

Property Record Card



Parcel: 24-19-29-300-0030-0000
Property Address: 315 N ORANGE AVE SANFORD, FL 32771
Owners: VATAHA, JOHN C; VATAHA, LINDA
 2025 Market Value \$871,252 Assessed Value \$871,252
 2024 Tax Bill \$4,118.23 Tax Savings with Exemptions \$6,347.01
 The 4 Bed/3 Bath Single Family property is 3,178 SF and a lot size of 3.90 Acres

Parcel Location



Site View



Parcel Information

Parcel	24-19-29-300-0030-0000
Property Address	315 N ORANGE AVE SANFORD, FL 32771
Mailing Address	315 N ORANGE AVE SANFORD, FL 32771-9787
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	2
Depreciated Building Value	\$534,750	\$467,180
Depreciated Other Features	\$16,502	\$5,101
Land Value (Market)	\$320,000	\$320,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$871,252	\$792,281
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$440,498
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$871,252	\$351,783

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,465.24
Tax Bill Amount	\$4,118.23
Tax Savings with Exemptions	\$6,347.01

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

VATAHA, JOHN C - Tenancy by Entirety
 VATAHA, LINDA - Tenancy by Entirety

Legal Description

SEC 24 TWP 19S RGE 29E
 BEG 12.18 CH N OF S 1/4
 SEC POST RUN E 8.71 CH N
 3.81 CH TO S LINE OF ASTOR
 GT NLY ALONG GT LINE 10 CH S
 8.68 CH TO BEG (LESS W 25 FT
 FOR RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$871,252	\$0	\$871,252
Schools	\$871,252	\$0	\$871,252
FIRE	\$871,252	\$0	\$871,252
ROAD DISTRICT	\$871,252	\$0	\$871,252
SJWM(Saint Johns Water Management)	\$871,252	\$0	\$871,252

Sales

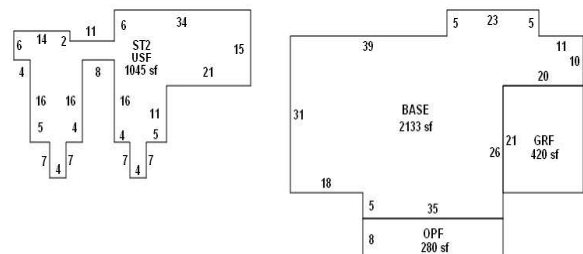
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/24/2024	\$1,125,000	10571/1503	Improved	Yes
WARRANTY DEED	2/1/2003	\$260,000	04721/1519	Improved	No
WARRANTY DEED	2/1/2001	\$65,000	04019/0270	Vacant	Yes

Land

Units	Rate	Assessed	Market
4 Acres	\$80,000/Acre	\$320,000	\$320,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2003/2020
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft ²)	2133
Total Area (ft ²)	3878
Constuction	CB/STUCCO FINISH
Replacement Cost	\$449,914
Assessed	\$440,916



Sketch by Apex Medina™

Building 1

* Year Built = Actual / Effective

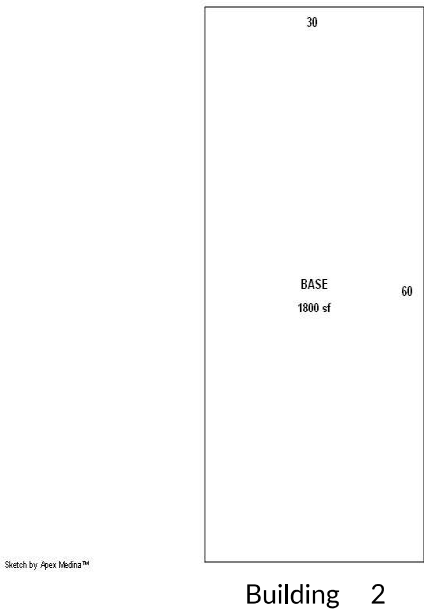
Thursday, January 9, 2025

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Appendages	
Description	Area (ft²)
GARAGE FINISHED	420
OPEN PORCH FINISHED	280
UPPER STORY FINISHED	1045

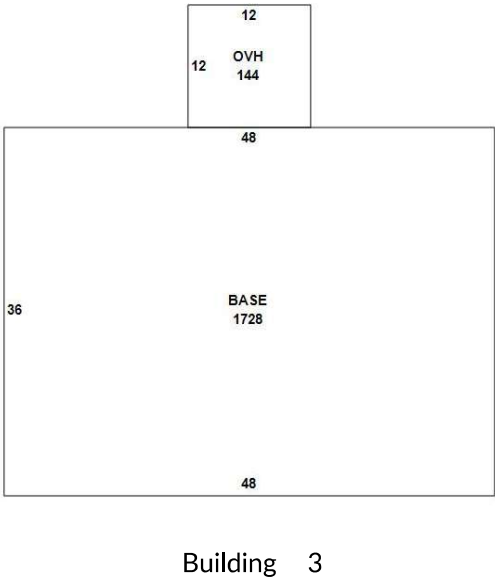
Building Information	
#	2
Use	BARNS/SHEDS
Year Built*	2006
Bed	
Bath	
Fixtures	0
Base Area (ft²)	1800
Total Area (ft²)	1800
Constuction	CORRUGATED METAL
Replacement Cost	\$44,838
Assessed	\$39,682

* Year Built = Actual / Effective



Building Information	
#	3
Use	BARNS/SHEDS
Year Built*	2024
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft²)	1728
Total Area (ft²)	1872
Constuction	SIDING GRADE 3
Replacement Cost	\$54,152
Assessed	\$54,152

* Year Built = Actual / Effective



Appendages	
Description	Area (ft²)
OVERHANG	144

Permits				
Permit #	Description	Value	CO Date	Permit Date
12584	315 N ORANGE AVE: WINDOW / DOOR REPLACEMENT-Single Family Home	\$27,900		8/20/2024
07521	315 N ORANGE AVE: ELECTRICAL - RESIDENTIAL-Barn Power	\$15,125		5/22/2024
06507	315 N ORANGE AVE: ABOVE GROUND FUEL TANK INSTALLATION-	\$0		5/9/2024
06427	315 N ORANGE AVE: GAS - RESIDENTIAL-	\$0		5/3/2024
05956	315 N ORANGE AVE: ELECTRIC - GENERATOR-Existing residential home	\$14,500		4/25/2024
03361	315 N ORANGE AVE: RES ALTERATIONS, NO CHANGE IN UNITS-SFR Foundation Repair	\$25,650		3/8/2024
01776	315 N ORANGE AVE: SHED/BARN RESIDENTIAL-BARN	\$176,450		2/20/2024
00992	315 N ORANGE AVE: EZ REROOF RESIDENTIAL-	\$22,500		1/20/2022
00486	DETACHED GARAGE	\$13,500		1/17/2006
04602	PERMIT PAD 315 N ORANGE AVE	\$223,258	12/10/2003	5/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	2003	1	\$6,000	\$2,850
SHED - NO VALUE	2023	3	\$0	\$0
STANDBY GENERATOR 1	2024	1	\$10,000	\$10,000
CARPORT 2	2011	1	\$4,500	\$2,552
PATIO 1	2024	1	\$1,100	\$1,100

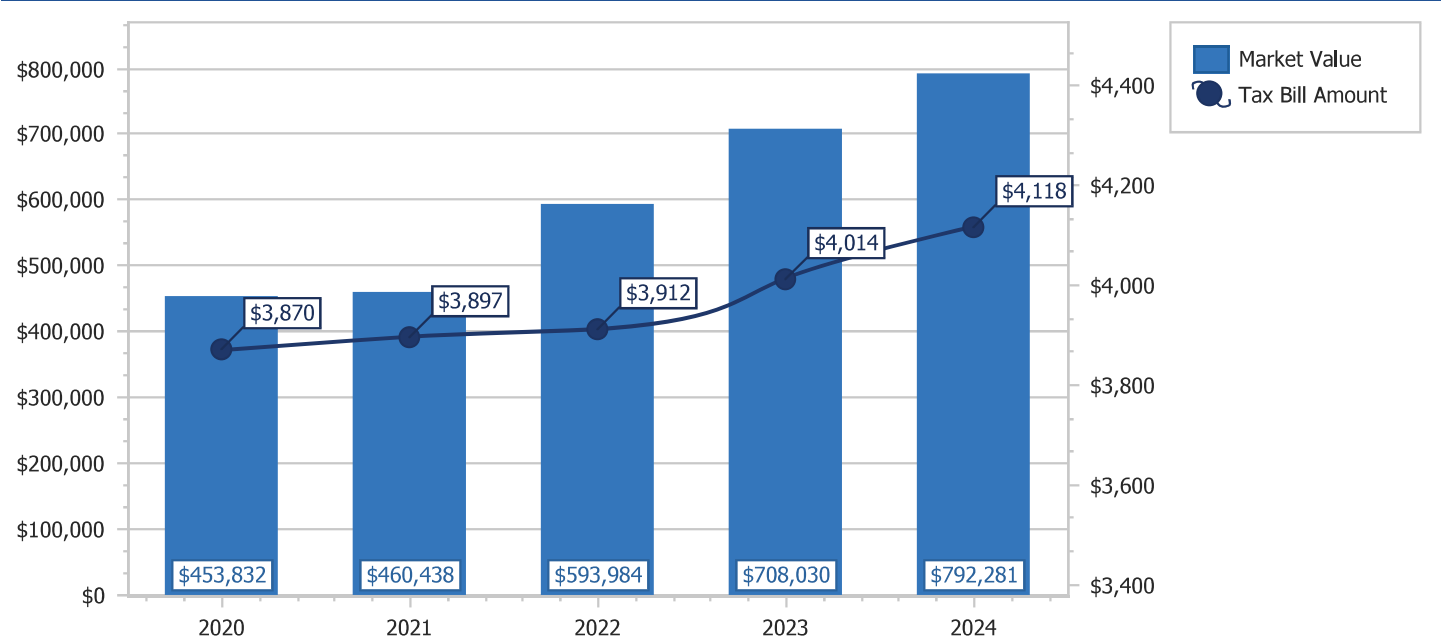
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 1

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

Property Value History



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