

# Property Record Card



Parcel: **30-21-31-300-003N-0000**  
 Property Address: **1805 BROOKS LN OVIEDO, FL 32765**  
 Owners: **LUGO, SONIA; RODRIGUEZ, FRANCISCO**  
 2026 Market Value \$462,851 Assessed Value \$208,474 Taxable Value \$157,063  
 2025 Tax Bill \$2,217.93 Tax Savings with Exemptions \$4,153.19  
 The 5 Bed/2.5 Bath Single Family property is 2,409 SF and a lot size of 2.46 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	30-21-31-300-003N-0000
Property Address	1805 BROOKS LN OVIEDO, FL 32765
Mailing Address	1805 BROOKS LN OVIEDO, FL 32765-8632
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (1994)
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	\$187,296	\$190,969
Depreciated Other Features	\$7,025	\$6,260
Land Value (Market)	\$268,530	\$268,530
Land Value Agriculture	\$0	\$0
Just/Market Value	\$462,851	\$465,759
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$254,377	\$262,766
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$208,474	\$202,993

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,371.12
Tax Bill Amount	\$2,217.93
Tax Savings with Exemptions	\$4,153.19

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

LUGO, SONIA - Tenancy by Entirety  
 RODRIGUEZ, FRANCISCO - Tenancy by Entirety

## Legal Description

SEC 30 TWP 21S RGE 31E N 150 FT OF S 667.50  
 FT OF W 747.82 FT OF SE 1/4 OF NW 1/4 (LESS  
 W 33 FT FOR RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$208,474	\$51,411	\$157,063
Schools	\$208,474	\$25,000	\$183,474
FIRE	\$208,474	\$51,411	\$157,063
ROAD DISTRICT	\$208,474	\$51,411	\$157,063
SJWM(Saint Johns Water Management)	\$208,474	\$51,411	\$157,063

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2001	\$48,500	04271/0459	Improved	No
WARRANTY DEED	12/1/1986	\$79,500	01796/1868	Improved	Yes

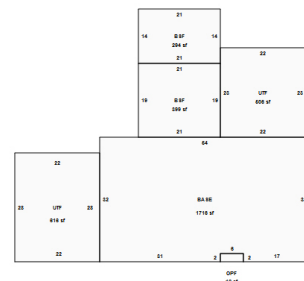
## Land

Units	Rate	Assessed	Market
2.20 Acres	\$122,000/Acre	\$268,400	\$268,400
0.26 Acres	\$500/Acre	\$130	\$130

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1970
Bed	5
Bath	2.5
Fixtures	5
Base Area (ft <sup>2</sup> )	1716
Total Area (ft <sup>2</sup> )	3543
Constuction	CB/STUCCO FINISH
Replacement Cost	\$293,798
Assessed	\$187,296

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
BASE SEMI FINISHED	399
BASE SEMI FINISHED	294
OPEN PORCH FINISHED	12
UTILITY FINISHED	506
UTILITY FINISHED	616

Permits				
Permit #	Description	Value	CO Date	Permit Date
01698	1805 BROOKS LN: REROOF RESIDENTIAL-house	\$21,720		2/7/2020
07396	REROOF W/SHINGLES	\$7,000		4/13/2005

Extra Features					
Description	Year Built	Units	Cost	Assessed	
FIREPLACE 1	1988	1	\$3,000	\$1,800	
SHED	2005	1	\$1,000	\$600	
CARPORT 1	2021	1	\$3,000	\$2,700	
SHED	2023	1	\$1,000	\$950	
SHED	2024	1	\$1,000	\$975	

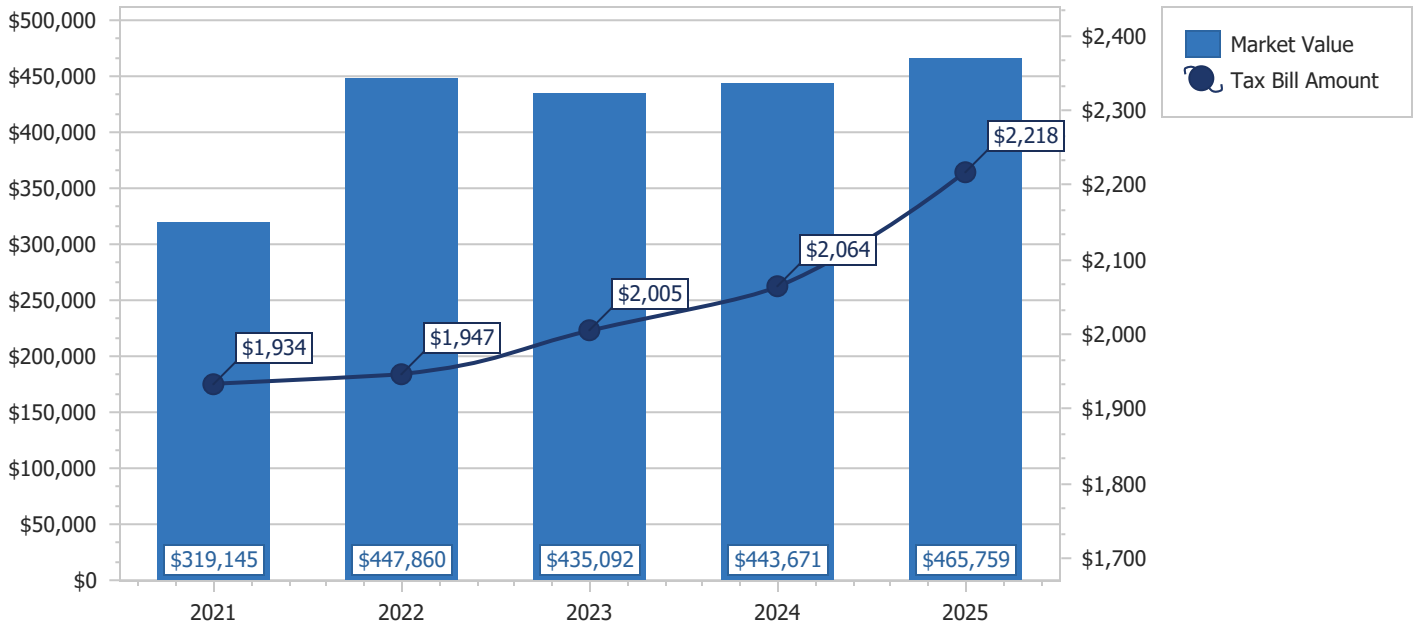
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Rainbow
Middle	Tuskawilla
High	Lake Howell

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 69

Utilities	
Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro

### Property Value History



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