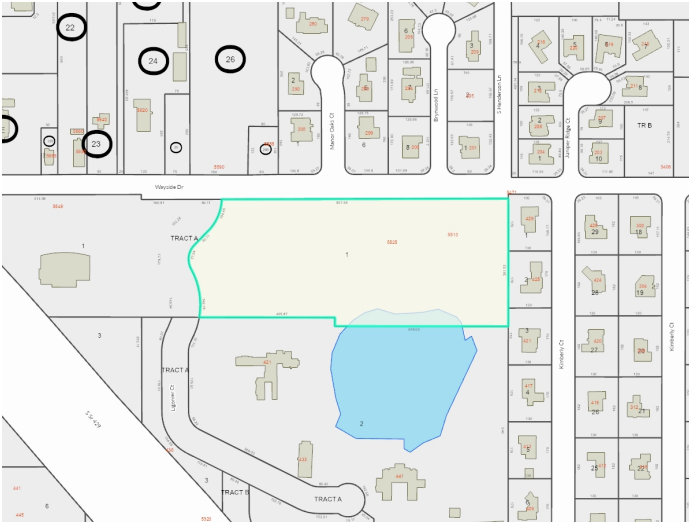


Property Record Card



Parcel: 30-19-30-522-0000-0010
Property Address: 5525 WAYSIDE DR SANFORD, FL 32771
Owners: SAINT ANDREWS CHAPEL REAL ESTATE HOLDINGS INC
 2025 Market Value \$5,013,577 Assessed Value \$371,590 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$5,144.75
 Churches property w/1st Building size of 25,282 SF and a lot size of 7.76 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0000-0010
Property Address	5525 WAYSIDE DR SANFORD, FL 32771
Mailing Address	5525 WAYSIDE DR SANFORD, FL 32771-8624
Subdivision	LIGONIER ACADEMY OF THEOLOGY
Tax District	01:County Tax District
DOR Use Code	71:Churches
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	0
Depreciated Building Value	\$4,488,569	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$525,008	\$389,488
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,013,577	\$389,488
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,641,987	\$51,679
P&G Adjustment	\$0	\$0
Assessed Value	\$371,590	\$337,809

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,144.75
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5,144.75

Owner(s)

Name - Ownership Type

SAINT ANDREWS CHAPEL REAL ESTATE HOLDINGS INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

LOT 1
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$371,590	\$371,590	\$0
Schools	\$5,013,577	\$5,013,577	\$0
FIRE	\$371,590	\$371,590	\$0
ROAD DISTRICT	\$371,590	\$371,590	\$0
SJWM(Saint Johns Water Management)	\$371,590	\$371,590	\$0

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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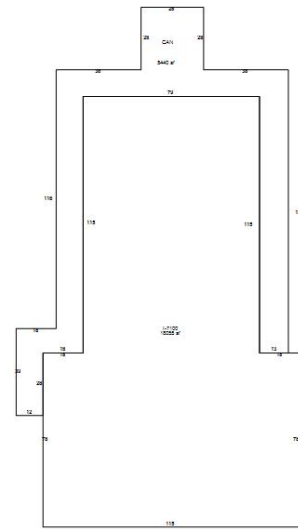
Units	Rate	Assessed	Market
7 Acres	\$75,000/Acre	\$525,000	\$525,000
0.74 Acres	\$10.70/Acre	\$8	\$8

#	1
Use	MASONRY PILASTER .
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft²)	25282
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$3,579,449
Assessed	\$2,845,662

Description	Area (ft²)
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Building Information	
#	2
Use	MASONRY PILASTER .
Year Built*	2007
Bed	
Bath	
Fixtures	0
Base Area (ft²)	18055
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$2,066,550
Assessed	\$1,642,907

* Year Built = Actual / Effective



Building 2

Appendages

Description	Area (ft²)
CANOPY	5440

Permits

Permit #	Description	Value	CO Date	Permit Date
08124	5525 WAYSIDE DR: FENCE/WALL COMMERCIAL-Framed Stucco Fence [LIGONIER ACADEMY OF THEOL]	\$1,000		6/20/2025
04930	5525 WAYSIDE DR: MECHANICAL - COMMERCIAL- [LIGONIER ACADEMY OF THEOL]	\$2,791,663		6/9/2025
16823	5525 WAYSIDE DR: MECHANICAL - COMMERCIAL-St Andrews Chapel Replace Chillers [LIGONIER ACADEMY OF THEOL]	\$432,267		11/20/2023
05585	5525 WAYSIDE DR: MECHANICAL - COMMERCIAL- [LIGONIER ACADEMY OF THEOL]	\$18,643		4/12/2022
21229	5525 WAYSIDE DR: MECHANICAL - COMMERCIAL- [LIGONIER ACADEMY OF THEOL]	\$27,086		11/18/2021
07480	ELECTRICAL	\$19,000		9/3/2013
04111	ADD WIRELESS RADIO FOR FIRE ALARM MONITORING - LIGONIER ACADEMY OF THEOLOGY - 5525 WAYSIDE DR	\$868		6/1/2012
04104	ADD WIRELESS RADIO FOR FIRE ALARM MONITORING - FELLOWSHIP HALL	\$868		6/1/2012
07422	SIGN INSTALLATION; PAD PER PERMIT 5525 WAYSIDE DR	\$2,800		9/14/2009
03386	WALK IN COOLER	\$6,500		5/1/2009

03361	ELECTRICAL	\$7,000		5/1/2009
03373	ELECTRICAL	\$15,000		5/1/2009
02050	INSTALL FIRE ALARM SYSTEM	\$12,750		3/26/2009
02046	INSTALL FIRE ALARM SYSTEM	\$15,600		3/26/2009
02158	EXTERIOR SITE LIGHTING	\$139,000		3/23/2009
00286	ELECTRICAL FOR SECURITY SYSTEM	\$34,000		1/14/2009
12019	COMMUNICATION CABLE	\$1,500		12/10/2008
11978	COMMUNICATION CABLES; PAD PER PERMIT 5513 WAYSIDE DR	\$2,000		12/9/2008
11869	RANGE HOOD SUPPRESSION SYSTEM; PAD PER PERMIT 5513 WAYSIDE DR	\$935		12/8/2008
11256	RANGE HOOD; PAD PER PERMIT 5513 WAYSIDE DR	\$12,000		11/12/2008
10824	INSTALL FIRE SPRINKLERS	\$116,080		10/27/2008
04019	INSTALL FIRE SPRINKLERS	\$89,160		4/17/2008
02678	FOUNDATION ONLY FOR FELLOWSHIP HALL; PAD PER PERMIT 5513 WAYSIDE DR	\$100,000		3/17/2008
02558	PAD PER PERMIT 5513 WAYSIDE DR	\$4,345,499	8/26/2009	3/12/2008
11482	PAD PER PERMIT 5525 WAYSIDE DR	\$7,000,000	8/28/2009	10/19/2007

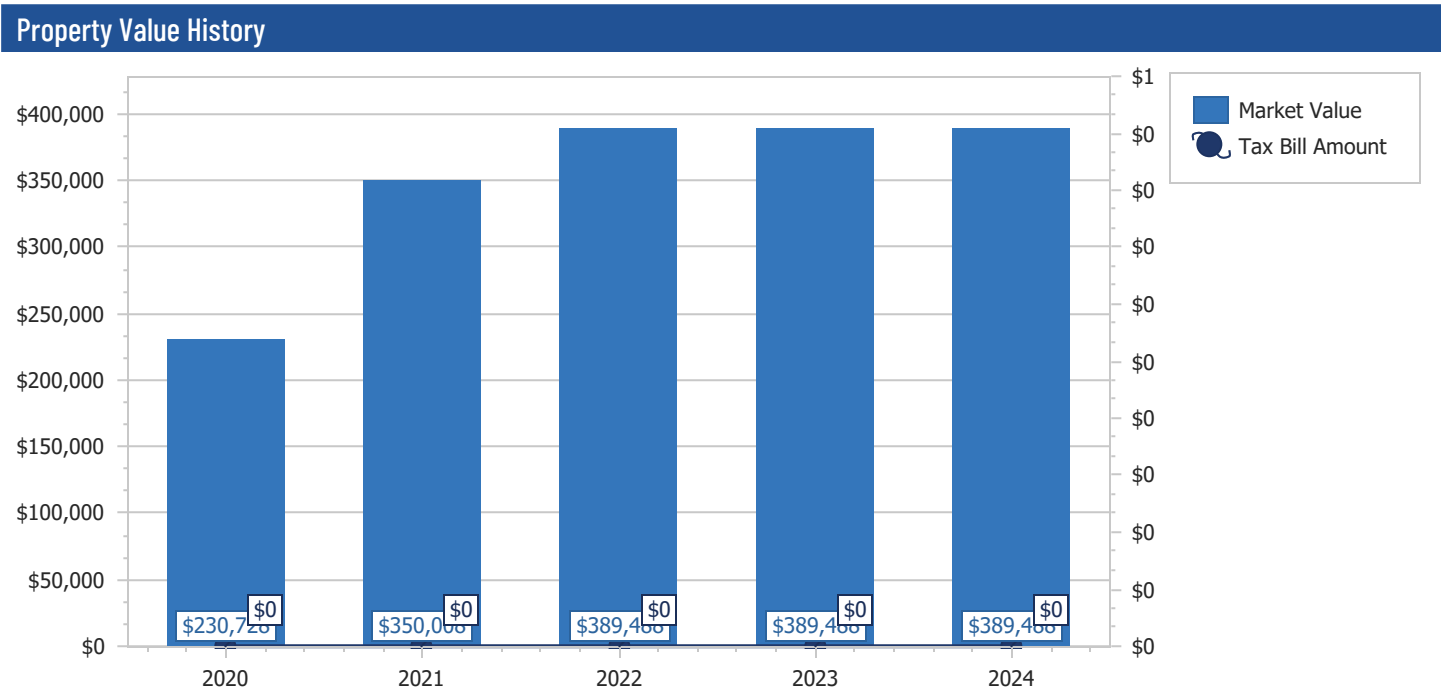
Extra Features				
Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Region 1
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 3

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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