

# Property Record Card



Parcel: 10-21-29-530-0100-2030  
 Property Address: 535 VIA FONTANA DR # 203 ALTAMONTE SPRINGS, FL 32714  
 Owners: DOS SANTOS, DANILO T  
 2025 Market Value \$229,760 Assessed Value \$229,760 Taxable Value \$229,760  
 2024 Tax Bill \$3,130.55 Tax Savings with Non-Hx Cap \$797.96  
 The 2 Bed/2 Bath Condominium property is 1,347 SF and a lot size of 0.03 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	10-21-29-530-0100-2030
Property Address	535 VIA FONTANA DR # 203 ALTAMONTE SPRINGS, FL 32714
Mailing Address	535 VIA FONTANA DR UNIT 203 ALTAMONTE SPG, FL 32714-6846
Subdivision	LA VITA CONDO PH 4
Tax District	A1:Altamonte
DOR Use Code	04:Condominium
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	\$229,760	\$229,760
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$229,760	\$229,760
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$67,513
P&G Adjustment	\$0	\$0
Assessed Value	\$229,760	\$162,247

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,928.51
Tax Bill Amount	\$3,130.55
Tax Savings with Exemptions	\$797.96

## Owner(s)

Name - Ownership Type

DOS SANTOS, DANILO T

## Legal Description

UNIT 203 BLDG 1 LA VITA CONDO PH 4 PB 44  
PGS 82 THRU 86

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$229,760	\$0	\$229,760
Schools	\$229,760	\$0	\$229,760
FIRE	\$229,760	\$0	\$229,760
CITY ALTAMONTE	\$229,760	\$0	\$229,760
SJWM(Saint Johns Water Management)	\$229,760	\$0	\$229,760

## Sales

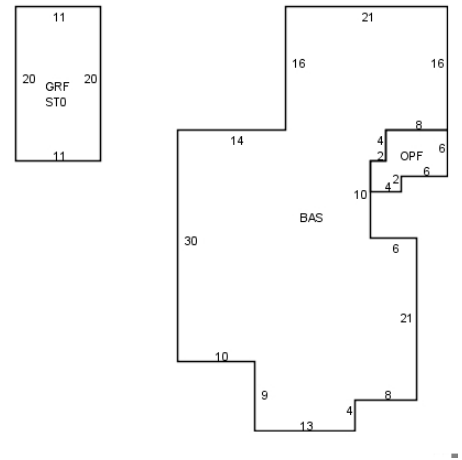
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/27/2024	\$191,000	10735/0943	Improved	Yes
WARRANTY DEED	9/1/2007	\$161,200	06844/1358	Improved	Yes
WARRANTY DEED	9/1/2004	\$146,000	05498/1512	Improved	Yes
WARRANTY DEED	3/1/2002	\$100,600	04376/1334	Improved	Yes
SPECIAL WARRANTY DEED	11/1/1998	\$90,000	03535/1415	Vacant	No
CERTIFICATE OF TITLE	5/1/1996	\$100	03073/0235	Vacant	No
SPECIAL WARRANTY DEED	12/1/1992	\$2,250,000	02531/0629	Improved	No
WARRANTY DEED	3/1/1992	\$2,250,000	02401/0884	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$0.10/Lot		

Building Information	
#	1
Use	CONDOS
Year Built*	2002
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft²)	1347
Total Area (ft²)	1627
Constuction	WD/STUCCO FINISH
Replacement Cost	\$229,760
Assessed	\$229,760

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	220
OPEN PORCH FINISHED	60

Permits				
Permit #	Description	Value	CO Date	Permit Date

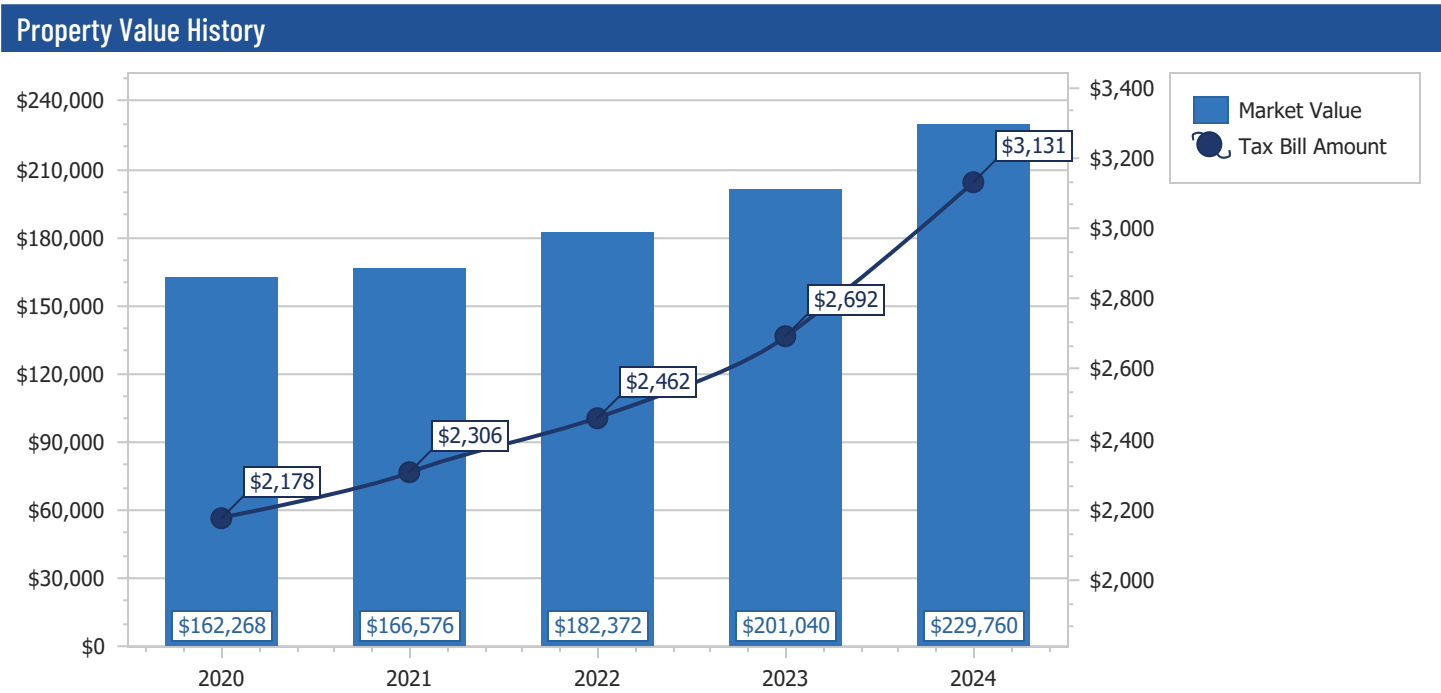
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-3
Description	Multi-Family-13DU
Future Land Use	Medium Density Residential
Description	

School Districts	
Elementary	Forest City
Middle	Milwee
High	Lyman

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 42

Utilities	
Fire Station #	Station: 12 Zone: 121
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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