

Property Record Card



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

Parcel Information

Value Summary

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 HINOKI 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

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	0
Depreciated Bldg Value	\$473,394	
Depreciated EXFT Value	\$42,342	
Land Value (Market)	\$80,000	\$80,000
Land Value Ag		
Just/Market Value	\$595,736	\$80,000
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$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
** Does NOT INCLUDE Non Ad Valorem Assessments*

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

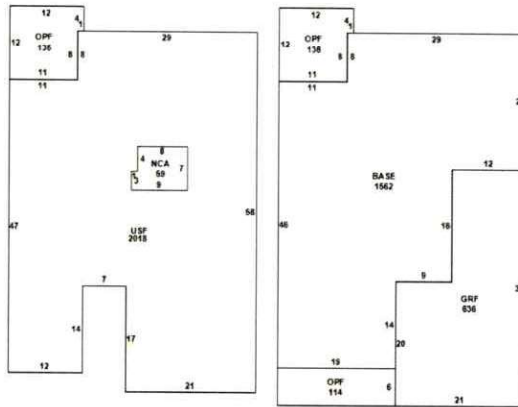
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	07/28/2022	10289	1301	\$782,000	Yes	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
--------	----------	-------	-------	-------------	------------

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

** 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