjacent to the existing property wall and a variance of 7' to the east or rear of the proposed home.

Should you have any further questions or need for further assistance with this issue please feel free to contact me at the Heathrow Land Company main office.

Sincerely,



Gary P. Brink  
Construction Manager

Cc: Ed Hill, HLC C.O.O.  
Brad Milsap, Authorized Agent  
Deanna Sims, Heathrow Master Association  
Cherine Kennings  
File

# San Sebastian Estate Homes Inc.

August 01, 2009

Seminole County Board of Adjusters  
1101 East First Street  
Sanford, FL 32771

Re: 1517 Eden Hall Pt. Rear Set Back Variance.

The purpose of this letter is to provide the Board of Adjusters with additional information and documentation that can assist the board in evaluating all of the facts in regards to granting this variance.

## **Item No. 1.**

Let the record show that the size of the custom home that I intend to build is equal to many other homes in the same neighborhood. I am submitting property records of more than ten homes larger than the one I intend to build on the same street and no more than a couple of blocks away from my lot. All of these homes are in the Reserve in Heathrow.

## **Item No. 2.**

I have attached a letter from the neighbor (the homeowner directly behind my property) granting me permission for the variance of the rear setbacks. For the record, I would like to point out that the county granted a variance to this same property owner directly behind my lot to build a storage shed, which is an enclosed structure. See attached pictures No. 1 and No. 2. This structure sits only five feet from the same brick wall to the rear of my property, which separates my property from the neighbor behind me. This structure is built with masonry solid walls, trusses, and a roof like any other house.

## **Item No. 3.**

My plans for the rear setback variances do not present any issues for the adjacent homeowners. I am attaching pictures of the neighbor's home to the right of my lot so you can observe that the neighbor's home has no view to the rear of my lot, so the variance will not affect them in any way. See picture No. 3. Also as you can see in pictures No. 4 and No. 5, this same neighbor's house is already too close to the wall. Note in these same pictures, that the pool with a water feature is located eight feet

from the wall. I am only requesting a rear setback variance of 13 feet rather than 20 feet, which means that the neighbor's existing pool, pool feature, and pool enclosure are located several feet **closer** to the rear wall than what I intend to build.

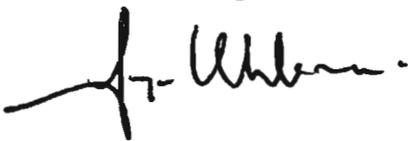
**Item No. 4.**

The structure that I am building requiring the setback variance is an open cabana not a solid wall structure. It is not a two-story structure. The cabana will have windows and openings throughout that look to the grassy and landscaped area (the strip of property between the cabana and the brick wall) so it will have to be maintained.

Let me be clear that the reason I am requesting this variance is that I don't want to see the brick wall behind me. The existing homes sit entirely too close to that brick wall and I cannot build a high-end custom home with views that open directly out to a brick wall. I hope you understand that I too am trying to protect my investment: The lot cost me \$215,000. 00 and I plan to build this home as my personal residence. It is a beautiful home that will only enhance the curb appeal of the community and is a credit to the neighbors because it elevates the ambiance and property values. I would think that building a home of this caliber would be preferable to building a low-end home that could bring down property values.

I hope that you will consider the facts of my submittal and vote in favor of granting my request for the rear setback variance on my lot located at 1517 Edenhall Point in Heathrow.

Kindest Regards



Jorge Ulibarri

**PARCEL DETAIL**

David Jones, CPA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY, FL  
 1500 S. PALMETTO  
 TAMPA, FL 33610-1408  
 407-836-7000

PHOTO

	<b>VALUE SUMMARY</b>		
<b>GENERAL</b>	<b>VALUES</b>	<b>2009 Working</b>	<b>2008 Certified</b>
Parcel Id: 35-19-29-50F-0000-0100	Value Method	Cost/Market	Cost/Market
Owner: DOLLAR ROGER B & REBECCA H	Number of Buildings	1	1
Mailing Address: 1500 EDENHALL PT	Depreciated Bldg Value	\$637,138	\$705,087
City,State,ZipCode: LAKE MARY FL 32748	Depreciated EXFT Value	\$25,402	\$26,289
Property Address: 1500 EDENHALL PT LAKE MARY 32748	Land Value (Market)	\$130,000	\$140,000
Subdivision Name: RESERVE 2 AT HEATHROW	Land Value Ag	\$0	\$0
Tax District: 01-COUNTY-TX DIST 1	<u>Just/Market Value</u>	\$792,538	\$871,376
Exemptions: 00-HOMESTEAD (2008)	Portability Adj	\$0	\$0
Dor: 01-SINGLE FAMILY	Save Our Homes Adj	\$0	\$0
	Assessed Value (SOH)	\$792,538	\$871,376
	<u>Tax Estimator</u>		

<b>2009 TAXABLE VALUE WORKING ESTIMATE</b>				
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	
County General Fund	\$792,538	\$50,000	\$742,538	
Schools	\$792,538	\$25,000	\$767,538	
Fire	\$792,538	\$50,000	\$742,538	
Road District	\$792,538	\$50,000	\$742,538	
SJWM(Saint Johns Water Management)	\$792,538	\$50,000	\$742,538	
County Bonds	\$792,538	\$50,000	\$742,538	

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<b>SALES</b>	<b>2008 VALUE SUMMARY</b>																					
<table style="width: 100%; border-collapse: collapse;"> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> <tr> <td>WARRANTY DEED</td> <td>10/2004</td> <td>08803</td> <td>0264</td> <td>\$98,500</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>12/2003</td> <td>06146</td> <td>1249</td> <td>\$94,500</td> <td>Vacant</td> <td>Yes</td> </tr> </table> <p style="font-size: x-small;">Find Comparable Sales within this Subdivision</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	10/2004	08803	0264	\$98,500	Vacant	Yes	SPECIAL WARRANTY DEED	12/2003	06146	1249	\$94,500	Vacant	Yes	<p>2008 Tax Bill Amount: \$12,568</p> <p><u>2008 Certified Taxable Value and Taxes</u></p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																
WARRANTY DEED	10/2004	08803	0264	\$98,500	Vacant	Yes																
SPECIAL WARRANTY DEED	12/2003	06146	1249	\$94,500	Vacant	Yes																

<b>LAND</b>	<b>LEGAL DESCRIPTION</b>												
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	130,000.00	\$130,000								

<b>BUILDING INFORMATION</b>									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
<u>Building Sketch</u> 1	SINGLE FAMILY	2005	25	3,639	6,481	4,966	CUSTOM CONCRETE BLOC	\$637,138	\$650,139
Appendage / Sqft		OPEN PORCH FINISHED / 582							
Appendage / Sqft		OPEN PORCH FINISHED / 79							
Appendage / Sqft		GARAGE FINISHED / 729							
Appendage / Sqft		SCREEN PORCH FINISHED / 135							
Appendage / Sqft		UPPER STORY FINISHED / 1317							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

<b>EXTRA FEATURE</b>				
Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	2005	2	\$5,400	\$8,000
BBQ GRILL	2005	1	\$460	\$500
POOL GUNITE	2005	416	\$7,488	\$8,320
SPA	2005	1	\$3,034	\$3,500

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL.</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>		
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<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 36-19-29-505-0000-0250                  Owner: BEHZADI ALI &amp;                  Own/Addr: NABIZADEH MANDANA                  Mailing Address: 1492 LANGHAM TER                  City,State,ZipCode: LAKE MARY FL 32746                  Property Address: 1492 LANGHAM TER LAKE MARY 32746                  Subdivision Name: RESERVE AT HEATHROW                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions:                  Dor: 01-SINGLE FAMILY</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: center;">VALUE SUMMARY</th> </tr> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2009 Working</th> <th style="text-align: center;">2008 Certified</th> </tr> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: right;">\$717,758</td> <td style="text-align: right;">\$793,474</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: right;">\$23,748</td> <td style="text-align: right;">\$24,643</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: right;">\$200,000</td> <td style="text-align: right;">\$250,000</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;"><u>Just/Market Value</u></td> <td style="text-align: right;">\$941,506</td> <td style="text-align: right;">\$1,068,117</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td style="text-align: center;"><b>Assessed Value (SOH)</b></td> <td style="text-align: right;"><b>\$941,506</b></td> <td style="text-align: right;"><b>\$1,068,117</b></td> </tr> <tr> <td colspan="3" style="text-align: center;"><u>Tax Estimator</u></td> </tr> </table>	VALUE SUMMARY			VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$717,758	\$793,474	Depreciated EXFT Value	\$23,748	\$24,643	Land Value (Market)	\$200,000	\$250,000	Land Value Ag	\$0	\$0	<u>Just/Market Value</u>	\$941,506	\$1,068,117	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$941,506</b>	<b>\$1,068,117</b>	<u>Tax Estimator</u>		
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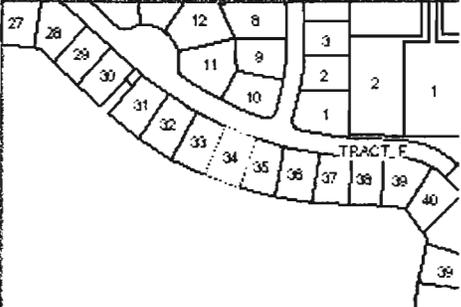
2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$941,506	\$0	\$941,506
Schools	\$941,506	\$0	\$941,506
Fire	\$941,506	\$0	\$941,506
Road District	\$941,506	\$0	\$941,506
SJWM(Saint Johns Water Management)	\$941,506	\$0	\$941,506
County Bonds	\$941,506	\$0	\$941,506

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p style="text-align: center;"><b>SALES</b></p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> <tr> <td>WARRANTY DEED</td> <td>02/2009</td> <td><del>07139</del> 1988</td> <td>\$1,050,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/2007</td> <td><del>06619</del> 1109</td> <td>\$1,700,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>10/2003</td> <td><del>05052</del> 0611</td> <td>\$1,000,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>10/2001</td> <td><del>04243</del> 0703</td> <td>\$73,500</td> <td>Vacant</td> <td>No</td> </tr> </table> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>	Deed	Date	Book Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	02/2009	<del>07139</del> 1988	\$1,050,000	Improved	Yes	WARRANTY DEED	03/2007	<del>06619</del> 1109	\$1,700,000	Improved	Yes	WARRANTY DEED	10/2003	<del>05052</del> 0611	\$1,000,000	Improved	Yes	SPECIAL WARRANTY DEED	10/2001	<del>04243</del> 0703	\$73,500	Vacant	No	<p style="text-align: center;"><b>2008 VALUE SUMMARY</b></p> <p style="text-align: right;">2008 Tax Bill Amount: \$16,086</p> <p style="text-align: center;"><u>2008 Certified Taxable Value and Taxes</u></p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	200,000.00	\$200,000								

BUILDING INFORMATION									
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
1	SINGLE FAMILY	2002	22	3,266	7,606	5,733	CUSTOM CONCRETE BLOC	\$717,758	\$741,869
<u>Building Sketch</u>									
Appendage / Sqft		OPEN PORCH FINISHED / 572							
Appendage / Sqft		GARAGE FINISHED / 832							
Appendage / Sqft		OPEN PORCH FINISHED / 91							
Appendage / Sqft		OPEN PORCH FINISHED / 378							

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST                  SANFORD, FL 32771-1488                  407-665-7505</p>		
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<p style="text-align: center;"><b>GENERAL</b></p> <p>Parcel Id: 35-19-29-5QF-0000-0340                  Owner: PASCARELLA JEFFREY L &amp; SALLY M                  Mailing Address: 1042 HENLEY DOWNS PL                  City, State, Zip Code: LAKE MARY FL 32746                  Property Address: 1042 HENLEY DOWNS PL LAKE MARY 32746                  Subdivision Name: RESERVE 2 AT HEATHROW                  Tax District: 01-COUNTY-TX DIST 1                  Exemptions: 00-HOMESTEAD (2005)                  Dor: 01-SINGLE FAMILY</p>	<p><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2009 <u>Working</u></th> <th style="text-align: center;">2008 <u>Certified</u></th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: right;">\$506,362</td> <td style="text-align: right;">\$560,652</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: right;">\$18,937</td> <td style="text-align: right;">\$19,737</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$200,000</td> <td style="text-align: right;">\$250,000</td> </tr> <tr> <td>Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td><u>Just/Market Value</u></td> <td style="text-align: right;">\$725,299</td> <td style="text-align: right;">\$830,389</td> </tr> <tr> <td>Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$72,205</td> <td style="text-align: right;">\$177,947</td> </tr> <tr> <td><b>Assessed Value (SOH)</b></td> <td style="text-align: right;"><b>\$653,094</b></td> <td style="text-align: right;"><b>\$652,442</b></td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Tax Estimator</a>  <a href="#">Portability Calculator</a></p>	VALUES	2009 <u>Working</u>	2008 <u>Certified</u>	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$506,362	\$560,652	Depreciated EXFT Value	\$18,937	\$19,737	Land Value (Market)	\$200,000	\$250,000	Land Value Ag	\$0	\$0	<u>Just/Market Value</u>	\$725,299	\$830,389	Portability Adj	\$0	\$0	Save Our Homes Adj	\$72,205	\$177,947	<b>Assessed Value (SOH)</b>	<b>\$653,094</b>	<b>\$652,442</b>
VALUES	2009 <u>Working</u>	2008 <u>Certified</u>																																
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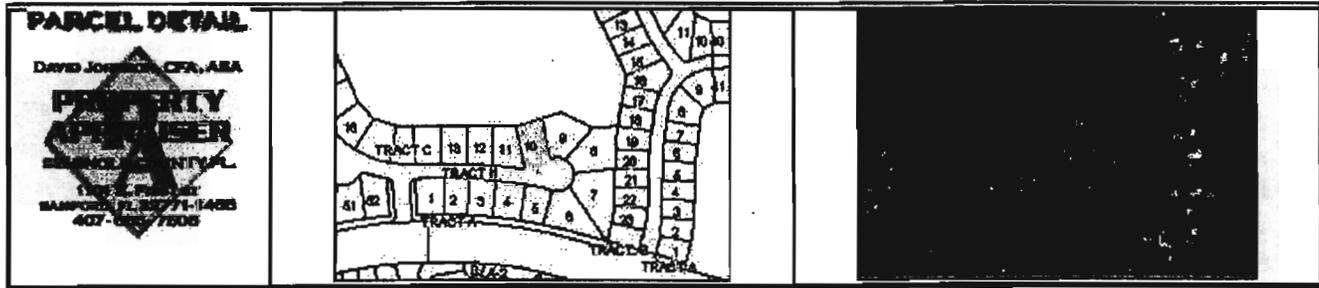
2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$653,094	\$50,000	\$603,094
Schools	\$653,094	\$25,000	\$628,094
Fire	\$653,094	\$50,000	\$603,094
Road District	\$653,094	\$50,000	\$603,094
SJWM(Saint Johns Water Management)	\$653,094	\$50,000	\$603,094
County Bonds	\$653,094	\$50,000	\$603,094

Potential Portability Amount is \$72,205  
 The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

<p style="text-align: center;"><b>SALES</b></p> <p>Deed                      Date    Book    Page    Amount    Vac/Imp    Qualified</p> <p>SPECIAL WARRANTY DEED 07/2003 04923 0983 \$92,500 Vacant    Yes</p> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>	<p style="text-align: center;"><b>2008 VALUE SUMMARY</b></p> <p>Tax Amount (without SOH):    \$12,505</p> <p><u>2008 Tax Bill Amount:</u>        \$9,261</p> <p><u>Save Our Homes (SOH) Savings:</u>    \$3,244</p> <p><u>2008 Certified Taxable Value and Taxes</u></p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	200,000.00	\$200,000								

BUILDING INFORMATION									
Bid Num	Bid Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bid Value	Est. Cost New
1	SINGLE FAMILY	2004	18	3,150	5,168	3,996	CUSTOM CONCRETE BLOC	\$506,362	\$519,346
<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 459							
<b>Appendage / Sqft</b>		OPEN PORCH FINISHED / 80							



**GENERAL**

Parcel Id: 36-19-29-605-0000-0100  
 Owner: DIMARCO CHRIS & AMY  
 Mailing Address: 3545 RICELAKE LOOP  
 City, State, Zip Code: LONGWOOD FL 32779  
 Property Address: 1408 LANGHAM TER LAKE MARY 32746  
 Subdivision Name: RESERVE AT HEATHROW  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Dor: 01-SINGLE FAMILY

**VALUE SUMMARY**

VALUES	2009 Working Cost/Market	2008 Certified Cost/Market
Value Method		
Number of Buildings	1	1
Depreciated Bldg Value	\$778,038	\$859,946
Depreciated EXFT Value	\$30,951	\$31,970
Land Value (Market)	\$200,000	\$250,000
Land Value Ag	\$0	\$0
<u>Just/Market Value</u>	\$1,008,989	\$1,141,916
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$305,072
Assessed Value (SOH)	\$1,008,989	\$836,844

Tax Estimator

**2009 TAXABLE VALUE WORKING ESTIMATE**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$1,008,989	\$0	\$1,008,989
Schools	\$1,008,989	\$0	\$1,008,989
Fire	\$1,008,989	\$0	\$1,008,989
Road District	\$1,008,989	\$0	\$1,008,989
SJWM (Saint Johns Water Management)	\$1,008,989	\$0	\$1,008,989
County Bonds	\$1,008,989	\$0	\$1,008,989

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	01/2001	04002	1841	\$107,500	Vacant	Yes

Find Comparable Sales within this Subdivision

**2008 VALUE SUMMARY**

Tax Amount (without SOH): \$17,197  
 2008 Tax Bill Amount: \$12,038  
 Save Our Homes (SOH) Savings: \$5,159  
 2008 Certified Taxable Value and Taxes  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	200,000.00	\$200,000

**LEGAL DESCRIPTION**

PLATS:

LOT 10 RESERVE AT HEATHROW PB 55 PGS 94 THRU 96

**BUILDING INFORMATION**

Bldg Sketch	Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
	1	SINGLE FAMILY	2002	25	4,228	8,307	6,048	CUSTOM CONCRETE BLOC	\$778,038	\$804,174
Appendage / Sqft					OPEN PORCH FINISHED / 695					
Appendage / Sqft					GARAGE FINISHED / 919					
Appendage / Sqft					OPEN PORCH FINISHED / 119					
Appendage / Sqft					OPEN PORCH FINISHED / 186					
Appendage / Sqft					UTILITY FINISHED / 340					
Appendage / Sqft					UPPER STORY FINISHED / 1820					

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	2002	1	\$2,475	\$3,000

**PARCEL DETAIL**

DAVID JOHNSON, CFA, ASA  
**PROPERTY APPRAISER**  
 SEMINOLE COUNTY FL.  
 1101 E. FIRST ST  
 SANFORD, FL 32771-1488  
 407-665-7508

	VALUE SUMMARY		
GENERAL	VALUES	2009 Working	2008 Certified
Parcel Id: 36-19-29-505-0000-0270	Value Method	Cost/Market	Cost/Market
Owner: MICHAELSON GARY H & CHRISTINA	Number of Buildings	1	1
Mailing Address: 1500 LANGHAM TER	Depreciated Bldg Value	\$633,363	\$701,443
City,State,ZipCode: LAKE MARY FL 32746	Depreciated EXFT Value	\$25,900	\$26,923
Property Address: 1500 LANGHAM TER LAKE MARY 32746	Land Value (Market)	\$200,000	\$250,000
Subdivision Name: RESERVE AT HEATHROW	Land Value Ag	\$0	\$0
Tax District: 01-COUNTY-TX DIST 1	Just/Market Value	\$859,263	\$978,366
Exemptions: 00-HOMESTEAD (2009)	Portability Adj	\$0	\$0
Dor: 01-SINGLE FAMILY	Save Our Homes Adj	\$0	\$0
	Assessed Value (SOH)	\$859,263	\$978,366
	Tax Estimator		

2009 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$859,263	\$50,000	\$809,263
Schools	\$859,263	\$25,000	\$834,263
Fire	\$859,263	\$50,000	\$809,263
Road District	\$859,263	\$50,000	\$809,263
SJWM(Saint Johns Water Management)	\$859,263	\$50,000	\$809,263
County Bonds	\$859,263	\$50,000	\$809,263

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

SALES	2008 VALUE SUMMARY														
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Deed</td> <td style="text-align: center;">Date</td> <td style="text-align: center;">Book</td> <td style="text-align: center;">Page</td> <td style="text-align: center;">Amount</td> <td style="text-align: center;">Vac/Imp</td> <td style="text-align: center;">Qualified</td> </tr> <tr> <td>SPECIAL WARRANTY DEED</td> <td>09/2003</td> <td>05050</td> <td>1528</td> <td>\$124,500</td> <td>Vacant</td> <td>Yes</td> </tr> </table> <p style="text-align: center;"><u>Find Comparable Sales within this Subdivision</u></p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	SPECIAL WARRANTY DEED	09/2003	05050	1528	\$124,500	Vacant	Yes	<p>2008 Tax Bill Amount: \$14,734</p> <p>2008 Certified Taxable Value and Taxes</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified									
SPECIAL WARRANTY DEED	09/2003	05050	1528	\$124,500	Vacant	Yes									

LAND	LEGAL DESCRIPTION												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Land Assess Method</td> <td style="text-align: center;">Frontage</td> <td style="text-align: center;">Depth</td> <td style="text-align: center;">Land Units</td> <td style="text-align: center;">Unit Price</td> <td style="text-align: center;">Land Value</td> </tr> <tr> <td>LOT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1.000</td> <td style="text-align: right;">200,000.00</td> <td style="text-align: right;">\$200,000</td> </tr> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	200,000.00	\$200,000	<p>PLATS: <input type="text" value="Pick..."/></p> <p>LOT 27 RESERVE AT HEATHROW PB 55 PGS 94 THRU 96</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	1.000	200,000.00	\$200,000								

BUILDING INFORMATION									
Bid Num	Bid Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bid Value	Est. Cost New
<u>Building Sketch</u> 1	SINGLE FAMILY	2004	22	3,504	6,496	4,991	CUSTOM CONCRETE BLOC	\$633,363	\$649,603
Appendage / Sqft		OPEN PORCH FINISHED / 584							
Appendage / Sqft		GARAGE FINISHED / 836							
Appendage / Sqft		OPEN PORCH FINISHED / 85							
Appendage / Sqft		UPPER STORY FINISHED / 1487							

E: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Finished

Permits

**PARCEL DETAIL**

DAVID JOHNSON, CPA, ASA

**PROPERTY APPRAISER**

SEMINOLE COUNTY, FL

1101 N. PARKWAY  
SEMINOLE, FL 32771-1425  
407-882-7100

Parcel 24

**GENERAL**

Parcel Id: 35-19-29-50F-0000-0240  
 Owner: KILGER KYLE J & TAMI F  
 Mailing Address: 1094 HENLEY DOWNS PL  
 City,State,ZipCode: HEATHROW FL 32748  
 Property Address: 1094 HENLEY DOWNS PL LAKE MARY 32748  
 Subdivision Name: RESERVE 2 AT HEATHROW  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 00-HOMESTEAD (2004)  
 Dor: 01-SINGLE FAMILY

**VALUE SUMMARY**

VALUES	2009	2008
	Working	Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$798,397	\$882,940
Depreciated EXFT Value	\$38,826	\$40,320
Land Value (Market)	\$200,000	\$250,000
Land Value Ag	\$0	\$0
<u>Just/Market Value</u>	\$1,035,323	\$1,173,260
Portability Adj	\$0	\$0
Save Our Homes Adj	\$56,003	\$194,918
Assessed Value (SOH)	\$979,320	\$978,342

Tax Estimator  
Portability Calculator

**2009 TAXABLE VALUE WORKING ESTIMATE**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$979,320	\$50,000	\$929,320
Schools	\$979,320	\$25,000	\$954,320
Fire	\$979,320	\$50,000	\$929,320
Road District	\$979,320	\$50,000	\$929,320
SJWM(Saint Johns Water Management)	\$979,320	\$50,000	\$929,320
County Bonds	\$979,320	\$50,000	\$929,320

Potential Portability Amount is \$56,003  
 The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	08/2002	04613	1143	\$107,500	Vacant	Yes

Find Comparable Sales within this Subdivision

**2008 VALUE SUMMARY**

Tax Amount (without SOH):	\$17,699
<u>2008 Tax Bill Amount:</u>	\$14,169
<u>Save Our Homes (SOH) Savings:</u>	\$3,500
<u>2008 Certified Taxable Value and Taxes</u>	

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	200,000.00	\$200,000

**LEGAL DESCRIPTION**

PLATS:

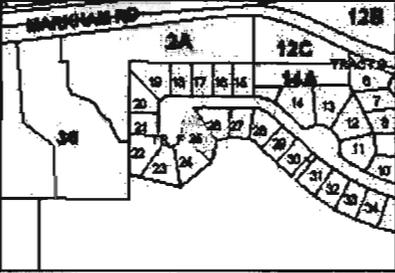
LOT 24 RESERVE 2 AT HEATHROW PB 60 PGS 22 THRU 25

**BUILDING INFORMATION**

Bld Num	Bld Type	Year Bkt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
<u>Building Sketch</u> 1	SINGLE FAMILY	2003	23	4,307	8,397	6,326	CUSTOM CONCRETE BLOC	\$798,397	\$821,021
Appendage / Sqft	OPEN PORCH FINISHED / 56								
Appendage / Sqft	GARAGE FINISHED / 882								
Appendage / Sqft	OPEN PORCH FINISHED / 103								
Appendage / Sqft	OPEN PORCH FINISHED / 637								
Appendage / Sqft	UTILITY FINISHED / 99								
Appendage / Sqft	SCREEN PORCH FINISHED / 294								
Appendage / Sqft	UPPER STORY FINISHED / 368								
Appendage / Sqft	UPPER STORY FINISHED / 1651								

NOTE: Appendage Codes Included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

<p><b>PARCEL DETAIL</b></p> <p>David Joseph, CPA, ASA  <b>PROPERTY APPRAISER</b>          SEMINOLE COUNTY, FL          1100 N. FRANKLIN          TAMPA, FL 33604-2114-1405          407-836-7100</p>																																																																																												
<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 35-19-29-50F-0000-0250          Owner: CARDEGNIO MARK R &amp; KATHLEEN C          Mailing Address: 1088 HENLEY DOWNS PL          City,State,ZipCode: LAKE MARY FL 32748          Property Address: 1088 HENLEY DOWNS PL LAKE MARY 32748          Subdivision Name: RESERVE 2 AT HEATHROW          Tax District: 01-COUNTY-TX DIST 1          Exemptions: 00-HOMESTEAD (2004)          Dcr: 01-SINGLE FAMILY</p>	<p align="center"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">VALUES</th> <th>2009</th> <th>2008</th> </tr> <tr> <th>Working</th> <th>Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td align="center">1</td> <td align="center">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td align="right">\$723,488</td> <td align="right">\$802,366</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$23,988</td> <td align="right">\$24,878</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$200,000</td> <td align="right">\$250,000</td> </tr> <tr> <td>Land Value Ag</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td><u>Just/Market Value</u></td> <td align="right">\$947,474</td> <td align="right">\$1,077,274</td> </tr> <tr> <td>Portability Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="right">\$63,802</td> <td align="right">\$194,685</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$883,572</td> <td align="right">\$882,689</td> </tr> </tbody> </table> <p align="center">Tax Estimator          Portability Calculator</p>		VALUES	2009	2008	Working	Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$723,488	\$802,366	Depreciated EXFT Value	\$23,988	\$24,878	Land Value (Market)	\$200,000	\$250,000	Land Value Ag	\$0	\$0	<u>Just/Market Value</u>	\$947,474	\$1,077,274	Portability Adj	\$0	\$0	Save Our Homes Adj	\$63,802	\$194,685	Assessed Value (SOH)	\$883,572	\$882,689																																																							
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**PARCEL DETAIL**

36

**GENERAL**

Parcel Id: 36-19-29-605-0000-0240  
 Owner: MILITELLO VINCENT J & LISA M  
 Mailing Address: 1488 LANGHAM TER  
 City,State,ZipCode: LAKE MARY FL 32746  
 Property Address: 1488 LANGHAM TER LAKE MARY 32746  
 Subdivision Name: RESERVE AT HEATHROW  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Dor: 01-SINGLE FAMILY

**VALUE SUMMARY**

VALUES	2009	2008
	Working	Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$647,389	\$715,623
Depreciated EXFT Value	\$16,437	\$16,991
Land Value (Market)	\$200,000	\$250,000
Land Value Ag	\$0	\$0
<u>Just/Market Value</u>	\$863,826	\$982,614
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$863,826	\$982,614

Tax Estimator

**2009 TAXABLE VALUE WORKING ESTIMATE**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$863,826	\$0	\$863,826
Schools	\$863,826	\$0	\$863,826
Fire	\$863,826	\$0	\$863,826
Road District	\$863,826	\$0	\$863,826
SJWM(Saint Johns Water Management)	\$863,826	\$0	\$863,826
County Bonds	\$863,826	\$0	\$863,826

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	08/2005	05794	1079	\$1,225,000	Improved	Yes
WARRANTY DEED	04/2003	04796	0628	\$860,000	Improved	Yes
WARRANTY DEED	05/2002	04428	0206	\$845,000	Improved	Yes
SPECIAL WARRANTY DEED	10/2001	04284	0373	\$73,500	Vacant	No

Find Comparable Sales within this Subdivision

**2008 VALUE SUMMARY**

2008 Tax Bill Amount: \$14,798

2008 Certified Taxable Value and Taxes  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	200,000.00	\$200,000

**LEGAL DESCRIPTION**

PLATS:

LOT 24 RESERVE AT HEATHROW PB 55 PGS 94 THRU 98

**BUILDING INFORMATION**

Bldg Num	Bldg Type	Year Blt	Fxtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
<u>Building Sketch</u> 1	SINGLE FAMILY	2002	20	3,612	6,668	5,166	CUSTOM CONCRETE BLOC	\$647,389	\$669,136
Appendage / Sqft		OPEN PORCH FINISHED / 504							
Appendage / Sqft		GARAGE FINISHED / 710							
Appendage / Sqft		OPEN PORCH FINISHED / 176							
Appendage / Sqft		OPEN PORCH FINISHED / 252							
Appendage / Sqft		UTILITY UNFINISHED / 60							
Appendage / Sqft		UPPER STORY FINISHED / 1554							

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

**PARCEL DETAIL**

36

**GENERAL**

Parcel Id: 36-19-29-505-0000-0390  
 Owner: MIlios STEVE P & FLORA  
 Mailing Address: 1485 LANGHAM TER  
 City,State,ZipCode: HEATHROW FL 32746  
 Property Address: 1485 LANGHAM TER HEATHROW 32746  
 Subdivision Name: RESERVE AT HEATHROW  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions: 00-HOMESTEAD (2008)  
 Dor: 01-SINGLE FAMILY

**VALUE SUMMARY**

VALUES	2009	2008
	Working	Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$844,221	\$935,258
Depreciated EXFT Value	\$34,884	\$38,089
Land Value (Market)	\$200,000	\$250,000
Land Value Ag	\$0	\$0
<u>Just/Market Value</u>	\$1,079,105	\$1,221,327
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$1,079,105	\$1,221,327

Tax Estimator

**2009 TAXABLE VALUE WORKING ESTIMATE**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$1,079,105	\$50,000	\$1,029,105
Schools	\$1,079,105	\$25,000	\$1,054,105
Fire	\$1,079,105	\$50,000	\$1,029,105
Road District	\$1,079,105	\$50,000	\$1,029,105
SJWM(Saint Johns Water Management)	\$1,079,105	\$50,000	\$1,029,105
County Bonds	\$1,079,105	\$50,000	\$1,029,105

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
SPECIAL WARRANTY DEED	09/2003	08060	1687	\$119,000	Vacant	Yes

Find Comparable Sales within this Subdivision

**2008 VALUE SUMMARY**

2008 Tax Bill Amount: \$17,829  
 2008 Certified Taxable Value and Taxes  
 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	200,000.00	\$200,000

**LEGAL DESCRIPTION**

PLATS:   
 LOT 39 RESERVE AT HEATHROW PB 55 PGS 94 THRU 96

**BUILDING INFORMATION**

Bldg Num	Bldg Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
<u>Building Sketch</u> 1	SINGLE FAMILY	2005	28	4,638	8,451	6,785	CUSTOM CONCRETE BLOC	\$844,221	\$861,450
Appendage / Sqft	UTILITY FINISHED / 24								
Appendage / Sqft	GARAGE FINISHED / 493								
Appendage / Sqft	OPEN PORCH FINISHED / 83								
Appendage / Sqft	GARAGE FINISHED / 391								
Appendage / Sqft	OPEN PORCH FINISHED / 559								
Appendage / Sqft	OPEN PORCH FINISHED / 88								
Appendage / Sqft	OPEN PORCH FINISHED / 18								
Appendage / Sqft	UPPER STORY FINISHED / 2157								

NOTE: Appendage Codes Included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	2005	2	\$5,400	\$6,000

**PARCEL DETAIL**

DAVID JOHNSON, CPA, ASA

**PROPERTY APPRAISER**

SEMINOLE COUNTY, FL

1001 N. PALM

SAFARIWAY, FL 32717-1400

407-655-7500

36

**GENERAL**

Parcel Id: 36-19-29-605-0000-0220  
 Owner: TRICOLI WILLIAM J & CAROLYN M  
 Mailing Address: 1476 LANGHAM TER  
 City, State, Zip Code: HEATHROW FL 32746  
 Property Address: 1476 LANGHAM TER LAKE MARY 32746  
 Subdivision Name: RESERVE AT HEATHROW  
 Tax District: 01-COUNTY-TX DIST 1  
 Exemptions:  
 Dor: 01-SINGLE FAMILY

**VALUE SUMMARY**

VALUES	2009	2008
	Working	Certified
Value Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$946,368	\$1,048,054
Depreciated EXFT Value	\$39,253	\$40,551
Land Value (Market)	\$200,000	\$250,000
Land Value Ag	\$0	\$0
<u>Just/Market Value</u>	\$1,185,641	\$1,338,605
Portability Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$1,185,641	\$1,338,605

Tax Estimator

**2009 TAXABLE VALUE WORKING ESTIMATE**

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$1,185,641	\$0	\$1,185,641
Schools	\$1,185,641	\$0	\$1,185,641
Fire	\$1,185,641	\$0	\$1,185,641
Road District	\$1,185,641	\$0	\$1,185,641
SJWM (Saint Johns Water Management)	\$1,185,641	\$0	\$1,185,641
County Bonds	\$1,185,641	\$0	\$1,185,641

The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.

**SALES**

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
WARRANTY DEED	02/2005	09824	0280	\$165,000	Vacant	Yes
WARRANTY DEED	07/2004	05406	0089	\$155,000	Vacant	Yes
SPECIAL WARRANTY DEED	12/2000	03983	1273	\$117,500	Vacant	Yes

Find Comparable Sales within this Subdivision

**2008 VALUE SUMMARY**

2008 Tax Bill Amount: \$20,159

2008 Certified Taxable Value and Taxes

DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

**LAND**

Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value
LOT	0	0	1.000	200,000.00	\$200,000

**LEGAL DESCRIPTION**

PLATS: Pick...

LOT 22 RESERVE AT HEATHROW PB 55 PGS 94 THRU 96

**BUILDING INFORMATION**

Bldg Sketch	Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
	1	SINGLE FAMILY	2008	33	4,119	9,723	7,480	CUSTOM CONCRETE BLOC	\$946,368	\$980,800
Appendage / Sqft								OPEN PORCH FINISHED / 618		
Appendage / Sqft								GARAGE FINISHED / 820		
Appendage / Sqft								OPEN PORCH FINISHED / 91		
Appendage / Sqft								OPEN PORCH FINISHED / 714		
Appendage / Sqft								UPPER STORY FINISHED / 3361		

NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished

Permits

**EXTRA FEATURE**

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	2008	3	\$8,325	\$9,000
ELEVATOR RESIDENTIAL	2008	1	\$7,480	\$8,500
POOL GUNITE	2007	490	\$9,310	\$9,800

July 30, 2009

San Sebastian Estates homes  
Jorge Ulibarri  
4919 Red Brick Run  
Sanford FL 32771

Re: Rear Set Back Variance

Dear Mr. Ulibarri,

Let this letter serve as a follow up to our conversation on July 29, 2009, where we discussed your intentions of applying to the Seminole County for a rear setback variance on the property directly behind mine. As I explained to you, I do not have any objections to you applying for this variance. I wish you the best of luck and I am looking forward to being your neighbor.



Paul Linartas  
1450 Sky Eagle Cv.  
Lake Mary FL 3246

PICTURE No 1



\* SEE STRUCTURE ADJACENT TO WALL

Zoom In

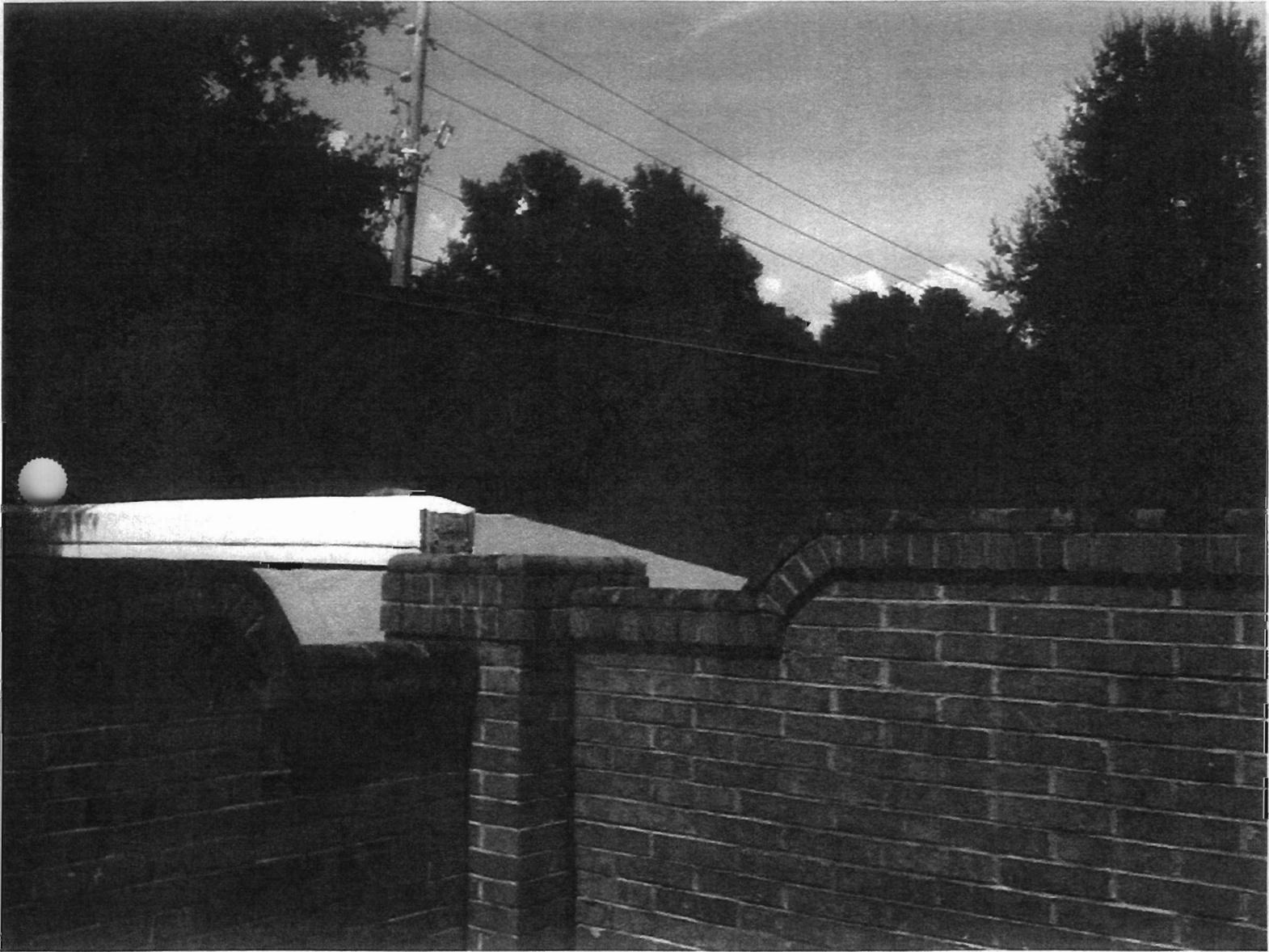
Normal

Scale

PICTURE No. 2(a)



PICTURE No. 2 (b)



PICTURE No. 3



\* THE BACK OF THE HOUSE IS 17 FT FROM WALL  
AND HAS NO VIEW TO MY LOT

PICTURE No. 4



PICTURE No. 5



**SEMINOLE COUNTY DENIAL DEVELOPMENT  
ORDER**

On September 28, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lot 5 Reserve 2 at the Heathrow PB 60 PGS 22 Thru 25

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** San Sebastian Estate Homes  
4919 Red Brick Run  
Sanford, Fl. 32771

**Project Name:** Eden Hall Point (1517)

**Requested variance:**

Rear yard setback variance from 20 feet to 13 feet for a single family home.

Approval was sought to construct a single family home. One or more of the six criteria under the Land Development Code for granting a variance have not been satisfied. The applicant still retains reasonable use of the property without the granting of the requested variance.

The requested development approval is hereby denied.

Prepared by: Kathy Fall, Principal Planner  
1101 East First Street  
Sanford, Florida 32771

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On September 28, 2009, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Lot 5 Reserve 2 at the Heathrow PB 60 PGS 22 Thru 25

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

### **FINDINGS OF FACT**

**Property Owner:** San Sebastian Estate Homes  
4919 Red Brick Run  
Sanford, Fl. 32771

**Project Name:** Eden Hall Point (1517)

**Variance Approval:**

Rear setback variance from 20 feet to 13 feet for a single family home.

All six criteria for granting a variance under the Land Development Code have been satisfied.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall, Planner  
1101 East First Street  
Sanford, Florida 32771

**Order**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. The variance granted will apply only to the proposed home as depicted on the attached site plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Alison C. Stettner  
Planning Manager

**STATE OF FLORIDA     )  
COUNTY OF SEMINOLE )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: