

2025 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
 2025 Tax Bill \$7,289.60 Tax Savings with Exemptions \$6,067.72
 The 5 Bed/3.5 Bath Single Family Waterfront property is 3,512 SF and a lot size of 0.72 Acres

Parcel Location



Current Site Picture



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 Certified 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 |

2025 Certified Tax Summary

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$13,357.32 |
| Tax Bill Amount | \$7,289.60 |
| Tax Savings with Exemptions | \$6,067.72 |

Owner(s)

Name - Ownership Type
AYKIN, YALCIN

Note: Does NOT INCLUDE Non Ad Valorem Assessments

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 | \$492,682 | \$50,722 | \$441,960 |
| WATER MANAGEMENT DISTRICT | \$492,682 | \$50,722 | \$441,960 |

Sales

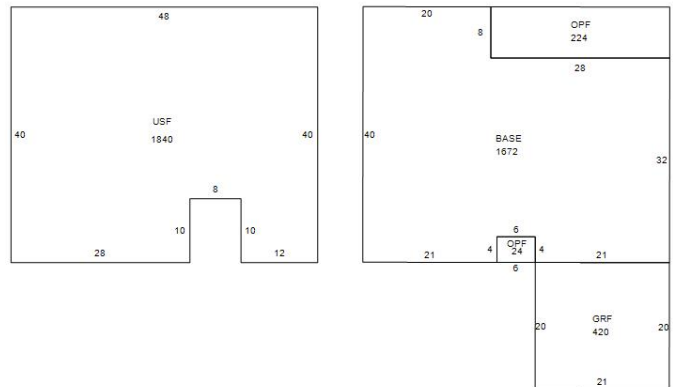
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|---------------|----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 7/1/2003 | \$276,700 | 04948/1066 | Improved | Yes |

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 |
| RESD-2025-4140 | COMPLETE SF RESIDENTIAL REROOF-SHINGLE TO SHINGLE PITCH 5/12 APPROX 28 SQS | \$16,135 | | 8/7/2025 |
| 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 |

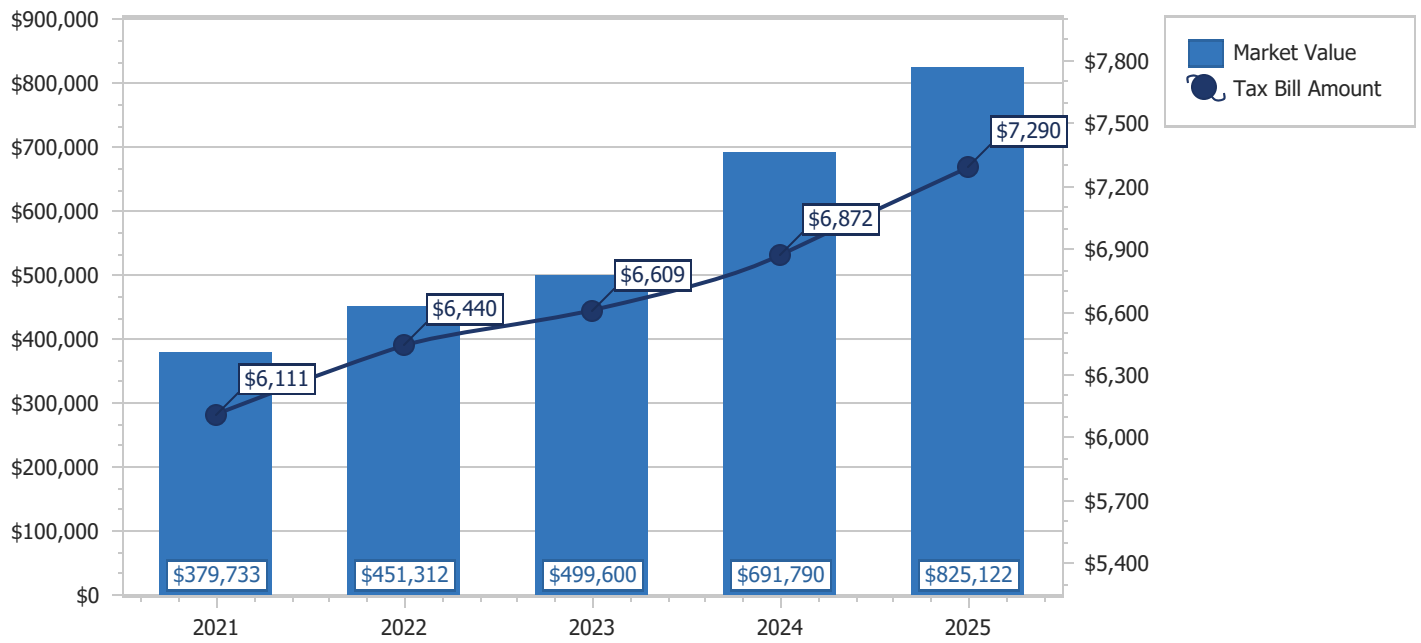
| Zoning | |
|-----------------|--|
| Zoning | |
| Description | |
| Future Land Use | |
| Description | |

| 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 |

| School Districts | |
|------------------|----------------|
| Elementary | Layer |
| Middle | Indian Trails |
| High | Winter Springs |

| 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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