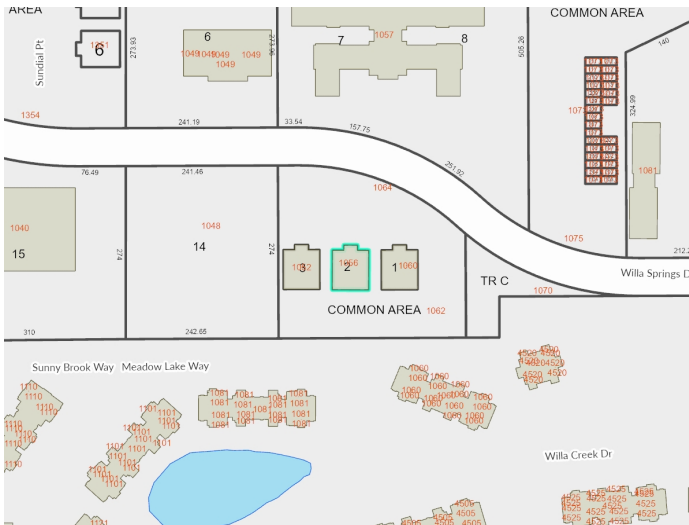


Property Record Card



Parcel: 24-21-30-520-0200-0000
Property Address: 1056 WILLA SPRINGS DR WINTER SPRINGS, FL 32708
Owners: CCC-REAL PROPERTY B INC
 2025 Market Value \$795,150 Assessed Value \$620,040 Taxable Value \$620,040
 2024 Tax Bill \$7,865.32 Tax Savings with Non-Hx Cap \$630.55
 Office Condo property w/1st Building size of 3,534 SF and a lot size of 0.08 Acres

Parcel Location



Site View



Parcel Information

Parcel	24-21-30-520-0200-0000
Property Address	1056 WILLA SPRINGS DR WINTER SPRINGS, FL 32708
Mailing Address	6972 ALOMA AVE WINTER PARK, FL 32792-7009
Subdivision	WILLA SPRINGS OFFICE PARK
Tax District	01:County Tax District
DOR Use Code	1905:Office Condo
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	\$795,150	\$643,188
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$795,150	\$643,188
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$175,110	\$79,515
P&G Adjustment	\$0	\$0
Assessed Value	\$620,040	\$563,673

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,495.87
Tax Bill Amount	\$7,865.32
Tax Savings with Exemptions	\$630.55

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

CCC-REAL PROPERTY B INC

Legal Description

UNIT 2
WILLA SPRINGS OFFICE PARK A
CONDOMINIUM
PB 66 PG 2

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$620,040	\$0	\$620,040
Schools	\$795,150	\$0	\$795,150
FIRE	\$620,040	\$0	\$620,040
ROAD DISTRICT	\$620,040	\$0	\$620,040
SJWM(Saint Johns Water Management)	\$620,040	\$0	\$620,040

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2006	\$595,000	06377/1179	Improved	Yes
SPECIAL WARRANTY DEED	10/1/2004	\$540,000	05490/0862	Improved	Yes

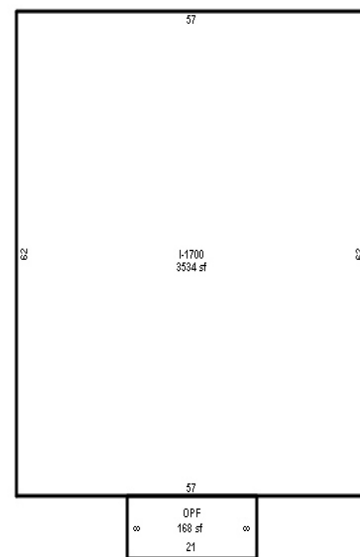
Land

Units	Rate	Assessed	Market
1 Lot	\$0.10/Lot		

Building Information

#	1
Use	MASONRY PILASTER .
Year Built*	2004
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3534
Total Area (ft²)	
Constuction	CONCRETE TILT UP - MASONRY
Replacement Cost	\$795,150
Assessed	\$795,150

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	168

Permits				
Permit #	Description	Value	CO Date	Permit Date
10994	INTERIOR ALTERATIONS	\$95,000	1/18/2007	9/26/2006
01408	BLDG #2 - SHELL SPACE - OFFICE BLDG; PAD PER PERMIT 1056 WILLA SPRINGS DR	\$550,000		2/9/2004

Extra Features				
Description	Year Built	Units	Cost	Assessed

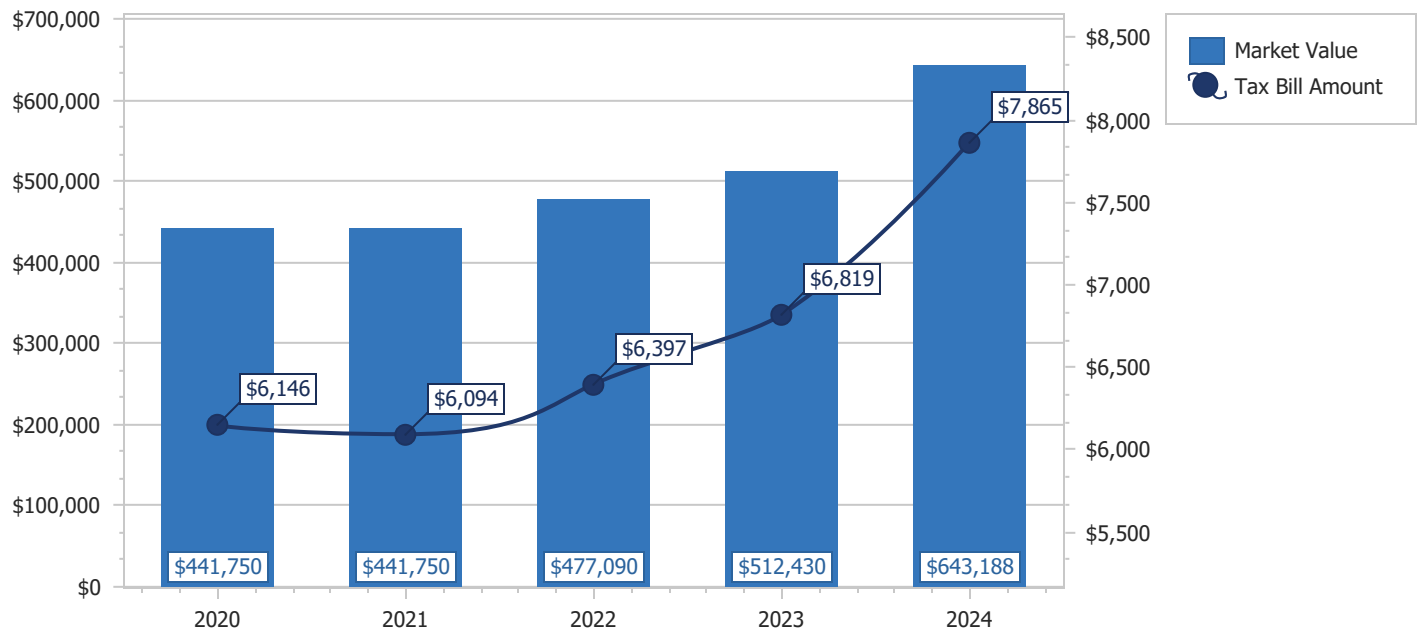
Zoning	
Zoning	C-1
Description	Retail Commercial-Commodities
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 66

School Districts	
Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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