Property Record Card



AG Classification

12-21-30-5EK-0000-0580 Parcel:

Property Address: 1227 CHEETAH TRL WINTER SPRINGS, FL 32708

MCKAY, DAVID A; MCKAY, ESTHER B Owners:

2026 Market Value \$341,536 Assessed Value \$173,811 Taxable Value \$123,089

2025 Tax Bill \$2,048.33 Tax Savings with Exemptions \$3,497.98

The 3 Bed/2 Bath Single Family property is 1,561 SF and a lot size of 0.53 Acres



78 \$\tilde{\pi}\) \(\frac{12}{40} \)	5 100 100 63 1200 \$ TRE			
Parcel Information				
Parcel	12-21-30-5EK-0000-0580			
Property Address	1227 CHEETAH TRL WINTER SPRINGS, FL 32708			
Mailing Address	1227 CHEETAH TRL WINTER SPGS, FL 32708-3726			
Subdivision	TUSCAWILLA UNIT 06			
Tax District	W1:Winter Springs			
DOR Use Code	01:Single Family			
Exemptions	00-HOMESTEAD (2013)			

2025 Certified Tax Summary		
Tax Amount w/o Exemptions	\$5,546.31	
Tax Bill Amount	\$2,048.33	
Tax Savings with Exemptions	\$3,497.98	

Note: Does NOT INCLUDE Non Ad Valorem Assessments

No



Value Summary			
	2026 Working Values	2025 Certified Values	
Valuation Method	Cost/Market	Cost/Market	
Number of Buildings	1	1	
Depreciated Building Value	\$210,761	\$211,932	
Depreciated Other Features	\$775	\$680	
Land Value (Market)	\$130,000	\$130,000	
Land Value Agriculture	\$0	\$0	
Just/Market Value	\$341,536	\$342,612	
Portability Adjustment	\$0	\$0	
Save Our Homes Adjustment/Maximum Portability	\$167,725	\$173,699	
Non-Hx 10% Cap (AMD 1)	\$0	\$0	
P&G Adjustment	\$0	\$0	
Assessed Value	\$173,811	\$168,913	

Owner(s)

MCKAY, DAVID A - Tenancy by Entirety MCKAY, ESTHER B - Tenancy by Entirety

Thursday, October 16, 2025 1/4

Legal Description

LOT 58 TUSCAWILLA UNIT 6 PB 21 PGS 32 & 33

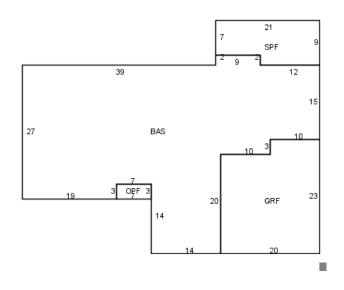
Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$173,811	\$50,722	\$123,089
Schools	\$173,811	\$25,000	\$148,811
CITY WINTER SPRINGS	\$173,811	\$50,722	\$123,089
FIRE FUND	\$173,811	\$50,722	\$123,089
SJWM(Saint Johns Water Management)	\$173,811	\$50,722	\$123,089

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2012	\$170,000	07844/0963	Improved	Yes
WARRANTY DEED	4/1/2012	\$100	07754/0565	Improved	No
QUIT CLAIM DEED	3/1/1991	\$100	02282/0957	Improved	No
WARRANTY DEED	12/1/1985	\$79,900	01694/1849	Improved	Yes
WARRANTY DEED	7/1/1979	\$46,300	01236/0323	Vacant	No

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

Building Information		
#	1	
Use	SINGLE FAMILY	
Year Built*	1980/2000	
Bed	3	
Bath	2.0	
Fixtures	7	
Base Area (ft²)	1561	
Total Area (ft²)	2183	
Constuction	CB/STUCCO FINISH	
Replacement Cost	\$234,179	
Assessed	\$210,761	

^{*} Year Built = Actual / Effective



Building 1

Thursday, October 16, 2025 2/4

Appendages	
Description	Area (ft²)
GARAGE FINISHED	430
OPEN PORCH FINISHED	21
SCREEN PORCH FINISHED	171

Permits				
Permit #	Description	Value	CO Date	Permit Date
00059	REROOF	\$11,000		1/7/2021
00915	REPLACE 6 WINDOWS & 1 SLIDING GLASS DOOR & 5 FRENCH DOORS	\$25,000		3/13/2019
02243	ALUMINUM 4' H / LINEAR 286'	\$7,742		7/21/2016
01980	INSTALL PRE-FAB SHED	\$2,093		7/8/2016
00303	REMOVE & REPLACE EXISTING DRIVEWAY & WALKWAY	\$10,265		2/7/2014
02462	REROOF	\$4,800		9/1/2002

Extra Features				
Description	Year Built	Units	Cost	Assessed
SHED	2016	1	\$1,000	\$775

Zoning		
Zoning	PUD	
Description		
Future Land Use	Low Density Residential	
Description		

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 49	

	School Districts
Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

Utilities	
Fire Station #	Station: 26 Zone: 261
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Winter Springs
Sewage	City Of Winter Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Thursday, October 16, 2025 3/4



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Thursday, October 16, 2025 4/4