

Property Record Card



Parcel: 35-20-30-5QB-0000-2390
 Property Address: 1225 STONE HARBOUR RD WINTER SPRINGS, FL 32708
 Owners: AYKIN, YALCIN
 2025 Market Value \$825,122 Assessed Value \$492,682 Taxable Value \$441,960
 2024 Tax Bill \$6,871.93 Tax Savings with Exemptions \$4,001.83
 The 5 Bed/3.5 Bath Single Family Waterfront property is 3,512 SF and a lot size of 0.72 Acres

Parcel Location



Site View



3520305QB00002390 02/14/2025

Parcel Information

Parcel	35-20-30-5QB-0000-2390
Property Address	1225 STONE HARBOUR RD WINTER SPRINGS, FL 32708
Mailing Address	1225 STONE HARBOUR RD WINTER SPGS, FL 32708-4740
Subdivision	PARKSTONE UNIT 3
Tax District	W1:Winter Springs
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2022)
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	\$575,122	\$441,790
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$250,000	\$250,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$825,122	\$691,790
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$332,440	\$212,993
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$492,682	\$478,797

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,873.76
Tax Bill Amount	\$6,871.93
Tax Savings with Exemptions	\$4,001.83

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

AYKIN, YALCIN

Legal Description

LOT 239 PARKSTONE UNIT 3 PB 59 PGS 19-21

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$492,682	\$50,722	\$441,960
Schools	\$492,682	\$25,000	\$467,682
CITY WINTER SPRINGS	\$492,682	\$50,722	\$441,960
FIRE FUND	\$492,682	\$50,722	\$441,960
SJWM(Saint Johns Water Management)	\$492,682	\$50,722	\$441,960

Sales

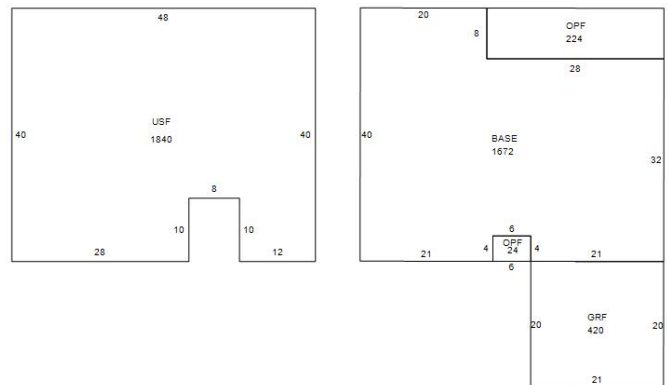
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/1/2003	\$276,700	04948/1066	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$250,000/Lot	\$250,000	\$250,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2003
Bed	5
Bath	3.5
Fixtures	14
Base Area (ft ²)	1672
Total Area (ft ²)	4180
Constuction	CB/STUCCO FINISH
Replacement Cost	\$625,133
Assessed	\$575,122



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
GARAGE FINISHED	420
OPEN PORCH FINISHED	24

OPEN PORCH FINISHED

224

UPPER STORY FINISHED

1840

Permits

Permit #	Description	Value	CO Date	Permit Date
01920	INSTALL IRRIGATION SYSTEM; PAD PER PERMIT 1225 STONE HARBOUR RD	\$1,100		5/1/2003
02334	PAD PER PERMIT 1225 STONE HARBOUR RD	\$283,590	6/23/2003	9/1/2002

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PUD
Description	
Future Land Use	Low Density Residential
Description	

School Districts

Elementary	Layer
Middle	Indian Trails
High	Winter Springs

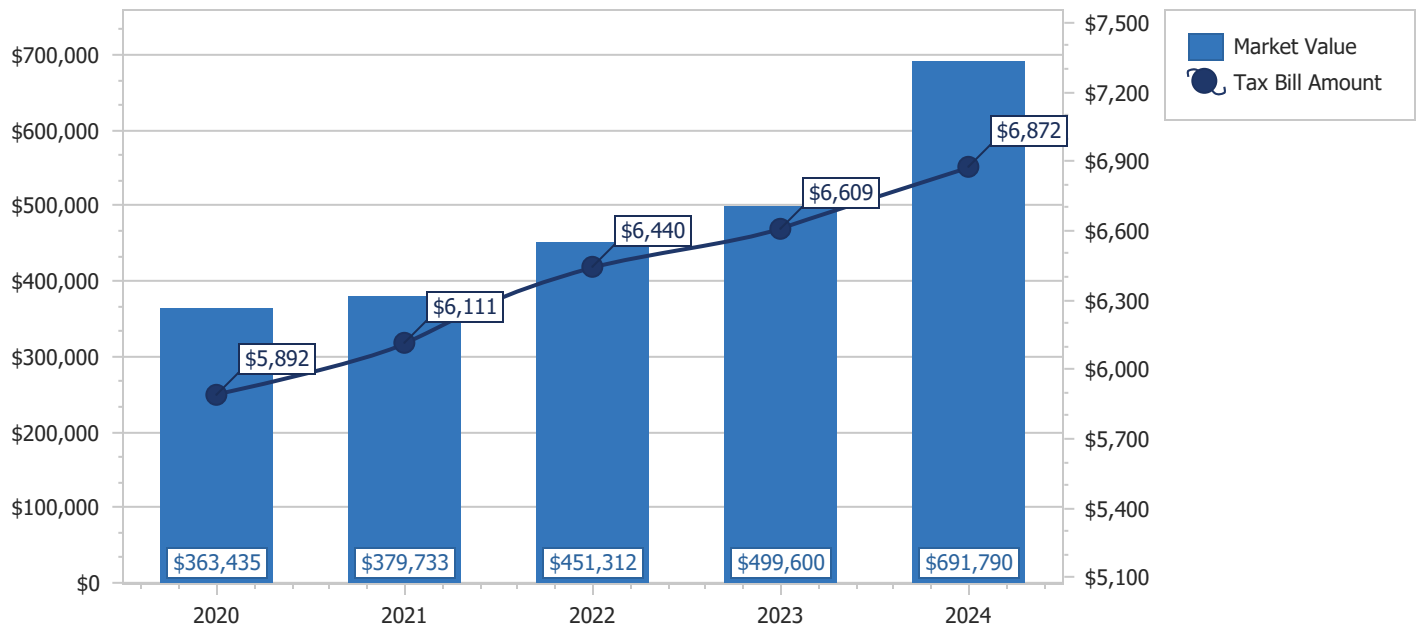
Political Representation

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 29

Utilities

Fire Station #	Station: 24 Zone: 246
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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