

# Property Record Card



**Parcel** 23-20-30-510-0000-0410  
**Property Address** 2643 HINOKI CYPRESS PL SANFORD, FL 32773

## Parcel Information

**Parcel** 23-20-30-510-0000-0410

**Owner(s)** BASHIR, AFZAL - Tenancy by Entirety  
 LABIBA, LALLA O - Tenancy by Entirety

**Property Address** 2643 HINOKI CYPRESS PL SANFORD, FL 32773

**Mailing** 2643 HINCKI CYPRESS PL  
 SANFORD, FL 32773

**Subdivision Name** CADENCE PARK

**Tax District** 01-COUNTY-TX DIST 1

**DOR Use Code** 00-VACANT RESIDENTIAL

**Exemptions** None

**Agricultural Classification** No

## Value Summary

	2023 Working Values	2022 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	0
<b>Depreciated Bldg Value</b>	\$473,394	
<b>Depreciated EXFT Value</b>	\$42,342	
<b>Land Value (Market)</b>	\$80,000	\$80,000
<b>Land Value Ag</b>		
<b>Just/Market Value</b>	\$595,736	\$80,000
<b>Portability Adj</b>		
<b>Save Our Homes Adj</b>	\$0	\$0
<b>Amendment 1 Adj</b>	\$0	\$0
<b>P&amp;G Adj</b>	\$0	\$0
<b>Assessed Value</b>	\$595,736	\$80,000



2022 Tax Amount without Exemptions:	\$1,072.65
2022 Tax Bill Amount:	\$1,072.65
2022 Tax Savings with Exemptions:	\$0.00
<i>* Does NOT INCLUDE Non Ad Valorem Assessments</i>	

## Legal Description

LOT 41 CADENCE PARK PLAT BOOK 85 PAGES 42-48

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$595,736	\$0	\$595,736
SJWM(Saint Johns Water Management)	\$595,736	\$0	\$595,736
FIRE	\$595,736	\$0	\$595,736
COUNTY GENERAL FUND	\$595,736	\$0	\$595,736
Schools	\$595,736	\$0	\$595,736

## Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/28/2022	10289	1301	\$782,000	Yes	Improved

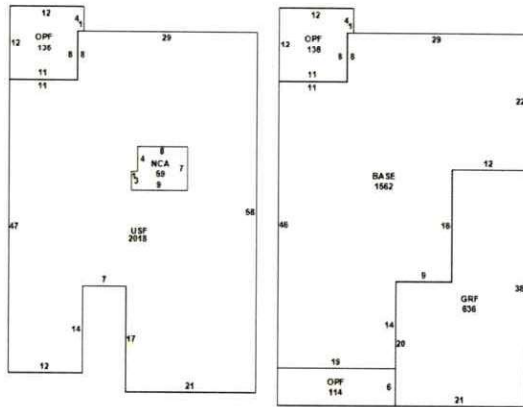
## Land

Method	Frontage	Depth	Units	Units Price	Land Value
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### Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	
1	SINGLE FAMILY	2022	5	4.0	15	1,562	4,602	3,580	CB/STUCCO FINISH	\$473,394	\$473,394	Description	Area



Building 1 - Page 1

GARAGE FINISHED	636.00
OPEN PORCH FINISHED	114.00
UPPER STORY FINISHED	2018.00
OPEN PORCH FINISHED	136.00
OPEN PORCH FINISHED	136.00

\*\* Year Built (Actual / Effective)

### Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
21531	2643 HINOKI CYPRESS PL: SINGLE FAMILY DETACHED-NEW SFR [CADENCE PARK] *drawn	County	\$519,297	7/22/2022	12/8/2021
00282	2643 HINOKI CYPRESS PL: SWIMMING POOL RESIDENTIAL-INGROUND POOL [CADENCE PARK]	County	\$20,000	7/19/2022	1/18/2022
10674	2643 HINOKI CYPRESS PL: POOL ENCLOSURE/BOND-Aluminum pool screen enclosure [CADENCE PARK]	County	\$12,576		9/23/2022

### Extra Features

Description	Year Built	Units	Value	New Cost
POOL 1	05/27/2022	1	\$34,125	\$35,000
SCREEN ENCL 2	05/27/2022	1	\$8,217	\$8,500

### Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Low Density Residential	LDR	Planned Development

### 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	NA	NA	NA	NA

### Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Stephanie Murphy	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