

Property Record Card



Parcel: 21-21-29-524-2600-1050
 Property Address: 824 GRAND REGENCY PT # 105 ALTAMONTE SPRINGS, FL 32714
 Owners: PEREZ, ROXANA
 2025 Market Value \$193,550 Assessed Value \$193,550 Taxable Value \$193,550
 2024 Tax Bill \$2,852.50 Tax Savings with Non-Hx Cap \$456.88
 The 3 Bed/2 Bath Condo (Apt Conversion) property is 1,194 SF and a lot size of 0.02 Acres

Parcel Location



Site View



Parcel Information

Parcel	21-21-29-524-2600-1050
Property Address	824 GRAND REGENCY PT # 105 ALTAMONTE SPRINGS, FL 32714
Mailing Address	824 GRAND REGENCY POINTE UNIT 105 ALTAMONTE SPG, FL 32714-3561
Subdivision	CRESCENT PLACE AT LAKE LOTUS CONDOMINIUM
Tax District	A1:Altamonte
DOR Use Code	0403:Condo (Apt Conversion)
Exemptions	None
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	\$193,550	\$193,550
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$193,550	\$193,550
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$38,655
P&G Adjustment	\$0	\$0
Assessed Value	\$193,550	\$154,895

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,309.38
Tax Bill Amount	\$2,852.50
Tax Savings with Exemptions	\$456.88

Owner(s)

Name - Ownership Type

PEREZ, ROXANA

Legal Description

BLDG 26 UNIT 105
CRESCENT PLACE AT LAKE LOTUS
CONDOMINIUM
ORB 6169 PG 787

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$193,550	\$0	\$193,550
Schools	\$193,550	\$0	\$193,550
FIRE	\$193,550	\$0	\$193,550
CITY ALTAMONTE	\$193,550	\$0	\$193,550
SJWM(Saint Johns Water Management)	\$193,550	\$0	\$193,550

Sales

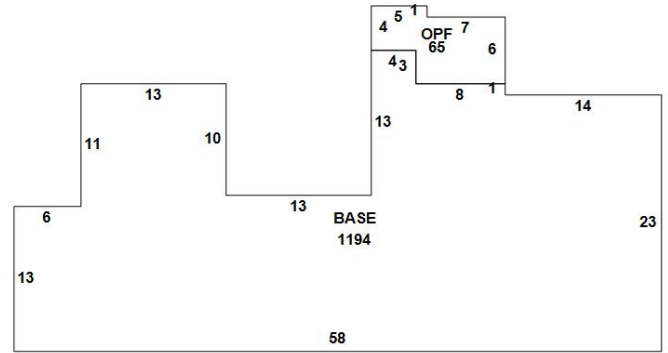
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/16/2024	\$235,000	10631/0068	Improved	Yes
WARRANTY DEED	8/1/2013	\$98,000	08137/0190	Improved	Yes
SPECIAL WARRANTY DEED	7/1/2010	\$48,000	07438/0704	Improved	No
CERTIFICATE OF TITLE	6/1/2010	\$100	07397/1124	Improved	No
SPECIAL WARRANTY DEED	2/1/2007	\$202,900	06628/0581	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$0.10/Lot		

Building Information	
#	1
Use	CONDOS
Year Built*	2000
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1194
Total Area (ft ²)	1331
Constuction	WD/STUCCO FINISH
Replacement Cost	\$193,550
Assessed	\$193,550

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	65
SCREEN PORCH FINISHED	72

Permits				
Permit #	Description	Value	CO Date	Permit Date

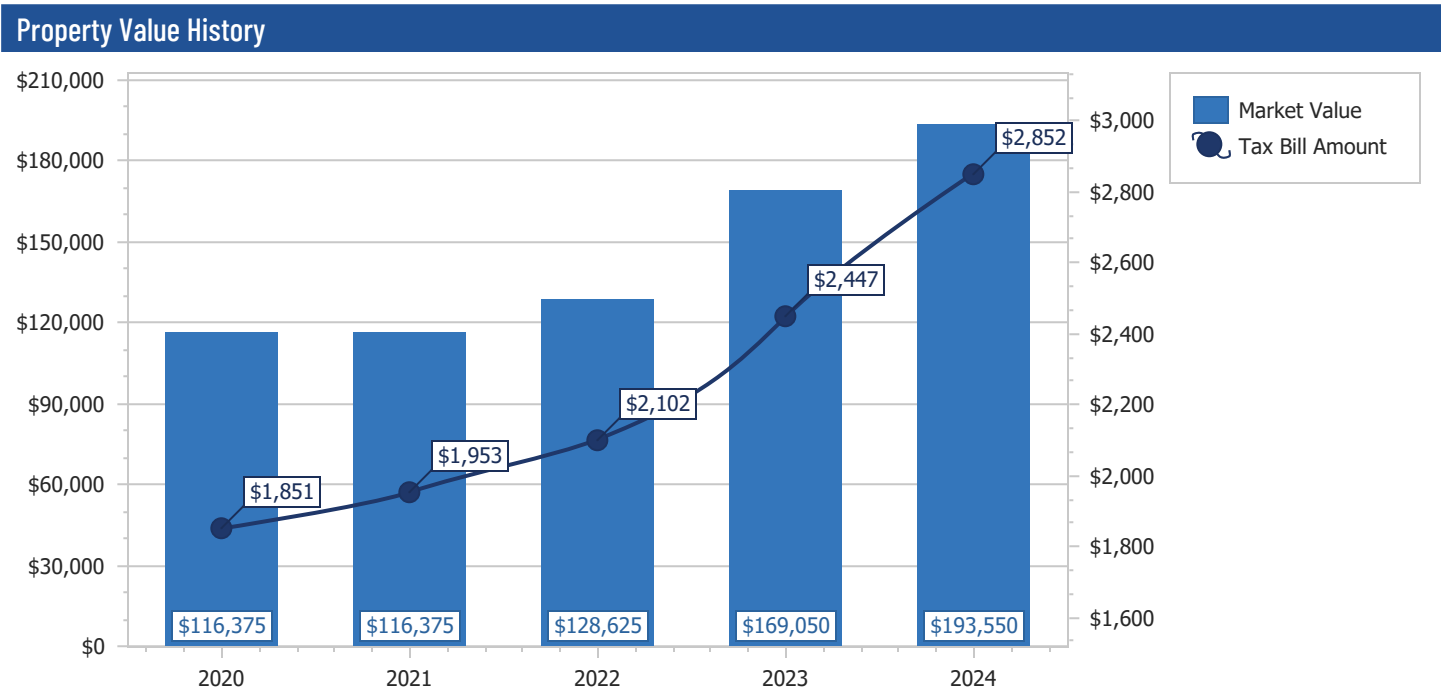
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PUD-MO
Description	
Future Land Use	Gateway Center
Description	

School Districts	
Elementary	Bear Lake
Middle	Teague
High	Lake Brantley

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 52

Utilities	
Fire Station #	Station: 13 Zone: 137
Power Company	DUKE
Phone (Analog)	AT&T
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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