

Property Record Card



Parcel: **05-20-30-508-0000-0010**
 Property Address: **755 RINEHART RD LAKE MARY, FL 32746**
 Owners: **ADVENTIST HEALTH SYSTEM/SUNBELT INC**
 2026 Market Value \$6,406,797 Assessed Value \$6,311,164 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$90,219.49
 Two Story Office Bldg property w/1st Building size of 27,566 SF and a lot size of 5.52 Acres

Parcel Location



Site View



Parcel Information

Parcel	05-20-30-508-0000-0010
Property Address	755 RINEHART RD LAKE MARY, FL 32746
Mailing Address	601 E ROLLINS ST ORLANDO, FL 32803-1248
Subdivision	SECURITY PARK
Tax District	M1:LAKE MARY
DOR Use Code	1802:Two Story Office Bldg
Exemptions	41-HOSPITAL (2019)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$2,733,096	\$2,659,715
Depreciated Other Features	\$187,350	\$122,267
Land Value (Market)	\$3,486,351	\$3,486,351
Land Value Agriculture	\$0	\$0
Just/Market Value	\$6,406,797	\$6,268,333
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$95,633	\$530,911
P&G Adjustment	\$0	\$0
Assessed Value	\$6,311,164	\$5,737,422

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$90,219.49
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$90,219.49

Owner(s)

Name - Ownership Type
 ADVENTIST HEALTH SYSTEM/SUNBELT INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1
SECURITY PARK
PB 43 PGS 76 & 77

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$6,311,164	\$6,311,164	\$0
Schools	\$6,406,797	\$6,406,797	\$0
CITY LAKE MARY	\$6,311,164	\$6,311,164	\$0
SJWM(Saint Johns Water Management)	\$6,311,164	\$6,311,164	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	2/1/2018	\$8,400,000	09079/1847	Improved	Yes
WARRANTY DEED	9/1/2015	\$3,052,400	08543/0903	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2006	\$100	06534/0906	Improved	No

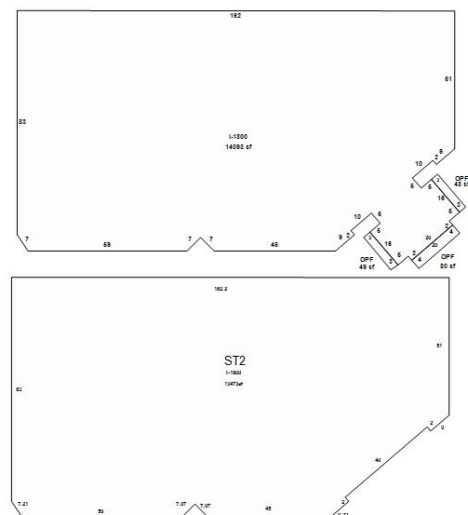
Land

Units	Rate	Assessed	Market
240,438 SF	\$14.50/SF	\$3,486,351	\$3,486,351

Building Information

#	1
Use	MASONRY PILASTER
Year Built*	1990/2005
Bed	
Bath	
Fixtures	0
Base Area (ft ²)	27566
Total Area (ft ²)	
Constuction	CONCRETE & GLASS PANELS - CURTAIN WALLS
Replacement Cost	\$3,572,675
Assessed	\$2,733,096

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
OPEN PORCH FINISHED	80
OPEN PORCH FINISHED	49
OPEN PORCH FINISHED	48

Permits

Permit #	Description	Value	CO Date	Permit Date
25 00001014	755 RINEHART RD : RECO RECO COMMERCIAL RE-ROOF COMMERCIAL RE-ROOF	\$0		8/7/2025
25 00000043	755 RINEHART RD : ELEC EL05 REPL LIGHT POLES IN PARKING LO REPLACE PARKING LOT LIGHT POLES	\$0		1/16/2025
24 00000967	755 RINEHART RD ST100 : MECH ME01 MECHANICAL CHANGEOUT 25 TON PKG UNIT CHANGEOUT	\$0		8/26/2024
23 00000581	755 RINEHART RD : FALR FLO2 ADD FIRE ALARM SYSTEM Install Reno to EST Addressable Fire Alarm System	\$0		5/22/2023
22 00001600	755 RINEHART RD : ELEC EL05 WIRE NEW REPLACEMENT ELEVATOR WIRE NEW REPLACEMENT ELEVATOR	\$0		12/12/2022
01792	FIRE ALARM	\$35,500		12/9/2019
01499	LOW VOLTAGE	\$23,750		10/1/2019
00878	INTERIOR DEMO AND ALTERATION.	\$1,628,664	3/20/2020	8/8/2019
01485	SITE PERMIT - EDC PARKING LOT EXPANSION	\$42,450	2/20/2018	11/6/2017
00134	INSTALL HVAC SYSTEM. PAD PER PERMIT:755 RINEHART RD.	\$71,790		1/28/2016
01205	INTERIOR ALTERATION	\$12,000	12/29/2015	9/17/2015
00309	DEMOLISH FIRE ALARM - #105	\$0		4/7/2014
00247	INTERIOR ALTERATION - #105	\$629,117	6/10/2014	3/19/2014
00128	FIRE SPRINKLER SYSTEM	\$2,700		2/19/2013
00065	INTERIOR ALTERATION - 755 RINEHART RD	\$41,325		1/25/2013
00711	RENOVATING BUILDING WALLS & ELECTRICAL	\$5,500		7/30/2010
00190	ADD & RELOCATE 10 SPRINKLER HEADS - #101 - NEMOURS	\$47,750		4/15/2009
00039	INTERIOR ALTERATION - #101 - NEMOURS	\$10,000		2/9/2009
00271	INTERIOR BUILDOUT FOR X-RAY ROOM @ NEMOURS - #106	\$70,000	7/21/2008	4/4/2008
00888	INTERIOR BUILDOUT - #107 - NEMOURS CLINIC	\$60,000	5/22/2008	4/1/2008
00888	MECHANICAL - #107 - NEMOURS CLINIC	\$60,000	5/22/2008	3/19/2008

00888	INTERIOR BUILDOUT FOR ADMIN OFFICES - #107 - NEMOURS CLINIC	\$60,000	5/22/2008	9/18/2007
00889	INTERIOR BUILDOUT FOR CLINIC - #105 - NEMOURS CLINIC	\$20,000		9/10/2007
01715	ELECTRICAL - 1 SWITCH, 2 RECEPTACLES, & 1 HOT WATER HEATER	\$18,600	3/8/2004	1/23/2004
00695	FIRE ALARM SYSTEM; STE 250 - TURNER MARKETING	\$950		5/1/2001
00627	FIRE SPRINKLER SYSTEM; TURNER MARKETING	\$1,850		5/1/2001
00771	SIGN	\$10,000		5/1/2001
00874	ELECTRICAL	\$100		5/1/2001
00664	20 RECEPTACLES & 2 SWITCHES; CONTRACTOR - HICKS ELECTRIC INC	\$6,000		4/1/2001
00461	RENOVATION; STE 250 - TURNER MKTG; CONTRACTOR - DAVE DUMKE CONSTRUCTION INC - DAVID A DUMKE	\$24,350	5/23/2001	4/1/2001
00005	INSTALL OUTLETS/SWITCHES; SOUTHERN SECURITY BLDG; CONTRACTOR - FARINA ELECTRIC	\$2,100		1/1/2001
02279	STE 106 MOVE INTERIOR WALLS	\$6,000		12/1/2000
00463	14 FIRE ALARM HORNSTROBES; CONTRACTOR - FIRETRONICS, INC ROBERT W PARRIS	\$3,500		5/1/2000
00705	ADD SPRINKLERS & RELOCATE; CONTRACTOR - SOUTHERN FIRE PROTECTION ROBERT H CALDWELL JR	\$2,395		5/1/2000
00276	MISCELLANEOUS PERMIT; STE 200 & 250 SOUTH SECURITY INSURANCE; CONTRACTOR - DAVE DUMKE CONSTRUCTION INC, DAVID A DUMKE	\$75,000	8/7/2000	5/1/2000
00806	PLUMBING/2 FIXTURES; CONTRACTOR - KEN'S PLUMBING, INC, KENNETH SOUTHWELL	\$0		4/1/2000
00823	HVAC ALTERATIONS; CONTRACTOR - MECHANICAL SERVICES OF ORLANDO, WILLIAM MASON DILLARD	\$8,500		4/1/2000
00802	2 LIGHTS RELOCATE 100 AMP; CONTRACTOR - HICKS ELECTRIC INC	\$11,000		4/1/2000
00276	INTERIOR ALTERATION; SOUTHERN SUCURITY BLDG; CONTRACTOR - DAVE DUMKE CONSTRUCTION INC	\$75,000	8/7/2000	4/1/2000
00655	DEMO/INTERIOR; CONTRACTOR - DAVE DUMKE CONSTRUCTION INC	\$5,000		4/1/2000
00463	14 FIRE ALARM HORNSTROBES; CONTRACTOR - FIRETRONICS, INC	\$3,500		3/1/2000
01046	FIXED PROTECTION SYS	\$1,060		6/1/1997
00915	ELECT PERMIT	\$0		7/1/1996
01114	H/A	\$200		7/1/1996
00489	COMMERCIAL ALTERATIONS, ADDITIONS	\$17,000		4/1/1996
00393	SPRINKLER / ALARM SYSTEM	\$4,500		2/1/1995
00447	FIRE SPRINKLER/ALARM SYSTEM	\$980		2/1/1995
00358	PLUMBING PERMIT	\$0		1/1/1995

00360	HEAT & AIR	\$4,000	1/1/1995
00323	ALTERATIONS	\$85,000	1/1/1995
00375	ELECTRICAL	\$0	1/1/1995

Extra Features

Description	Year Built	Units	Cost	Assessed
WALKS CONC COMM	2017	660	\$3,590	\$2,872
COMMERCIAL ASPHALT DR 2 IN	1990	59000	\$197,650	\$118,590
COMMERCIAL ASPHALT DR 2 IN	2017	9860	\$33,031	\$26,425
WALKS CONC COMM	1990	5369	\$29,207	\$17,524
POLE LIGHT 1 ARM	1990	6	\$11,124	\$11,124
POLE LIGHT 2 ARM	1990	3	\$10,815	\$10,815

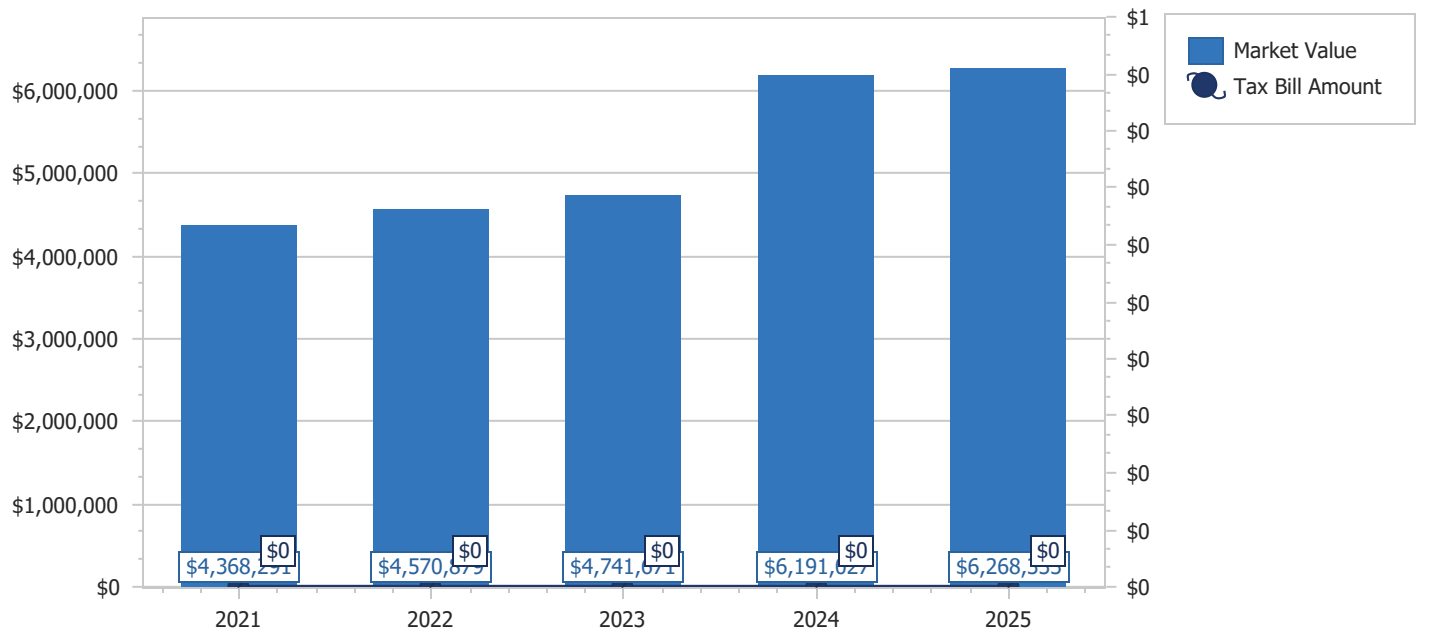
Zoning	
Zoning	PO
Description	
Future Land Use	COM
Description	Commercial

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 12

School Districts	
Elementary	Region 2
Middle	Millennium
High	Seminole

Utilities	
Fire Station #	Station: 37 Zone: 372
Power Company	FPL
Phone (Analog)	AT&T
Water	Lake Mary
Sewage	City Of Lake Mary
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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