

Property Record Card



Parcel: 12-21-30-5EK-0000-0580
Property Address: 1227 CHEETAH TRL WINTER SPRINGS, FL 32708
Owners: MCKAY, DAVID A; MCKAY, ESTHER B
 2026 Market Value \$409,422 Assessed Value \$173,474 Taxable Value \$122,063
 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

Parcel Location



Site View



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)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$258,647	\$211,932
Depreciated Other Features	\$775	\$680
Land Value (Market)	\$150,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$409,422	\$342,612
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$235,948	\$173,699
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$173,474	\$168,913

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

Owner(s)

Name - Ownership Type

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

Legal Description

LOT 58
TUSCAWILLA UNIT 6
PB 21 PGS 32 & 33

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$173,474	\$51,411	\$122,063
Schools	\$173,474	\$25,000	\$148,474
CITY WINTER SPRINGS	\$173,474	\$51,411	\$122,063
FIRE FUND	\$173,474	\$51,411	\$122,063
SJWM(Saint Johns Water Management)	\$173,474	\$51,411	\$122,063

Sales

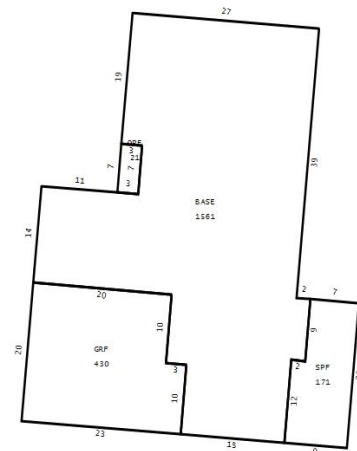
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2012	\$170,000	07844/0963	Improved	Yes
WARRANTY DEED	4/1/2012	\$100	07754/0565	Improved	No
QUIT CLAIM DEED	3/1/1991	\$100	02282/0957	Improved	No
WARRANTY DEED	12/1/1985	\$79,900	01694/1849	Improved	Yes
WARRANTY DEED	7/1/1979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

Land

Units	Rate	Assessed	Market
1 Lot	\$150,000/Lot	\$150,000	\$150,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1980/2000
Bed	3
Bath	2.0
Fixtures	7
Base Area (ft ²)	1561
Total Area (ft ²)	2183
Constuction	CB/STUCCO FINISH
Replacement Cost	\$287,386
Assessed	\$258,647



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
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	

School Districts

Elementary	Keeth
Middle	Indian Trails
High	Winter Springs

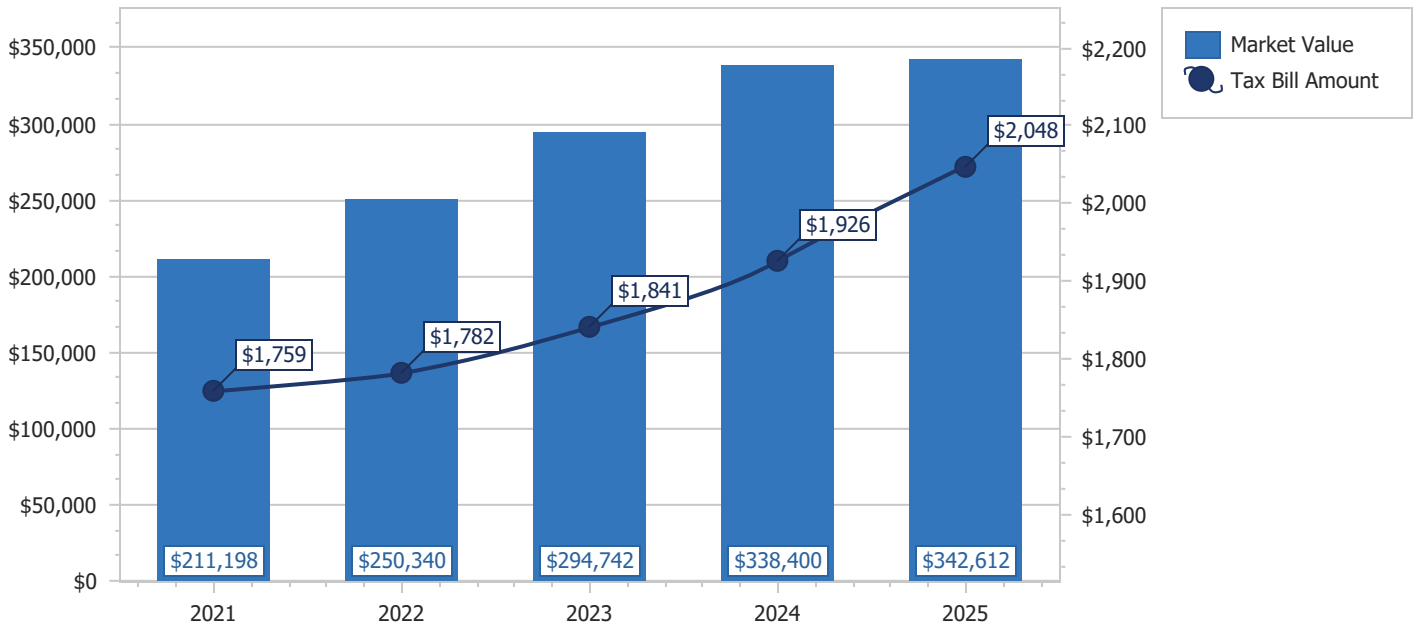
Political Representation

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

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 #	

Property Value History



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