

Property Record Card



Parcel 30-19-30-5UA-0400-0040

Property Address 401 KENTWOOD AVE SANFORD, FL 32771

Parcel Location



Site View



Parcel Information

Parcel	30-19-30-5UA-0400-0040
Owner(s)	ANDRUS, LEE R JR - Tenancy by Entirety ANDRUS, ELIZABETH M - Tenancy by Entirety
Property Address	401 KENTWOOD AVE SANFORD, FL 32771
Mailing	401 KENTWOOD AVE SANFORD, FL 32771-8589
Subdivision Name	WILSON PLACE
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	\$308,373	\$240,129
Depreciated EXFT Value	\$25,784	\$17,800
Land Value (Market)	\$82,000	\$82,000
Land Value Ag		
Just/Market Value	\$416,157	\$339,929
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$42,235	\$0
P&G Adj	\$0	\$0
Assessed Value	\$373,922	\$339,929

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **\$4,557.80**
2022 Tax Bill Amount **\$4,557.80**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 BLK 4
UNRECD PLAT WILSON PLACE

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$373,922	\$0	\$373,922
SJWM(Saint Johns Water Management)	\$373,922	\$0	\$373,922
FIRE	\$373,922	\$0	\$373,922
COUNTY GENERAL FUND	\$373,922	\$0	\$373,922
Schools	\$416,157	\$0	\$416,157

Sales

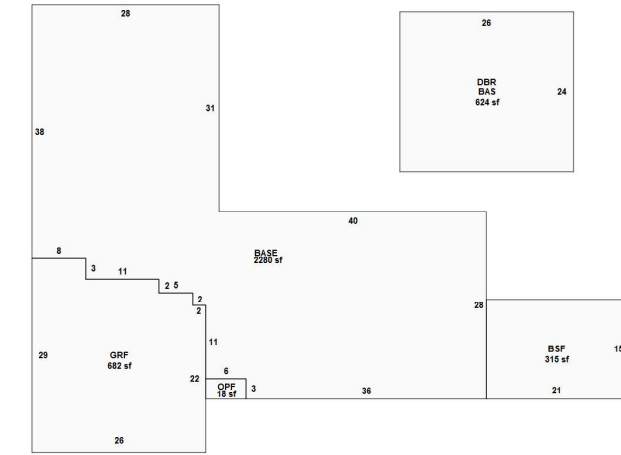
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	10/20/2021	10077	1140	\$200,000	No	Improved
PROBATE RECORDS	08/05/2021	10007	1002	\$100	No	Improved
WARRANTY DEED	12/01/2008	07107	1400	\$100	No	Improved
WARRANTY DEED	12/01/1992	02520	1791	\$132,500	Yes	Improved
WARRANTY DEED	03/01/1979	01213	1218	\$83,500	Yes	Improved
WARRANTY DEED	01/01/1978	01153	1193	\$7,500	No	Vacant

Land

Method	Frontage	Depth	Units	Units Price	Land Value
LOT			1	\$82,000.00	\$82,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages										
1	SINGLE FAMILY	1979/2000	4	3.0	11	2,280	3,919	3,219	CB/STUCCO FINISH	\$308,373	\$337,020	<table border="1"> <thead> <tr> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>BASE SEMI FINISHED</td> <td>315.00</td> </tr> <tr> <td>OPEN PORCH FINISHED</td> <td>18.00</td> </tr> <tr> <td>GARAGE FINISHED</td> <td>682.00</td> </tr> <tr> <td>BASE</td> <td>624.00</td> </tr> </tbody> </table>	Description	Area	BASE SEMI FINISHED	315.00	OPEN PORCH FINISHED	18.00	GARAGE FINISHED	682.00	BASE	624.00
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Building 1 - Page 1

** Year Built (Actual / Effective)

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
05116	REROOF W/SHINGLES	County	\$13,195		5/3/2006
07288	MECHANICAL & CONDENSOR	County	\$6,065		9/14/2010
00437	401 KENTWOOD AVE: RES ALTERATIONS, NO CHANGE IN UNITS - REMODEL KITCHEN & BATHROOMS	County	\$150,000		2/4/2022

Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 1	03/01/1979	1	\$1,200	\$3,000
POOL 1	03/01/1984	1	\$21,000	\$35,000
SCREEN PATIO 2	03/01/1988	1	\$2,000	\$5,000
COVERED PATIO 1	01/01/2012	1	\$1,584	\$2,500

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1AAA	Low Density Residential	LDR	Single Family-13500

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
34.00	FPL	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 5 - Andria Herr	Dist 7 - Stephanie Murphy	Dist 29 - Scott Plakon	Dist 9 - Jason Brodeur	3

School Information

Elementary School District	Middle School District	High School District
Region 1	Sanford	Seminole

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