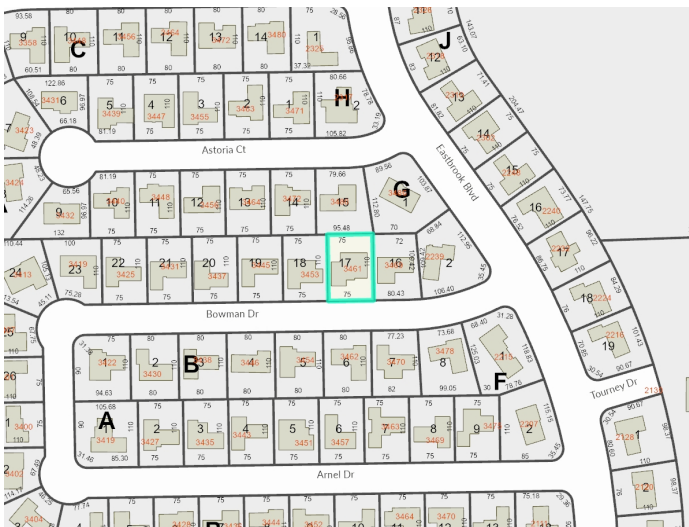


Property Record Card



Parcel: 34-21-30-511-0A00-0170
Property Address: 3461 BOWMAN DR WINTER PARK, FL 32792
Owners: SFR XII NM ORLANDO OWNER I LP
 2025 Market Value \$392,718 Assessed Value \$392,718 Taxable Value \$392,718
 2024 Tax Bill \$5,303.28
 The 4 Bed/2 Bath Single Family property is 1,965 SF and a lot size of 0.19 Acres

Parcel Location



Site View



Parcel Information

Parcel	34-21-30-511-0A00-0170
Property Address	3461 BOWMAN DR WINTER PARK, FL 32792
Mailing Address	C/O RYAN LLC PO BOX 4900 INVITATION HOMES SCOTTSDALE, AZ 85261-4900
Subdivision	EASTBROOK SUBD UNIT NO 12
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$307,718	\$316,490
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$392,718	\$401,490
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$392,718	\$401,490

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,303.28
Tax Bill Amount	\$5,303.28
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

SFR XII NM ORLANDO OWNER I LP

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Saturday, July 19, 2025

1/4

Legal Description

LOT 17 BLK A
EASTBROOK SUBD UNIT 12
PB 14 PG 82

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$392,718	\$0	\$392,718
Schools	\$392,718	\$0	\$392,718
FIRE	\$392,718	\$0	\$392,718
ROAD DISTRICT	\$392,718	\$0	\$392,718
SJWM(Saint Johns Water Management)	\$392,718	\$0	\$392,718

Sales

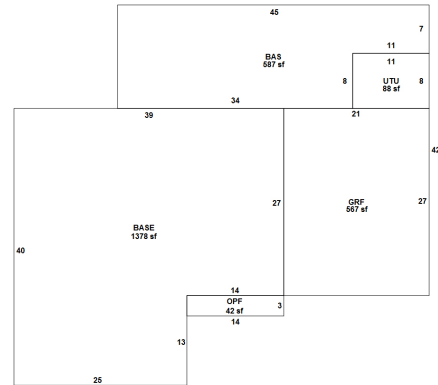
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	4/14/2022	\$100	10226/1780	Improved	No
SPECIAL WARRANTY DEED	11/16/2021	\$295,100	10118/1017	Improved	Yes
WARRANTY DEED	11/16/2021	\$240,000	10116/0476	Improved	Yes
WARRANTY DEED	11/1/2016	\$225,000	08805/0404	Improved	Yes
WARRANTY DEED	9/1/2007	\$225,000	06831/1517	Improved	Yes
WARRANTY DEED	12/1/2001	\$132,500	04292/1543	Improved	Yes
WARRANTY DEED	4/1/1984	\$70,000	01541/0897	Improved	Yes
WARRANTY DEED	2/1/1979	\$46,600	01211/0357	Improved	Yes
WARRANTY DEED	1/1/1976	\$34,000	01105/0335	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$85,000/Lot	\$85,000	\$85,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1967/1990
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft²)	1378
Total Area (ft²)	2662
Constuction	CONC BLOCK
Replacement Cost	\$364,163
Assessed	\$307,718

* Year Built = Actual / Effective



Source: Aerial Search

Building 1

Appendages	
Description	Area (ft²)
BASE	587
GARAGE FINISHED	567
OPEN PORCH FINISHED	42
UTILITY UNFINISHED	88

Permits				
Permit #	Description	Value	CO Date	Permit Date
14544	REROOF	\$12,672		12/19/2016
16496	REPLACE GARAGE DOOR	\$1,000		9/2/2005
05708	CHANGE OUT A/C	\$2,400		8/1/1994

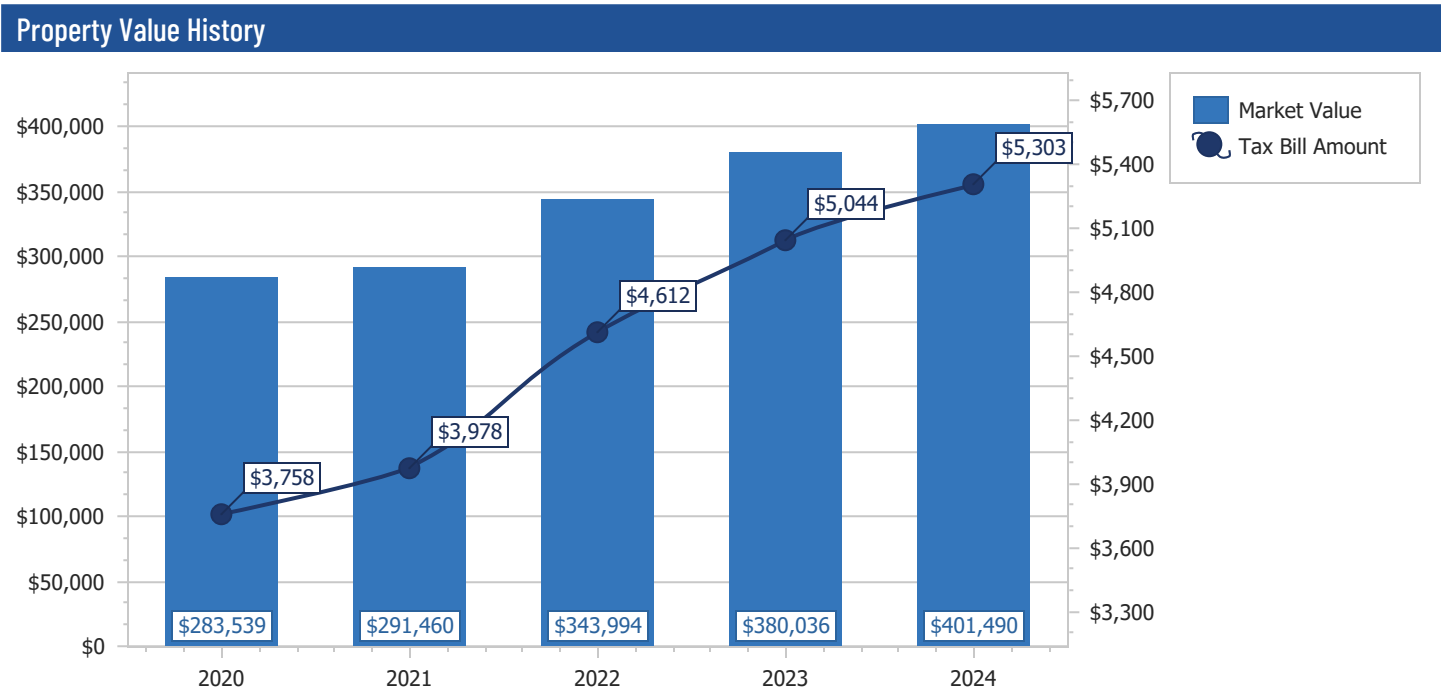
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Eastbrook
Middle	Tuskawilla
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 65

Utilities	
Fire Station #	Station: 23 Zone: 235
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro



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