

Property Record Card

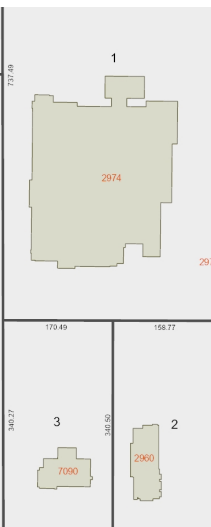


Parcel: **31-19-30-506-0000-0890**
 Property Address: **1166 BOLTON PL LAKE MARY, FL 32746**
 Owners: **RICCI, CHRISTOPHER A; RICCI, CHRISTINA M**
 2026 Market Value \$342,668 Assessed Value \$273,677 Taxable Value \$222,266
 2025 Tax Bill \$3,086.40 Tax Savings with Exemptions \$1,807.92
 The 3 Bed/3.5 Bath Townhome property is 1,986 SF and a lot size of 0.03 Acres

Parcel Location



Site View



Parcel Information

Parcel	31-19-30-506-0000-0890
Property Address	1166 BOLTON PL LAKE MARY, FL 32746
Mailing Address	1166 BOLTON PL LAKE MARY, FL 32746-7664
Subdivision	GRANDE OAKS AT HEATHROW
Tax District	01:County Tax District
DOR Use Code	0103:Townhome
Exemptions	00-HOMESTEAD (2024)
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	\$267,668	\$282,798
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$75,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$342,668	\$357,798
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$68,991	\$91,316
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$273,677	\$266,482

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,894.32
Tax Bill Amount	\$3,086.40
Tax Savings with Exemptions	\$1,807.92

Owner(s)

Name - Ownership Type

RICCI, CHRISTOPHER A - Tenancy by Entirety
 RICCI, CHRISTINA M - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 89
GRANDE OAKS AT HEATHROW
PB 71 PGS 47 - 52

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$273,677	\$51,411	\$222,266
Schools	\$273,677	\$25,000	\$248,677
FIRE	\$273,677	\$51,411	\$222,266
ROAD DISTRICT	\$273,677	\$51,411	\$222,266
SJWM(Saint Johns Water Management)	\$273,677	\$51,411	\$222,266

Sales

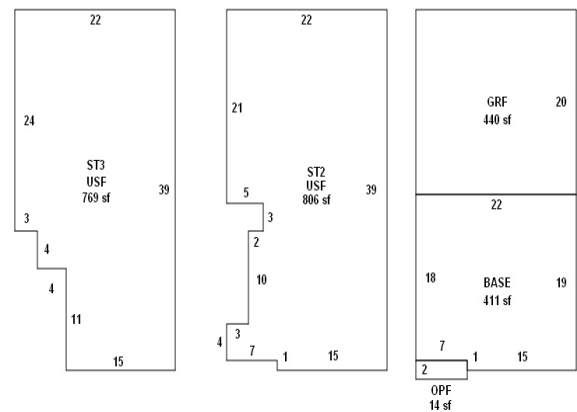
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/25/2022	\$420,000	10309/1481	Improved	Yes
SPECIAL WARRANTY DEED	4/1/2011	\$210,000	07565/1774	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$75,000/Lot	\$75,000	\$75,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2010
Bed	3
Bath	3.5
Fixtures	13
Base Area (ft ²)	411
Total Area (ft ²)	2440
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$282,499
Assessed	\$267,668



Sketch by Apex Media™

Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
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GARAGE FINISHED	440
OPEN PORCH FINISHED	14
UPPER STORY FINISHED	806
UPPER STORY FINISHED	769

Permits

Permit #	Description	Value	CO Date	Permit Date
10248	1166 BOLTON PL: RES ALTERATIONS, NO CHANGE IN UNITS-Townhome unit Repair [GRANDE OAKS AT HEATHROW]	\$48,930		7/21/2025
05395	1166 BOLTON PL: REROOF COMMERCIAL -MULTI-FAMILY [GRANDE OAKS AT HEATHROW]	\$8,333		4/14/2025
06449	10/23/2009 11:47:07 AM Created by: Kim Permit Key 12009081006449 was added!	\$43,098	2/23/2010	8/10/2009
00278	BLDG #4400	\$258,074		1/9/2007

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

Political Representation

Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 3

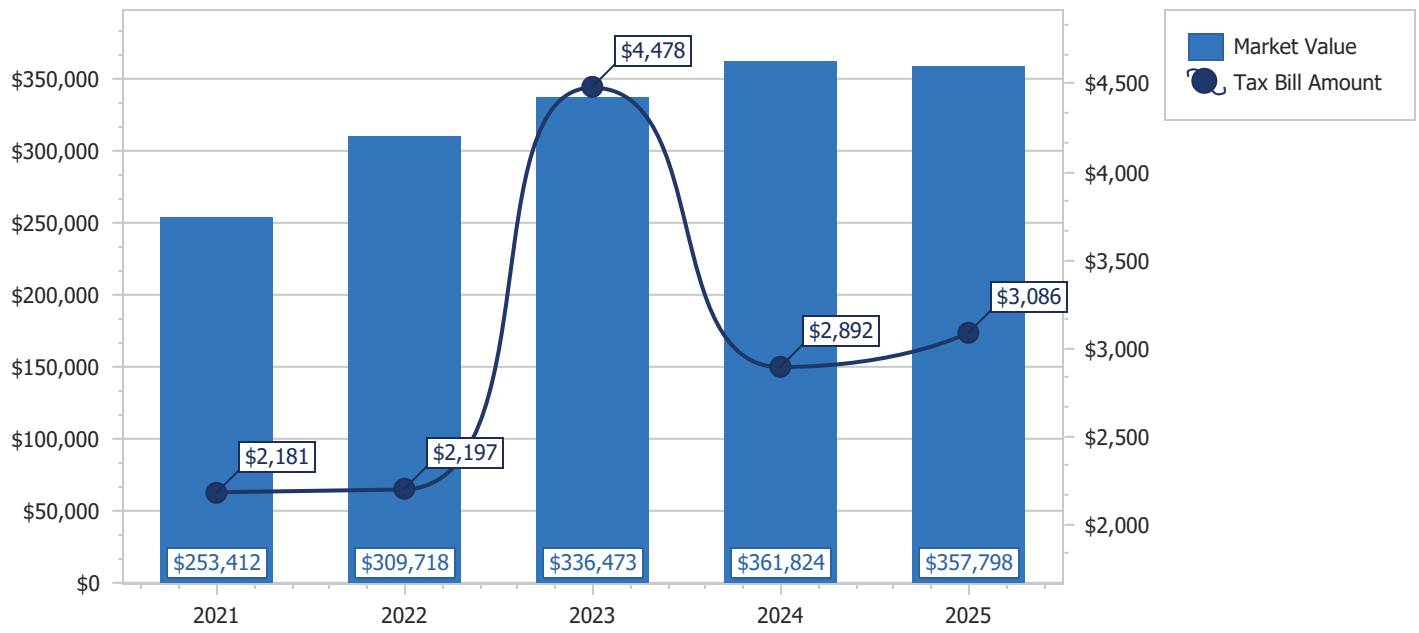
School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities

Fire Station #	Station: 34 Zone: 391
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	NO SERVICE
Hauler #	Waste Pro

Property Value History



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