

# Property Record Card



Parcel: **26-20-32-300-006B-0000**  
 Property Address: **1621 E SR 46 GENEVA, FL 32732**  
 Owners: **RYAN, DANE E; GRAMCKO-TURSI, MARY A**  
 2025 Market Value \$348,657 Assessed Value \$335,193 Taxable Value \$284,471  
 2024 Tax Bill \$3,774.30 Tax Savings with Exemptions \$528.48  
 The 3 Bed/1 Bath Single Family property is 1,560 SF and a lot size of 4.01 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	26-20-32-300-006B-0000
Property Address	1621 E SR 46 GENEVA, FL 32732
Mailing Address	1621 E STATE ROAD 46 GENEVA, FL 32732-7247
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
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	\$141,427	\$138,066
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$207,230	\$187,680
Land Value Agriculture	\$0	\$0
Just/Market Value	\$348,657	\$325,746
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$13,464	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$335,193	\$325,746

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,302.78
Tax Bill Amount	\$3,774.30
Tax Savings with Exemptions	\$528.48

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

RYAN, DANE E - Tenancy by Entirety  
 GRAMCKO-TURSI, MARY A - Tenancy by Entirety

## Legal Description

SEC 26 TWP 20S RGE 32E THAT PT OF SW 1/4  
OF NE 1/4 S OF ST RD 46 (LESS W 50 FT + E 650  
FT)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$335,193	\$50,722	\$284,471
Schools	\$335,193	\$25,000	\$310,193
FIRE	\$335,193	\$50,722	\$284,471
ROAD DISTRICT	\$335,193	\$50,722	\$284,471
SJWM(Saint Johns Water Management)	\$335,193	\$50,722	\$284,471

## Sales

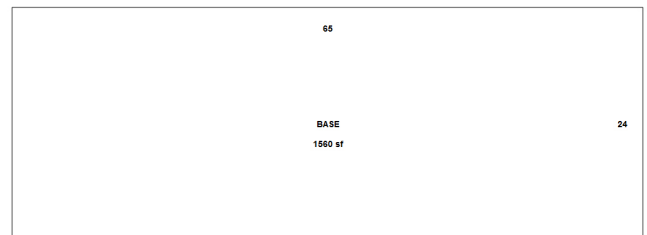
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/4/2023	\$390,000	10489/1201	Improved	Yes
WARRANTY DEED	5/19/2021	\$146,000	09947/0571	Improved	Yes
TAX DEED	1/21/2021	\$98,000	09837/0960	Improved	No
QUIT CLAIM DEED	12/1/1995	\$100	03000/0592	Improved	No
WARRANTY DEED	1/1/1975	\$12,000	01061/1369	Improved	No

## Land

Units	Rate	Assessed	Market
3.91 Acres	\$53,000/Acre	\$207,230	\$207,230

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1941/2002
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	1560
Total Area (ft <sup>2</sup> )	1560
Constuction	CONC BLOCK
Replacement Cost	\$154,565
Assessed	\$141,427



Sketch by Apen Sketch

Building 1

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
11445	1621 E SR 46 : EZ REROOF RESIDENTIAL-	\$9,777		7/19/2023
07740	METER CAN REPAIR/MISC ELECTRIC PERMIT ADDRESS 3757 ST RD 46 E	\$0		12/1/1995
02312	PERMIT ADDRESS 1140 ST RD 46 E	\$0		4/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

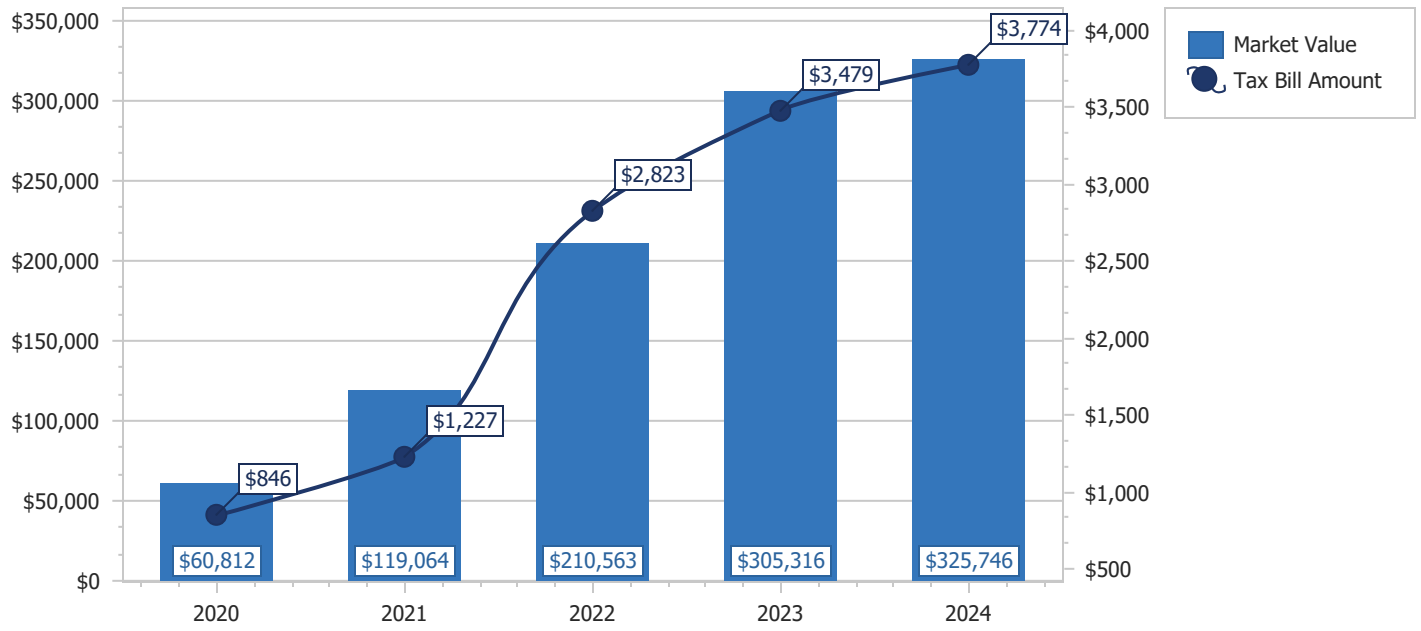
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities	
Fire Station #	Station: 42 Zone: 421
Power Company	FPL
Phone (Analog)	AT&T
Water	Lake Harney Water Assoc.
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	WASTE PRO

## Property Value History



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