



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

PROJ. #: 25-80000134

RECEIVED 12/02/2025  
PAID 12/4/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

## APPLICATION FEE

☒ PRE-APPLICATION \$50.00

## PROJECT

PROJECT NAME: Cameron  
PARCEL ID #(S): see attached TaxID 6 TaxID  
TOTAL ACREAGE: 5 BCC DISTRICT: 5: HERR HIPAP  
ZONING: A-1 FUTURE LAND USE: M1 Industrial

## APPLICANT

NAME: Shashi Malhotra COMPANY:  
ADDRESS: 10503 Cory Lake Dr  
CITY: Tampa STATE: FL ZIP: 33647-2711  
PHONE: 813-351-0107 EMAIL: nreddy2011@gmail.com

## CONSULTANT

NAME: COMPANY:  
ADDRESS:  
CITY: STATE: ZIP:  
PHONE: EMAIL:

## PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☒ LAND USE AMENDMENT ☒ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION  
Description of proposed development: See attached

## STAFF USE ONLY

COMMENTS DUE: 12/19 COM DOC DUE: 12/23 DRC MEETING: 1/7  
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:  
ZONING: A-1 FLU: HIPAP LOCATION: on the corner of Honey Bee Pl and Cameron Ave  
W/S: CITY OF SANFORD BCC: 5: HERR



Outlook

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**Cameron**

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**From** Johnson, Jeanie <jeanie.johnson@floridamoves.com>**Date** Sun 11/30/2025 11:45 AM**To** Johnson, Jeanie <jeanie.johnson@floridamoves.com>

1. Truck stop for just parking, shower, and a snacks area
2. Area for small lots to park motorhomes in a 55 year old community which can be
3. Lots
4. Lots and the cover for the motorhome or
5. Small little houses for people to stay in while they visit Florida and park the motor home. I have an example for that type of place.
6. Church / Temple
7. Small cottage homes
8. Residential like quadplex / triplex rental
9. Light Industrial

**Tax Id Numbers**

04-20-31-300-050D-0000 A-1 LAND 4026 Honey Bee Pl, Sanford, FL 32773 (empty back lot )

04-20-31-300-050B-0000 A-1 (4025 Honey Bee Pt, Sanford, FL 32773 ) Second house

04-20-31-300-050A-0000 a-1 (Front parcel between shed and empty place )

04-20-31-300-050E-0000 A-1 (4035 Honey Bee Pt, Sanford, FL 32773 First house

04-20-31-300-0510-0000 A-1 (2840 Cameron Ave, Sanford, FL 32773 ) Front empty Place

04-20-31-300-0500-0000 A-1 2860 Cameron Ave, Sanford, FL 32773 (Warehouse and Shed)

**JEANIE SUE JOHNSON REALTOR®**

Coldwell Banker Realty

5965 Red Bug Lake Rd, Ste 101 Winter Springs, FL 32708

Cell: 407-259-8489; / Fax: 407-695-5043

Email: jeanie.johnson@floridamoves.com



# Property Record Card



Parcel: 04-20-31-300-050D-0000  
 Property Address: HONEY BEE PT SANFORD, FL 32773  
 Owners: MALHOTRA, SHASHI  
 2026 Market Value \$131,760 Assessed Value \$131,760 Taxable Value \$131,760  
 2025 Tax Bill \$1,802.35  
 Vacant Residential property has a lot size of 2.15 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	04-20-31-300-050D-0000
Property Address	HONEY BEE PT SANFORD, FL 32773
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## 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)	\$131,760	\$131,760
Land Value Agriculture	\$0	\$0
Just/Market Value	\$131,760	\$131,760
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	\$131,760	\$131,760

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,802.35
Tax Bill Amount	\$1,802.35
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 MALHOTRA, SHASHI

Note: Does NOT INCLUDE Non Ad Valorem Assessments



## Legal Description

SEC 04 TWP 20S RGE 31E  
W 427.43 FT OF N 1/2 OF NE  
1/4 OF SE 1/4 OF SE 1/4  
(LESS S 120 FT)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$131,760	\$0	\$131,760
Schools	\$131,760	\$0	\$131,760
FIRE	\$131,760	\$0	\$131,760
ROAD DISTRICT	\$131,760	\$0	\$131,760
SJWM(Saint Johns Water Management)	\$131,760	\$0	\$131,760

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Vacant	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Vacant	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Vacant	Yes
WARRANTY DEED	6/1/1979	\$6,000	01234/0582	Vacant	Yes
WARRANTY DEED	1/1/1977	\$4,500	01116/0871	Vacant	Yes

## Land

Units	Rate	Assessed	Market
1.83 Acres	\$72,000/Acre	\$131,760	\$131,760

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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

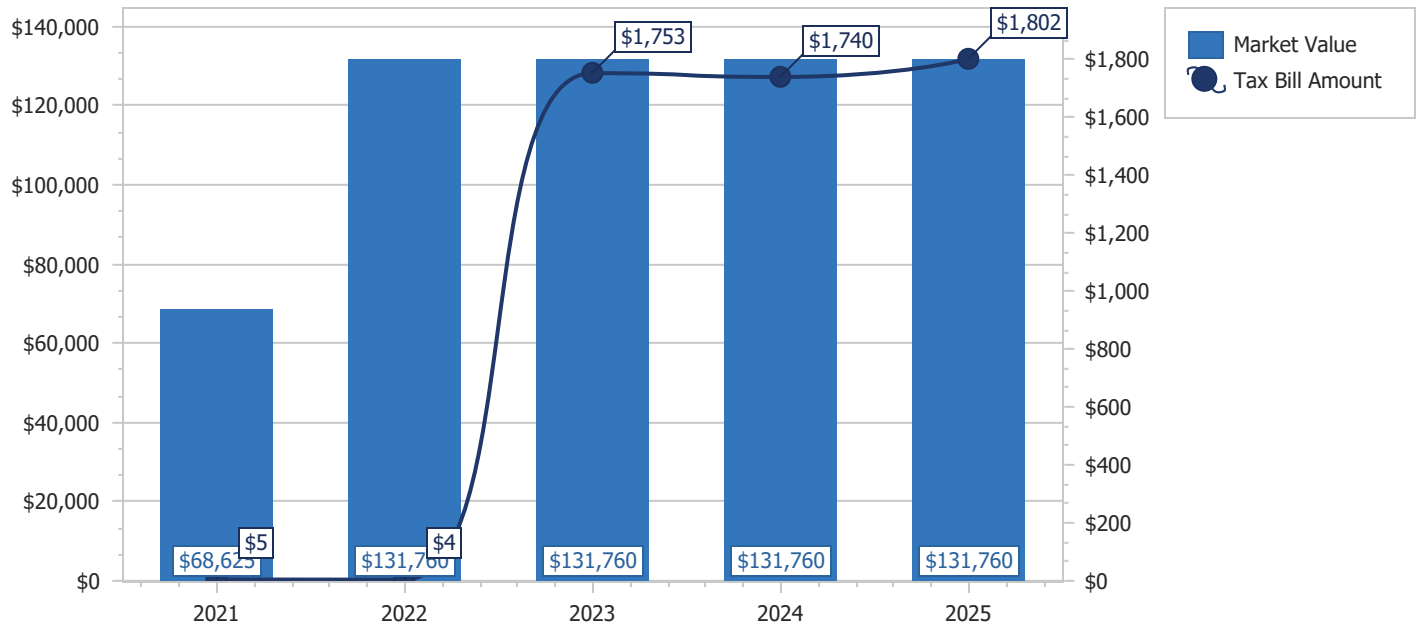
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

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: 04-20-31-300-050B-0000  
 Property Address: 4025 HONEY BEE PT SANFORD, FL 32773  
 Owners: MALHOTRA, SHASHI  
 2026 Market Value \$66,210 Assessed Value \$66,210 Taxable Value \$66,210  
 2025 Tax Bill \$910.20  
 The 2 Bed/1.5 Bath Single Family property is 1,128 SF and a lot size of 0.28 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	04-20-31-300-050B-0000
Property Address	4025 HONEY BEE PT SANFORD, FL 32773
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$34,310	\$35,190
Depreciated Other Features	\$1,650	\$1,100
Land Value (Market)	\$30,250	\$30,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$66,210	\$66,540
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	\$66,210	\$66,540

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$910.20
Tax Bill Amount	\$910.20
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 MALHOTRA, SHASHI



## Legal Description

SEC 04 TWP 20S RGE 31E  
W 100 FT OF E 488.3 FT OF  
S 120 FT OF N 1/2 OF NE  
1/4 OF SE 1/4 OF SE 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$66,210	\$0	\$66,210
Schools	\$66,210	\$0	\$66,210
FIRE	\$66,210	\$0	\$66,210
ROAD DISTRICT	\$66,210	\$0	\$66,210
SJWM(Saint Johns Water Management)	\$66,210	\$0	\$66,210

## Sales

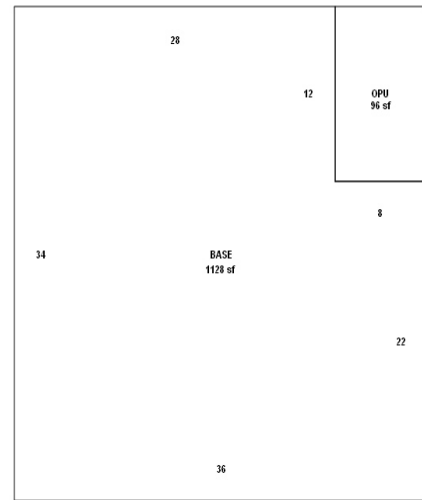
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Improved	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Improved	Yes
CORRECTIVE DEED	1/26/2022	\$100	10157/0026	Improved	No
QUIT CLAIM DEED	4/29/2019	\$100	09342/0709	Improved	No
WARRANTY DEED	5/1/2011	\$9,000	07582/0232	Improved	No
QUIT CLAIM DEED	4/1/2010	\$6,000	07407/1734	Improved	No
CERTIFICATE OF TITLE	3/1/2010	\$100	07344/0069	Improved	No
QUIT CLAIM DEED	7/1/2006	\$100	06338/0389	Improved	No
WARRANTY DEED	8/1/2005	\$22,500	05861/0195	Improved	Yes
WARRANTY DEED	9/1/1980	\$4,200	01296/0795	Improved	No
CERTIFICATE OF TITLE	7/1/1979	\$3,900	01235/1850	Improved	No

## Land

Units	Rate	Assessed	Market
0.28 Acres	\$110,000/Acre	\$30,250	\$30,250

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1958
Bed	2
Bath	1.5
Fixtures	3
Base Area (ft²)	1128
Total Area (ft²)	1224
Constuction	SIDING GRADE 3
Replacement Cost	\$70,380
Assessed	\$34,310

\* Year Built = Actual / Effective



Sketch by Apex Media™

Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH UNFINISHED	96

Permits				
Permit #	Description	Value	CO Date	Permit Date
11415	REROOF	\$2,000		10/6/2006

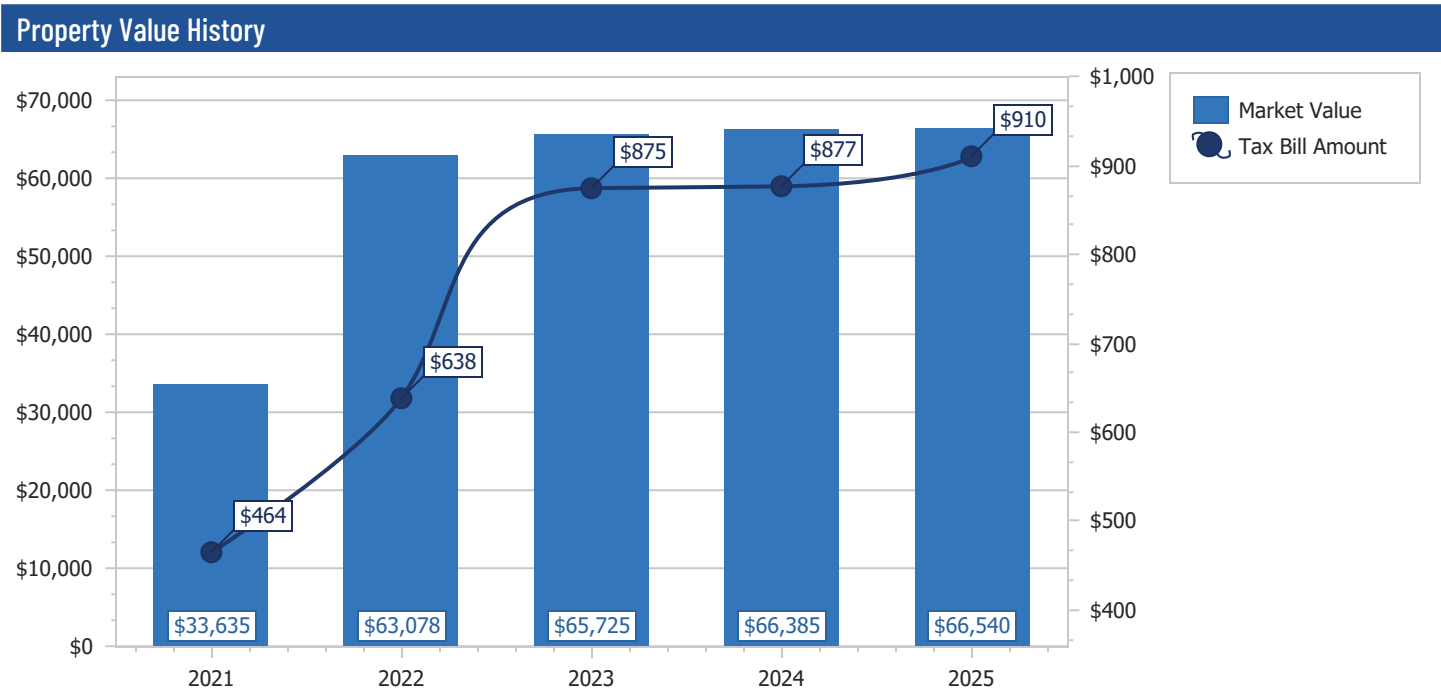
Extra Features				
Description	Year Built	Units	Cost	Assessed
COVERED PATIO 1	1989	1	\$2,750	\$1,650

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
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	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro



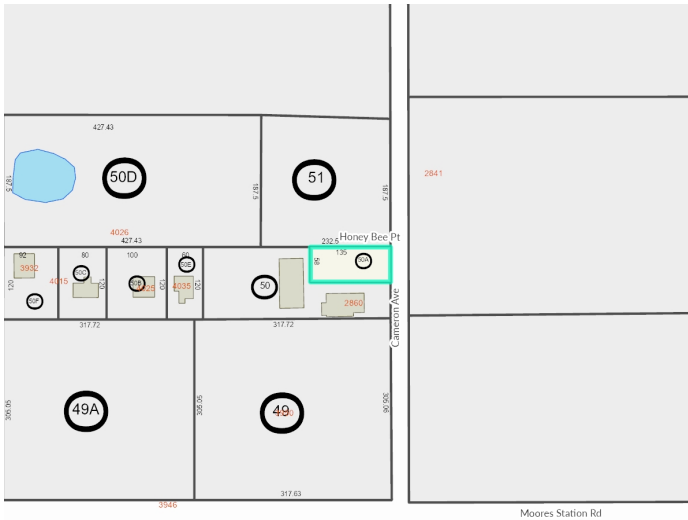
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# Property Record Card



Parcel: 04-20-31-300-050A-0000  
 Property Address:  
 Owners: MALHOTRA, SHASHI  
 2026 Market Value \$48,900 Assessed Value \$43,120 Taxable Value \$43,120  
 2025 Tax Bill \$536.22  
 Miscellaneous Residential property has a lot size of 0.18 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	04-20-31-300-050A-0000
Property Address	
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	07:Miscellaneous Residential
Exemptions	None
AG Classification	No

## 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	\$29,100	\$19,400
Land Value (Market)	\$19,800	\$19,800
Land Value Agriculture	\$0	\$0
Just/Market Value	\$48,900	\$39,200
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$5,780	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$43,120	\$39,200

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$536.22
Tax Bill Amount	\$536.22
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 MALHOTRA, SHASHI

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 04 TWP 20S RGE 31E E 150 FT OF N 58 FT  
OF S 120 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF  
SE 1/4 (LESS E 15 FT)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$43,120	\$0	\$43,120
Schools	\$48,900	\$0	\$48,900
FIRE	\$43,120	\$0	\$43,120
ROAD DISTRICT	\$43,120	\$0	\$43,120
SJWM(Saint Johns Water Management)	\$43,120	\$0	\$43,120

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Improved	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Improved	Yes
WARRANTY DEED	1/1/1975	\$4,100	01044/1053	Improved	Yes

## Land

Units	Rate	Assessed	Market
0.18 Acres	\$110,000/Acre	\$19,800	\$19,800

## Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
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
ACCESSORY BLDG 3	1979	1	\$40,000	\$24,000
CARPORT 3	1979	1	\$8,500	\$5,100

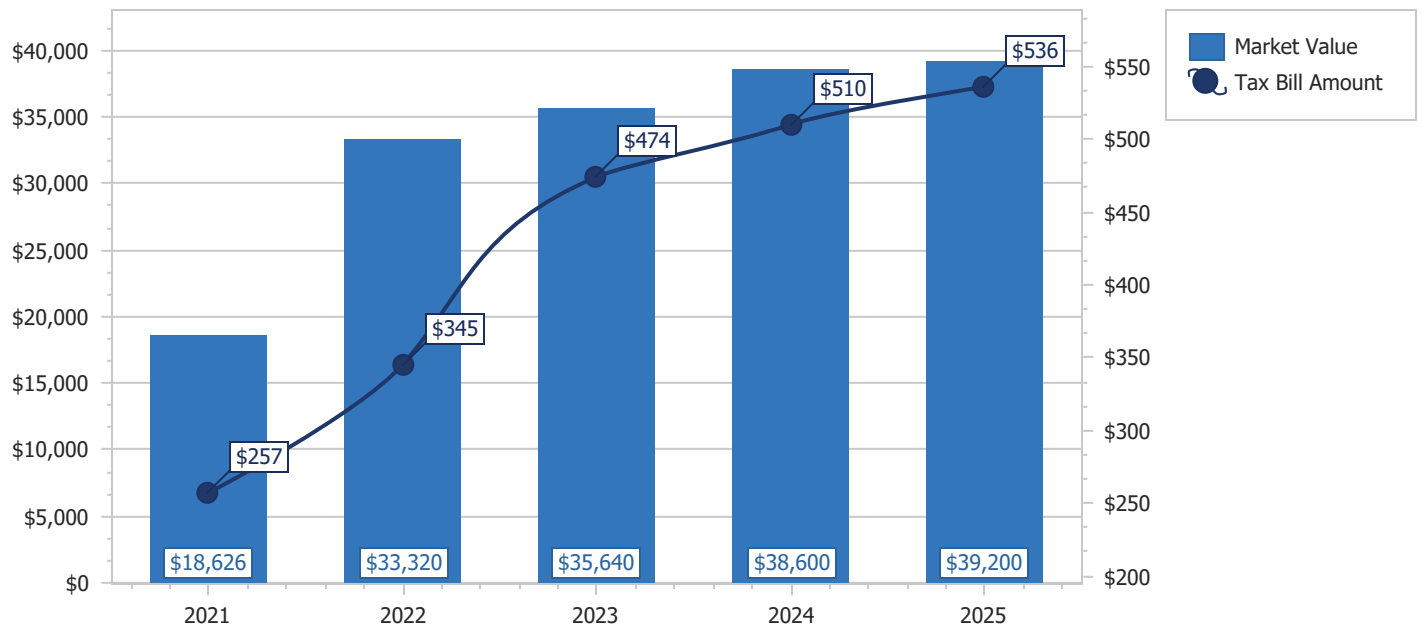
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

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: 04-20-31-300-050E-0000  
 Property Address: 4035 HONEY BEE PT SANFORD, FL 32773  
 Owners: MALHOTRA, SHASHI  
 2026 Market Value \$60,804 Assessed Value \$60,804 Taxable Value \$60,804  
 2025 Tax Bill \$845.64  
 The 2 Bed/1.5 Bath Single Family property is 1,168 SF and a lot size of 0.17 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	04-20-31-300-050E-0000
Property Address	4035 HONEY BEE PT SANFORD, FL 32773
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$42,654	\$43,670
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$18,150	\$18,150
Land Value Agriculture	\$0	\$0
Just/Market Value	\$60,804	\$61,820
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	\$60,804	\$61,820

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$845.64
Tax Bill Amount	\$845.64
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 MALHOTRA, SHASHI

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 04 TWP 20S RGE 31E  
W 60 FT OF E 388.3 FT OF S  
120 FT OF N 1/2 OF NE 1/4  
OF SE 1/4 OF SE 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$60,804	\$0	\$60,804
Schools	\$60,804	\$0	\$60,804
FIRE	\$60,804	\$0	\$60,804
ROAD DISTRICT	\$60,804	\$0	\$60,804
SJWM(Saint Johns Water Management)	\$60,804	\$0	\$60,804

## Sales

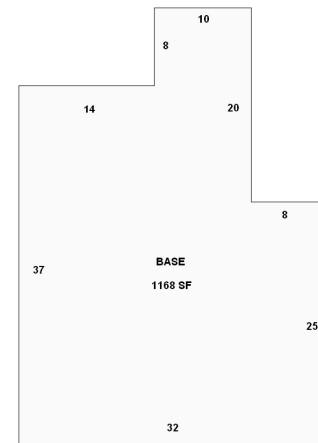
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Improved	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Improved	Yes
SPECIAL WARRANTY DEED	7/1/2011	\$7,500	07619/0054	Improved	No
CERTIFICATE OF TITLE	12/1/2010	\$100	07492/1110	Improved	No
QUIT CLAIM DEED	7/1/2006	\$100	06338/0390	Improved	No
WARRANTY DEED	8/1/2005	\$22,500	05861/0194	Improved	Yes
QUIT CLAIM DEED	1/1/1977	\$100	01123/0953	Improved	No
WARRANTY DEED	1/1/1973	\$6,700	00967/1691	Improved	Yes

## Land

Units	Rate	Assessed	Market
0.17 Acres	\$110,000/Acre	\$18,150	\$18,150

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1961
Bed	2
Bath	1.5
Fixtures	6
Base Area (ft <sup>2</sup> )	1168
Total Area (ft <sup>2</sup> )	1168
Constuction	SIDING GRADE 3
Replacement Cost	\$81,246
Assessed	\$42,654

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Permits				
Permit #	Description	Value	CO Date	Permit Date
03020	4035 HONEY BEE PT: ELECTRICAL - RESIDENTIAL-Single Family Home	\$450		2/28/2022
11414	REROOF	\$2,000		10/6/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed

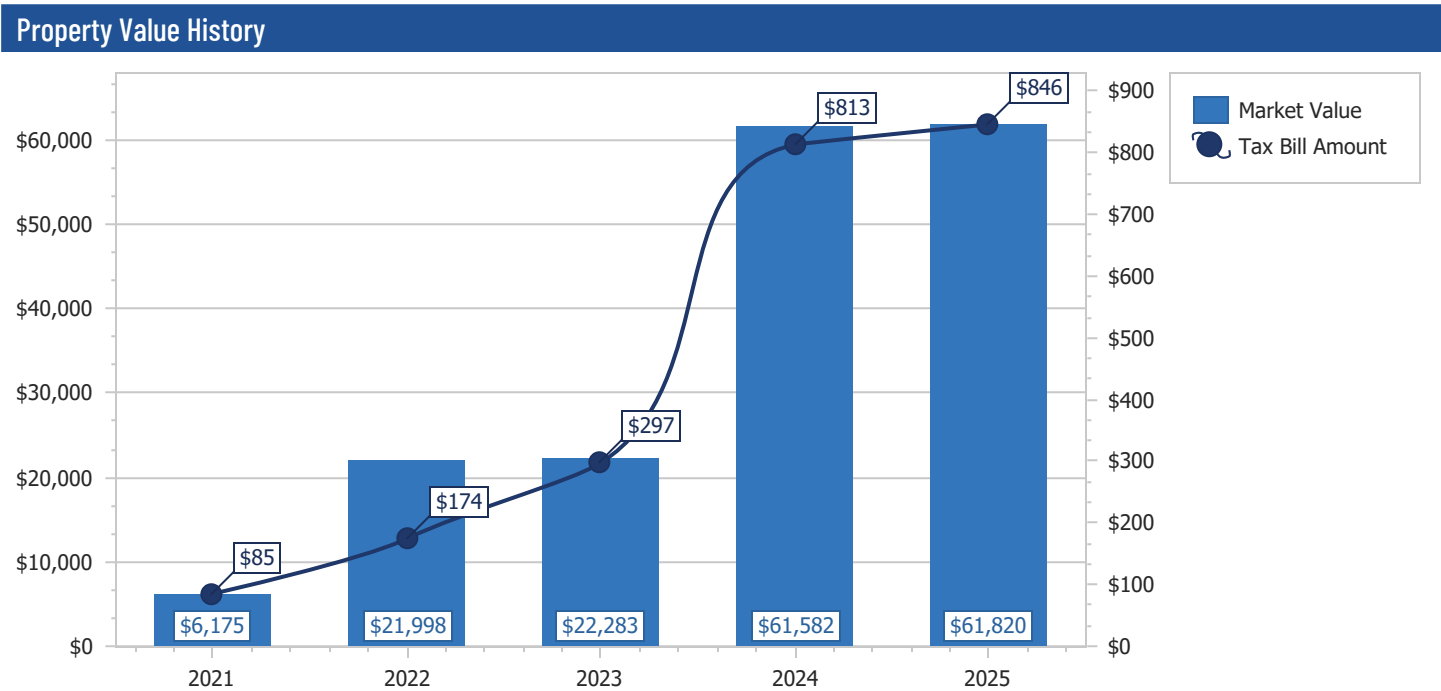
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

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 #	



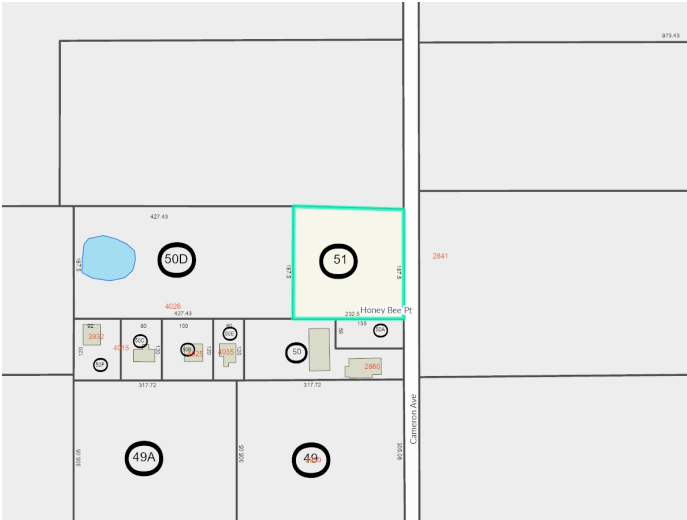
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# Property Record Card



Parcel: 04-20-31-300-0510-0000  
 Property Address:  
 Owners: MALHOTRA, SHASHI  
 2026 Market Value \$76,464 Assessed Value \$76,464 Taxable Value \$76,464  
 2025 Tax Bill \$1,045.95  
 Vacant Residential property has a lot size of 1.06 Acres

## Parcel Location



## Site View

## Parcel Information

Parcel	04-20-31-300-0510-0000
Property Address	
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

## 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)	\$76,464	\$76,464
Land Value Agriculture	\$0	\$0
Just/Market Value	\$76,464	\$76,464
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	\$76,464	\$76,464

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,045.95
Tax Bill Amount	\$1,045.95
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 MALHOTRA, SHASHI

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 04 TWP 20S RGE 31E  
N 187 1/2 FT OF E 232 1/2  
FT OF SE 1/4 OF SE 1/4

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$76,464	\$0	\$76,464
Schools	\$76,464	\$0	\$76,464
FIRE	\$76,464	\$0	\$76,464
ROAD DISTRICT	\$76,464	\$0	\$76,464
SJWM(Saint Johns Water Management)	\$76,464	\$0	\$76,464

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Vacant	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Vacant	Yes
WARRANTY DEED	1/28/2021	\$71,000	09830/0595	Vacant	Yes
WARRANTY DEED	10/13/2020	\$70,000	09739/1237	Vacant	Yes
WARRANTY DEED	8/30/2019	\$100	09428/0948	Improved	No
SPECIAL WARRANTY DEED	8/5/2009	\$24,000	07239/0298	Improved	No
CERTIFICATE OF TITLE	6/26/2009	\$100	07204/1282	Improved	No
SPECIAL WARRANTY DEED	5/8/2009	\$100	07239/0297	Improved	No
WARRANTY DEED	8/1/1999	\$56,000	03719/1061	Improved	Yes
WARRANTY DEED	4/1/1979	\$27,500	01217/0728	Improved	Yes
WARRANTY DEED	10/1/1978	\$9,600	01193/1215	Improved	Yes

## Land

Units	Rate	Assessed	Market
1.06 Acres	\$72,000/Acre	\$76,464	\$76,464

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
12190	DEMO SFR	\$2,000		10/20/2016
00501	REROOF W/SHINGLES DUE TO STORM DAMAGE	\$6,100		1/10/2005

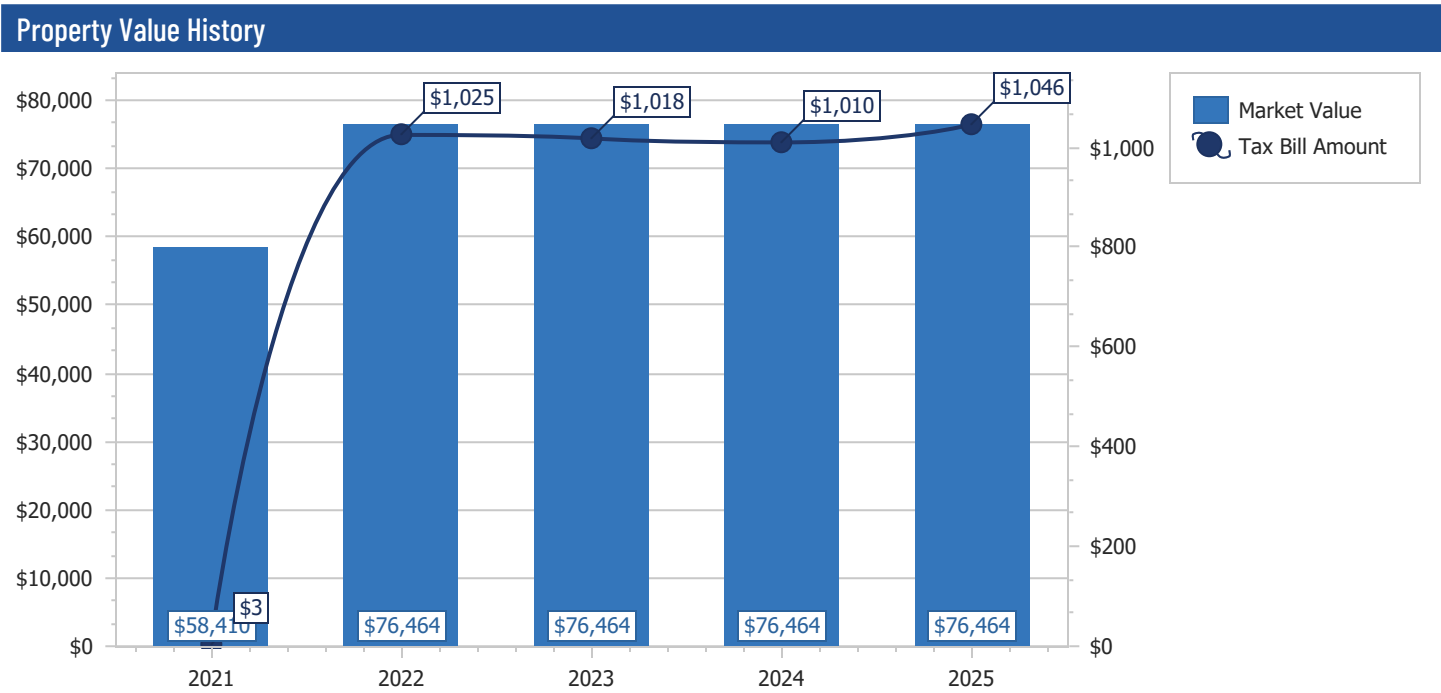
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
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	TUE/FRI
Recycle	TUE
Yard Waste	NO SERVICE
Hauler #	Waste Pro



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# Property Record Card



**Parcel:** 04-20-31-300-0500-0000  
**Property Address:** 2860 CAMERON AVE SANFORD, FL 32773  
**Owners:** MALHOTRA, SHASHI  
 2026 Market Value \$172,862 Assessed Value \$172,862 Taxable Value \$172,862  
 2025 Tax Bill \$2,350.65  
 The 4 Bed/1 Bath Single Family property is 2,286 SF and a lot size of 0.67 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	04-20-31-300-0500-0000
Property Address	2860 CAMERON AVE SANFORD, FL 32773
Mailing Address	10503 CORY LAKE DR TAMPA, FL 33647-2711
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$107,107	\$107,608
Depreciated Other Features	\$4,555	\$3,036
Land Value (Market)	\$61,200	\$61,200
Land Value Agriculture	\$0	\$0
Just/Market Value	\$172,862	\$171,844
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	\$172,862	\$171,844

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$2,350.65
Tax Bill Amount	\$2,350.65
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 MALHOTRA, SHASHI

## Legal Description

SEC 04 TWP 20S RGE 31E E 328.3 FT OF S 120  
FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4  
(LESS N 58 FT OF E 150 FT + RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$172,862	\$0	\$172,862
Schools	\$172,862	\$0	\$172,862
FIRE	\$172,862	\$0	\$172,862
ROAD DISTRICT	\$172,862	\$0	\$172,862
SJWM(Saint Johns Water Management)	\$172,862	\$0	\$172,862

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/8/2023	\$600,000	10549/1255	Improved	Yes
QUIT CLAIM DEED	2/28/2022	\$100	10180/1034	Improved	No
WARRANTY DEED	1/26/2022	\$700,000	10157/0028	Improved	Yes
WARRANTY DEED	2/5/1971	\$5,000	00844/0438	Vacant	Yes

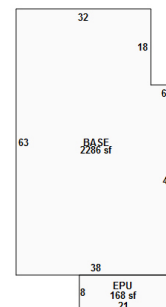
## Land

Units	Rate	Assessed	Market
0.68 Acres	\$90,000/Acre	\$61,200	\$61,200

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1948
Bed	4
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	2286
Total Area (ft <sup>2</sup> )	2454
Constuction	SIDING GRADE 3
Replacement Cost	\$162,053
Assessed	\$64,821

\* Year Built = Actual / Effective



Building 1

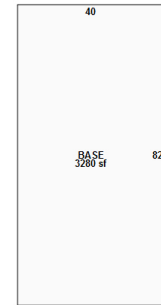
## Appendages

Description	Area (ft²)
ENCLOSED PORCH UNFINISHED	168

### Building Information

#	2
Use	BARNs/SHEDs
Year Built*	1972
Bed	
Bath	
Fixtures	0
Base Area (ft²)	3280
Total Area (ft²)	3280
Constuction	CORRUGATED METAL
Replacement Cost	\$96,104
Assessed	\$42,286

\* Year Built = Actual / Effective



Sketch by Apes Sketch

Building 2

## Permits

Permit #	Description	Value	CO Date	Permit Date
05401	BURN PERMIT 06/28/99-12/28/99	\$0		6/1/1999
07976	BURN PERMIT	\$0		10/1/1998
00451	BURN PERMIT (BEE HIVES)	\$0		1/1/1998

## Extra Features

Description	Year Built	Units	Cost	Assessed
POLE/BARNs/BELOW AVG	1974	3240	\$7,591	\$4,555

### Zoning

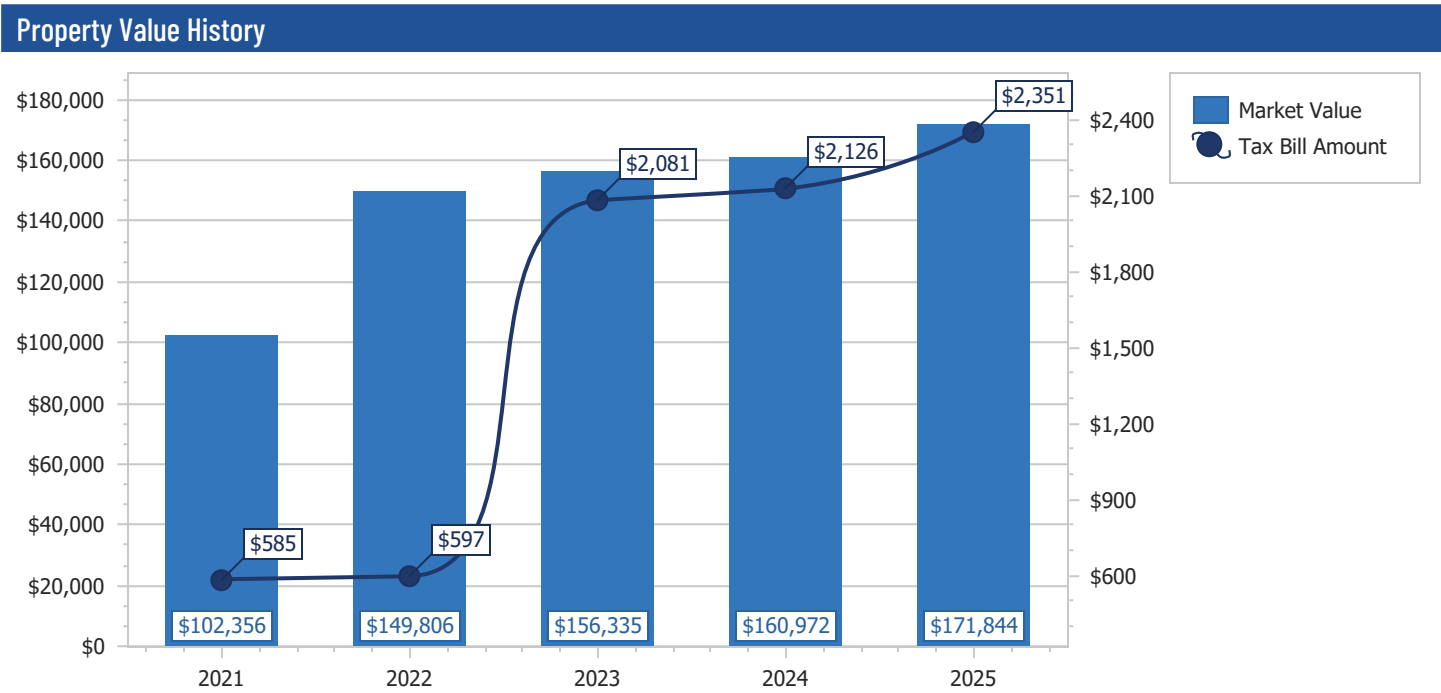
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPAP
Description	

### School Districts

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Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro



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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](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 12/3/2025 6:50:47 PM  
**Project:** 25-80000134  
**Credit Card Number:** 54\*\*\*\*\*8715  
**Authorization Number:** 09751E  
**Transaction Number:** 031225O2C-E34F3BEA-4336-41BB-A30B-C288512FCF4B  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50