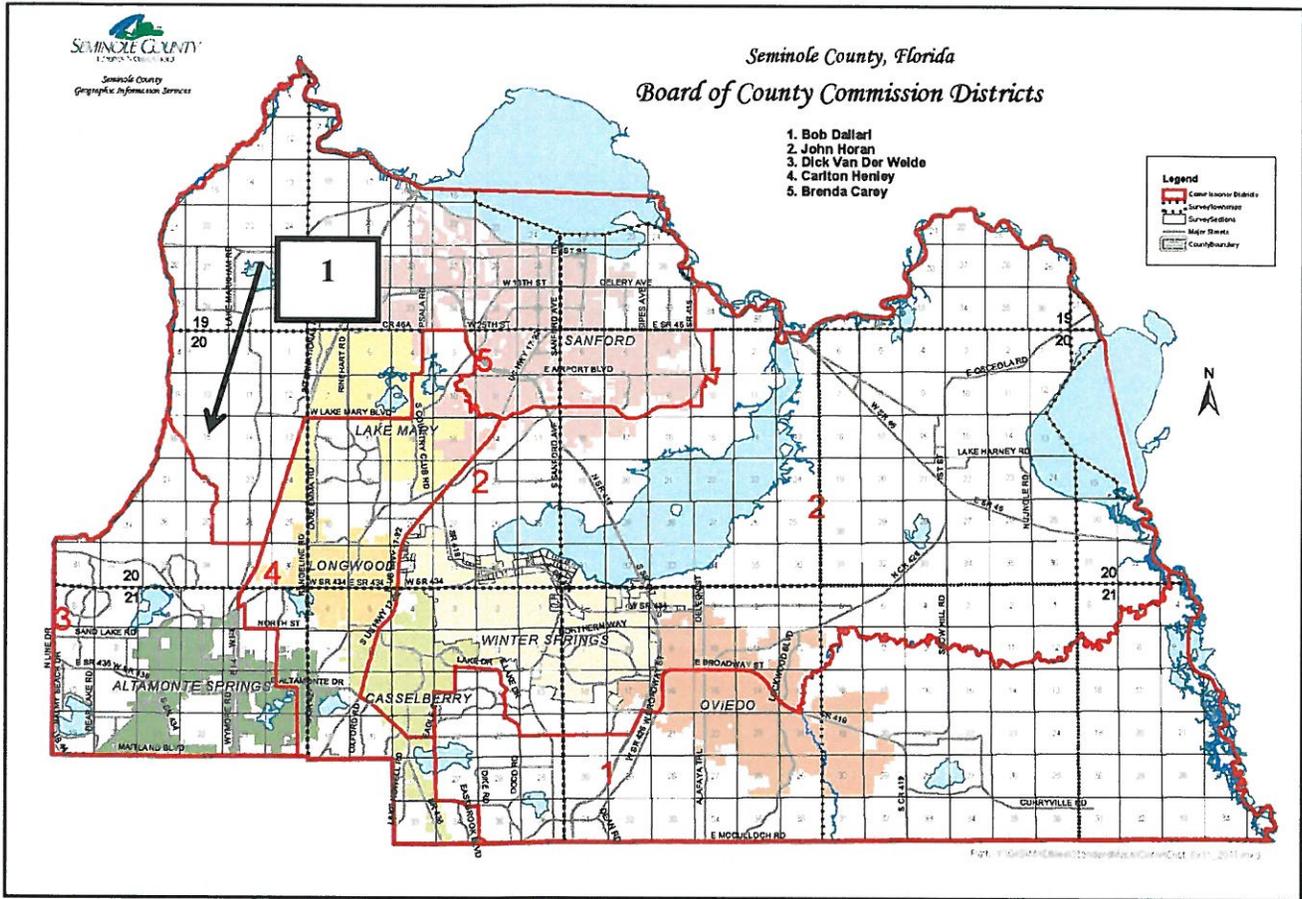


SEMINOLE COUNTY GOVERNMENT

1101 EAST FIRST STREET
SANFORD, FLORIDA 32771
(407) 665-7331

www.seminolecountyfl.gov

To: Applicants, Staff and Interested Parties
From: Growth Management Department, Planning & Development Division
Subject: **DEVELOPMENT REVIEW COMMITTEE MEETING FOR WEDNESDAY 05/09/2012**



County staff and applicants will review the following items on the above date at the time schedule below. The meeting will be held in **Room #3024** on the third floor of the County Services Building.

ITEM NO: 1	DR - SUBDIVISIONS	PROJ NO 11-0550007	TIME 9:00AM
PROJECT NAME	RESERVE AT ALAQUA – FS	PROJECT MANAGER	CYNTHIA SWEET (407) 665-7443
APPLICANT	RICHARD SHASSIAN		(407) 310-4316
CONSULTANT	RICHARD MERKEL P E		(407) 275-7877
PROJECT DESC	FINAL ENGINEERING APPROVAL FOR A 44 LOT RESIDENTIAL SUBDIVISION ON 50.01 ACRES ZONED PUD		
LOCATION	WITHIN ALAQUA SUBDIVISION WEST OF GOLF COURSE		
PARCEL ID	15-20-29-502-0000-0010+++		
BCC DISTRICT	5-Carey		

Notice to Applicant: A copy of the staff comments and recommendations will be faxed to the Applicant and the Consultant **by 12:00 noon on the Tuesday before the scheduled meeting**. If you have any questions, please contact Development Review at (407) 665-7331. **If you intend to have an attorney present, please notify your project manager before meeting date.**

After review of the comments, the applicant may not need to meet with the staff in a group. If so, please contact Development Review so the agenda may be adjusted accordingly.

Thank you.

11-05500007



SEMINOLE COUNTY GROWTH MANAGEMENT
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET ROOM 2028
SANFORD, FL 32771
(407) 665-7441 PHONE (407) 665-7385 FAX
www.seminolecountyfl.gov/gm

APPLICANT INFORMATION

APPLICANT: Richard Shassian	CONTACT:
ADDRESS: 1180 Harwood Avenue	
CITY: Altamonte Springs	STATE: FL ZIP: 32715
PHONE: (407) 310-4316	FAX: EMAIL: rs@essianconstruction.com

CONSULTANT INFORMATION

ENGINEER/SURVEYOR: Richard Merkel, P.E.	CONTACT:
ADDRESS: 3361 Rouse Road, Suite 240	
CITY: Orlando	STATE: FL ZIP: 32817
PHONE: (407) 275-7877	FAX: (407) 275-7901 EMAIL: rmerkel@heifl.com

OWNER INFORMATION

IS OWNER'S AUTHORIZATION ATTACHED? YES NO

OWNER: John K. Ritenour	CONTACT:
ADDRESS: See attached Reserve at Alaqua Property Ownership Summary	
CITY:	STATE: ZIP:
PHONE: (407) 788-3000	FAX: EMAIL:

SUBDIVISION INFORMATION

PARCEL ID #: See attached Reserve at Alaqua Property Ownership Summary	
PROJECT NAME: Reserve at Alaqua	
DESCRIPTION OF PROJECT: 44 lot subdivision	
LOCATION: Within Alaqua subdivision, west of golf clubhouse	
NUMBER OF LOTS: 44	TOTAL ACREAGE: 50.01
ZONING: PUD	FUTURE LAND USE: Suburban Estates

UTILITIES

WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
IS PROPERTY SERVED BY WELL? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
IS PROPERTY SERVED BY SEPTIC? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	FEE ATTACHED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

ARBOR

ARE ANY TREES BEING REMOVED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
ARBOR PERMIT APPLICATION ATTACHED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	FEE ATTACHED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

FEES

- DEVELOPMENT PLAN** --- \$250.00 + \$5.00 PER LOT
 - PRELIMINARY PLAN** --- \$1,000.00 + \$15.00 PER LOT (\$2,270.00 MAXIMUM FEE)
 - FINAL ENGINEERING PLAN** --- \$3,500.00 + \$25.00 PER LOT (\$5,300.00 MAXIMUM FEE)
 - FINAL PLAT ASSOCIATED WITH FINAL ENGINEERING** --- \$200.00*
- *A PLAT SUBMITTED AS A SEPARATE REVIEW FROM THE FINAL ENGINEERING REQUIRES A \$200.00 FEE FOR EACH SUBMITTAL
- FINAL PLAT** --- (IF NO FINAL ENGINEERING IS REQUIRED) \$1,750.00 + \$25.00 PER LOT
 - MINOR PLAT** ---- \$1,000.00 + \$75.00 PER LOT (MAXIMUM 4 LOTS/RESIDENTIAL – MAXIMUM 2 LOTS/COMMERCIAL)

CONCURRENCY REVIEW MANAGEMENT SYSTEM: (Please check one.)

I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering Submittal. (Minor Plat and Final Engineering require Concurrency Test Review.) I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)
Vesting Certificate/Test Notice Number: _____ Date issued: _____

Concurrency Application and appropriate fee is attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the development order and full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management Monitoring System.

I understand that the application for subdivision plan review must include all required submittals as specified in Chapter 35, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. The review fee provides for two plan reviews. Additional reviews will require an additional fee.

X Applicant's Signature: _____ Date: 4/10/2012

OFFICIAL USE	
PROJECT #:	PLANNER ASSIGNED:

**RESERVE AT ALAQUA
PROPERTY OWNERSHIP SUMMARY**

1. Steel Curtain of Central Florida, LLC (Florida Limited Liability Company)
1855 West State Road 434, Suite 244
Longwood, FL 32750
Manager: John K. Ritenour
2165 Alaqua Drive
Longwood, FL 32779
 - a. Lots 1-8 (PB 74, PG 70-74): Tax Parcel ID Nos. 15202950200000010, 15202950200000020,
15202950200000030, 15202950200000040,
15202950200000050, 15202950200000060,
15202950200000070, & 15202950200000080
 - b. Tract C (PB74, PG 70-74): Tax Parcel ID No. 1520295020C000000

2. Alaqua Group, LLLP (Florida Limited Liability Limited Partnership)
1855 West State Road 434, Suite 244
Longwood, FL 32750
General Partner: Alaqua Management, LLC
Manager: John K. Ritenour
 - a. Tract A (PB74, PG 70-74): Tax Parcel ID No. 1520295020A000000
 - b. Tract B (PB74, PG 70-74): Tax Parcel ID No. 1520295020B000000
 - c. Tract G (PB74, PG 70-74): Tax Parcel ID No. 1520295020G000000
 - d. Alaqua Phase I (PB 33, PG 67-71)
 - i. Tract A: Tax Parcel ID No. 1420295JC0A000000
 - ii. Tract B: Tax Parcel ID No. 1420295JC0B000000
 - iii. Tract C: Tax Parcel ID No. 1420295JC0C000000
 - iv. Tract D: Tax Parcel ID No. 1420295JC0D000000
 - e. Alaqua Phase II (PB 38, PG 27-29)
 - i. Tract A: Tax Parcel ID No. 1520295JY0A000000
 - ii. Tract B: Tax Parcel ID No. 1520295JY0B000000
 - iii. Tract C: Tax Parcel ID No. 1520295JY0C000000
 - f. Alaqua Phase III (PB 42, PG 1-8)
 - i. Tract A: Tax Parcel ID No. 1520295KW0A000000
 - ii. Tract B: Tax Parcel ID No. 1520295KW0B000000
 - iii. Tract D: Tax Parcel ID No. 1520295KW0D000000
 - iv. Tract I: Tax Parcel ID No. 1520295KW0I000000

3. Alaqua Property Owners Association, Inc. (Florida Non-Profit Corporation)
2180 West State Road 434, Suite 5000
Longwood, FL 32779
President: John K. Ritenour
 - a. Tract D (PB74, PG 70-74): Tax Parcel ID No. 1520295020D000000
 - b. Tract E (PB74, PG 70-74): Tax Parcel ID No. 1520295020E000000
 - c. Tract F (PB74, PG 70-74): Tax Parcel ID No. 1520295020F000000



Parcel: 15-20-29-502-0000-0010
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 3100 PLAYERS PT LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

<p>Parcel: 15-20-29-502-0000-0010</p> <p>Property Address: 3100 PLAYERS PT Owner: STEEL CURTAIN OF CENTRAL FLA LLC Mailing: 1855 W STATE RD 434 STE 230 LONGWOOD, FL 32750 - 5071 Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 00-VACANT RESIDENTIAL</p> <p>Map Aerial Both Footprint + - Extents Center Larger Map Dual Map View - External</p>	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$140,000</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$140,000</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$5,668</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$134,332</td> </tr> </tbody> </table> <p style="margin-left: 40px;">Tax Amount without SOH: \$2,131 2011 Tax Bill Amount \$2,131 Tax Estimator Save Our Homes Savings: \$0</p> <p style="font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$140,000	\$140,000	Land Value Ag			Just/Market Value **	\$140,000	\$140,000	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$5,668	Assessed Value	\$140,000	\$134,332
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Assessed Value	\$140,000	\$134,332																																			

Legal Description							
LOT 1 RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$140,000	\$0	\$140,000			
	Schools	\$140,000	\$0	\$140,000			
	Fire	\$140,000	\$0	\$140,000			
	Road District	\$140,000	\$0	\$140,000			
	SJWM(Saint Johns Water Management)	\$140,000	\$0	\$140,000			
	County Bonds	\$140,000	\$0	\$140,000			
Sales							
	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
	CORRECTIVE DEED	09/2009	07253	0156	\$100	Vacant	No
Find Comparable Sales within this Subdivision							
Land							
	Method	Frontage	Depth	Units	Unit Price	Land Value	
	LOT	0	0	1.000	140,000.00	\$140,000	
Building Information							
Permits							

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0000-0020
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 3092 PLAYERS PT LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

<p>Parcel: 15-20-29-502-0000-0020</p> <p>Property Address: 3092 PLAYERS PT Owner: STEEL CURTAIN OF CENTRAL FLA LLC Mailing: 1855 W STATE RD 434 STE 230 LONGWOOD, FL 32750 - 5071 Subdivision Name: <u>RESERVE AT ALAQUA COUNTRY CLUB</u> Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 00-VACANT RESIDENTIAL</p>	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> </thead> <tbody> <tr> <td>Valuation Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>0</td> <td>0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td>\$140,000</td> <td>\$140,000</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td>\$140,000</td> <td>\$140,000</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td>\$0</td> <td>\$5,668</td> </tr> <tr> <td>Assessed Value</td> <td>\$140,000</td> <td>\$134,332</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$2,131 2011 Tax Bill Amount \$2,131 Tax Estimator Save Our Homes Savings: \$0</p> <p><small>* Does NOT INCLUDE Non Ad Valorem Assessments</small></p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$140,000	\$140,000	Land Value Ag			Just/Market Value **	\$140,000	\$140,000	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$5,668	Assessed Value	\$140,000	\$134,332
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Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description						
LOT 2 RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74						
Tax Details						
Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
County General Fund	\$140,000	\$0	\$140,000			
Schools	\$140,000	\$0	\$140,000			
Fire	\$140,000	\$0	\$140,000			
Road District	\$140,000	\$0	\$140,000			
SJWM(Saint Johns Water Management)	\$140,000	\$0	\$140,000			
County Bonds	\$140,000	\$0	\$140,000			
Sales						
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CORRECTIVE DEED	09/2009	07253	0156	\$100	Vacant	No
Find Comparable Sales within this Subdivision						
Land						
Method	Frontage	Depth	Units	Unit Price	Land Value	
LOT			1.000	140,000.00	\$140,000	
Building Information						
Permits						

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0000-0030
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 3084 PLAYERS PT LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

Parcel: 15-20-29-502-0000-0030

Property Address: 3084 PLAYERS PT
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Mailing: 1855 W STATE RD 434 STE 230
 LONGWOOD, FL 32750 - 5071
 Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: 00-VACANT RESIDENTIAL

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$140,000	\$140,000
Land Value Ag		
Just/Market Value **	\$140,000	\$140,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$5,668
Assessed Value	\$140,000	\$134,332

Tax Amount without SOH: \$2,131
2011 Tax Bill Amount \$2,131
Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

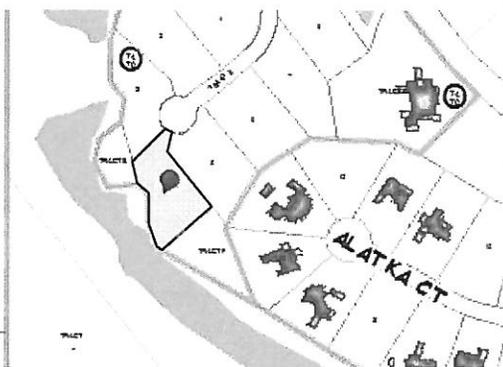
Legal Description							
LOT 3 RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$140,000	\$0	\$140,000			
	Schools	\$140,000	\$0	\$140,000			
	Fire	\$140,000	\$0	\$140,000			
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Land							
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Permits							

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0000-0040
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 3073 PLAYERS PT LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

<p>Parcel: 15-20-29-502-0000-0040</p> <p>Property Address: 3073 PLAYERS PT Owner: STEEL CURTAIN OF CENTRAL FLA LLC Mailing: 1855 W STATE RD 434 STE 230 LONGWOOD, FL 32750 - 5071 Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 0030-VACANT WATERFRONT</p> 	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> </thead> <tbody> <tr> <td>Valuation Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$140,000</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$140,000</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$5,668</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$134,332</td> </tr> </tbody> </table> <p style="margin-left: 40px;">Tax Amount without SOH: \$2,131 2011 Tax Bill Amount \$2,131 Tax Estimator Save Our Homes Savings: \$0</p> <p style="margin-left: 40px; font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$140,000	\$140,000	Land Value Ag			Just/Market Value **	\$140,000	\$140,000	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$5,668	Assessed Value	\$140,000	\$134,332
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Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description							
LOT 4 RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$140,000	\$0	\$140,000			
	Schools	\$140,000	\$0	\$140,000			
	Fire	\$140,000	\$0	\$140,000			
	Road District	\$140,000	\$0	\$140,000			
	SJWM(Saint Johns Water Management)	\$140,000	\$0	\$140,000			
	County Bonds	\$140,000	\$0	\$140,000			
Sales							
	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
	CORRECTIVE DEED	09/2009	07253	0156	\$100	Vacant	No
Find Comparable Sales within this Subdivision							
Land							
	Method	Frontage	Depth	Units	Unit Price	Land Value	
	LOT			1.000	140,000.00	\$140,000	
Building Information							
Permits							

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0000-0050
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 3081 PLAYERS PT LONGWOOD, FL 32779

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<p>Parcel: 15-20-29-502-0000-0050</p> <p>Property Address: 3081 PLAYERS PT Owner: STEEL CURTAIN OF CENTRAL FLA LLC Mailing: 1855 W STATE RD 434 STE 230 LONGWOOD, FL 32750 - 5071 Subdivision Name: <u>RESERVE AT ALAQUA COUNTRY CLUB</u> Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: 00-VACANT RESIDENTIAL</p>	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> </thead> <tbody> <tr> <td>Valuation Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$140,000</td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td><u>Just/Market Value **</u></td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$140,000</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: right;">\$0</td> <td style="text-align: right;">\$5,668</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: right;">\$140,000</td> <td style="text-align: right;">\$134,332</td> </tr> </tbody> </table> <p style="text-align: right;">Tax Amount without SOH: \$2,131 2011 Tax Bill Amount \$2,131 <u>Tax Estimator</u> Save Our Homes Savings: \$0</p> <p style="text-align: right; font-size: small;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)	\$140,000	\$140,000	Land Value Ag			<u>Just/Market Value **</u>	\$140,000	\$140,000	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$5,668	Assessed Value	\$140,000	\$134,332
	2012 Working Values	2011 Certified Values																																			
Valuation Method	Cost/Market	Cost/Market																																			
Number of Buildings	0	0																																			
Depreciated Bldg Value																																					
Depreciated EXFT Value																																					
Land Value (Market)	\$140,000	\$140,000																																			
Land Value Ag																																					
<u>Just/Market Value **</u>	\$140,000	\$140,000																																			
Portability Adj																																					
Save Our Homes Adj	\$0	\$0																																			
Amendment 1 Adj	\$0	\$5,668																																			
Assessed Value	\$140,000	\$134,332																																			

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description			
LOT 5 RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74			
Tax Details			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$140,000	\$0	\$140,000
Schools	\$140,000	\$0	\$140,000
Fire	\$140,000	\$0	\$140,000
Road District	\$140,000	\$0	\$140,000
SJWM(Saint Johns Water Management)	\$140,000	\$0	\$140,000
County Bonds	\$140,000	\$0	\$140,000
Sales			
Deed	Date	Book	Page
CORRECTIVE DEED	09/2009	07253	0156
Amount	Vac/Imp	Qualified	
\$100	Vacant	No	
Find Comparable Sales within this Subdivision			
Land			
Method	Frontage	Depth	Units
LOT			1.000
Unit Price			Land Value
140,000.00			\$140,000
Building Information			
Permits			

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0000-0060
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 3089 PLAYERS PT LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

Parcel: 15-20-29-502-0000-0060

Property Address: 3089 PLAYERS PT
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Mailing: 1855 W STATE RD 434 STE 230
 LONGWOOD, FL 32750 - 5071
 Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: 00-VACANT RESIDENTIAL

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$140,000	\$140,000
Land Value Ag		
Just/Market Value **	\$140,000	\$140,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$5,668
Assessed Value	\$140,000	\$134,332

Tax Amount without SOH: \$2,131
2011 Tax Bill Amount \$2,131
Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 6 RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$140,000	\$0	\$140,000
Schools	\$140,000	\$0	\$140,000
Fire	\$140,000	\$0	\$140,000
Road District	\$140,000	\$0	\$140,000
SJWM(Saint Johns Water Management)	\$140,000	\$0	\$140,000
County Bonds	\$140,000	\$0	\$140,000

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CORRECTIVE DEED	09/2009	07253	0156	\$100	Vacant	No

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT			1.000	140,000.00	\$140,000

Building Information

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0000-0070
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 3097 PLAYERS PT LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

Parcel: 15-20-29-502-0000-0070

Property Address: 3097 PLAYERS PT
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Mailing: 1855 W STATE RD 434 STE 230
 LONGWOOD, FL 32750 - 5071
 Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: 00-VACANT RESIDENTIAL

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$140,000	\$140,000
Land Value Ag		
Just/Market Value **	\$140,000	\$140,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$5,668
Assessed Value	\$140,000	\$134,332

Tax Amount without SOH: \$2,131
2011 Tax Bill Amount \$2,131
Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 7 RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$140,000	\$0	\$140,000
Schools	\$140,000	\$0	\$140,000
Fire	\$140,000	\$0	\$140,000
Road District	\$140,000	\$0	\$140,000
SJWM(Saint Johns Water Management)	\$140,000	\$0	\$140,000
County Bonds	\$140,000	\$0	\$140,000

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CORRECTIVE DEED	09/2009	07253	0156	\$100	Vacant	No

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT			1.000	140,000.00	\$140,000

Building Information

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0000-0080
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 3105 PLAYERS PT LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

Parcel: 15-20-29-502-0000-0080

Property Address: 3105 PLAYERS PT
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Mailing: 1855 W STATE RD 434 STE 230
 LONGWOOD, FL 32750 - 5071
 Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: 00-VACANT RESIDENTIAL

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	\$140,000	\$140,000
Land Value Ag		
Just/Market Value **	\$140,000	\$140,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$5,668
Assessed Value	\$140,000	\$134,332

Tax Amount without SOH: \$2,131
2011 Tax Bill Amount \$2,131
Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description							
LOT 8 RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$140,000	\$0	\$140,000			
	Schools	\$140,000	\$0	\$140,000			
	Fire	\$140,000	\$0	\$140,000			
	Road District	\$140,000	\$0	\$140,000			
	SJWM(Saint Johns Water Management)	\$140,000	\$0	\$140,000			
	County Bonds	\$140,000	\$0	\$140,000			
Sales							
	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
	CORRECTIVE DEED	09/2009	07253	0156	\$100	Vacant	No
Find Comparable Sales within this Subdivision							
Land							
	Method	Frontage	Depth	Units	Unit Price	Land Value	
	LOT			1.000	140,000.00	\$140,000	
Building Information							
Permits							

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0A00-0000

Owner: ALAQUA MTG CO C/O ALAQUA GROUP, LLLP

Property Address: LONGWOOD, FL 32779

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- [New Search](#)

Parcel: 15-20-29-502-0A00-0000

Property Address:
 Owner: ALAQUA MTG CO C/O ALAQUA GROUP, LLLP
 Mailing: 3060 PLAYERS PT
 LONGWOOD, FL 32779

Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: N.-INFORMATION/REFERENCE

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value **	\$0	\$0
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$0	\$0

Tax Amount without SOH: \$0
2011 Tax Bill Amount \$0
[Tax Estimator](#)
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Map	Aerial	Both	Footprint	+	-	Extents	Center
Larger Map		Dual Map View - External					

Legal Description							
TRACT A RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$0	\$0	\$0			
	Schools	\$0	\$0	\$0			
	Fire	\$0	\$0	\$0			
	Road District	\$0	\$0	\$0			
	SJWM(Saint Johns Water Management)	\$0	\$0	\$0			
	County Bonds	\$0	\$0	\$0			
Sales							
	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
Find Comparable Sales within this Subdivision							
Land							
	Method	Frontage	Depth	Units	Unit Price	Land Value	
	LOT			1.000	.00		
Building Information							
Permits							

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0B00-0000
 Owner: ALAQUA MTG CO C/O ALAQUA GROUP, LLLP
 Property Address: LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

Parcel: 15-20-29-502-0B00-0000

Property Address:
 Owner: ALAQUA MTG CO C/O ALAQUA GROUP, LLLP
 Mailing: 3060 PLAYERS PT
 LONGWOOD, FL 32779
 Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: N.-INFORMATION/REFERENCE

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value **	\$0	\$0
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$0	\$0

Tax Amount without SOH: \$0
2011 Tax Bill Amount \$0
Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description

TRACT B RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74

Tax Details

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

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
Find Comparable Sales within this Subdivision						

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT			1.000	.00	

Building Information

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 15-20-29-502-0C00-0000
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Property Address: 2091 ALAQUA DR LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

Parcel: 15-20-29-502-0C00-0000

Property Address: 2091 ALAQUA DR
 Owner: STEEL CURTAIN OF CENTRAL FLA LLC
 Mailing: 1855 W STATE RD 434 STE 230
 LONGWOOD, FL 32750 - 5071
 Facility Name: ALAQUA G. C. CLUBHOUSE
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: 38-GOLF COURSE

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$1,023,998	\$1,023,998
Depreciated EXFT Value	\$36,915	\$36,915
Land Value (Market)		
Land Value Ag		
Just/Market Value **	\$1,060,913	\$1,060,913
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$1,060,913	\$1,060,913

Tax Amount without SOH: \$16,486
2011 Tax Bill Amount \$16,486
 Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description
 TRACT C RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74

Tax Details

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$1,060,913	\$0	\$1,060,913
Schools	\$1,060,913	\$0	\$1,060,913
Fire	\$1,060,913	\$0	\$1,060,913
Road District	\$1,060,913	\$0	\$1,060,913
SJWM(Saint Johns Water Management)	\$1,060,913	\$0	\$1,060,913
County Bonds	\$1,060,913	\$0	\$1,060,913

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CORRECTIVE DEED	09/2009	07253	0156	\$100	Vacant	No

[Find Comparable Sales within this Subdivision](#)

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT			1.000	.00	

Building Information

#	Description	Year Built	Stories	Total SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MASONRY PILASTER	2008		1 8,761.00	CONCRETE BLOCK- STUCCO - MASONRY	\$1,023,998	\$1,023,998	

CARPORT FINISHED	875
OPEN PORCH FINISHED	625
OPEN PORCH FINISHED	522
OPEN PORCH FINISHED	1162
OPEN PORCH FINISHED	697
GARAGE FINISHED C.B.S.	800
GARAGE FINISHED C.B.S.	800

Permits

Permit #	Type	Agency	Amount	CO Date	Permit Date
04361	Addition - Commercial	County	\$95,000		04/25/2008
12890	Addition - Commercial	County	\$90,000		12/07/2007
09728	Addition - Commercial	County	\$80,000		08/30/2007
04744	Major Project - Commercial	County	\$2,141,400	04/10/2008	05/03/2007

Extra Features

Description	Year Blt	Units	Value	Cost New
OVERRIDE	2008	38,284	\$9,615	\$9,615
OVERRIDE	2008	10,156	\$11,578	\$11,578
OVERRIDE	2008	17	\$6,426	\$6,426
OVERRIDE	2008	11	\$9,296	\$9,296



Parcel: 15-20-29-502-0G00-0000

Owner: ALAQUA MTG CO C/O ALAQUA GROUP, LLLP

Property Address: LONGWOOD, FL 32779

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- [Reset Layout](#)
- [New Search](#)

Parcel: 15-20-29-502-0G00-0000

Property Address:
 Owner: ALAQUA MTG CO C/O ALAQUA GROUP, LLLP
 Mailing: 3060 PLAYERS PT
 LONGWOOD, FL 32779

Subdivision Name: RESERVE AT ALAQUA COUNTRY CLUB
Tax District: 01-COUNTY-TX DIST 1
Exemptions:
 DOR Use Code: N.-INFORMATION/REFERENCE

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value **	\$0	\$0
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
Assessed Value	\$0	\$0

Tax Amount without SOH: \$0
2011 Tax Bill Amount \$0
 Tax Estimator
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Map	Aerial	Both	Footprint	+	-	Extents	Center
Larger Map		Dual Map View - External					

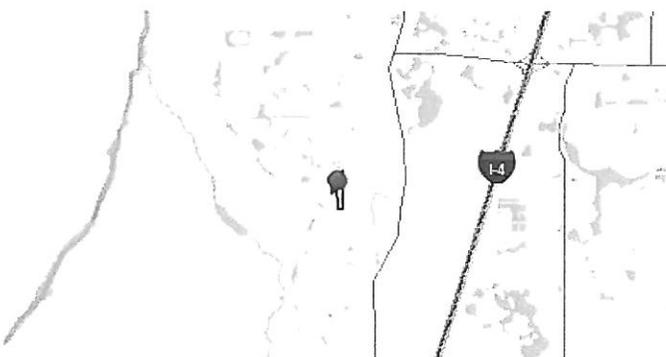
Legal Description							
TRACT G RESERVE AT ALAQUA COUNTRY CLUB PB 74 PGS 70 - 74							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$0	\$0	\$0			
	Schools	\$0	\$0	\$0			
	Fire	\$0	\$0	\$0			
	Road District	\$0	\$0	\$0			
	SJWM(Saint Johns Water Management)	\$0	\$0	\$0			
	County Bonds	\$0	\$0	\$0			
Sales							
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	
Find Comparable Sales within this Subdivision							
Land							
Method	Frontage	Depth	Units	Unit Price	Land Value		
LOT			1.000	.00			
Building Information							
Permits							

Permit #	Type	Agency	Amount	CO Date	Permit Date
Extra Features					
Description	Year Blt	Units	Value	Cost New	



Parcel: 14-20-29-5JC-0A00-0000
 Owner: ALAQUA MTG CO
 Property Address: LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

<p>Parcel: 14-20-29-5JC-0A00-0000</p> <p>Property Address: Owner: ALAQUA MTG CO Mailing: 2650 S MELLONVILLE AVE SANFORD, FL 32773</p> <p>Subdivision Name: ALAQUA PH 1 Tax District: 01-COUNTY-TX DIST 1 Exemptions: DOR Use Code: N-INFORMATION/REFERENCE</p> 	<p>Value Summary</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>2012 Working Values</th> <th>2011 Certified Values</th> </tr> <tr> <th>Valuation Method</th> <th>Cost/Market</th> <th>Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td></td> <td></td> </tr> <tr> <td>Depreciated EXFT Value</td> <td></td> <td></td> </tr> <tr> <td>Land Value (Market)</td> <td></td> <td></td> </tr> <tr> <td>Land Value Ag</td> <td></td> <td></td> </tr> <tr> <td>Just/Market Value **</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Portability Adj</td> <td></td> <td></td> </tr> <tr> <td>Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Amendment 1 Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Assessed Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> </tbody> </table> <p style="text-align: right; margin-top: 10px;"> Tax Amount without SOH: \$0 2011 Tax Bill Amount \$0 Tax Estimator Save Our Homes Savings: \$0 </p> <p style="font-size: small; margin-top: 5px;">* Does NOT INCLUDE Non Ad Valorem Assessments</p>		2012 Working Values	2011 Certified Values	Valuation Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value			Depreciated EXFT Value			Land Value (Market)			Land Value Ag			Just/Market Value **	\$0	\$0	Portability Adj			Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value	\$0	\$0
	2012 Working Values	2011 Certified Values																																			
Valuation Method	Cost/Market	Cost/Market																																			
Number of Buildings	0	0																																			
Depreciated Bldg Value																																					
Depreciated EXFT Value																																					
Land Value (Market)																																					
Land Value Ag																																					
Just/Market Value **	\$0	\$0																																			
Portability Adj																																					
Save Our Homes Adj	\$0	\$0																																			
Amendment 1 Adj	\$0	\$0																																			
Assessed Value	\$0	\$0																																			

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Legal Description							
LEG TRACT A ALAQUA PH 1 PB 33 PGS 67 TO 71							
Tax Details							
	Taxing Authority	Assessment Value	Exempt Values	Taxable Value			
	County General Fund	\$0	\$0	\$0			
	Schools	\$0	\$0	\$0			
	Fire	\$0	\$0	\$0			
	Road District	\$0	\$0	\$0			
	SJWM(Saint Johns Water Management)	\$0	\$0	\$0			
	County Bonds	\$0	\$0	\$0			
Sales							
	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
	CERTIFICATE OF TITLE	05/2004	<u>05320</u>	<u>1623</u>	\$2,972,400	Vacant	No
	SPECIAL WARRANTY DEED	01/1995	<u>02876</u>	<u>0539</u>	\$3,400,000	Vacant	No
	QUIT CLAIM DEED	07/1990	<u>02205</u>	<u>0196</u>	\$100	Vacant	No
Find Comparable Sales within this Subdivision							
Land							
	Method	Frontage	Depth	Units	Unit Price	Land Value	
	LOT	0	0	1.000	.00		
Building Information							

Permit #	Type	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Blt	Units	Value	Cost New
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Parcel: 14-20-29-5JC-0B00-0000

Owner: ALAQUA MTG CO

Property Address: LONGWOOD, FL 32779

< Back Save Layout Reset Layout New Search

Parcel: 14-20-29-5JC-0B00-0000

Property Address:
 Owner: ALAQUA MTG CO
 Mailing: 2650 S MELLONVILLE AVE
 SANFORD, FL 32773
 Subdivision Name: ALAQUA PH 1
 Tax District: 01-COUNTY-TX DIST 1
 Exemptions:
 DOR Use Code: N.-INFORMATION/REFERENCE

Map Aerial Both Footprint + - Extents Center
 Larger Map Dual Map View - External

Value Summary

	2012 Working Values	2011 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value **	50	50
Portability Adj		
Save Our Homes Adj	50	50
Amendment 1 Adj	50	50
Assessed Value	50	50

Tax Amount without SOH: \$0
 2011 Tax Bill Amount: \$0
[Tax Estimator](#)
 Save Our Homes Savings: \$0

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LEG TRACT B ALAQUA PH 1 PB 33 PGS 67 TO 71

Tax Details

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

Sales

Deed	Date	Book	Page	Amount	Vac/Imp	Qualified
CERTIFICATE OF TITLE	05/2004	05320	1623	\$2,972,400	Vacant	No
SPECIAL WARRANTY DEED	01/1995	02876	0539	\$3,400,000	Vacant	No
QUIT CLAIM DEED	07/1990	02205	0196	\$100	Vacant	No

Find Comparable Sales within this Subdivision

Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT	0	0	1.000	.00	

Building Information

Permit #	Type	Agency	Amount	CO Date	Permit Date
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Extra Features

Description	Year Blt	Units	Value	Cost New
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[< Back](#) [Save Layout](#) [Reset Layout](#) [New Search](#)



Parcel: 14-20-29-5JC-0C00-0000

Owner: ALAQUA MTG CO

Property Address: LONGWOOD, FL 32779

- [< Back](#)
- [Save Layout](#)
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- [New Search](#)

Parcel: 14-20-29-5JC-0C00-0000

Property Address:
 Owner: ALAQUA MTG CO
 Mailing: 2650 S MELLONVILLE AVE
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Subdivision Name: ALAQUA PH 1
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Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
Just/Market Value **	\$0	\$0
Portability Adj		
Save Our Homes Adj	\$0	\$0
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Assessed Value	\$0	\$0

Tax Amount without SOH: \$0
2011 Tax Bill Amount \$0
Tax Estimator
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Extra Features

Description	Year Blt	Units	Value	Cost New
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Parcel: 14-20-29-5JC-0D00-0000

Owner: ALAQUA MTG CO

Property Address: LONGWOOD, FL 32779

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Number of Buildings	0	0
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Land Value (Market)		
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Assessed Value	\$0	\$0

Tax Amount without SOH: \$0
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Land

Method	Frontage	Depth	Units	Unit Price	Land Value
LOT	0	0	1.000	.00	

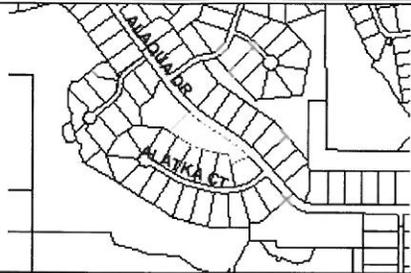
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<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506</p>																																						
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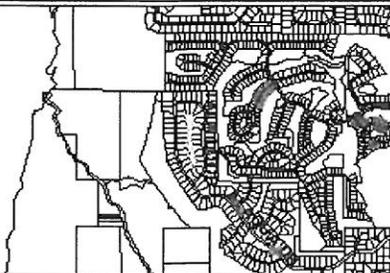
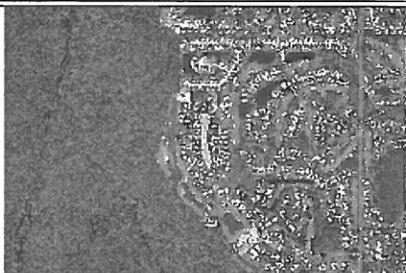
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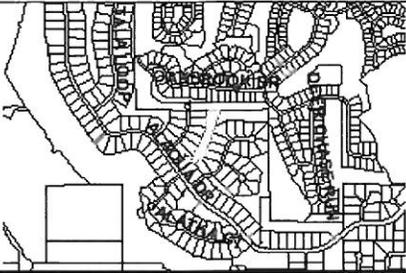
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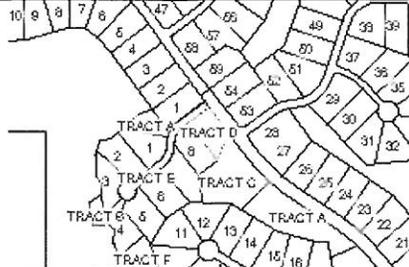
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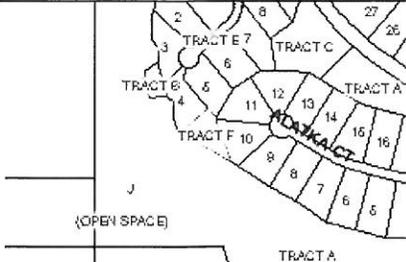
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	Subsection / Sqft		OPEN PORCH FINISHED / 320						
<u>Building Sketch</u>	5	WOOD BEAM/COL	1991	0	256	1	STUCCO WITH WOOD OR METAL STUDS	\$6,302	\$6,302
Permits									
EXTRA FEATURE									
		Description	Year Blt	Units	EXFT	Value	Est. Cost	New	
		OVERRIDE	1990	34,803		\$17,280		\$17,280	
		OVERRIDE	1990	1,480		\$473		\$473	
		OVERRIDE	1990	838		\$805		\$805	
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