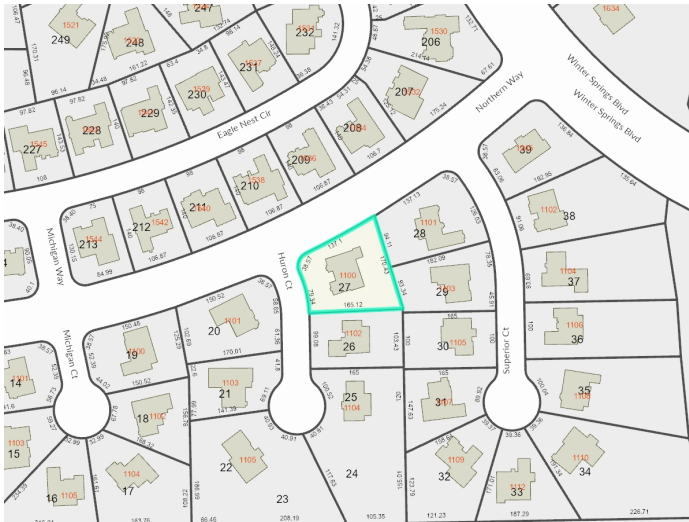


Property Record Card



Parcel: 17-21-31-501-0000-0270
 Property Address: 1100 HURON CT WINTER SPRINGS, FL 32708
 Owners: JONES, JENNIFER J; BIRON, MICHAEL P
 2025 Market Value \$613,839 Assessed Value \$466,039 Taxable Value \$415,317
 2024 Tax Bill \$3,564.38 Tax Savings with Exemptions \$5,678.14
 The 4 Bed/2.5 Bath Single Family property is 2,807 SF and a lot size of 0.47 Acres

Parcel Location



Site View



Parcel Information

Parcel	17-21-31-501-0000-0270
Property Address	1100 HURON CT WINTER SPRINGS, FL 32708
Mailing Address	1100 HURON CT WINTER SPGS, FL 32708-5515
Subdivision	TUSCAWILLA UNIT 13
Tax District	W1:Winter Springs
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$456,839	\$431,010
Depreciated Other Features	\$27,000	\$27,000
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$613,839	\$588,010
Portability Adjustment	\$147,800	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$319,640
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$466,039	\$268,370

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$9,242.52
Tax Bill Amount	\$3,564.38
Tax Savings with Exemptions	\$5,678.14

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

JONES, JENNIFER J - Joint Tenants with right of Survivorship
 BIRON, MICHAEL P - Joint Tenants with right of Survivorship

Legal Description

LOT 27 TUSCAWILLA UNIT 13 PB 29 PGS 1 & 2

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$466,039	\$50,722	\$415,317
Schools	\$466,039	\$25,000	\$441,039
CITY WINTER SPRINGS	\$466,039	\$50,722	\$415,317
FIRE FUND	\$466,039	\$50,722	\$415,317
SJWM(Saint Johns Water Management)	\$466,039	\$50,722	\$415,317

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/5/2024	\$770,000	10608/0148	Improved	Yes
WARRANTY DEED	8/1/1987	\$184,800	01883/0215	Improved	Yes
WARRANTY DEED	3/1/1987	\$30,600	01832/1096	Vacant	Yes

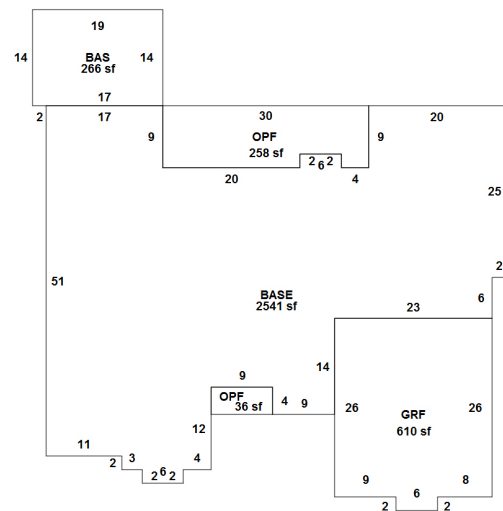
Land

Units	Rate	Assessed	Market
1 Lot	\$130,000/Lot	\$130,000	\$130,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1987
Bed	4
Bath	2.5
Fixtures	8
Base Area (ft ²)	2541
Total Area (ft ²)	3711
Constuction	CB/STUCCO FINISH
Replacement Cost	\$555,427
Assessed	\$456,839

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
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BASE	266
GARAGE FINISHED	610
OPEN PORCH FINISHED	36
OPEN PORCH FINISHED	258

Permits				
Permit #	Description	Value	CO Date	Permit Date
RESD-2024-0459	GARAGE SALE: 03/22/2024-03/23/2024	\$0	3/18/2024	3/18/2024
03489	REROOF	\$17,766		10/23/2017
00543	REPLACE EXISTING HVAC SYSTEM 5TON 5KW HEAT	\$6,898		3/15/2011
02050	REPLACE HVAC EQUIP	\$5,542		12/1/2000
01811	REROOF	\$2,400		9/1/1999
00558	REPIPE	\$2,500		3/1/1999

Extra Features				
Description	Year Built	Units	Cost	Assessed
POOL 1	1987	1	\$35,000	\$21,000
SCREEN ENCL 2	1987	1	\$9,000	\$3,600
FIREPLACE 2	1987	1	\$6,000	\$2,400
SOLAR HEATER	1996	1	\$0	\$0

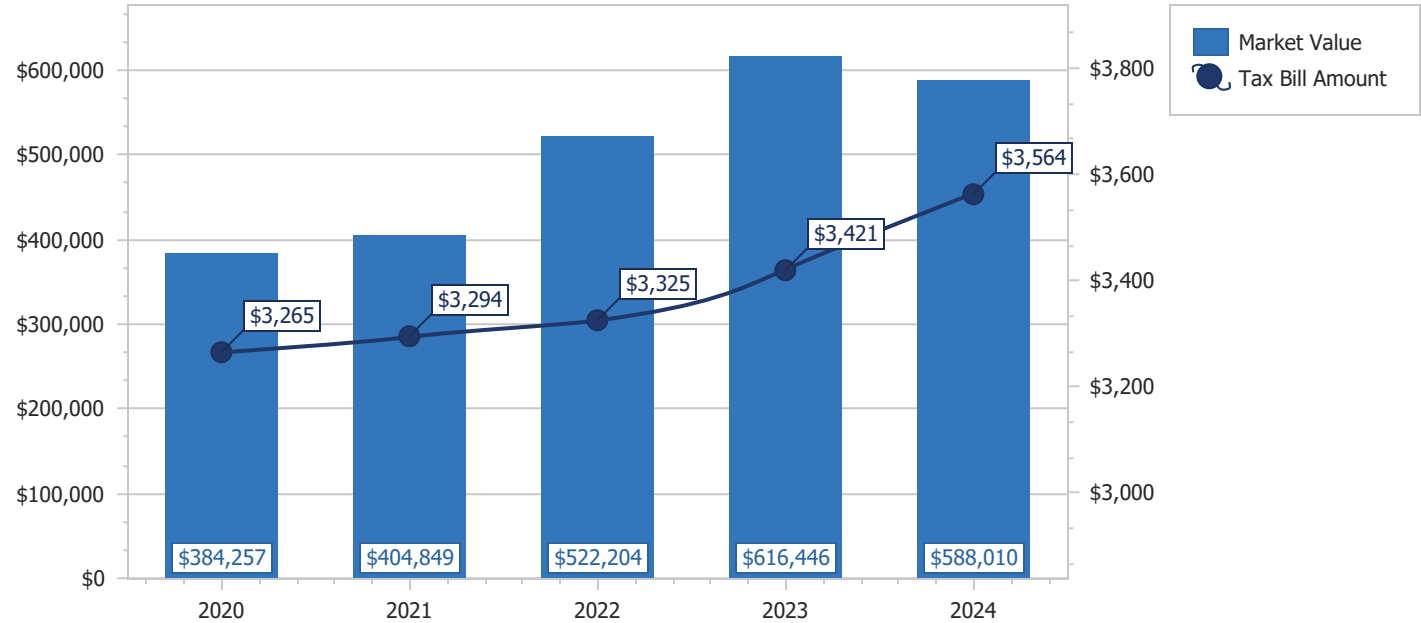
Zoning	
Zoning	PUD
Description	
Future Land Use	Low Density Residential
Description	

School Districts	
Elementary	Rainbow
Middle	Indian Trails
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 50

Utilities	
Fire Station #	Station: 26 Zone: 263
Power Company	DUKE
Phone (Analog)	AT&T
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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