

# Property Record Card



Parcel: **30-21-31-300-003E-0000**  
 Property Address: **1801 BROOKS LN OVIEDO, FL 32765**  
 Owners: **STEFFEN, MICHAEL A ENH LIFE EST; STEFFEN, CATHERINE E J ENH LIFE EST**  
 2026 Market Value \$1,174,868 Assessed Value \$1,010,639 Taxable Value \$959,228  
 2025 Tax Bill \$12,902.27 Tax Savings with Exemptions \$3,115.17  
 The 9 Bed/6 Bath Single Family property is 5,153 SF and a lot size of 2.62 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	30-21-31-300-003E-0000
Property Address	1801 BROOKS LN OVIEDO, FL 32765
Mailing Address	1801 BROOKS LN OVIEDO, FL 32765-8632
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2020)
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$865,708	\$867,377
Depreciated Other Features	\$65,015	\$59,429
Land Value (Market)	\$244,145	\$244,145
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,174,868	\$1,170,951
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$164,229	\$186,882
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,010,639	\$984,069

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$16,017.44
Tax Bill Amount	\$12,902.27
Tax Savings with Exemptions	\$3,115.17

## Owner(s)

### Name - Ownership Type

STEFFEN, MICHAEL A ENH LIFE EST  
 STEFFEN, CATHERINE E J ENH LIFE EST

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 30 TWP 21S RGE 31E N 161.5 FT OF S 679  
 FT OF SE 1/4 OF NW 1/4 (LESS S 150 FT OF W  
 747.82 FT & W 33 FT FOR RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,010,639	\$51,411	\$959,228
Schools	\$1,010,639	\$25,000	\$985,639
FIRE	\$1,010,639	\$51,411	\$959,228
ROAD DISTRICT	\$1,010,639	\$51,411	\$959,228
SJWM(Saint Johns Water Management)	\$1,010,639	\$51,411	\$959,228

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	10/23/2023	\$100	10526/1905	Improved	No
WARRANTY DEED	5/20/2019	\$1,193,100	09359/1841	Improved	Yes
WARRANTY DEED	9/1/1997	\$65,000	03309/1912	Vacant	Yes
WARRANTY DEED	12/1/1986	\$79,500	01796/1867	Improved	Yes
WARRANTY DEED	12/1/1981	\$107,500	01369/1719	Improved	Yes

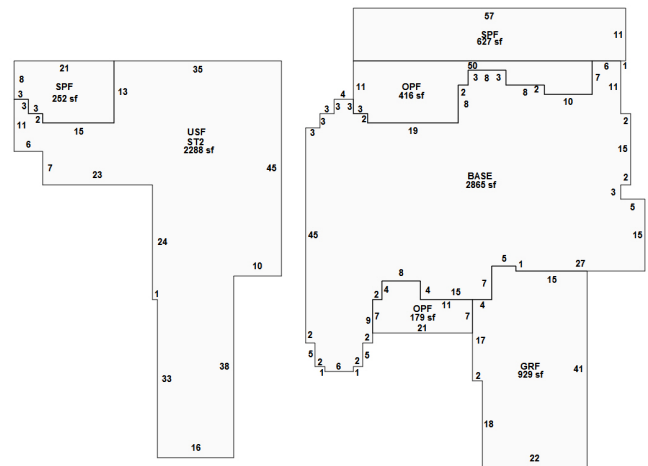
## Land

Units	Rate	Assessed	Market
2 Acres	\$122,000/Acre	\$244,000	\$244,000
0.29 Acres	\$500/Acre	\$145	\$145

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1998/2015
Bed	9
Bath	6.0
Fixtures	21
Base Area (ft <sup>2</sup> )	2865
Total Area (ft <sup>2</sup> )	7556
Constuction	CB/STUCCO FINISH
Replacement Cost	\$881,130
Assessed	\$845,885

\* Year Built = Actual / Effective



Sketch by Aspen Sketch

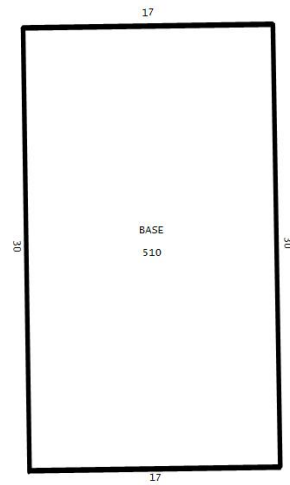
Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	929
OPEN PORCH FINISHED	416
OPEN PORCH FINISHED	179
SCREEN PORCH FINISHED	627
SCREEN PORCH FINISHED	252
UPPER STORY FINISHED	2288

### Building Information

#	2
Use	BARNS/SHEDS
Year Built*	2003
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	510
Total Area (ft <sup>2</sup> )	510
Constuction	CB/STUCCO FINISH
Replacement Cost	\$21,665
Assessed	\$19,823



Building 2

\* Year Built = Actual / Effective

## Permits

Permit #	Description	Value	CO Date	Permit Date
12054	WINDOW/DOOR RESIDENTIAL	\$13,508		7/18/2018
02004	PORCH ADDITION	\$18,000		3/6/2014
02554	RE-ROOF.	\$18,020		4/15/2013
01020	PAVILION	\$18,000		1/1/2003
07019	154' OF 4' ALUMINUM W/1 GATE	\$1,200		9/1/1998
04391	POOL SCREEN ENCLOSURE/FENCE/SLAB	\$10,639		6/1/1998
02274	INSTALL WATER SOFTENER	\$2,400		3/1/1998
01260	POOL TYPE 1 18X46 3-6 DEEP; PAD PER PERMIT 1835 BROOKS LN	\$18,000		2/1/1998
07388	PAD PER PERMIT 1835 BROOKS LN	\$371,808	7/9/1998	11/1/1997

## Extra Features

Description	Year Built	Units	Cost	Assessed
POOL 3	1998	1	\$70,000	\$42,000

FIREPLACE 2	1998	2	\$12,000	\$7,200
TENNIS COURT - UNIT	1998	1	\$14,500	\$8,700
IRON GATE - Lin Ft	2003	128	\$3,692	\$2,215
PATIO 2	2013	2	\$7,000	\$4,900

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	WED
Hauler #	Waste Pro

### Property Value History

