

PM- Annie

PROJ. #: 23-55200001



SEMINOLE COUNTY
PLANNING & DEVELOPMENT DIVISION
1101 EAST FIRST STREET, ROOM 2028
SANFORD, FLORIDA 32771
TELEPHONE: (407) 665-7371
PLANDESK@SEMINOLECOUNTYFL.GOV

Paid: 2/20/23
Rec: 2/13/23

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> PRELIMINARY SUBDIVISION PLAN (PSP)		\$1,500.00 + \$15.00 PER LOT (\$3,500 MAX. FEE)
<input checked="" type="checkbox"/> FINAL ENGINEERING PLAN (FE)	\$4,525.00 + \$250 (concurrency fee)	\$4,000.00 + \$25.00 PER LOT (\$6,500 MAX. FEE)
<input type="checkbox"/> FINAL PLAT (FP)	Total: \$4,775.00	\$1,500.00
<input type="checkbox"/> MINOR PLAT (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)		\$1,500.00 + \$75.00 PER LOT (CREDIT OF \$110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME:	Myrtle		
PARCEL ID #(S):	23-20-30-5AQ-0000-011A, 23-20-30-5AQ-0000-011B, 23-20-30-5AQ-0000-0310, 23-20-30-5AQ-0000-0320 & 23-20-30-5AQ-0000-0330		
NUMBER OF LOTS:	21	<input checked="" type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> TOWNHOMES <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER
ARE ANY TREES BEING REMOVED?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	(IF YES, ATTACH COMPLETED ARBOR APPLICATION) <small>To be addressed at Final Engineering</small>	
WATER PROVIDER:	Seminole County	SEWER PROVIDER:	Seminole County
ZONING:	A-1	FUTURE LAND USE:	SE TOTAL ACREAGE: 14.27 BCC DISTRICT:

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	Zachary Miller, Manager	COMPANY:	Sanford Farms LLC
ADDRESS:	8241 Via Bonita		
CITY:	Sanford	STATE:	FL ZIP: 32771
PHONE:	407-222-0692	EMAIL:	millerconstruction@cfl.rr.com

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY UPLOAD NONE

NAME:	William H. Zeh, P.E.	COMPANY:	Madden, Moorhead & Stokes, LLC
ADDRESS:	431 E. Horatio Ave., Ste. 260		
CITY:	Maitland	STATE:	FL ZIP: 32751
PHONE:	407-629-8330	EMAIL:	william@madden-eng.com EPLAN contact: nicole@madden-eng.com

OWNER(S)

NAME(S):	Patricia Lively and Lydia Maria Beahn				
ADDRESS:	455 Myrtle Street				
CITY:	Sanford	STATE:	FL	ZIP:	32773
PHONE:	EMAIL:				

ATTACHMENT CHECKLIST

HARDCOPY SUBMITTAL

- APPLICATION
- APPLICATION FEE
- CONCURRENCY APPLICATION AND FEE, IF APPLICABLE
- ARBOR APPLICATION (FINAL ENGINEERING ONLY)

E-PLAN UPLOAD

- DRAWINGS 24" x 36" (AS REQUIRED BY CHAPTER 35, PART 4 OF THE SCLDC)
- BOUNDARY SURVEY – SIGNED AND SEALED (FINAL/MINOR PLAT ONLY)
- SCALD - SCHOOL CAPACITY AVAILABILITY LETTER OF DETERMINATION (FINAL ENGINEERING ONLY)
-CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US
- DRAINAGE REPORT (FINAL ENGINEERING ONLY)
- FIRE FLOW REPORT (FINAL ENGINEERING ONLY)
- SOILS REPORT (FINAL ENGINEERING ONLY)
- ENVIRONMENTAL ASSESSMENT REPORT (FINAL ENGINEERING ONLY)
- TITLE OPINION (FINAL/MINOR PLAT ONLY)
- PLAT 20" x 24" (FINAL/MINOR PLAT ONLY)
- HOA DOCUMENTS/ARTICLES OF INCORPORATION (FINAL/MINOR PLAT ONLY)

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

- I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below:
(Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

- Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

- I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

 
SIGNATURE OF OWNER/AUTHORIZED AGENT
Zachary Miller, Manager
Sanford Farms LLC

1-23-2023
DATE

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- Individual
 Corporation
 Land Trust
 Limited Liability Company
 Partnership
 Other (describe): _____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Patricia Lively and Lydia Maria Beahn	455 Myrtle Street, Sanford, FL 32773	

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each limited liability company, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a contract for purchase, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

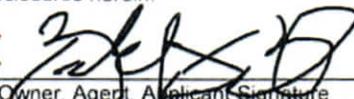
Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

1-23-23

Date _____

X 
 Owner, Agent, Applicant Signature
 Zachary Miller, Manager
 Sanford Farms LLC

**STATE OF FLORIDA
 COUNTY OF SEMINOLE**

Oranise

Sworn to and subscribed before me by means of physical presence or online notarization, this 23rd day of Jan, 2023, by Zach Miller, who is personally known to me, or

has produced _____ as identification.

X 
 Signature of Notary Public



NICOLE MARTIN
 Commission # HH 249622
 Expires August 5, 2026

Print, Type or Stamp Name of Notary Public

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Lydia Maria Beahn, the owner of record for the following described property (Tax/Parcel ID Number) 23-20-30-5AQ-0000-011A, 23-20-30-5AQ-0000-011B, 23-20-30-5AQ-0000-0310, 23-20-30-5AQ-0000-0320 & 23-20-30-5AQ-0000-0330 hereby designates Sanford Farms LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

<input checked="" type="checkbox"/> Arbor Permit	<input checked="" type="checkbox"/> Construction Revision	<input checked="" type="checkbox"/> Final Engineering	<input type="checkbox"/> Final Plat
<input checked="" type="checkbox"/> Future Land Use	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat	<input type="checkbox"/> Special Event
<input checked="" type="checkbox"/> Preliminary Sub. Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance	<input type="checkbox"/> Temporary Use	<input checked="" type="checkbox"/> Other (please list):

OTHER: Preliminary Development Plan for Urban Conservation Village Overlay, Master Plan and Development Plan and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

Date 2-9-23


Property Owner's Signature

Lydia Maria Beahn
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Lydia Maria Beahn (property owner),
 by means of physical presence or online notarization; and who is personally known to me or who has produced DL # B500-533-67-890-0 as identification, and who executed the foregoing instrument and sworn an oath on this 9th day of February, 2023




Notary Public

Property Record Card



Parcel 23-20-30-5AQ-0000-011A

Property Address 571 MYRTLE ST SANFORD, FL 32773

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	23-20-30-5AQ-0000-011A
Owner(s)	LIVELY, PATRICIA - Joint Tenants with right of Survivorship BEAHN, LYDIA M - Joint Tenants with right of Survivorship
Property Address	571 MYRTLE ST SANFORD, FL 32773
Mailing	571 MYRTLE ST SANFORD, FL 32773-7064
Subdivision Name	EUREKA HAMMOCK
Tax District	G1-AGRICULTURAL
DOR Use Code	0150-SINGLE FAMILY AG HOMESTEAD
Exemptions	00-HOMESTEAD(2021)
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	\$208,783	\$195,018
Depreciated EXFT Value	\$15,040	\$12,725
Land Value (Market)	\$60,000	\$60,000
Land Value Ag		
Just/Market Value	\$283,823	\$267,743
Portability Adj		
Save Our Homes Adj	\$62,612	\$52,975
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$221,211	\$214,768

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$2,849.64 **2022 Tax Savings with Exemptions** \$959.48
2022 Tax Bill Amount \$1,890.16

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

1 ACRE HOMESTEAD LOCATED IN
 LOTS 11 & 34
 EUREKA HAMMOCK
 PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$221,211	\$50,000	\$171,211
SJWM(Saint Johns Water Management)	\$221,211	\$50,000	\$171,211
COUNTY GENERAL FUND	\$221,211	\$50,000	\$171,211
Schools	\$221,211	\$25,000	\$196,211

Sales

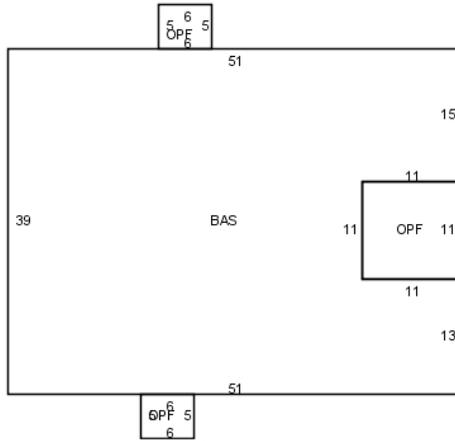
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1	\$60,000.00	\$60,000

Building Information

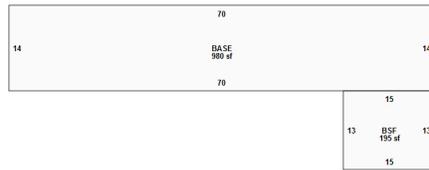
#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area								
1	SINGLE FAMILY	1999	3	2.0	6	1,868	2,049	1,868	CONC BLOCK	\$153,389	\$168,559	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>OPEN PORCH FINISHED</td> <td>30.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>30.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>121.00</td> </tr> </tbody> </table>	Description	Area	OPEN PORCH FINISHED	30.00	OPEN PORCH FINISHED	30.00	OPEN PORCH FINISHED	121.00	
Description	Area																				
OPEN PORCH FINISHED	30.00																				
OPEN PORCH FINISHED	30.00																				
OPEN PORCH FINISHED	121.00																				



Building 1 - Page 1

** Year Built (Actual / Effective)

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area				
2	MOBILE HOME	1995			6	980	1,175	1,175	MOBILE HOME ABOVE AV	\$55,394	\$86,893	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>BASE SEMI FINISHED</td> <td>195.00</td> </tr> </tbody> </table>	Description	Area	BASE SEMI FINISHED	195.00	
Description	Area																
BASE SEMI FINISHED	195.00																



Sketch by Open Sketch

Building 2 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06119	REROOF	County	\$2,000		6/6/2007
20751	POLE BARN ON 11B	County	\$3,500		12/12/2005

Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 2	05/01/1999	1	\$2,400	\$6,000
GAZEBO 1	05/01/1999	1	\$400	\$1,000
POLE/BARNS/BELOW AVG	02/01/1970	2,800	\$6,720	\$16,800
WOOD UTILITY BLDG	02/01/1979	400	\$1,920	\$4,800
SHED - NO VALUE	02/01/1980	2	\$0	
SHED	02/01/1980	1	\$400	\$1,000
SCREEN PATIO 3	02/01/1995	1	\$3,200	\$8,000

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

Copyright 2023 © Seminole County Property Appraiser

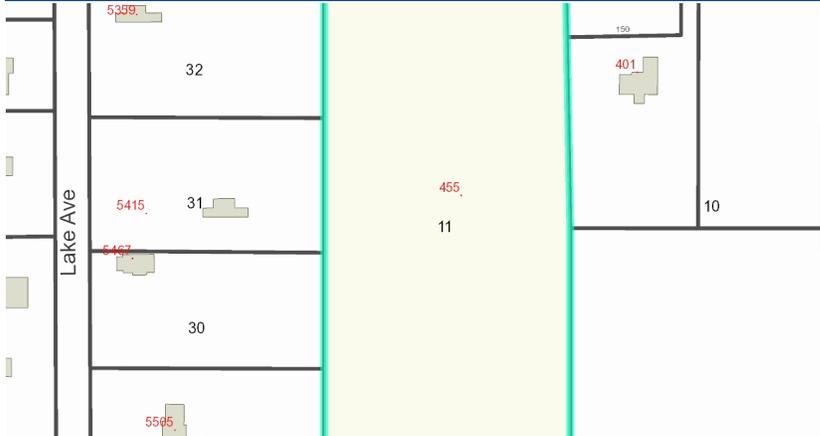
Property Record Card



Parcel 23-20-30-5AQ-0000-011B
Property Address 455 MYRTLE ST SANFORD, FL 32773

Parcel Location

Site View



Sorry, No Image Available at this Time

Parcel Information

Value Summary

Parcel	23-20-30-5AQ-0000-011B		2023 Working Values	2022 Certified Values
Owner(s)	BEAHN, LYDIA M - Joint Tenants with right of Survivorship LIVELY, PATRICIA - Joint Tenants with right of Survivorship	Valuation Method	Cost/Market	Cost/Market
Property Address	455 MYRTLE ST SANFORD, FL 32773	Number of Buildings	0	0
Mailing	455 MYRTLE ST SANFORD, FL 32773-7062	Depreciated Bldg Value		
Subdivision Name	EUREKA HAMMOCK	Depreciated EXFT Value		
Tax District	G1-AGRICULTURAL	Land Value (Market)	\$343,000	\$343,000
DOR Use Code	6001-GRAZING LAND - IMPROVED - PARCEL HAS AN ADMIN HX CUT-OUT	Land Value Ag	\$180,253	\$180,253
Exemptions	None	Just/Market Value	\$343,000	\$343,000
AG Classification	Yes	Portability Adj		
		Save Our Homes Adj	\$0	\$0
		Amendment 1 Adj	\$49,101	\$60,928
		P&G Adj	\$0	\$0
		Assessed Value	\$131,152	\$119,325

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$3,650.62 **2022 Tax Savings with Exemptions** \$2,047.95
2022 Tax Bill Amount \$1,602.67

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 11 & 34
 (LESS 1 ACRE HOMESTEAD)
 EUREKA HAMMOCK
 PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$131,152	\$0	\$131,152
SJWM(Saint Johns Water Management)	\$131,152	\$0	\$131,152
COUNTY GENERAL FUND	\$131,152	\$0	\$131,152
Schools	\$180,253	\$0	\$180,253

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			5.12	\$35,000.00	\$179,200
ACREAGE			4.68	\$35,000.00	\$1,053

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Extra Features

Description	Year Built	Units	Value	New Cost
-------------	------------	-------	-------	----------

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

Copyright 2023 © Seminole County Property Appraiser

Property Record Card



Parcel 23-20-30-5AQ-0000-0310

Property Address 5415 LAKE AVE SANFORD, FL 32773

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	23-20-30-5AQ-0000-0310
Owner(s)	LIVELY, PATRICIA - Joint Tenants with right of Survivorship BEAHN, LYDIA M - Joint Tenants with right of Survivorship
Property Address	5415 LAKE AVE SANFORD, FL 32773
Mailing	455 MYRTLE ST SANFORD, FL 32773-7062
Subdivision Name	EUREKA HAMMOCK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	02-MOBILE/MANUFACTURED HOME
Exemptions	None
AG Classification	No

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$15,433	\$14,276
Depreciated EXFT Value	\$27,178	\$22,429
Land Value (Market)	\$69,600	\$69,600
Land Value Ag		
Just/Market Value	\$112,211	\$106,305
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$16,432	\$19,233
P&G Adj	\$0	\$0
Assessed Value	\$95,779	\$87,072

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$1,425.35 **2022 Tax Savings with Exemptions** \$152.87
2022 Tax Bill Amount \$1,272.48

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 31
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$95,779	\$0	\$95,779
SJWM(Saint Johns Water Management)	\$95,779	\$0	\$95,779
FIRE	\$95,779	\$0	\$95,779
COUNTY GENERAL FUND	\$95,779	\$0	\$95,779
Schools	\$112,211	\$0	\$112,211

Sales

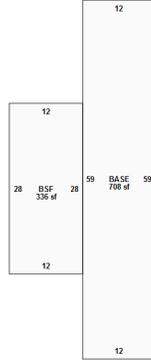
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.16	\$60,000.00	\$69,600

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
1	MOBILE HOME	1976	2	2.0	6	708	1,044	1,044	MOBILE HOMES AVG	\$15,433	\$38,582	Description	Area
												BASE SEMI FINISHED	336.00



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Extra Features

Description	Year Built	Units	Value	New Cost
CONC UTILITY BLDG	05/01/1979	1,440	\$8,064	\$20,160
WOOD UTILITY BLDG	05/01/1980	105	\$378	\$945
POLE BARN/AVG	05/01/2006	2,744	\$10,976	\$27,440
POLE/BARN/BELOW AVG	05/01/1960	2,400	\$5,760	\$14,400
COVERED PATIO 1	05/01/1976	2	\$2,000	\$5,000

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

Copyright 2023 © Seminole County Property Appraiser

Property Record Card



Parcel 23-20-30-5AQ-0000-0320

Property Address 5359 LAKE AVE SANFORD, FL 32773

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	23-20-30-5AQ-0000-0320
Owner(s)	LIVELY, PATRICIA - Joint Tenants with right of Survivorship BEAHN, LYDIA M - Joint Tenants with right of Survivorship
Property Address	5359 LAKE AVE SANFORD, FL 32773
Mailing	455 MYRTLE ST SANFORD, FL 32773-7062
Subdivision Name	EUREKA HAMMOCK
Tax District	G1-AGRICULTURAL
DOR Use Code	60-GRAZING LAND
Exemptions	None
AG Classification	Yes

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$9,743	\$9,013
Depreciated EXFT Value	\$461	\$384
Land Value (Market)	\$69,600	\$69,600
Land Value Ag	\$30,149	\$30,149
Just/Market Value	\$79,804	\$78,997
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$1,532	\$4,241
P&G Adj	\$0	\$0
Assessed Value	\$38,821	\$35,305

2022 Certified Tax Summary

2022 Tax Amount without Exemptions \$840.78 **2022 Tax Savings with Exemptions** \$441.87
2022 Tax Bill Amount \$398.91

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 32
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$38,821	\$0	\$38,821
SJWM(Saint Johns Water Management)	\$38,821	\$0	\$38,821
COUNTY GENERAL FUND	\$38,821	\$0	\$38,821
Schools	\$40,353	\$0	\$40,353

Sales

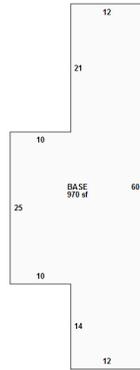
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	\$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.66	\$60,000.00	\$149
ACREAGE			0.5	\$60,000.00	\$30,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MOBILE HOME	1972	3	2.0	6	970	970	970	MOBILE HOMES AVG	\$9,743	\$24,357	Description



Sketch by Open Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Extra Features

Description	Year Built	Units	Value	New Cost
SHED - NO VALUE	05/01/1973	1	\$0	
POLE/BARNS/BELOW AVG	05/01/1973	192	\$461	\$1,152

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

Property Record Card

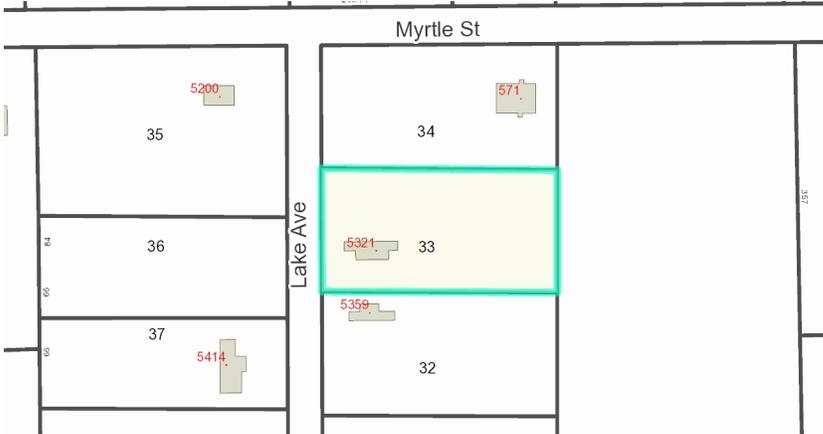


Parcel 23-20-30-5AQ-0000-0330

Property Address 5321 LAKE AVE SANFORD, FL 32773

Parcel Location

Site View



Parcel Information

Value Summary

Parcel	23-20-30-5AQ-0000-0330
Owner(s)	BEAHN, LYDIA M - Joint Tenants with right of Survivorship LIVELY, PATRICIA - Joint Tenants with right of Survivorship
Property Address	5321 LAKE AVE SANFORD, FL 32773
Mailing	455 MYRTLE ST SANFORD, FL 32773-7062
Subdivision Name	EUREKA HAMMOCK
Tax District	G1-AGRICULTURAL
DOR Use Code	60-GRAZING LAND
Exemptions	None
AG Classification	Yes

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$12,801	\$11,803
Depreciated EXFT Value	\$2,400	\$2,000
Land Value (Market)	\$69,600	\$69,600
Land Value Ag	\$30,149	\$30,149
Just/Market Value	\$84,801	\$83,403
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$2,391	\$4,885
P&G Adj	\$0	\$0
Assessed Value	\$42,959	\$39,067

2022 Certified Tax Summary

2022 Tax Amount without Exemptions	\$887.67	2022 Tax Savings with Exemptions	\$445.20
2022 Tax Bill Amount	\$442.47		

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 33
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$42,959	\$0	\$42,959
SJWM(Saint Johns Water Management)	\$42,959	\$0	\$42,959
COUNTY GENERAL FUND	\$42,959	\$0	\$42,959
Schools	\$45,350	\$0	\$45,350

Sales

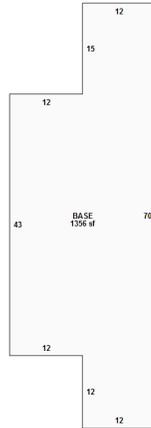
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	\$100	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.66	\$60,000.00	\$149
ACREAGE			0.5	\$60,000.00	\$30,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages
1	MOBILE HOME	1974	3	2.0	6	1,356	1,356	1,356	MOBILE HOMES AVG	\$12,801	\$32,002	Description



Sketch by Apex Sketch

Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
----------	-------------	--------	--------	---------	-------------

Extra Features

Description	Year Built	Units	Value	New Cost
SCREEN PATIO 1	05/01/1974	2	\$2,400	\$6,000

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

*

2/20/23 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT14:25:22
PROJ # 23-55200001 RECEIPT # 0052291

OWNER:

JOB ADDRESS:

LOT #:

MINOR CONCURRENCY TEST	250.00	250.00	.00
FINAL SUBDIVISION	4525.00	4525.00	.00
<hr/>			
TOTAL FEES DUE.....:		4775.00	
AMOUNT RECEIVED.....:		4775.00	

* DEPOSITS NON-REFUNDABLE *
** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000002165	
CASH/CHECK AMOUNTS...:	4775.00	
COLLECTED FROM:	NSP HOLDINGS LLC	
DISTRIBUTION.....:	1 - COUNTY 2 - CUSTOMER 3 -	4 - FINANCE