



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

PROJ. #: 25-80000127

Received: 11/13/25

Paid: 11/13/25

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: Riversong

PARCEL ID #(S): 03-20-31-501-0A00-0010, 03-20-31-501-0A00-0020 & 03-20-31-501-0C00-0010

TOTAL ACREAGE: 32.61

BCC DISTRICT: District 5

ZONING: PD (Expired PUD)

FUTURE LAND USE: HIPAP

APPLICANT

NAME: Matt Stolz

COMPANY: D.R. Horton

ADDRESS: 10192 Downden Road

CITY: Orlando

STATE: FL

ZIP: 32832

PHONE: 407-912-5000

EMAIL: MWStolz@drhorton.com

CONSULTANT

NAME: Vijay Seelam

COMPANY: England-Thims & Miller, Inc.

ADDRESS: 1411 Edgewater Drive

CITY: Orlando

STATE: FL

ZIP: 32804

PHONE: 407-815-3358

EMAIL: Seelamv@etminc.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☒ SUBDIVISION ☒ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: Apt, TH, Comm Outparcel

STAFF USE ONLY

COMMENTS DUE: 11/21

COM DOC DUE: 11/25

DRC MEETING: 12/3

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:

ZONING: PD

FLU: HIPAP

LOCATION:

W/S: City of Sanford

BCC: 5: Herr

on the west side of Richmond Ave,
south of SR 46

Agenda: 11/26



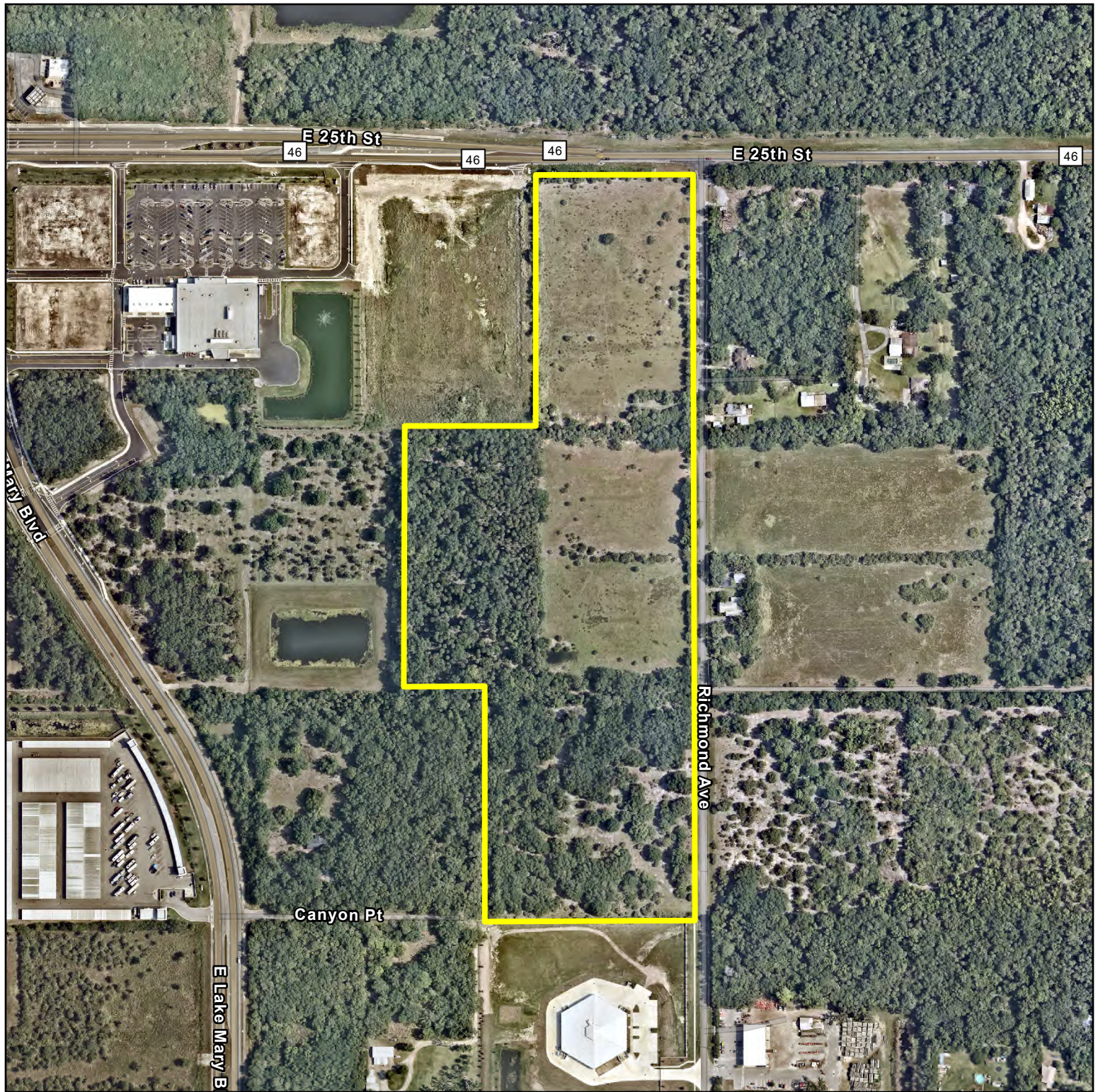
RIVERSONG MIXED USE DEVELOPMENT NARRATIVE

DR Horton and DHI Communities is proposing a mixed-use development to be located along the southwest corner of SR 46 and Richmond Avenue in incorporated Seminole County. The proposed development will consist of three parcel numbers 03-20-31-501-0A00-0010, 03-20-31-501-0A00-0020 and 03-20-31-501-0C00-0010.

Parcel numbers 03-20-31-501-0A00-0010 and 03-20-31-501-0A00-0020 will consist of a 320-unit multifamily development measuring approximately 12.63 acres and a 3.05-acre commercial development parcel. Parcel number 03-20-31-501-0C00-0010 will consist of 97 townhome family units. The stormwater for the site will be provided in the stormwater ponds provided onsite. The development will have 2 full accesses onto Richmond Avenue. Also, as part of this development additional 10 feet of ROW will be dedicated to Seminole County to meet the local road ROW criteria requirement for Richmond Avenue as part of this development.

It is anticipated that the master developer will also require a small-scale comprehensive plan amendment from HIPAP to HIP Transitional and a PUD Rezone for the mixed use development.





King's Crossing

Aerial

Source: ETM, Seminole County, ESRI, Nearmap

Subject Property



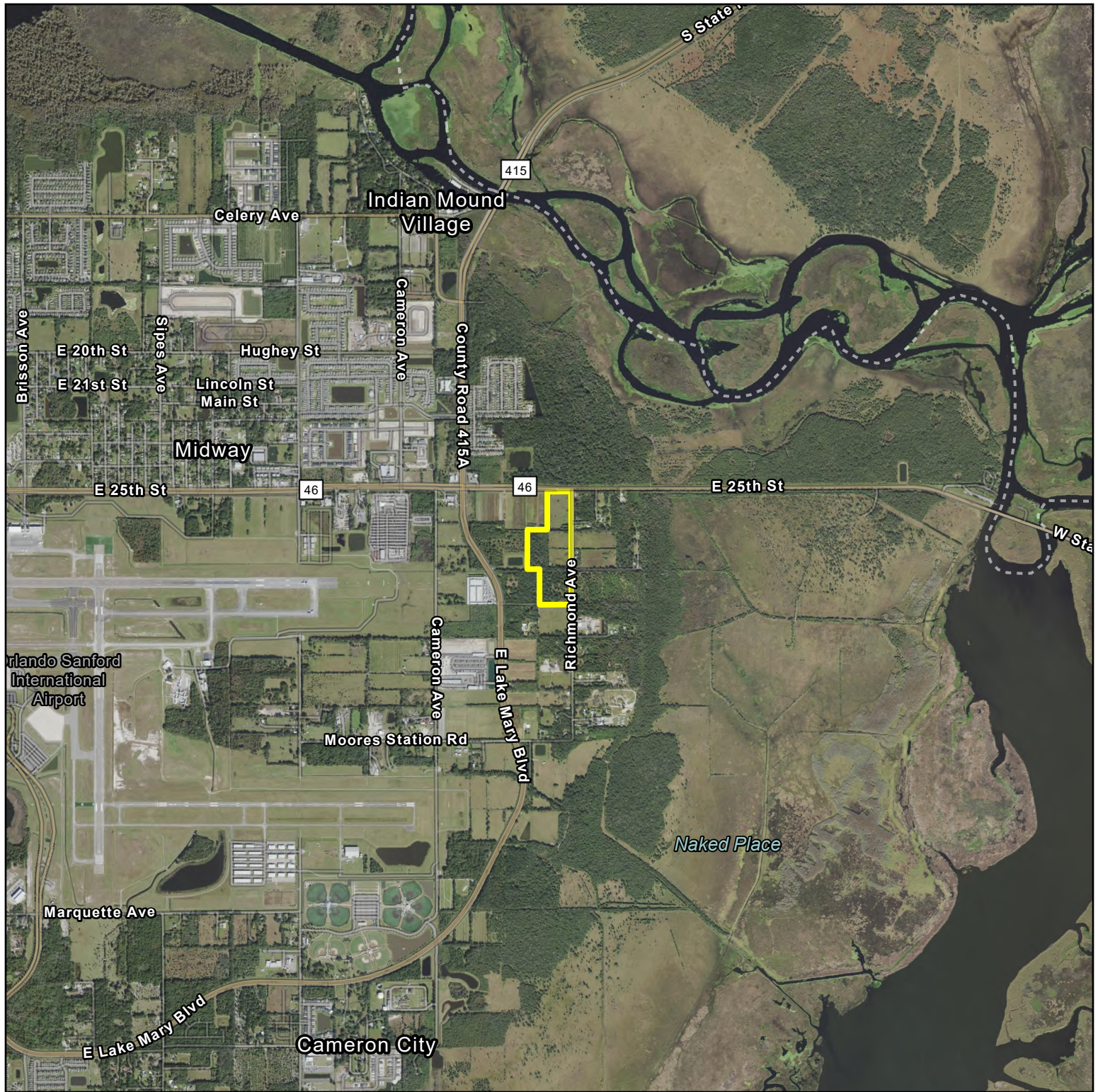
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Feet

ETM

ENGLAND-THIMS & MILLER
1411 Edgewater Drive, #200, Orlando, Florida 32804
407.536.5379 | www.etmgeo.com | www.etminc.com

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Date: 9/12/2024

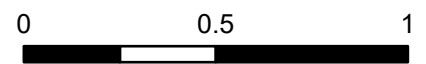


Kings Crossing

Vicinity

Source: ETM, Seminole County, ESRI, Nearmap

 Subject Property



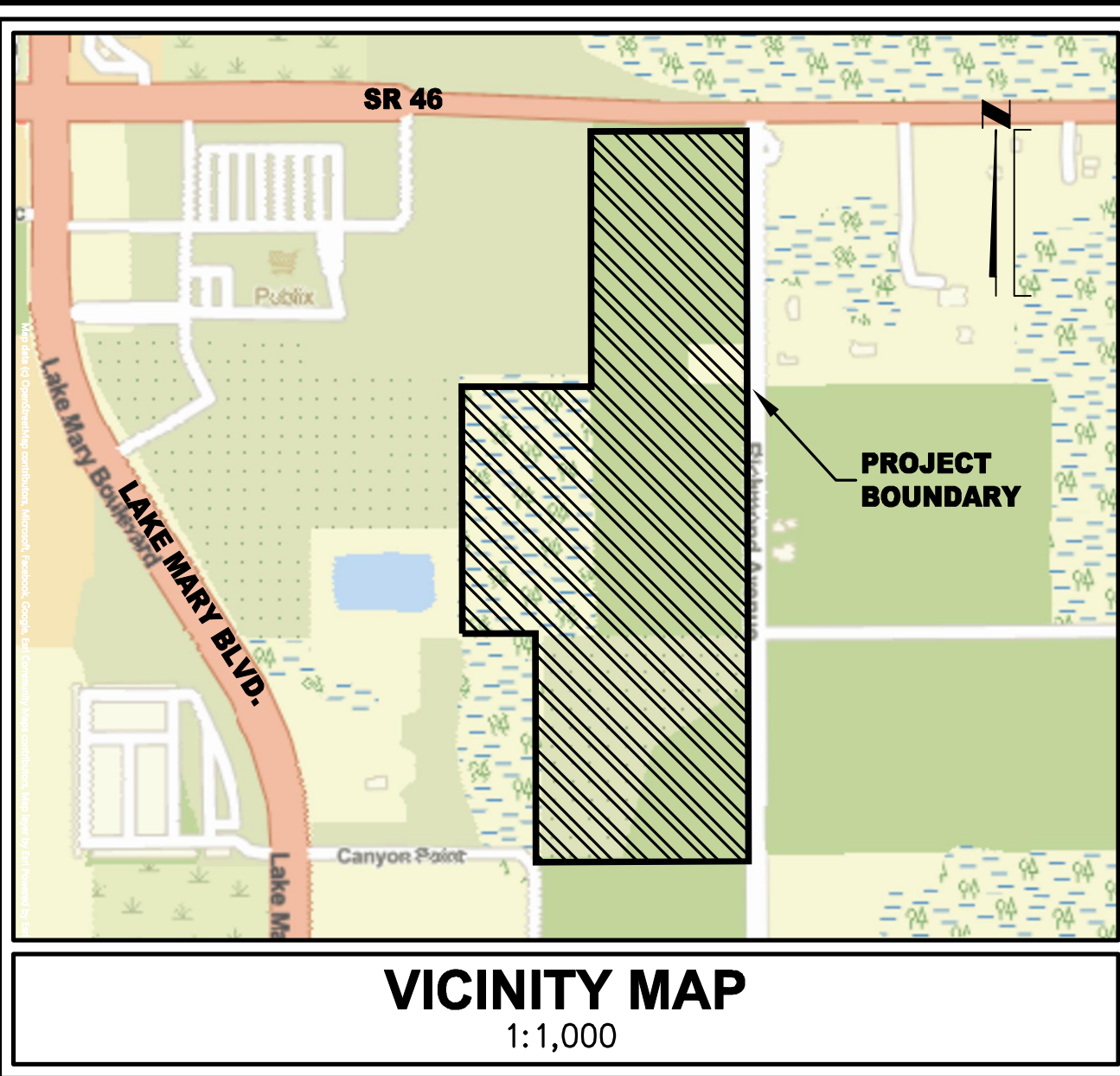
Miles

ETM

ENGLAND-THIMS & MILLER

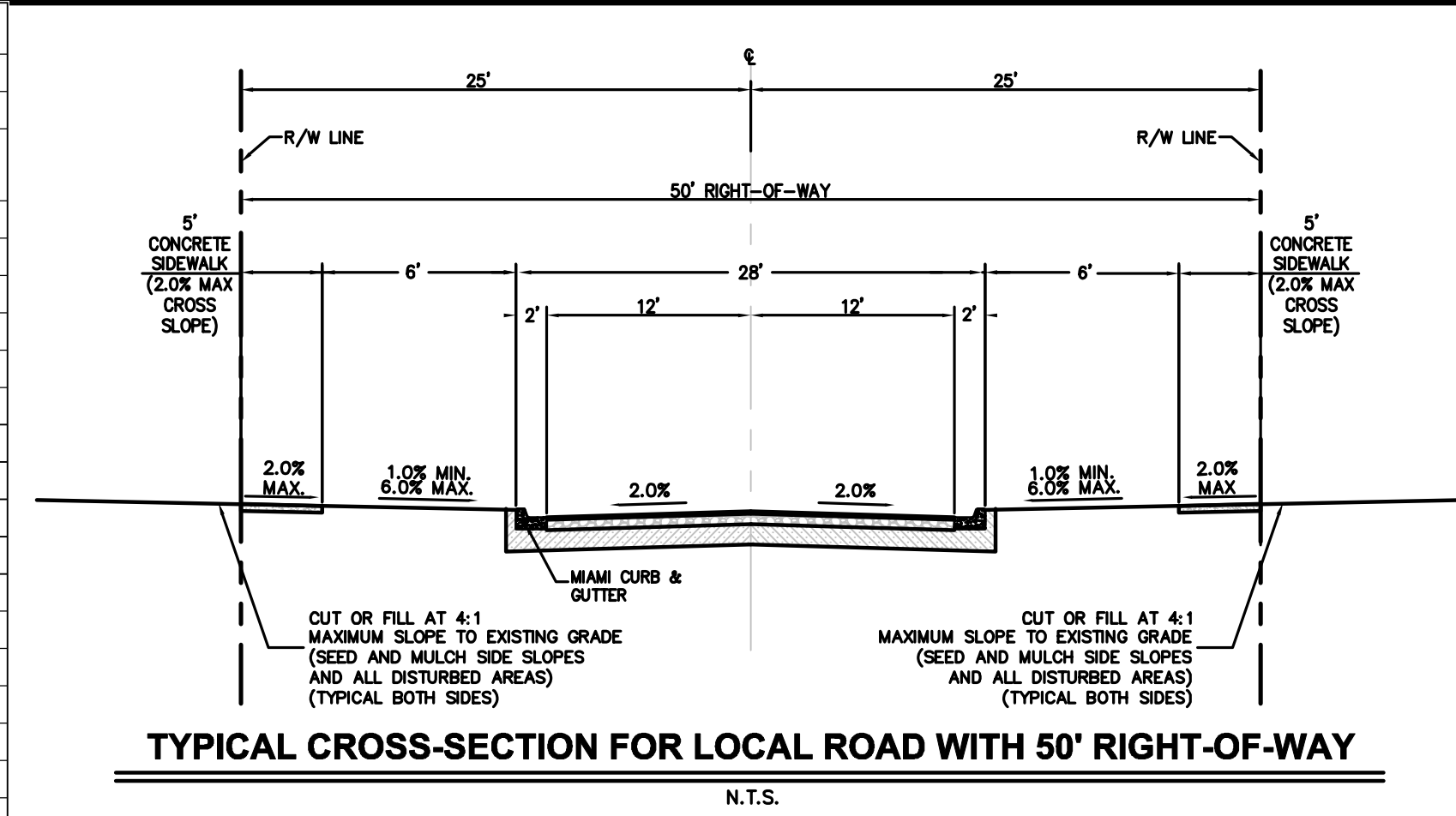
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Date: 9/12/2024

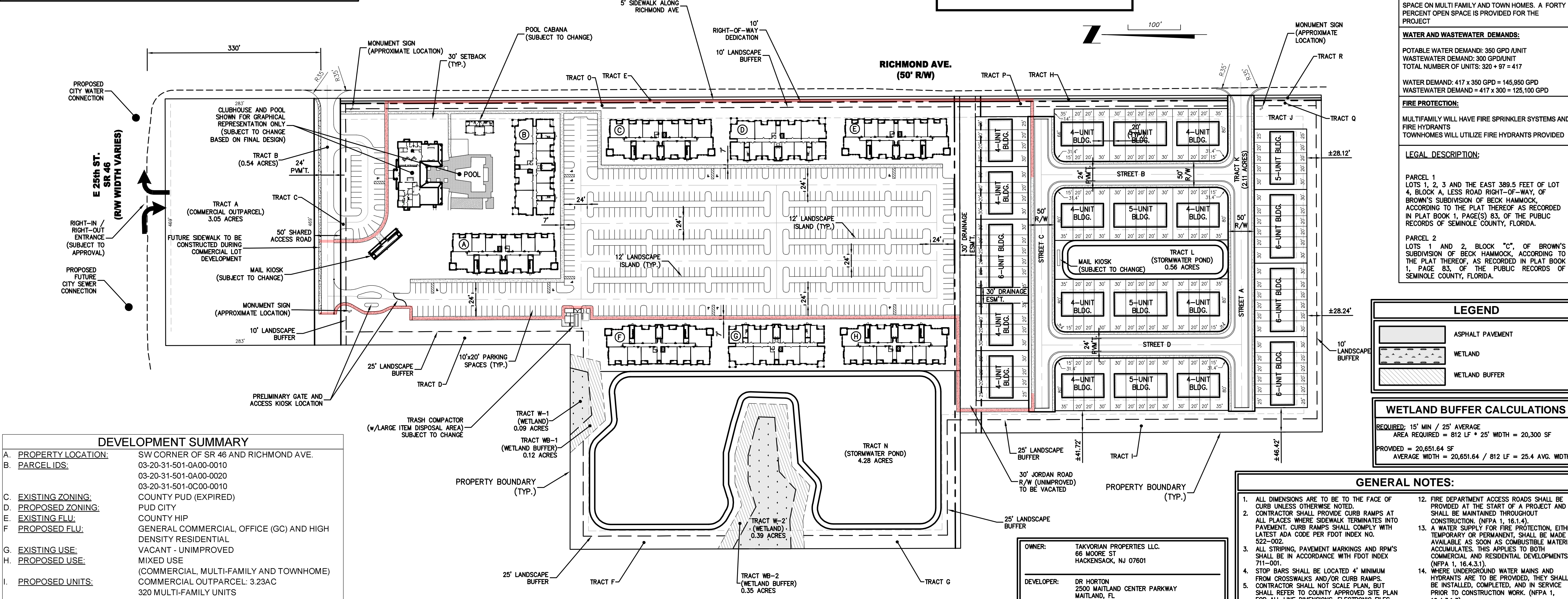


LAND USE BREAKDOWN				
TRACT	TYPE	DEVELOPED AREA (AC.)	% OF DEVELOPMENT	OWNERSHIP/MAINTENANCE
A	COMMERCIAL OUTPARCEL	3.05	9.23%	PRIVATELY OWNED AND MAINTAINED*
B	ACCESS EASEMENT	0.54	1.63%	
C	LANDSCAPE BUFFER	0.11	0.33%	
D	LANDSCAPE BUFFER	0.27	0.82%	
E	RIGHT-OF-WAY DEDICATION	0.27	0.82%	SEMINOLE COUNTY
F	LANDSCAPE BUFFER	0.26	0.79%	HOA
G	LANDSCAPE BUFFER	0.3	0.91%	HOA
H	RIGHT-OF-WAY DEDICATION	0.12	0.36%	SEMINOLE COUNTY
I	LANDSCAPE BUFFER	0.53	1.60%	HOA
J	OPEN SPACE	1.16	3.51%	HOA
K	RIGHT-OF-WAY	2.11	6.38%	CITY OF SANFORD
L	STORMWATER POND	0.56	1.69%	HOA
M	MULTI-FAMILY	12.63	38.20%	HOA
N	STORMWATER POND	4.28	12.95%	HOA
O	LANDSCAPE BUFFER	0.27	0.82%	HOA
P	LANDSCAPE BUFFER	0.12	0.36%	HOA
Q	LANDSCAPE BUFFER	0.03	0.09%	HOA
R	RIGHT-OF-WAY DEDICATION	0.03	0.09%	SEMINOLE COUNTY
W-1	WETLAND	0.09	0.27%	HOA
W-2	WETLAND	0.39	1.18%	HOA
WB-1	WETLAND BUFFER	0.12	0.36%	HOA
WB-2	WETLAND BUFFER	0.35	1.06%	HOA
LOTS	TOWNHOME UNITS	5.47	16.55%	
TOTAL:		33.06	100%	

* ACCESS ROAD SERVING THE MULTIFAMILY AND COMMERCIAL PARCEL WILL BE OWNED AND MAINTAINED BY ENTITIES MANAGING THEM.



UTILITY SERVICE PROVIDERS	
POTABLE & RECLAIMED WATER:	CITY OF SANFORD 300 N PARK AVE SANFORD, FL 32771 (407) 688-5000
SANITARY SEWER:	CITY OF SANFORD 300 N PARK AVE SANFORD, FL 32771 (407) 688-5000
TELEPHONE:	AT&T 45 W MITCHELL HAMMOCK RD OVIEDO, FL 32765 (561) 683-2729
ELECTRIC:	FPL 2626 W 1st ST. SANFORD, FL 32771 (800) 966-4875
FIRE STATION #	STATION 41 ZONE 411



DEVELOPMENT SUMMARY	
A. PROPERTY LOCATION:	SW CORNER OF SR 46 AND RICHMOND AVE.
B. PARCELS:	03-20-31-501-0A00-0010 03-20-31-501-0A00-0020 03-20-31-501-0C00-0010
C. EXISTING ZONING:	COUNTY PUD (EXPIRED)
D. PROPOSED ZONING:	PUD CITY
E. EXISTING FLU:	COUNTY HIP
F. PROPOSED FLU:	GENERAL COMMERCIAL, OFFICE (GC) AND HIGH DENSITY RESIDENTIAL
G. EXISTING USE:	VACANT - UNIMPROVED
H. PROPOSED USE:	MIXED USE (COMMERCIAL, MULTI-FAMILY AND TOWNHOME)
I. PROPOSED UNITS:	320 MULTI-FAMILY UNITS 97 TOWNHOME UNITS
J. NUMBER OF PHASES:	3 PHASES
K. MAXIMUM BUILDING HEIGHT:	65'
L. TOTAL AREA:	32.61 AC (PER SURVEY) 33.06 AC (w/JORDAN R/W VACATE)
M. FEMA FLOOD ZONE:	ZONE X
N. PARKING REQUIREMENTS:	MULTI-FAMILY: 2 SPACES/UNIT TOWNHOME: 2 SPACES/UNIT
O. PARKING PROVIDED:	MULTI-FAMILY: 568 SPACES (1.7 SPACES/UNIT) (12 ADA SPACES) TOWNHOME: 194 GARAGE SPACES 194 DRIVEWAY SPACES (2.0 SPACES/UNIT)

TRIP GENERATION TABLE								
Daily	Land Use	LUC	Size	Units	Trip Rate	Daily		
						Total	In'	Out'
	Shopping Plaza (40K-150k)	821	50	KSF	67.52	3,376	50%	1,688
	Multifamily Housing (Low-Rise)	220	97	DU	7.18	696	50%	348
	Multifamily Housing (Mid-Rise)	221	320	DU	4.62	1,478	50%	739
	Total Generated Trips					5,550	2,775	2,775
	Internal Capture = 17.6% (see attached capture matrices)					978	489	489
	Net External Trips					4,572	2,286	2,286
	Pass by Trips = 40.0% of external retail trips					1,113	556	557
	New External Trips					3,459	1,730	1,729

SETBACKS	
MULTI-FAMILY (4 STORY)	
FRONT:	30'
SIDE:	20'
REAR:	20'
BLDG. SEP.	30'
TOWNHOMES (2 STORY)	
FRONT:	30'
SIDE:	5'
REAR:	25'
BLDG. SEP.	20'

OWNER:	TAKVORIAN PROPERTIES LLC. 66 MOORE ST HACKENSACK, NJ 07601
DEVELOPER:	DR HORTON 2500 MAITLAND CENTER PARKWAY MAITLAND, FL 32804 (407) 898-8134
ENGINEER/ LANDSCAPE ARCHITECT/ PLANNER:	ENGLAND, THIMS & MILLER, INC. 1411 EDGEWATER DRIVE, SUITE 200 ORLANDO, FL 32804 (407) 768-3304
TRAFFIC ENGINEER:	KIMLEY-HORN 200 S ORANGE AVE, SUITE 600 ORLANDO, FL 32801 (407) 898-1511
ENVIRONMENTAL ENGINEER:	ECOLOGICAL CONSULTING SOLUTIONS, INC. 410 NORTH STREET, UNIT 130 LONGWOOD, FL 32750 (877) 894-5969
SURVEYOR:	ALLEN & COMPANY 16 EAST PLANT STREET WINTER GARDEN, FL 34787 (407) 654-5355

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE CURB RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT. CURB RAMPS SHALL COMPLY WITH LATEST ADA CODE PER FDOT INDEX NO. 522-002.
 - ALL STRIPING, PAVEMENT MARKINGS AND RPM'S SHALL BE IN ACCORDANCE WITH FDOT INDEX 711-001.
 - STOP BARS SHALL BE LOCATED 4' MINIMUM FROM CROSSWALKS AND/OR CURB RAMPS.
 - CONTRACTOR SHALL NOT SCALE PLAN, BUT SHALL REFER TO COUNTY APPROVED SITE PLAN FOR ALL LINE DIMENSIONS. ELECTRONIC FILES PROVIDED FOR INFORMATIONAL PURPOSES ONLY. BUILDING FOOTPRINTS SHOWN ARE GRAPHICAL REPRESENTATIONS AND SUBJECT TO CHANGE. FINAL FOOTPRINTS AND ORIENTATIONS SHALL BE SHOWN ON FINAL ENGINEERING PLANS. CONTRACTOR TO NOTIFY CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
 - MORE DETAILED LANDSCAPE BUFFERS WILL BE DETERMINED AT FINAL DEVELOPMENT IN COMPLIANCE WITH CITY CODE.
 - A MANDATORY HOMEOWNER'S ASSOCIATION WILL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREAS AND FACILITIES.
 - PROJECT SIGNAGE WILL COMPLY WITH CITY OF SANFORD LAND DEVELOPMENT CODE.
 - COMMERCIAL OUTPARCEL SHALL FOLLOW CITY OF SANFORD SETBACKS AND BE DESIGNED TO CONTROL/TREAT ITS OWN STORMWATER.
 - STORMWATER DESIGN SHALL MEET CITY OF SANFORD AND SURVIV requirements FOR A CLOSED BASIN.
 - FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4).
 - A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1).
 - WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 1, 16.4.3.1.3).
 - FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING.
 - A 36 IN. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 50 IN. (1524 MM) SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 212 IN. NFPA 1, 18.5.7.6)HYDRANT SHALL BE MARKED WITH A BLUE REFLECTOR THAT IS PLACED IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.10 (2018).
 - A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG RICHMOND AVE WITHIN THE DEDICATED R.O.W.
 - INTERNAL SIDEWALK LOCATIONS SUBJECT TO CHANGE.

PLANS PREPARED UNDER THE DIRECTION OF:

ETM NO. 24-180

DRAWN BY: JZ

DESIGNED BY: CBW

CHECKED BY:

DATE: Issue Date

1411 Edgewater Drive, Ste. 200
Orlando, Florida 32804
(407) 556-5379
www.etmnc.com

REG-00002564 LC-0000316

REVISIONS:

Trusted Advisors, Creating Community.

ENGLAND-THIMS & MILLER

DEVELOPMENT PLAN

RIVERSONG BY DR HORTON
MIXED USE DEVELOPMENT
DR HORTON

DRAWING NUMBER

MSP 1

CHRISTOPHER WARSHAW
P.E. NUMBER: 80867

PLOTTED: July 24, 2025 — 4:49 PM, BY: Kyle Jackson

Property Record Card



Parcel: 03-20-31-501-0A00-0010
 Property Address:
 Owners: TAKVORIAN PROPERTIES LLC
 2026 Market Value \$1,793,100 Assessed Value \$1,877 Taxable Value \$1,877
 2025 Tax Bill \$20.28 Tax Savings with Exemptions \$19,351.30
 Grazing Land property has a lot size of 7.87 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-501-0A00-0010
Property Address	
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,793,100	\$1,793,100
Land Value Agriculture	\$1,877	\$1,877
Just/Market Value	\$1,793,100	\$1,793,100
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,877	\$1,877

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$19,371.58
Tax Bill Amount	\$20.28
Tax Savings with Exemptions	\$19,351.30

Owner(s)

Name - Ownership Type

TAKVORIAN PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 1 (LESS RD) BLK A
BROWNS SUBD OF BECK
HAMMOCK
PB 1 PG 83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,877	\$0	\$1,877
Schools	\$1,877	\$0	\$1,877
SJWM(Saint Johns Water Management)	\$1,877	\$0	\$1,877

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1365	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1332	Vacant	No
WARRANTY DEED	11/1/1987	\$80,000	01910/0378	Vacant	Yes
WARRANTY DEED	1/1/1984	\$189,000	01519/1771	Vacant	No
WARRANTY DEED	8/1/1980	\$18,300	01289/1185	Vacant	No
WARRANTY DEED	9/1/1979	\$994,500	01245/1357	Vacant	No

Land

Units	Rate	Assessed	Market
8.34 Acres	\$215,000/Acre Market, \$225/Acre AG	\$1,877	\$1,793,100

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

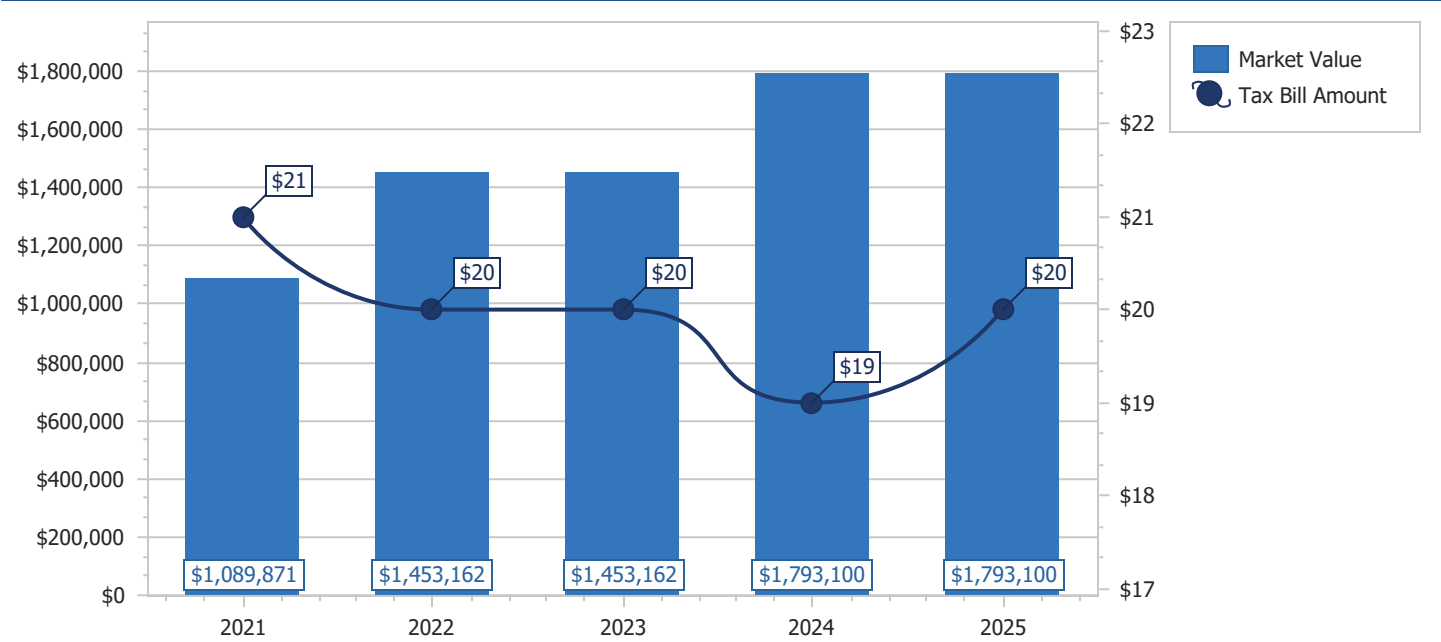
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

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 18

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 03-20-31-501-0A00-0020
 Property Address:
 Owners: TAKVORIAN PROPERTIES LLC
 2026 Market Value \$1,122,000 Assessed Value \$3,366 Taxable Value \$3,366
 2025 Tax Bill \$36.36 Tax Savings with Exemptions \$12,085.05
 Grazing Land property has a lot size of 15.04 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-501-0A00-0020
Property Address	
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$1,122,000	\$1,122,000
Land Value Agriculture	\$3,366	\$3,366
Just/Market Value	\$1,122,000	\$1,122,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$3,366	\$3,366

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$12,121.41
Tax Bill Amount	\$36.36
Tax Savings with Exemptions	\$12,085.05

Owner(s)

Name - Ownership Type

TAKVORIAN PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 2 3 + E 389 1/2 FT OF
LOT 4 BLK A
BROWNS SUBD OF BECK
HAMMOCK
PB 1 PG 83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$3,366	\$0	\$3,366
Schools	\$3,366	\$0	\$3,366
SJWM(Saint Johns Water Management)	\$3,366	\$0	\$3,366

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1365	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1325	Vacant	No
WARRANTY DEED	2/1/1985	\$49,000	01617/1263	Vacant	Yes

Land

Units	Rate	Assessed	Market
14.96 Acres	\$75,000/Acre Market, \$225/Acre AG	\$3,366	\$1,122,000

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

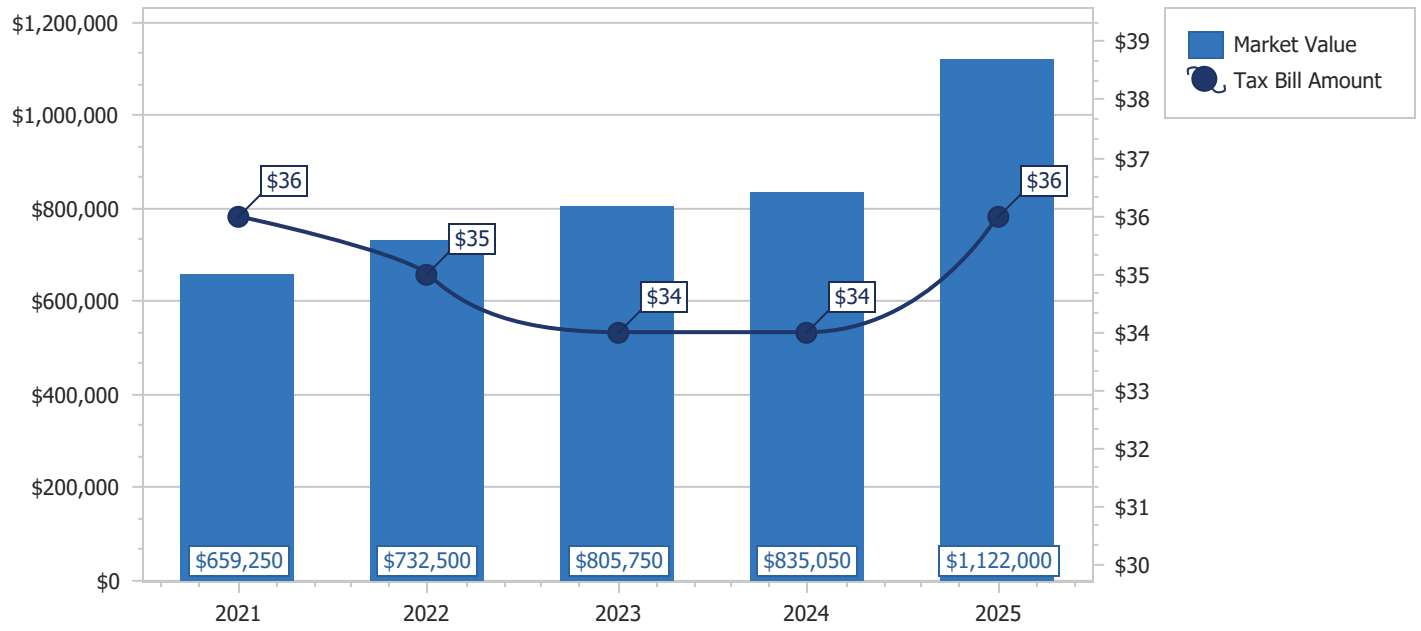
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

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 18

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: 03-20-31-501-0C00-0010
 Property Address:
 Owners: TAKVORIAN PROPERTIES LLC
 2026 Market Value \$705,000 Assessed Value \$1,128 Taxable Value \$1,128
 2025 Tax Bill \$12.19 Tax Savings with Exemptions \$7,604.21
 Grazing Land property has a lot size of 9.40 Acres

Parcel Location



Site View

Parcel Information

Parcel	03-20-31-501-0C00-0010
Property Address	
Mailing Address	66 MOORE ST HACKENSACK, NJ 07601-7104
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	
Exemptions	None
AG Classification	

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$705,000	\$705,000
Land Value Agriculture	\$1,128	\$1,128
Just/Market Value	\$705,000	\$705,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,128	\$1,128

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,616.40
Tax Bill Amount	\$12.19
Tax Savings with Exemptions	\$7,604.21

Owner(s)

Name - Ownership Type
 TAKVORIAN PROPERTIES LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 + 2 BLK C
BROWNS SUBD OF BECK
HAMMOCK
PB 1 PG 83

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,128	\$0	\$1,128
Schools	\$1,128	\$0	\$1,128
SJWM(Saint Johns Water Management)	\$1,128	\$0	\$1,128

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	8/1/2015	\$100	08535/1393	Vacant	No
WARRANTY DEED	5/1/2015	\$100	08488/1068	Vacant	No
WARRANTY DEED	7/1/2003	\$100	04928/1335	Vacant	No
WARRANTY DEED	7/1/1985	\$65,000	01662/0944	Vacant	Yes
WARRANTY DEED	5/1/1981	\$18,000	01340/1882	Vacant	No
WARRANTY DEED	1/1/1976	\$100	01104/1326	Vacant	No

Land

Units	Rate	Assessed	Market
9.40 Acres	\$75,000/Acre Market, \$120/Acre AG	\$1,128	\$705,000

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

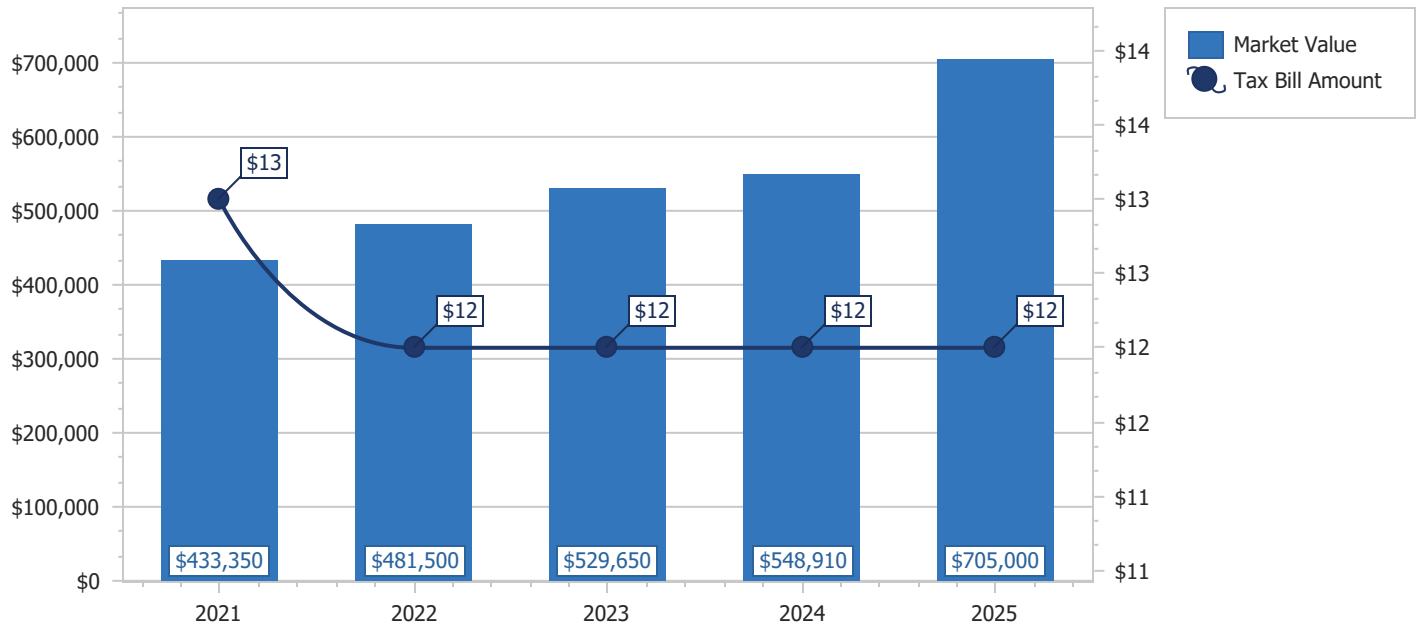
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPAP
Description	

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 18

School Districts	
Elementary	Region 3
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 11/13/2025 10:55:37 AM
Project: 25-80000127
Credit Card Number: 48*****0094
Authorization Number: 013528
Transaction Number: 131125C1B-72981A7D-FBC6-49DB-8DDA-C14897AC062C
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50