

GROWTH MANAGEMENT DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



TO: Distribution List
FROM: Growth Management Department, Planning and Development Division
RE: **PRE-APPLICATION REVIEWS: 03/16/2011**

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to Planning and Development Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

PRE-APPLICATION REVIEW		
TIME 9:40 AM	Project Name: Lake of the Woods Type: Site Plan Applicant: David Glunt, P.E. Proj Manager(s): Joy Williams Proj #: 11-80000023	PID: 19-21-30-501-0000-0110 Dist: 4-Henley Zoning: C-2 Acres: 2.71 Project Location: East Side of S. US HWY 17-92 Approximately 1,000 Feet North of Spartan
TIME 10:00AM	Project Name: Fern Park Type: Site Plan Applicant: David Glunt, P.E. Proj Manager(s): Joy Williams Proj #: 11-80000024	PID: 19-21-30-300-0320-0000 Dist: 4-Henley Zoning: C-2 Acres: 6.73 Project Location: West Side of S. US HWY 17-92 Just North of O'Brien RD & La Amistad Cove
TIME 10:20AM	Project Name: Ballard Property Type: Subdivision Applicant: Charles Madden, P.E. Proj Manager(s): Cynthia Sweet Proj #: 11-80000025	PID: 36-21-30-300-0160-0000 Dist: 1-Dallari Zoning: A-1 Acres: 40+/- Project Location: S. Side of Bear Gully RD Approx. 1,150 Feet E. of Howell Branch RD.

PRE-APPLICATION REVIEW

TIME 10:40AM

**Project Name: Flynn Residences
Type: Rezone
Applicant: James Flynn
Proj Manager(s): Brian Walker
Proj #: 11-80000027**

**PID: 25-20-30-300-012C-0000
Dist: 5-Carey
Zoning: PUD
Acres: 1.237
Project Location: E. Side of
Lake Ave. at Southern End of
Road**

NAV # 11-800000 23

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY, Planning & Development Division

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 19-21-30-501-0000-0110
Attach list of all parcel ID numbers associated with the project site.

NAME: David F. Glunt, P.E.

COMPANY: Madden, Moorhead & Glunt, Inc.

EMAIL ADDRESS (REQUIRED): david@madden-eng.com

ADDITIONAL EMAIL ADDRESS: nicole@madden-eng.com

DAYTIME PHONE: (407) 629-8330 FAX NUMBER: (407) 629-833 6

SUBJECT PROPERTY ADDRESS: 17-92 S Fern Park 32730

OF ACRES: 2.71

PROJECT NAME: Lake of the Woods

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: C-2 CURRENT USE: Mobile Home Community

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone *Current _____ Proposed _____*
 Land Use Amendment *Current _____ Proposed _____*
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

ATTN Review STAFF: *

***** THIS BOX FOR STAFF USE ONLY *****

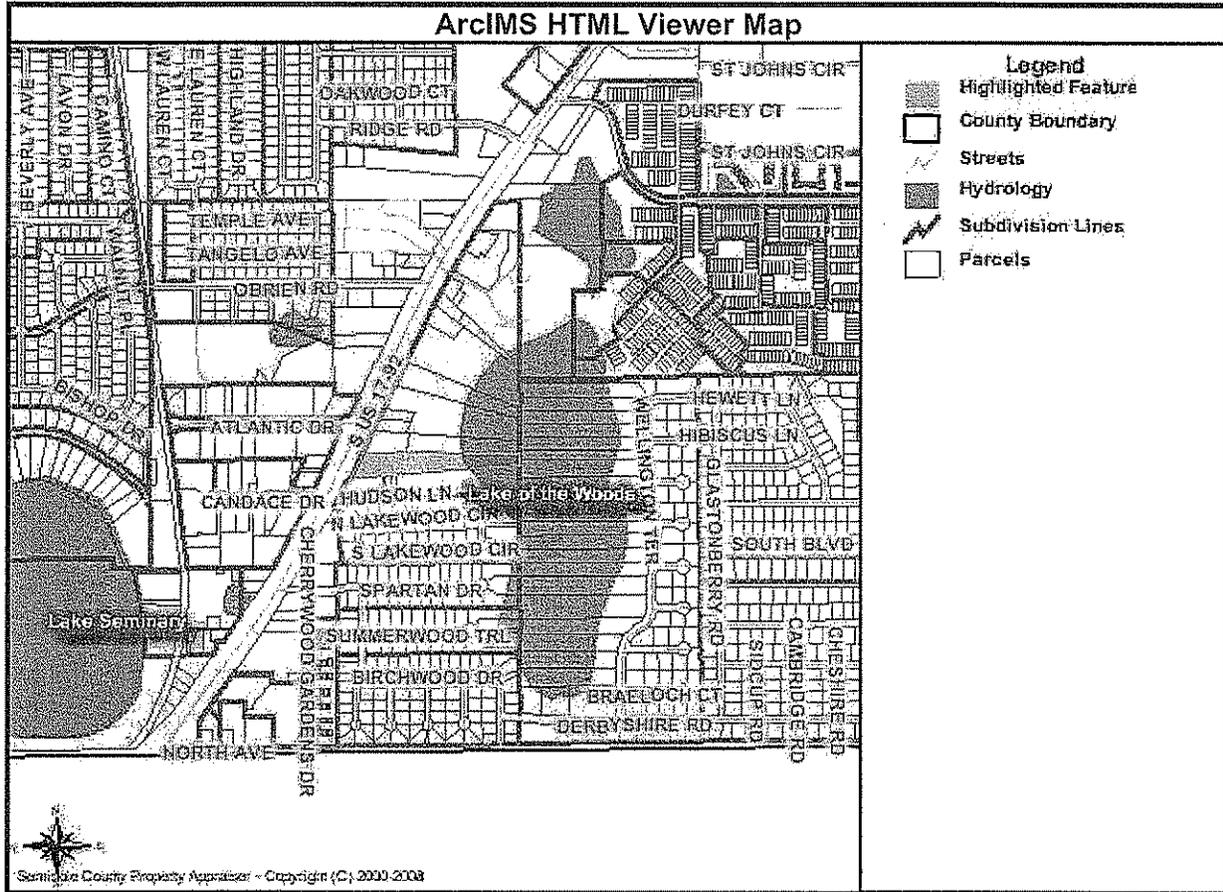
PROJECT MANAGER: JW/JH/SM RECEIVE DATE: 2/14/11 COMMENTS DUE: 3/8/11

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: 06-27000111
(list project name and GUI number)

Expedite Review Please adhere Due Dat *

BCC - 4 - Henley
Zonins - C-2
FLU - com
Water - City of Casselberry

Sewer - City of Casselberry location -
Power - Progress Energy
phone - Embarg
East side of
S. US. Hwy 97-9
Approximately 1,000 ft
North of Spartan Dr.



Doyle, Jodi

From: Nicole Martin [nicole@madden-eng.com]
Sent: Wednesday, February 16, 2011 12:00 PM
To: devrevdesk
Subject: Pre-Application Information Request, Lake of the Woods
Attachments: LakeOfTheWoodsApplication.pdf; LakeOfTheWoods.pdf; LakeOfTheWoodsAerial.pdf; Lake of the Woods Concept Plan.pdf

Attached please find a request for a pre-application meeting for Lake of the Woods, along with a location map, aerial and concept plan. We wish to discuss replacing the existing mobile home park with an affordable housing, senior multi-family apartment complex.

Please reply to this email to verify receipt of this request. Thank you.

Nicole Martin, Permitting Manager
Madden, Moorhead & Glunt, Inc.
431 E. Horatio Ave., Ste. 260
Maitland, FL 32751
P 407-629-8330
F 407-629-8336



Personal Property

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</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;">GENERAL</p> <p>Parcel Id: 19-21-30-501-0000-0110 Owner: CRYSTAL RIVER INV INC Mailing Address: PO BOX 520247 City,State,ZipCode: LONGWOOD FL 32752 Property Address: 17-92 S FERN PARK 32730 Facility Name: LAKE OF THE WOODS-MH Tax District: 04-COUNTY- 17-92 REDVDST Exemptions: Dor: 28-MOBILE HOME PARK</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <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;">2011 Working</th> <th style="text-align: center;">2010 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Income</td> <td style="text-align: center;">Income</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: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$812,213 *</td> <td style="text-align: center;">\$812,213 *</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Amendment 1 Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$812,213 *</td> <td style="text-align: center;">\$812,213 *</td> </tr> <tr> <td colspan="3" style="text-align: center;">Tax Estimator</td> </tr> <tr> <td colspan="3" style="text-align: center;">(* Income Approach used.)</td> </tr> </tbody> </table>	VALUE SUMMARY			VALUES	2011 Working	2010 Certified	Value Method	Income	Income	Number of Buildings	1	1	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$0	\$0	Land Value Ag	\$0	\$0	Just/Market Value	\$812,213 *	\$812,213 *	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$812,213 *	\$812,213 *	Tax Estimator			(* Income Approach used.)		
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2011 TAXABLE VALUE WORKING ESTIMATE			
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<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$812,213	\$0	\$812,213
Fire	\$812,213	\$0	\$812,213
Road District	\$812,213	\$0	\$812,213
SJWM(Saint Johns Water Management)	\$812,213	\$0	\$812,213
County Bonds	\$812,213	\$0	\$812,213

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

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Deed	Date	Book Page	Amount	Vac/Imp	Qualified														
WARRANTY DEED	06/1997	03246 0975	\$760,000	Vacant	Yes														
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BUILDING INFORMATION									
Bid Num	Bid Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost	New
Permits									
BUILDING INFORMATION									
Bid Num	Bid Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New
Building									

Sketch 1 MULTI FAMILY 1930 6 1,080 1,080 1,080 SIDING AVG \$19,470 \$48,676

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

Permits

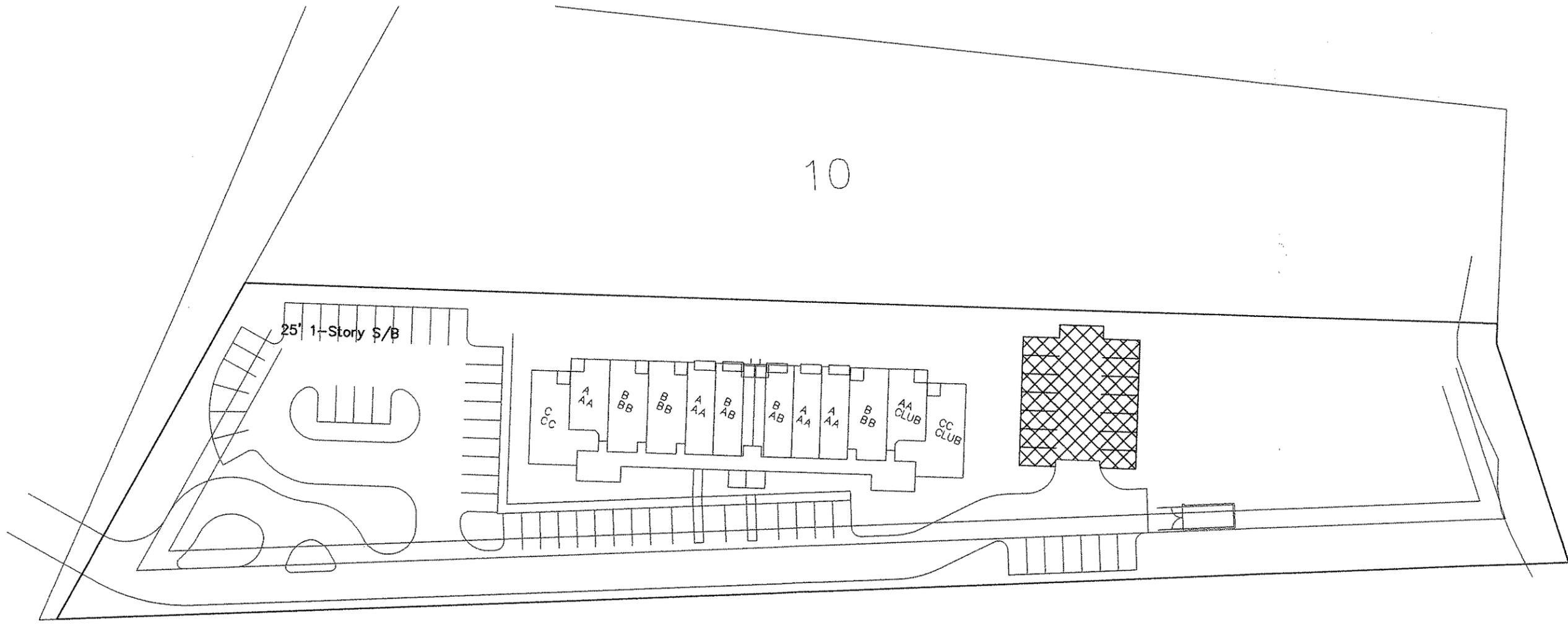
EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
PATIO CONC COMM	1979	24,693	\$32,694	\$81,734
COMMERCIAL ASPHALT DR 2 IN	1979	18,390	\$6,694	\$16,735
OVERRIDE	1979	391	\$1,173	\$1,173
MOBILE HOME	1983	480	\$12,852	\$20,160
MOBILE HOME	1959	600	\$6,300	\$25,200
MOBILE HOME	1970	432	\$4,536	\$18,144
MOBILE HOME	1971	468	\$4,914	\$19,656
MOBILE HOME	1957	456	\$4,788	\$19,152
MOBILE HOME	1969	672	\$7,056	\$28,224
MOBILE HOME	1972	480	\$5,040	\$20,160
MOBILE HOME	1974	468	\$5,897	\$19,656
MOBILE HOME	1974	468	\$5,897	\$19,656
MOBILE HOME	1973	672	\$7,409	\$28,224
MOBILE HOME	1973	480	\$5,292	\$20,160
MOBILE HOME	1967	624	\$6,552	\$26,208
MOBILE HOME	1973	480	\$5,292	\$20,160
MOBILE HOME	1971	732	\$7,686	\$30,744
MOBILE HOME	1971	552	\$5,796	\$23,184
MOBILE HOME	1961	552	\$5,796	\$23,184
MOBILE HOME	1971	552	\$5,796	\$23,184
MOBILE HOME	1968	672	\$7,056	\$28,224
MOBILE HOME	1974	768	\$9,677	\$32,256
MOBILE HOME	1961	612	\$6,426	\$25,704
MOBILE HOME	1973	672	\$7,409	\$28,224
MOBILE HOME	1969	468	\$4,914	\$19,656
MOBILE HOME	1962	384	\$4,032	\$16,128
MOBILE HOME	1969	672	\$7,056	\$28,224
MOBILE HOME	1968	672	\$7,056	\$28,224
MOBILE HOME	1971	672	\$7,056	\$28,224
MOBILE HOME	1981	600	\$14,175	\$25,200
MOBILE HOME	1969	672	\$7,056	\$28,224
MOBILE HOME	1971	552	\$5,796	\$23,184
MOBILE HOME	1970	552	\$5,796	\$23,184
MOBILE HOME	1959	576	\$6,048	\$24,192

NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

10



NAV # 11-800000 24

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

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SEMINOLE COUNTY, Planning & Development Division
 1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331
 OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 19-21-30-300-0320-0000
Attach list of all parcel ID numbers associated with the project site.

NAME: David F. Glunt, P.E.

COMPANY: Madden, Moorhead & Glunt, Inc.

EMAIL ADDRESS (REQUIRED): david@madden-eng.com

ADDITIONAL EMAIL ADDRESS: nicole@madden-eng.com

DAYTIME PHONE: (407) 629-8330 FAX NUMBER: (407) 629-8336

SUBJECT PROPERTY ADDRESS: 8330 17-92 S Fern Park 32730

OF ACRES: 6.73

PROJECT NAME: Fern Park

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: C-2 CURRENT USE: Mobile Home Community

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone *Current _____ Proposed _____*
 Land Use Amendment *Current _____ Proposed _____*
 Special Exception

REQUIRED ATTACHMENTS:
 ATTACH NARRATIVE WITH PROJECT DESCRIPTION
 ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
 ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

ATTN Review Staff:
*

******* THIS BOX FOR STAFF USE ONLY *******

PROJECT MANAGER: JW/JH/PM RECEIVE DATE: 2/16/11 COMMENTS DUE: 3/8/11

ATTACH PROPERTY APPRAISER DATA SHEET.

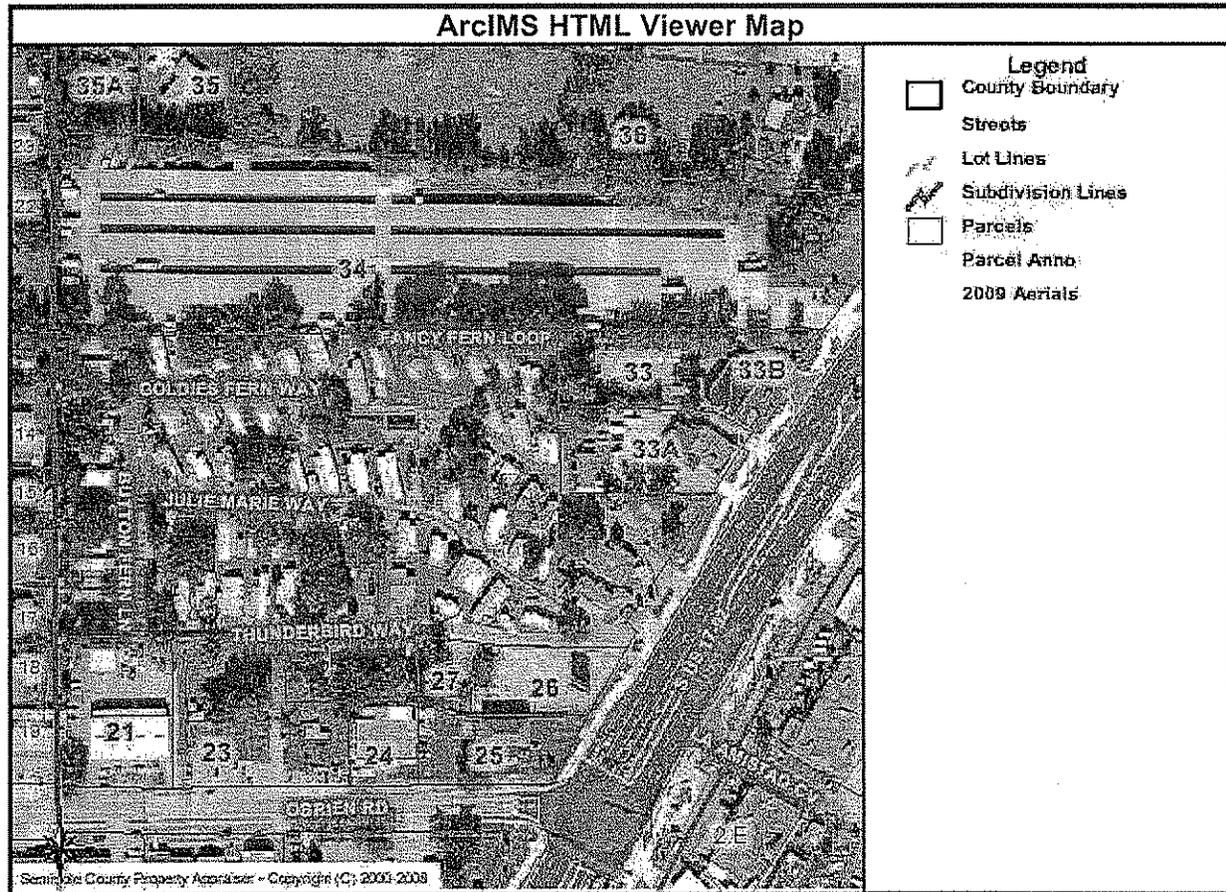
PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: none
(list project name and GUI number)

Expedite Review Please Adhere to Due Date
*

*BCC - 4 - Henley
Zoning - C-2
FLU - Com
Water - Sem. Co.*

*Sewer - Sem. Co.
Power - Progress
Phone - Embargo*

*Location:
West side of
S. US Hwy 17-92
Just north of
OBrien Rd + La Amista
RIVER*



Doyle, Jodi

From: Nicole Martin [nicole@madden-eng.com]
Sent: Wednesday, February 16, 2011 11:56 AM
To: devrevdesk
Subject: Fern Park, Pre-Application Information Request
Attachments: FernParkApplication.pdf; FernParkAerial.pdf; FernPark.pdf; Fern Park Concept Plan.pdf

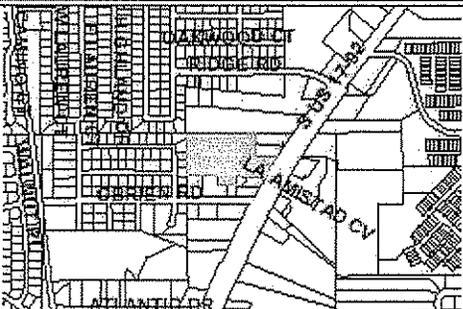
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Please reply to this email to verify receipt of this request. Thank you.

Nicole Martin, Permitting Manager
Madden, Moorhead & Glunt, Inc.
431 E. Horatio Ave., Ste. 260
Maitland, FL 32751
P 407-629-8330
F 407-629-8336



Personal Property

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7505</p>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 19-21-30-300-0320-0000 Owner: CRYSTAL RIVER INV INC Mailing Address: PO BOX 520247 City, State, Zip Code: LONGWOOD FL 32752 Property Address: 8330 17-92 HWY S FERN PARK 32730 Facility Name: FERN PARK-M H Tax District: 04-COUNTY- 17-92 REDVDST Exemptions: Dor: 28-MOBILE HOME PARK</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <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;">2011 Working</th> <th style="text-align: center;">2010 Certified</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Income</td> <td style="text-align: center;">Income</td> </tr> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">3</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$1,325,348 *</td> <td style="text-align: center;">\$1,325,348 *</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Amendment 1 Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$1,325,348 *</td> <td style="text-align: center;">\$1,325,348 *</td> </tr> <tr> <td colspan="3" style="text-align: center;">Tax Estimator</td> </tr> <tr> <td colspan="3" style="text-align: center;">(* Income Approach used.)</td> </tr> </tbody> </table>	VALUE SUMMARY			VALUES	2011 Working	2010 Certified	Value Method	Income	Income	Number of Buildings	3	3	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$0	\$0	Land Value Ag	\$0	\$0	Just/Market Value	\$1,325,348 *	\$1,325,348 *	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$1,325,348 *	\$1,325,348 *	Tax Estimator			(* Income Approach used.)		
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2011 TAXABLE VALUE WORKING ESTIMATE			
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<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$1,325,348	\$0	\$1,325,348
Fire	\$1,325,348	\$0	\$1,325,348
Road District	\$1,325,348	\$0	\$1,325,348
SJWM(Saint Johns Water Management)	\$1,325,348	\$0	\$1,325,348
County Bonds	\$1,325,348	\$0	\$1,325,348

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;">SALES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>07/1997</td> <td>03281</td> <td>1991</td> <td>\$800,000</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>08/1997</td> <td>03281</td> <td>1989</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1983</td> <td>01514</td> <td>1819</td> <td>\$500,000</td> <td>Improved</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;">Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	07/1997	03281	1991	\$800,000	Vacant	Yes	CORRECTIVE DEED	08/1997	03281	1989	\$100	Vacant	No	WARRANTY DEED	12/1983	01514	1819	\$500,000	Improved	Yes	<p style="text-align: center;">2010 VALUE SUMMARY</p> <p style="text-align: right;">2010 Tax Bill Amount: \$20,811</p> <p style="text-align: center;">2010 Certified Taxable Value and Taxes</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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<p style="text-align: center;">LAND</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">78.000</td> <td style="text-align: right;">26,240.00</td> <td style="text-align: right;">\$1,023,360</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	78.000	26,240.00	\$1,023,360	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>LEG SEC 19 TWP 21S RGE 30E BEG 855.14 FT E + 204.4 FT S OF NW COR OF SW 1/4 OF NE 1/4 RUN W 200 FT N 1 DEG 50 MIN W 204.5 FT W 648.6 FT S 391 FT E 464 FT S 78 DEG 40 MIN E 105 FT E TO RD NELY ON RD TO BEG & E 156 FT OF W 464 FT OF S 93 FT OF N 484 FT OF SW 1/4 OF NE 1/4</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
LOT	0	0	78.000	26,240.00	\$1,023,360								

BUILDING INFORMATION								
Bid Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bid Value	Est. Cost New
Building Sketch	1	COMM/RES	1956	9	1,008	1	CONCRETE BLOCK - MASONRY \$63,418	\$99,479

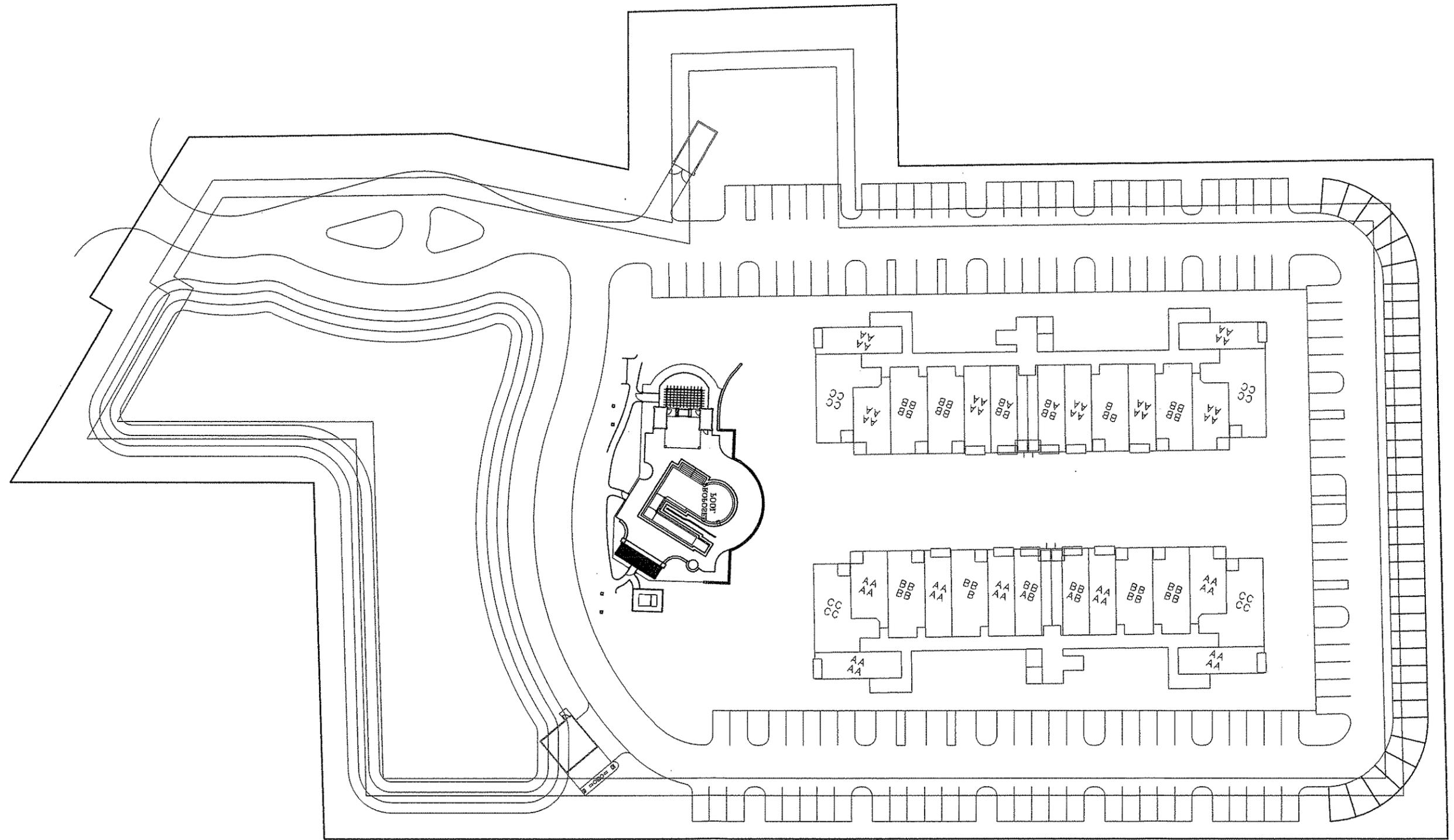
	Subsection / Sqft	UTILITY UNFINISHED / 132							
	Subsection / Sqft	CARPORT UNFINISHED / 121							
	Subsection / Sqft	UTILITY FINISHED / 640							
<u>Building Sketch</u>	2 COMM/RES	1949	2	450	1	CONCRETE BLOCK - MASONRY	\$22,579	\$41,053	
	Subsection / Sqft	ENCLOSED PORCH UNFINISHED / 162							
	Subsection / Sqft	UTILITY UNFINISHED / 117							
<u>Building Sketch</u>	3 COMM/RES	1954	5	675	1	CONCRETE BLOCK - MASONRY	\$35,296	\$57,626	
	Subsection / Sqft	SCREEN PORCH UNFINISHED / 112							
	Subsection / Sqft	BASE SEMI FINISHED / 112							

Permits

EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
PATIO CONC COMM	1979	28,176	\$37,305	\$93,263
COMMERCIAL ASPHALT DR 2 IN	1979	33,700	\$12,267	\$30,667
MOBILE HOME COMM	1974	1,248	\$7,488	\$24,960
ALUM PORCH W/CONC FL	1990	276	\$718	\$1,794
ALUM PORCH W/CONC FL	1990	250	\$650	\$1,625
WOOD UTILITY BLDG	1980	120	\$288	\$720
MOBILE HOME	1968	672	\$7,056	\$28,224
MOBILE HOME	1973	456	\$5,027	\$19,152
MOBILE HOME	1973	456	\$5,027	\$19,152
MOBILE HOME	1983	240	\$6,426	\$10,080
MOBILE HOME	1967	480	\$5,040	\$20,160
MOBILE HOME	1962	560	\$5,880	\$23,520
MOBILE HOME	1967	648	\$6,804	\$27,216
MOBILE HOME	1960	360	\$3,780	\$15,120
MOBILE HOME	1972	672	\$7,056	\$28,224
MOBILE HOME	1973	732	\$8,070	\$30,744
MOBILE HOME	1965	552	\$5,796	\$23,184
MOBILE HOME	1961	460	\$4,830	\$19,320
MOBILE HOME	1971	672	\$7,056	\$28,224
MOBILE HOME	1962	510	\$5,355	\$21,420
MOBILE HOME	1965	612	\$6,426	\$25,704
MOBILE HOME	1961	460	\$4,830	\$19,320
MOBILE HOME	1962	460	\$4,830	\$19,320
MOBILE HOME	1971	492	\$5,166	\$20,664
MOBILE HOME	1963	420	\$4,410	\$17,640
MOBILE HOME	1959	460	\$4,830	\$19,320
MOBILE HOME	1961	510	\$5,355	\$21,420
MOBILE HOME	1967	504	\$5,292	\$21,168
MOBILE HOME	1969	516	\$5,418	\$21,672
MOBILE HOME	1971	684	\$7,182	\$28,728
MOBILE HOME	1978	480	\$9,072	\$20,160

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



Nav # 11-800000-25

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY, Planning & Development Division

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 36-21-30-300-0160-0000

Attach list of all parcel ID numbers associated with the project site.

NAME: Charles M. Madden, P.E.

COMPANY: Madden, Moorhead & Glunt, Inc.

EMAIL ADDRESS (REQUIRED): charlie@madden-eng.com

ADDITIONAL EMAIL ADDRESS: nicole@madden-eng.com

DAYTIME PHONE: (407) 629-8330 FAX NUMBER: (407) 629-8336

SUBJECT PROPERTY ADDRESS: 3950 Bear Gully Road

OF ACRES: 40+/-

PROJECT NAME: Ballard Property

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: A-1 CURRENT USE: vacant

REVIEW TYPE: Site Plan Subdivision: Commercial Single Family
 Rezone Current _____ Proposed _____
 Land Use Amendment Current _____ Proposed _____
 Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

*******THIS BOX FOR STAFF USE ONLY*******

PROJECT MANAGER: CS RECEIVE DATE: 2-16-11 COMMENTS DUE: 3-9-11

- ATTACH PROPERTY APPRAISER DATA SHEET.
- PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: none
(list project name and GUI number)

Meeting date 3-16-11

BCC- 1- Dallari

Zonings - A-1
FLU - MDR
Water - Sem Co.
Sewer - Sem Co.

Power - Progress
Phone - Embarg
Location - South side of Bear Gully Rd
Approximately 1,150 East of
Howell Branch Rd.

Doyle, Jodi

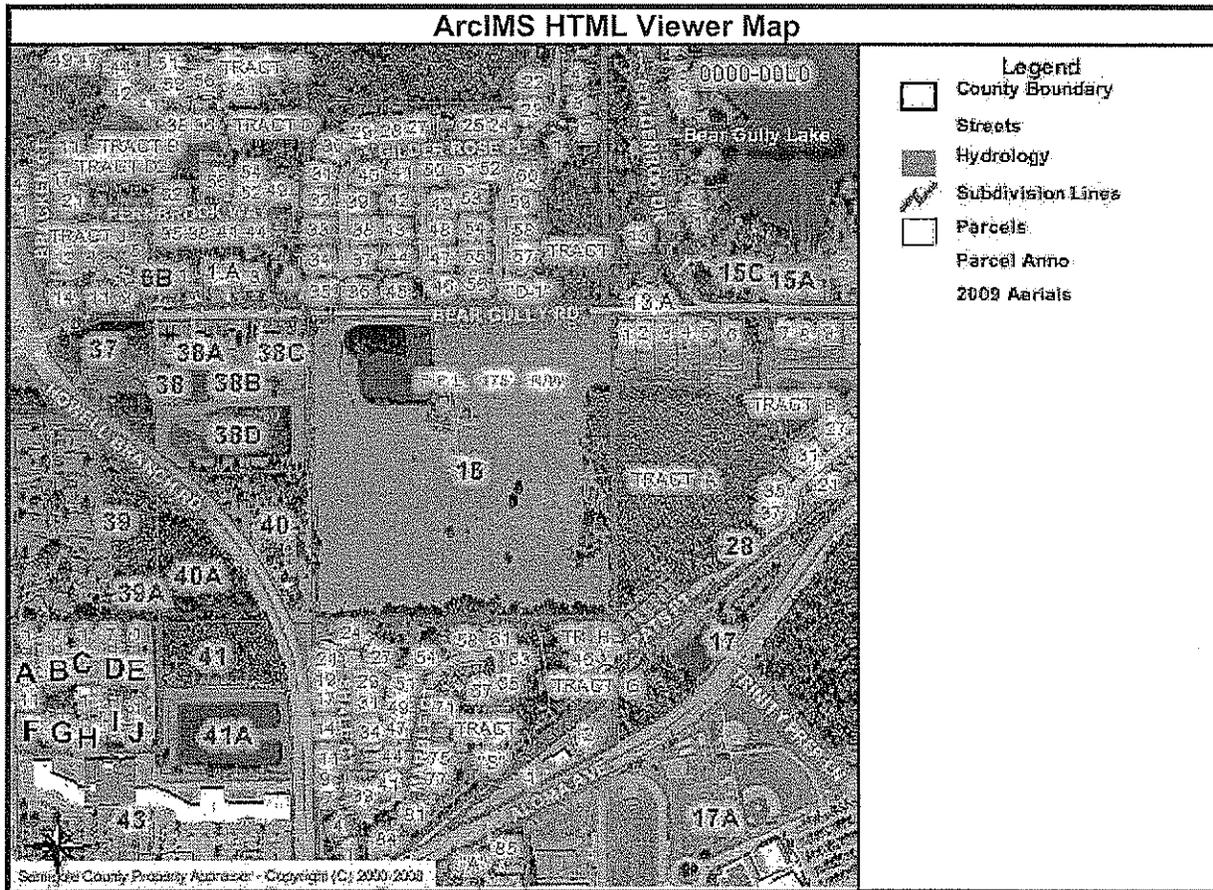
From: Nicole Martin [nicole@madden-eng.com]
Sent: Wednesday, February 16, 2011 1:28 PM
To: devrevdesk
Subject: Ballard Property, Pre-Application Information Request
Attachments: Pre-Application Mtg Application.pdf; Aerial.pdf

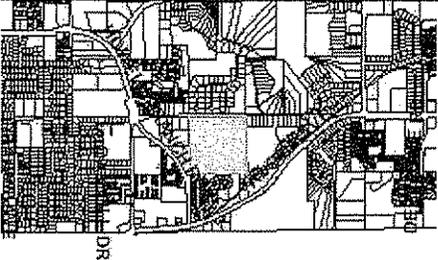
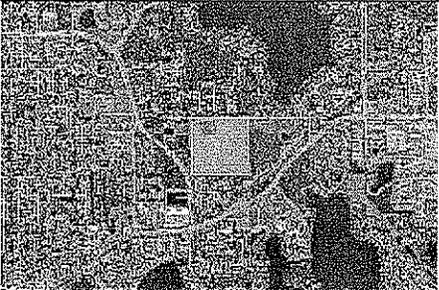
Attached please find a request for a pre-application meeting and aerial for the Ballard Property. We wish to discuss the potential development of the property into a residential subdivision with a possible lot size from 50' to 70'.

Please reply to this email to verify receipt of this request. Thank you.

Nicole Martin, Permitting Manager
Madden, Moorhead & Glunt, Inc.
431 E. Horatio Ave., Ste. 260
Maitland, FL 32751
P 407-629-8330
F 407-629-8336





<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</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;">GENERAL</p> <p>Parcel id: 36-21-30-300-0160-0000 Owner: BALLARD JASON ET AL PER Own/Addr: REPS FOR EST GERALDINE BALLARD Mailing Address: 824 CAMPBELL RD City,State,ZipCode: SHARON TN 38255 Property Address: 3950 BEAR GULLY RD Facility Name: Tax District: G1-AGRICULTURAL Exemptions: Dor: 60-GRAZING LAND</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;">2011 Working</th> <th style="text-align: center;">2010 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: center;">\$1,142</td> <td style="text-align: center;">\$1,142</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$575,730</td> <td style="text-align: center;">\$575,730</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$8,048</td> <td style="text-align: center;">\$8,048</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$576,872</td> <td style="text-align: center;">\$576,872</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Amendment 1 Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$9,190</td> <td style="text-align: center;">\$9,190</td> </tr> <tr> <td colspan="3" style="text-align: center;">Tax Estimator</td> </tr> </table>	VALUE SUMMARY			VALUES	2011 Working	2010 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$1,142	\$1,142	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$575,730	\$575,730	Land Value Ag	\$8,048	\$8,048	Just/Market Value	\$576,872	\$576,872	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$9,190	\$9,190	Tax Estimator		
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2011 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$9,190	\$0	\$9,190
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$9,190	\$0	\$9,190
Road District	\$9,190	\$0	\$9,190
SJWM(Saint Johns Water Management)	\$9,190	\$0	\$9,190
County Bonds	\$9,190	\$0	\$9,190

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;">SALES</p> <p>Deed Date Book Page Amount Vac/Imp Qualified Find Sales within this DOR Code</p>	<p style="text-align: center;">2010 VALUE SUMMARY</p> <p style="text-align: right;">2010 Tax Bill Amount: \$123</p> <p style="text-align: center;">2010 Certified Taxable Value and Taxes</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																								
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BUILDING INFORMATION										
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New		
<u>Permits</u>										
BUILDING INFORMATION										
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	
1	BARN/SHEDS	1970	0	700	700	700	CORRUGATED METAL	\$1,142	\$2,856	

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

Permits

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

NAV # 11-80000027

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

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Email completed form with pdf attachments to devrevqesk@seminolecountyfl.gov
SEMINOLE COUNTY, Planning & Development Division
1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331
OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-1430

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 25-20-30-300-012C-0000
Attach list of all parcel ID numbers associated with the project site.

NAME: James Flynn

COMPANY: _____

EMAIL ADDRESS (REQUIRED): ~~hoot@itshoot.com~~ hoot@itshoot.com

ADDITIONAL EMAIL ADDRESS: jim.flynn@businessarchives.com

DAYTIME PHONE: (321) 289-7688 FAX NUMBER: _____

SUBJECT PROPERTY ADDRESS: NA

OF ACRES: 1.2370

PROJECT NAME: Flynn Residence

PROPOSED USE: Commercial/Retail Industrial Office Mixed-Use Residential

CURRENT ZONING: PUD CURRENT USE: _____

REVIEW TYPE: Site Plan Subdivision; Commercial Single Family

Rezone Current PUD Proposed Agriculture (A)

Land Use Amendment Current _____ Proposed _____

Special Exception

REQUIRED ATTACHMENTS:

- ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: BN RECEIVE DATE: 2/22/11 COMMENTS DUE: 3/8/11

ATTACH PROPERTY APPRAISER DATA SHEET.

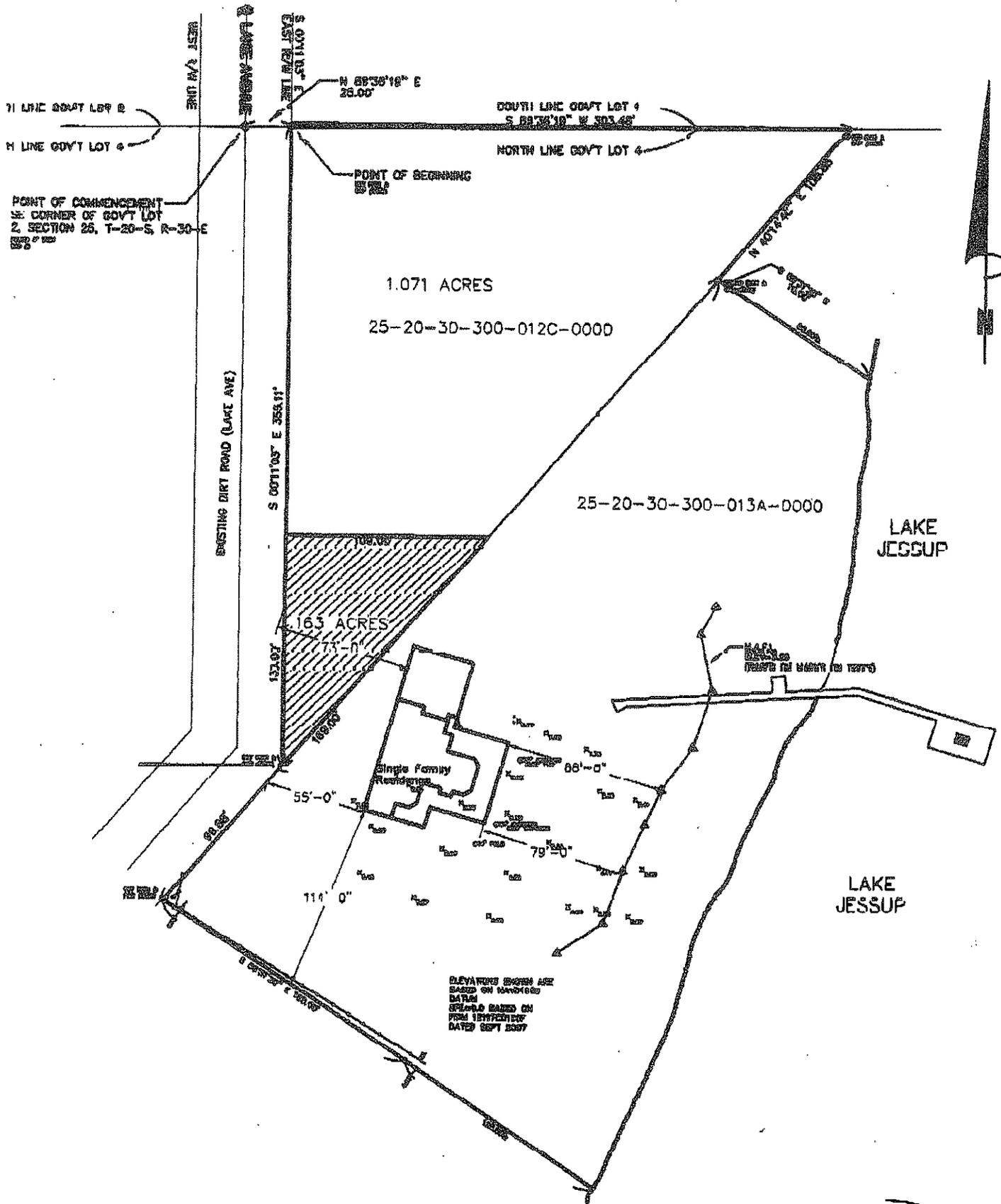
PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY: None
(list project name and GI# number)

BCC - 5 carey
Zoning - PUD
FLU - SE
Water - Semco
Sewer - Semco.

Power - Progress
phone - AT&T

Location - East Side
of Lake Ave
at southern end of
Road.

(7.)



(Handwritten signature)

February 22, 2011

Seminole County, Planning & Development Division
1101 E. First Street
Sanford, Florida 32771

Project Description:

To rezone lot 12C back to agriculture to allow for lot reconfiguration for lots 12C and 13A. This will allow for adequate setback requirements for house to be built on lot 13A.

Lot 12C will remain a minimum of one acre.

This request will allow for new house to be moved toward street to save a cluster of trees.

See hatched area on site plan for .163 acre to be removed from Lot 12C and included with 13A.

Any questions please contact:

Bob Tucker	407-948-8167	bobwtucker@email.com
Jim Flynn	321-228-9768	hoot@hoothoot.com



FACSIMILE TRANSMITTAL COVER SHEET

DATE 2/22/11 TIME 1:00

NUMBER OF PAGES INCLUDING COVER SHEET 1

PLEASE DELIVER THE FOLLOWING MESSAGE TO:

NAME Planning & Development

FIRM _____

FAX NUMBER 407-665-7456

FROM **Bob Tucker** *bobtucker@gmail.com*
The Wayne Corporation
572 Terrace Drive
Oviedo, FL 32765
Phone (407) 948-8167

SPECIAL NOTES TO:

<p>PARCEL DETAIL</p> <p>DAVID JOHNSON, CFA, ASA</p> <p>PROPERTY APPRAISER</p> <p>SEMINOLE COUNTY, FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-855-7506</p>		
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<p style="text-align: center;">GENERAL</p> <p>Parcel Id: 25-20-30-300-012C-0000 Owner: FLYNN JAMES & MARCELA Own/Addr: Mailing Address: 1800 CROWN WAY City,State,ZipCode: ORLANDO FL 32804 Property Address: Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 9930-ACREAGE WATERFRONT</p>	<p>VALUE SUMMARY</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">VALUES</th> <th style="text-align: center;">2011 Working</th> <th style="text-align: center;">2010 Certified</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;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td style="text-align: center;">\$36,960</td> <td style="text-align: center;">\$36,960</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>Just/Market Value</td> <td style="text-align: center;">\$36,960</td> <td style="text-align: center;">\$36,960</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: 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 (SOH)</td> <td style="text-align: center;">\$36,960</td> <td style="text-align: center;">\$36,960</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Tax Estimator</u></p>	VALUES	2011 Working	2010 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)	\$36,960	\$36,960	Land Value Ag	\$0	\$0	Just/Market Value	\$36,960	\$36,960	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Amendment 1 Adj	\$0	\$0	Assessed Value (SOH)	\$36,960	\$36,960
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Save Our Homes Adj	\$0	\$0																																			
Amendment 1 Adj	\$0	\$0																																			
Assessed Value (SOH)	\$36,960	\$36,960																																			

2011 TAXABLE VALUE WORKING ESTIMATE			
Taxing Authority	Assessment Value	Exempt Values	Taxable Value
County General Fund	\$36,960	\$0	\$36,960
<i>(Amendment 1 adjustment is not applicable to school assessment)</i> Schools	\$36,960	\$0	\$36,960
Fire	\$36,960	\$0	\$36,960
Road District	\$36,960	\$0	\$36,960
SJWM(Saint Johns Water Management)	\$36,960	\$0	\$36,960
County Bonds	\$36,960	\$0	\$36,960

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;">SALES</p> <table style="width:100%; border-collapse: collapse;"> <thead> <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> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>08/2010</td> <td>07431 1508</td> <td>\$115,000</td> <td>Vacant</td> <td>Yes</td> </tr> </tbody> </table> <p style="text-align: center;"><u>Find Sales within this DOR Code</u></p>	Deed	Date	Book Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/2010	07431 1508	\$115,000	Vacant	Yes	<p style="text-align: center;">2010 VALUE SUMMARY</p> <p style="text-align: right;">2010 Tax Bill Amount: \$580</p> <p style="text-align: center;">2010 Certified Taxable Value and Taxes</p> <p style="text-align: center;">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book Page	Amount	Vac/Imp	Qualified								
WARRANTY DEED	08/2010	07431 1508	\$115,000	Vacant	Yes								
<p style="text-align: center;">LAND</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Land Assess Method</th> <th style="text-align: left;">Frontage</th> <th style="text-align: left;">Depth</th> <th style="text-align: left;">Land Units</th> <th style="text-align: left;">Unit Price</th> <th style="text-align: left;">Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>1.540</td> <td>24,000.00</td> <td>\$36,960</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	1.540	24,000.00	\$36,960	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>SEC 25 TWP 20S RGE 30E BEG INT OF ELY RW LAKE AVE & NLY LI GOVT LOT 4 RUN S 355.11 FT N 40 DEG 14 MIN 40 FT E 467.97 FT TO A PT E OF BEG W TO BEG</p>
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
ACREAGE	0	0	1.540	24,000.00	\$36,960								

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