PM: Kaitlyn

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

PROJ. #: 25-80000128

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:	Meriwether Sanford Subdivision		
PARCEL ID #(S):	27193150100000010, 27193150100000040, 28193130001500000, 28193130001700000, 28193130001900000, 28193130002000000		
TOTAL ACREAGE:	66.33	BCC DISTRICT:	District 5
ZONING:	A-1 Agricultural-1Ac	FUTURE LAND USE:	SE Seminole Estates

APPLICANT

NAME:	Aaron Struckmeyer, PE	COMPANY:	Pulte Home Company, LLC
ADDRESS:	4901 Vineland Road, Suite 500		
CITY:	Orlando	STATE: FL	ZIP: 32811
PHONE:	(407) 661-2201	EMAIL:	aaron.struckmeyer@pultegroup.com

CONSULTANT

NAME:	Luke Classon, PE	COMPANY:	1828 Engineering, LLC
ADDRESS:	2400 Maitland Center Parkway, Suite 107		
CITY:	Maitland	STATE: FL	ZIP: 32751
PHONE:	(407) 558-2228	EMAIL:	lclasson@1828eng.com

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

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

Description of proposed development: Single-Family Residential Subdivision

STAFF USE ONLY

COMMENTS DUE: 11/21	COM DOC DUE: 11/25	DRC MEETING: 12/3
☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS:		
ZONING: A-1	FLU: SE	LOCATION: on the north side of Celery Ave, west of Cameron Ave
W/S: City of Sanford	BCC: 5: Herr	

Agenda: 11/26

Seminole County Planning & Zoning Office
1101 East First Street
Sanford, Florida 32771

Re: Meriwether Sanford Subdivision Pre-Application Meeting Request

To Whom it May Concern:

1828 Engineering, LLC, would like to provide this narrative in conjunction with the Pre-Application Meeting Request for the Meriwether Sanford Subdivision.

The project is a proposed single-family residential subdivision north of Celery Avenue and west of Cameron Avenue, within unincorporated Seminole County and the Sanford JPA Area. The current layout proposes a mix of 50-foot-wide and 60-foot wide lots, as well as three (3) 1-acre lots.

Three (3) access points are proposed, with two (2) main entrances on Celery Avenue, and a secondary entrance on Cameron Avenue.

Initial site research suggests that the FEMA Floodplain may be further north than what is shown on the GIS data currently available to us. Coordination through FEMA will be necessary to determine the actual location of the floodplain and amend the FIRM maps if necessary.

As the site is within the Utility Service Area of City of Sanford, additional coordination with the City will be required to permit the utilities while concurrently permitting entitlements and sitework through the County, and we have also reached out to the City to set up a Pre-Application meeting with them.

If you have any additional questions or concerns, please feel free to contact me at lclasson@1828eng.com or office 407-558-2228.

Very truly yours,
1828 Engineering, LLC

Luke M. Classon, P.E..
Principal/Sr Project Manager.

1828 ENGINEERING

Celery Avenue Site

1828 ENGINEERING, LLC
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

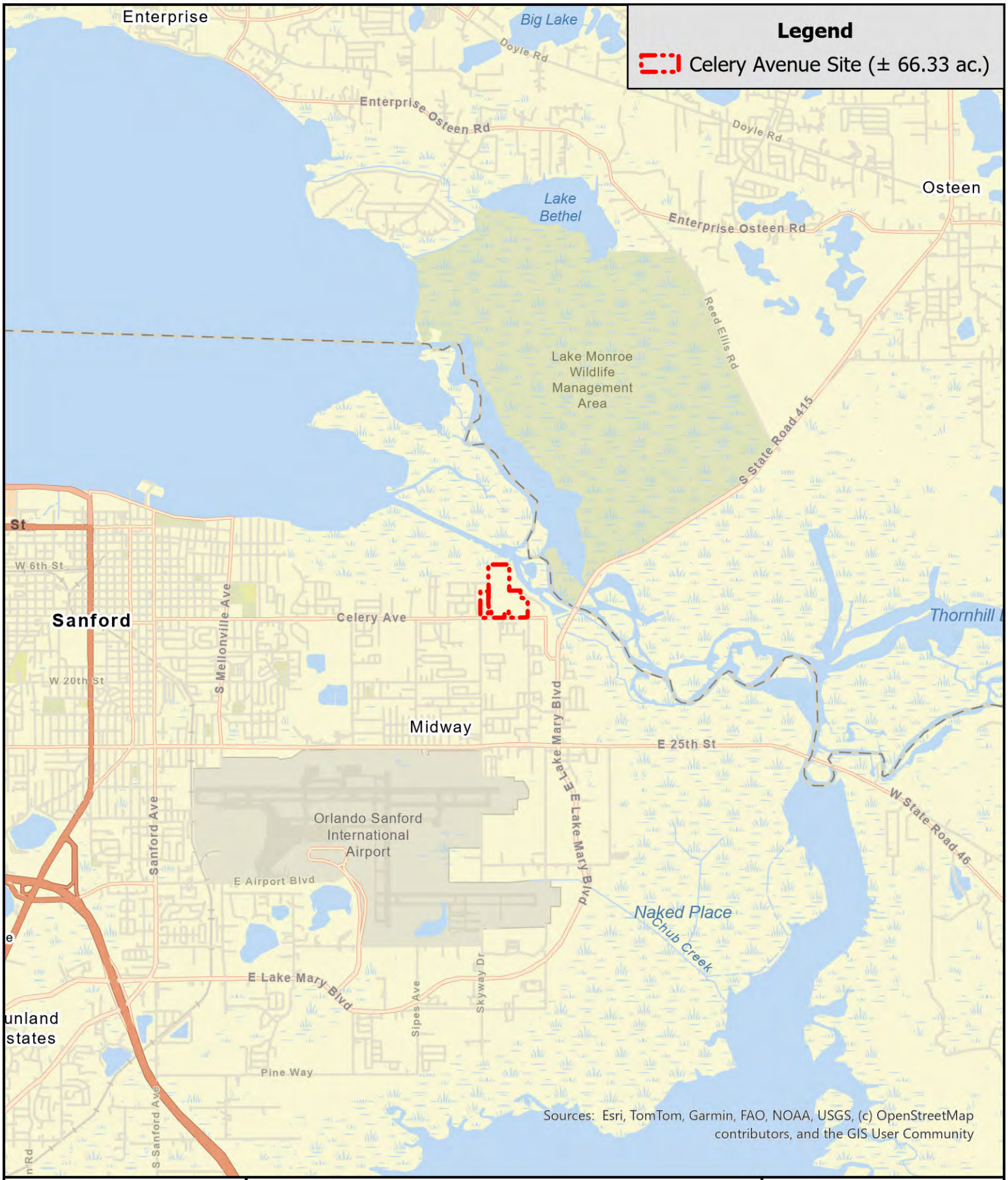
2025 Aerial Photograph

Seminole County, Florida

N

1" = 350 ft

Date: 11/2/2025



1828 ENGINEERING

Celery Avenue Site

1828 ENGINEERING, LLC
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

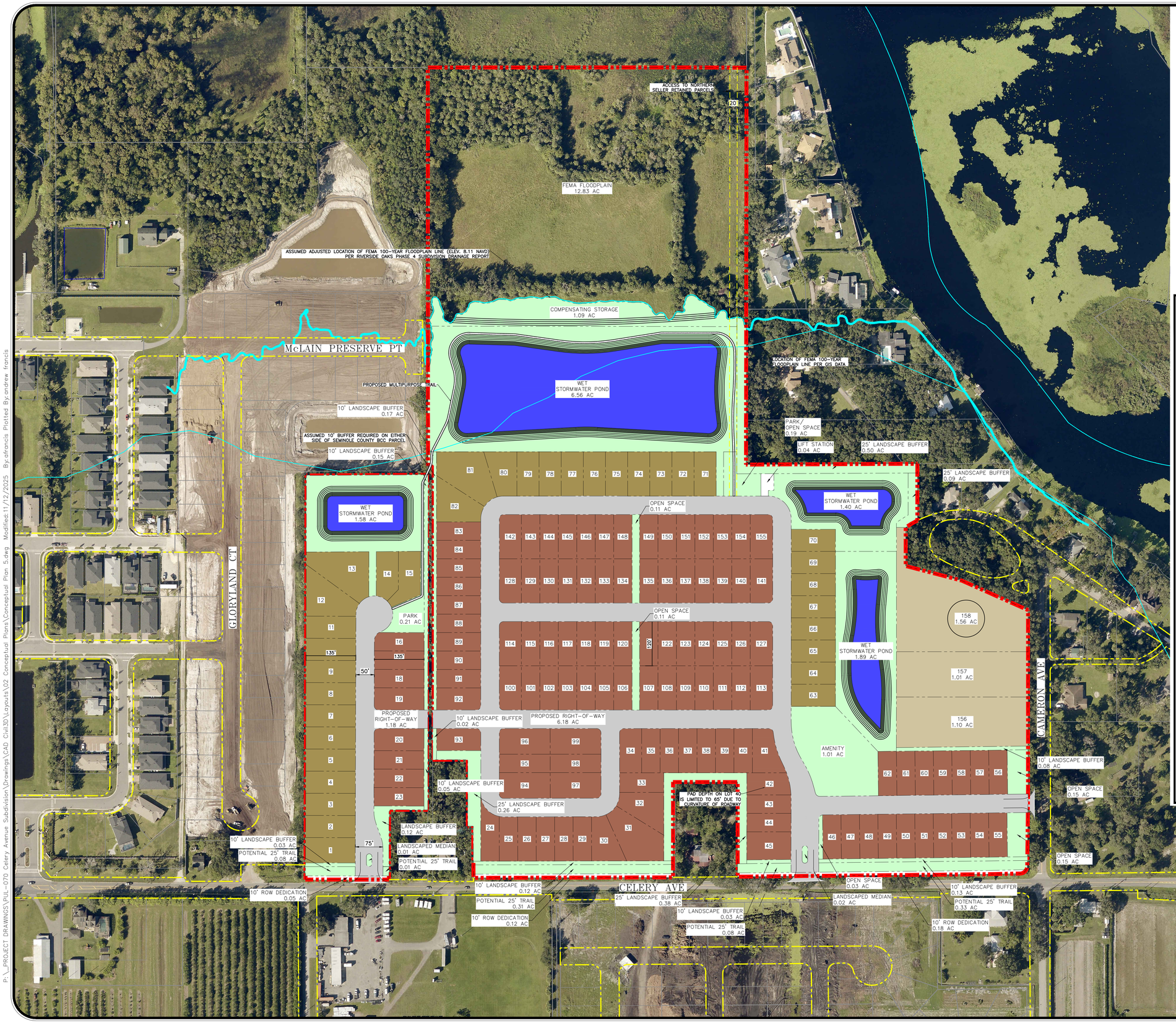
Location Map

Seminole County, Florida

N

1" = 1 mi

Date: 10/31/2025



N
W E
S

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

LEGEND

- PROPERTY BOUNDARY
- FEMA FLOOD ZONE 'AE' (1.0% ANNUAL FLOOD)
- EXISTING RIGHT-OF-WAY
- 50'x120' LOTS
- 60' x 120' LOTS
- SELLER RETAINED LOTS
- OPEN SPACE

SITE DATA:

SCPA - PARCEL ID #:	27-19-31-501-0000-0010, 27-19-31-501-0000-0040, 28-19-31-300-0150-0000, 28-19-31-300-0170-0000, 28-19-31-300-0190-0000, 28-19-31-300-0200-0000 EXCLUDES SEMINOLE COUNTY BCC PARCEL 28-19-31-300-015B-0000
PROPERTY ADDRESS:	CELERY AVE, SANFORD, FLORIDA 32771
TOTAL PROPERTY AREA:	± 66.33 AC
TOTAL FLOODPLAIN AREA:	± 12.83 AC
DEDICATED CELERY AVE ROW:	± 0.35 AC
TOTAL DEVELOPABLE AREA:	± 53.15 AC
TOTAL ROADWAY AREA:	± 7.36 AC
TOTAL RESIDENTIAL AREA:	± 45.79 AC
EXISTING FUTURE LAND USE:	SE (COUNTY)
PROPOSED FUTURE LAND USE:	PD (COUNTY)
EXISTING ZONING:	A-1 (COUNTY)
PROPOSED ZONING:	PD (COUNTY)
SETBACKS:	
FRONT	20 ft.
REAR	20 ft.
SIDE	5 ft.
CORNER	15 ft.
DEVELOPMENT PROGRAM (PULTE):	
50'X120' LOTS	120 LOTS
60'X120' LOTS	35 LOTS
TOTAL (PULTE)	155 LOTS
	3 LOTS
SELLER RETAINED LOTS:	
TOTAL LOTS:	158 LOTS
ALLOWED DENSITY:	4.0 DU/AC
PROPOSED DENSITY:	3.45 DU/AC
OPEN SPACE REQUIRED:	± 7.97 AC (15.0%)
PROPOSED OPEN SPACE:	
AMENITY	± 1.01 AC
OPEN SPACE / PARK	± 0.95 AC
LANDSCAPE BUFFER	± 2.13 AC
POTENTIAL CELERY AVE TRAIL	± 0.81 AC
COMPENSATING STORAGE	± 1.09 AC
STORMWATER POND	± 11.43 AC
TOTAL	± 17.42 AC (±32.8%)
STORMWATER POND*:	± 10.71 AC (±20.2%)
COMPENSATING STORAGE:	± 1.09 AC

*THE STORMWATER AREA HAS NOT BEEN EVALUATED. PRELIMINARY STORMWATER CALCULATIONS MUST BE DONE BEFORE MORE ACCURATE POND SIZING.

REV.	DATE	DESCRIPTION	BY

1828 ENGINEERING
2400 MAITLAND CENTER PKWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-2228
BOARD OF PROFESSIONAL ENGINEERING REGISTRY NO. 39060

CONCEPTUAL PLAN 5

CELERY AVENUE SUBDIVISION
SEMINOLE COUNTY, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SANCHEZ
CHECKED: L. CLASSON
DATE: 11/12/2025

SCALE: 1" = 120'
PROJECT: PUL-070
SHEET: CP.5

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-070 Celery Avenue Subdivision\Drawings\CAD Civil3D\Layouts\02 Conceptual Plans\Conceptual Plan 5.dwg Modified:11/12/2025 By:afrancis Plotted By:andrew francis

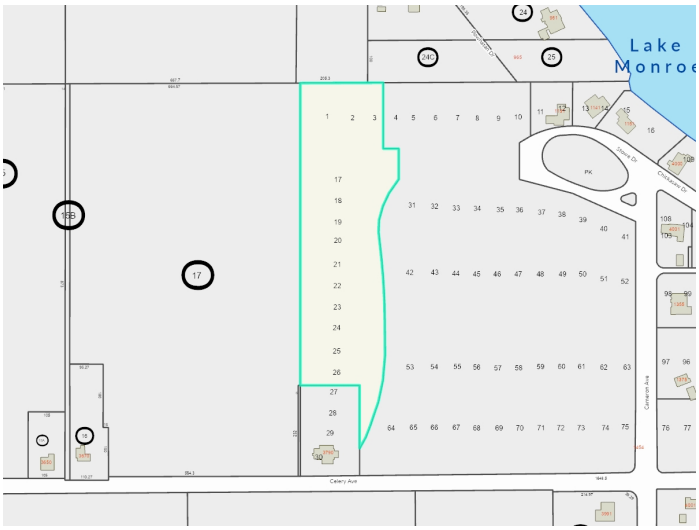
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **27-19-31-501-0000-0010**
Property Address:
Owners: **ELLEN S PURCELL REV LIVING TRUST; SLOAN FAMILY REV TRUST; BARLEY, SAMUEL; MITSU...**

2026 Market Value $462,480 Assessed Value $1,107 Taxable Value $1,107
2025 Tax Bill $11.96 Tax Savings with Exemptions $4,984.40
Grazing Land property has a lot size of 4.92 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-19-31-501-0000-0010
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
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)	$462,480	$462,480
Land Value Agriculture	$1,107	$1,107
Just/Market Value	$462,480	$462,480
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	$1,107	$1,107

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$4,996.36
Tax Bill Amount	$11.96
Tax Savings with Exemptions	$4,984.40

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11
SLOAN FAMILY REV TRUST - Tenants in Common :11.12
BARLEY, SAMUEL - Tenants in Common :8.33
MITSUDA, MEGAN B - Tenants in Common :8.33
BURNS, SARA G - Tenants in Common :8.33
BEASLEY, ERIN G - Tenants in Common :8.33
NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11
TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

Legal Description

LOTS 1 TO 3 & 17 TO 30 & VACD
STS & ALLEYS ADJ (LESS BEG 25 FT
W OF SW COR LOT 30 RUN N 232 FT E
169 FT S 232 FT W 169 FT TO BEG)
INDIAN MOUND VILLAGE
PB 5 PG 24

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$1,107	$0	$1,107
Schools	$1,107	$0	$1,107
SJWM(Saint Johns Water Management)	$1,107	$0	$1,107

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1927	Vacant	No
QUIT CLAIM DEED	5/7/2024	$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	$100	07474/0268	Vacant	No
QUIT CLAIM DEED	11/1/2006	$100	06486/1222	Vacant	No
TRUSTEE DEED	8/1/2003	$100	05043/1574	Vacant	No
WARRANTY DEED	4/1/1995	$100	02904/1810	Vacant	No

Land

Units	Rate	Assessed	Market
4.92 Acres	$94,000/Acre Market, $225/Acre AG	$1,107	$462,480

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

* Year Built = Actual / Effective

Building

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	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

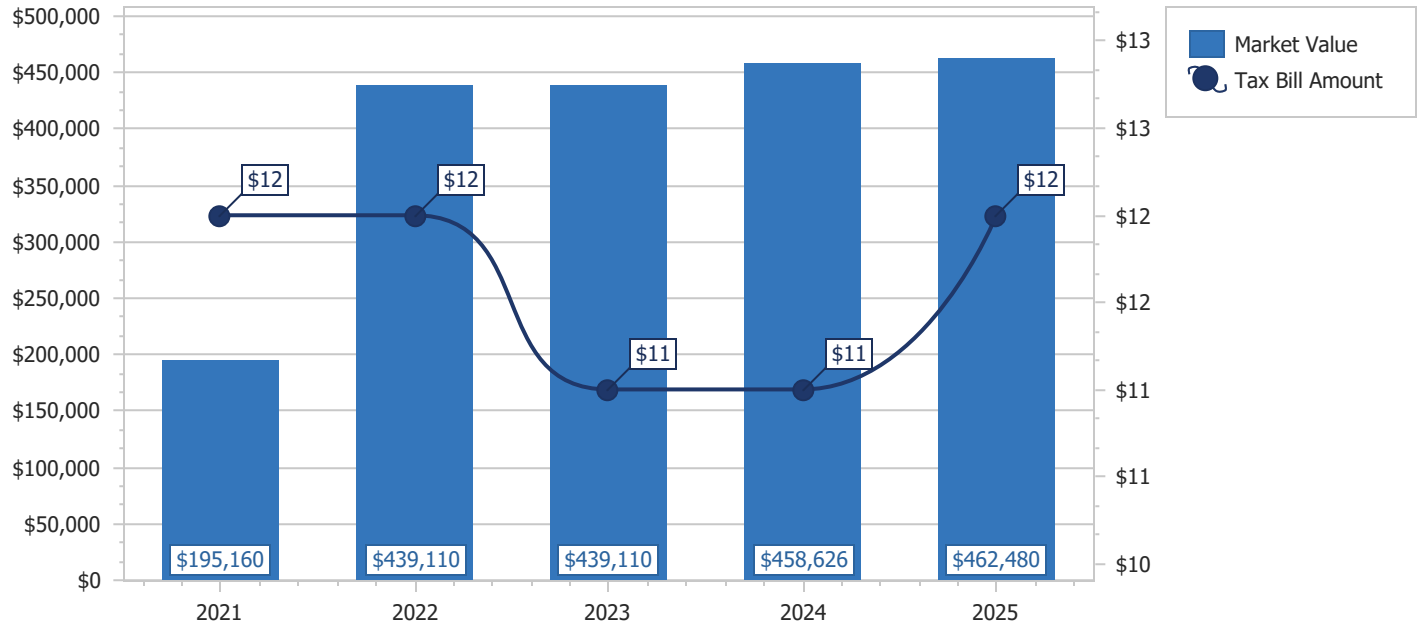
Political Representation

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 10

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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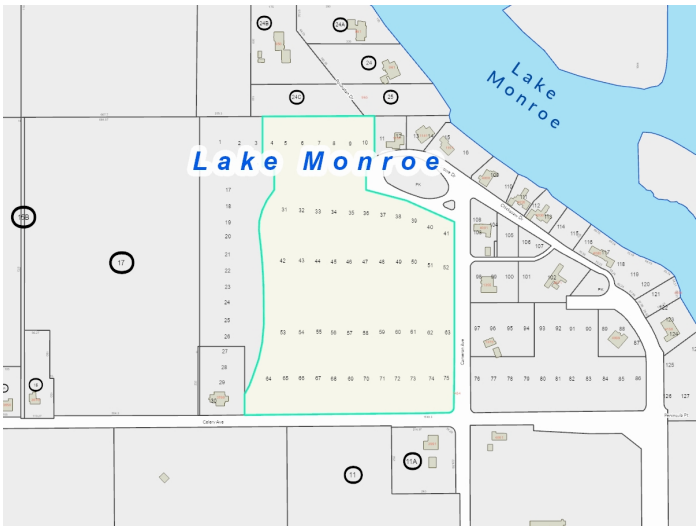
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **27-19-31-501-0000-0040**
Property Address:
Owners: **ELLEN S PURCELL REV LIVING TRUST; SLOAN FAMILY REV TRUST; BARLEY, SAMUEL; MITSU...**

2026 Market Value $1,716,000 Assessed Value $2,059 Taxable Value $2,059
2025 Tax Bill $22.24 Tax Savings with Exemptions $18,516.39
Grazing Land property has a lot size of 16.15 Acres

Parcel Location



Site View

Parcel Information

Parcel	27-19-31-501-0000-0040
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
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)	$1,716,000	$1,716,000
Land Value Agriculture	$2,059	$2,059
Just/Market Value	$1,716,000	$1,716,000
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	$2,059	$2,059

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$18,538.63
Tax Bill Amount	$22.24
Tax Savings with Exemptions	$18,516.39

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11
SLOAN FAMILY REV TRUST - Tenants in Common :11.12
BARLEY, SAMUEL - Tenants in Common :8.33
MITSUDA, MEGAN B - Tenants in Common :8.33
BURNS, SARA G - Tenants in Common :8.33
BEASLEY, ERIN G - Tenants in Common :8.33
NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11
TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

Legal Description

LOTS 4 TO 10 & 31 TO 75 & VACD ST
& ALLEYS ADJ
INDIAN MOUND VILLAGE
PB 5 PG 24

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$2,059	$0	$2,059
Schools	$2,059	$0	$2,059
SJWM(Saint Johns Water Management)	$2,059	$0	$2,059

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1929	Vacant	No
QUIT CLAIM DEED	5/7/2024	$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	$100	07474/0266	Vacant	No
QUIT CLAIM DEED	11/1/2006	$100	06486/1222	Vacant	No
QUIT CLAIM DEED	7/1/2003	$100	05154/0429	Vacant	No

Land

Units	Rate	Assessed	Market
17.16 Acres	$100,000/Acre Market, $120/Acre AG	$2,059	$1,716,000

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

* Year Built = Actual / Effective

Building

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	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

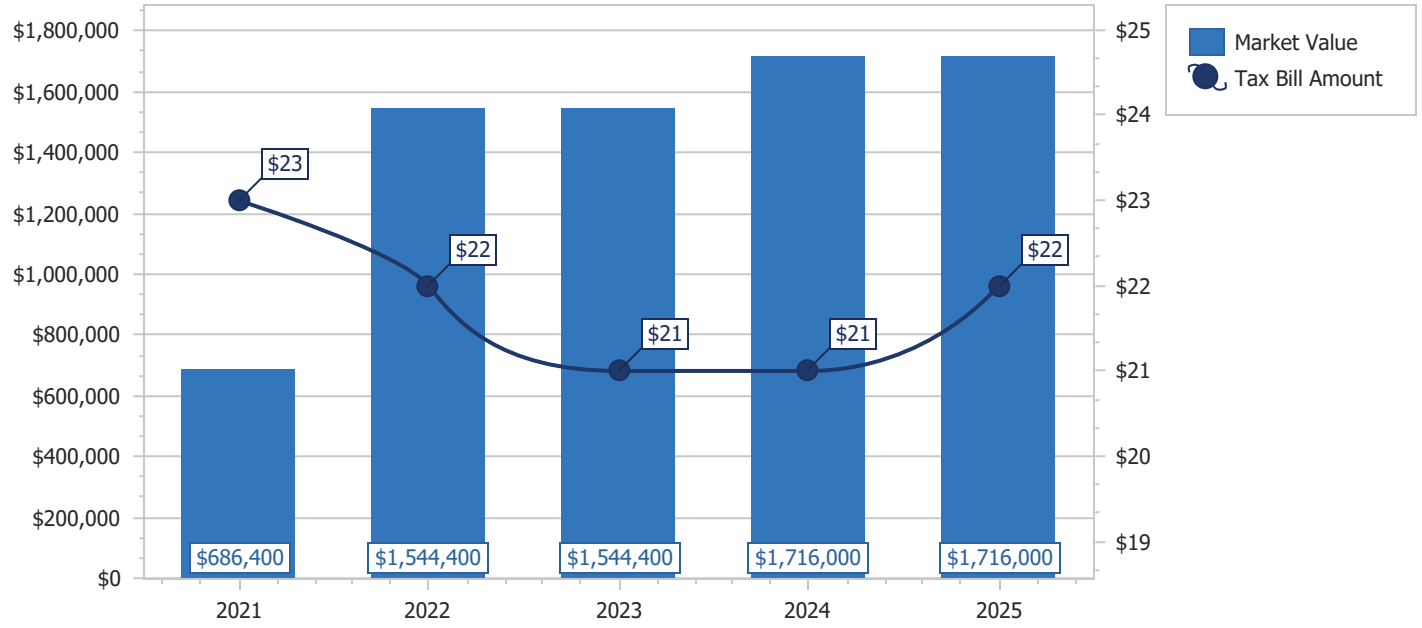
Political Representation

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 10

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

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **28-19-31-300-0150-0000**
Property Address:
Owners: **BARLEY, SAMUEL; MITSUDA, MEGAN B; BURNS, SARA G; BEASLEY, ERIN G; NEITZKE, KATH...**

2026 Market Value $733,200 Assessed Value $1,755 Taxable Value $1,755
2025 Tax Bill $18.96 Tax Savings with Exemptions $7,902.09
Grazing Land property has a lot size of 7.85 Acres

Parcel Location

Site View

Parcel Information

Parcel	28-19-31-300-0150-0000
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
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)	$733,200	$733,200
Land Value Agriculture	$1,755	$1,755
Just/Market Value	$733,200	$733,200
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	$1,755	$1,755

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$7,921.05
Tax Bill Amount	$18.96
Tax Savings with Exemptions	$7,902.09

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BARLEY, SAMUEL - Tenants in Common :8.33
MITSUDA, MEGAN B - Tenants in Common :8.33
BURNS, SARA G - Tenants in Common :8.33
BEASLEY, ERIN G - Tenants in Common :8.33
NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11
ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11
SLOAN FAMILY REV TRUST - Tenants in Common :11.12
TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

Legal Description

SEC 28 TWP 19S RGE 31E
S 1120 FT OF W 331 FT OF
LOT 2 (LESS S 213 FT OF E
105 FT + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$1,755	$0	$1,755
Schools	$1,755	$0	$1,755
SJWM(Saint Johns Water Management)	$1,755	$0	$1,755

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1929	Vacant	No
QUIT CLAIM DEED	5/7/2024	$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	$100	07474/0266	Vacant	No
QUIT CLAIM DEED	11/1/2006	$100	06486/1222	Vacant	No
QUIT CLAIM DEED	7/1/2003	$100	05154/0429	Vacant	No

Land

Units	Rate	Assessed	Market
7.80 Acres	$94,000/Acre Market, $225/Acre AG	$1,755	$733,200

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

* Year Built = Actual / Effective

Building

Permits

Permit #	Description	Value	CO Date	Permit Date
06459	INTERIOR ELECTRIC UP TO CODE	$1,800		10/1/1995

Extra Features

Description	Year Built	Units	Cost	Assessed

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

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

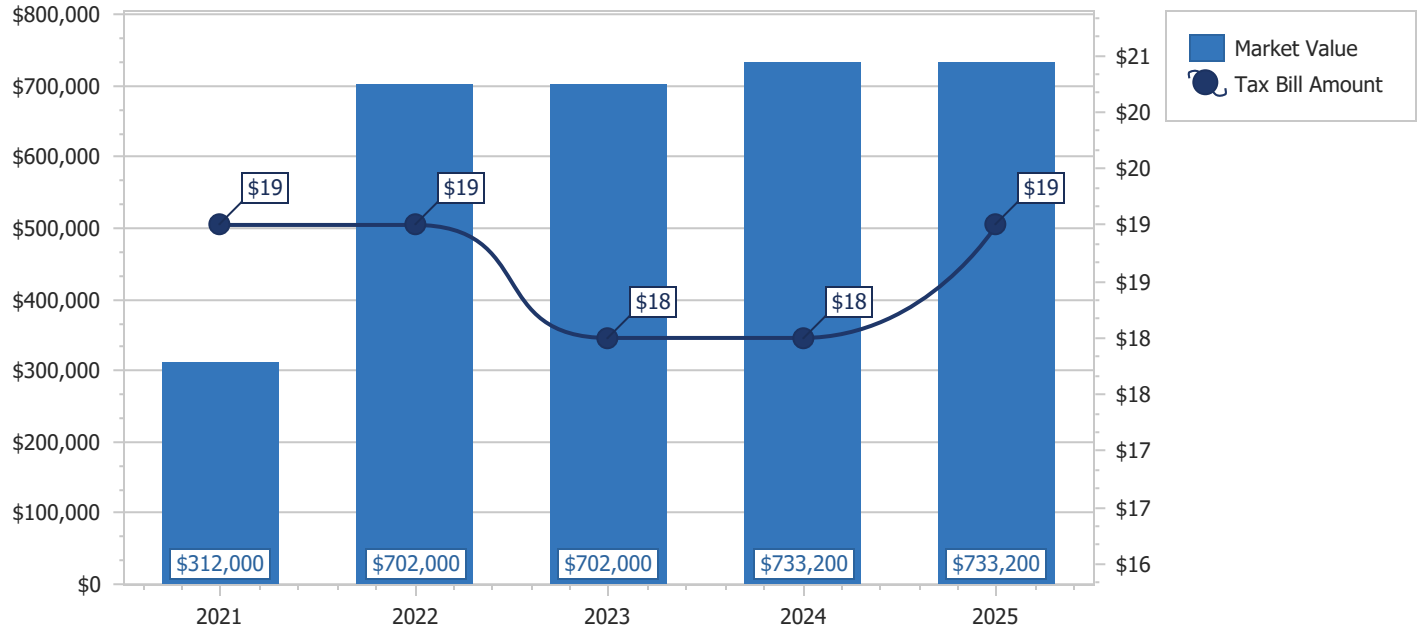
Political Representation

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 10

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

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

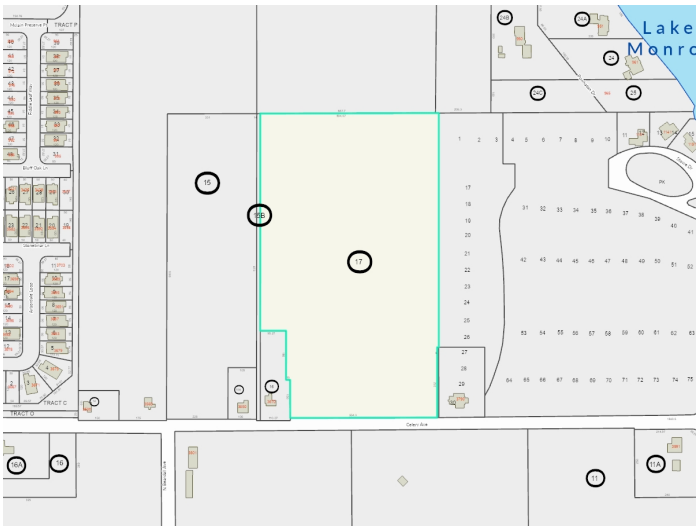
Parcel: **28-19-31-300-0170-0000**
Property Address:
Owners: **BARLEY, SAMUEL M; MITSUDA, MEGAN B; BURNS, SARA B; BEASLEY, ERIN G; NEITZKE, KA...**

2026 Market Value $1,510,580 Assessed Value $3,616 Taxable Value $3,616

2025 Tax Bill $39.07 Tax Savings with Exemptions $16,280.33

Grazing Land property has a lot size of 16.07 Acres

Parcel Location



Site View

Parcel Information

Parcel	28-19-31-300-0170-0000
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
Subdivision	
Tax District	G1:Agricultural
DOR Use Code	60:Grazing Land
Exemptions	None
AG Classification	Yes

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)	$1,510,580	$1,510,580
Land Value Agriculture	$3,616	$3,616
Just/Market Value	$1,510,580	$1,510,580
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	$3,616	$3,616

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$16,319.40
Tax Bill Amount	$39.07
Tax Savings with Exemptions	$16,280.33

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BARLEY, SAMUEL M - Tenants in Common :8.33
MITSUDA, MEGAN B - Tenants in Common :8.33
BURNS, SARA B - Tenants in Common :8.33
BEASLEY, ERIN G - Tenants in Common :8.33
NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11
SLOAN FAMILY REV TRUST - Tenants in Common :11.12
ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11
TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

Legal Description

SEC 28 TWP 19S RGE 31E
E 664.57 FT OF W 1009.57 FT OF S 1120 FT OF LOT 2 (LESS BEG SW COR RUN E 110.27 FT N 180 FT W 15 FT N 180 FT W 95.27 FT S 360 FT TO BEG + E 6 FT OF S 262 FT + RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$3,616	$0	$3,616
Schools	$3,616	$0	$3,616
SJWM(Saint Johns Water Management)	$3,616	$0	$3,616

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1927	Vacant	No
QUIT CLAIM DEED	5/7/2024	$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	$100	07474/0266	Vacant	No
QUIT CLAIM DEED	11/1/2006	$100	06486/1222	Vacant	No
QUIT CLAIM DEED	7/1/2003	$100	05154/0429	Vacant	No

Land

Units	Rate	Assessed	Market
16.07 Acres	$94,000/Acre Market, $225/Acre AG	$3,616	$1,510,580

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

* Year Built = Actual / Effective

Building

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	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

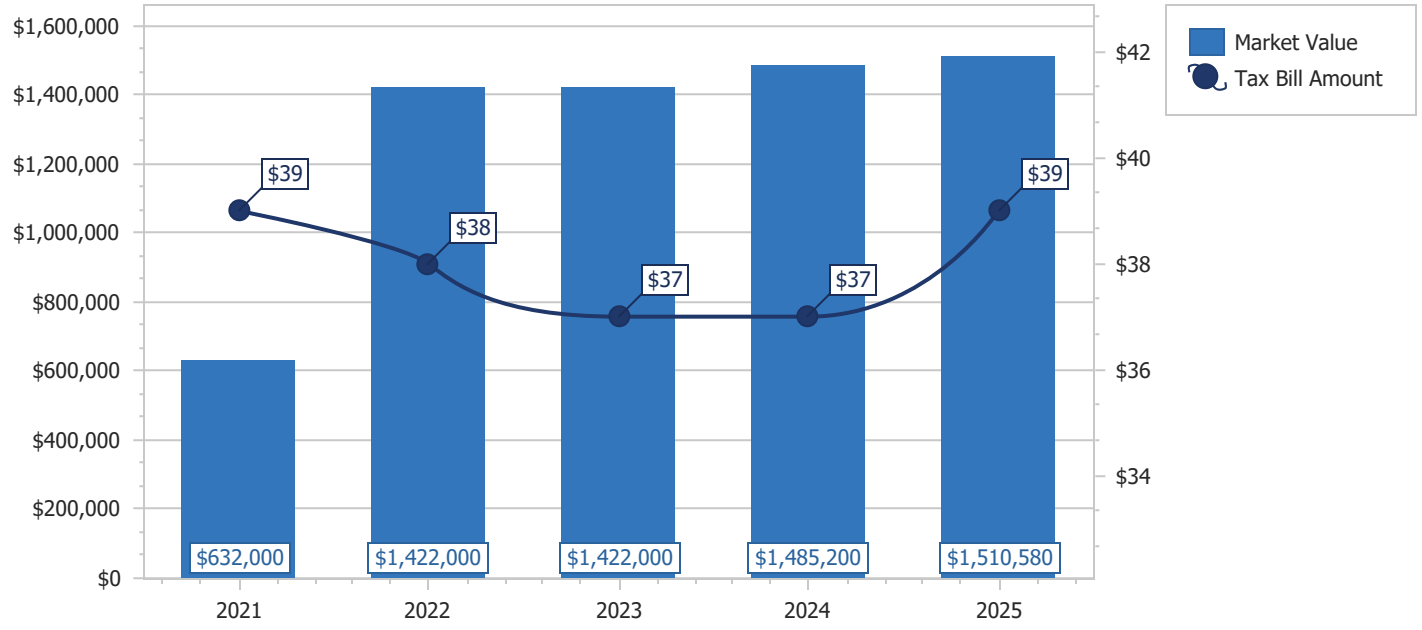
Political Representation

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 10

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

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

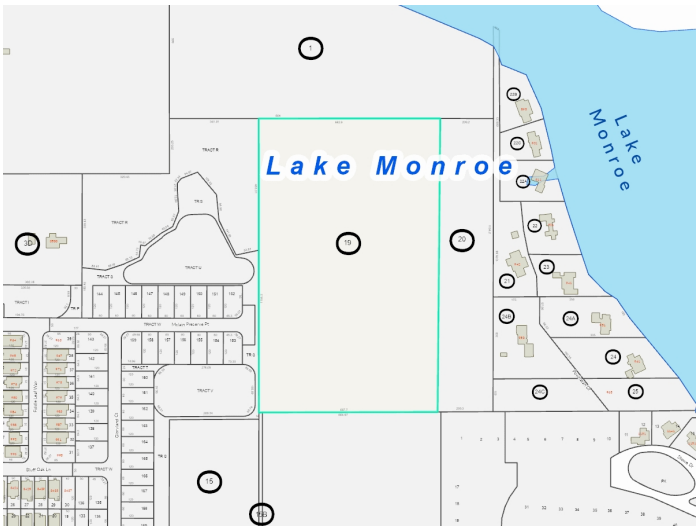
Parcel: **28-19-31-300-0190-0000**
Property Address:
Owners: **NEITZKE, KATHRYN S ENH LIFE EST; BURNS, SARA B; BARLEY, SAMUEL M; BEASLEY, ERIN...**

2026 Market Value $1,595,180 Assessed Value $3,818 Taxable Value $3,818

2025 Tax Bill $41.25 Tax Savings with Exemptions $17,192.12

Grazing Land property has a lot size of 16.40 Acres

Parcel Location



Site View

Parcel Information

Parcel	28-19-31-300-0190-0000
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
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)	$1,595,180	$1,595,180
Land Value Agriculture	$3,818	$3,818
Just/Market Value	$1,595,180	$1,595,180
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	$3,818	$3,818

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$17,233.37
Tax Bill Amount	$41.25
Tax Savings with Exemptions	$17,192.12

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11
BURNS, SARA B - Tenants in Common :8.33
BARLEY, SAMUEL M - Tenants in Common :8.33
BEASLEY, ERIN G - Tenants in Common :8.33
MITSUDE, MEGAN B - Tenants in Common :8.33
ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11
SLOAN FAMILY REV TRUST - Tenants in Common :11.12
TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

Legal Description

SEC 28 TWP 19S RGE 31E
BEG 1120 FT N + 1007.7 FT
E OF S 1/4 SEC POST RUN W
667.7 FT N 1104.2 FT E
662.8 FT SLY TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$3,818	$0	$3,818
Schools	$3,818	$0	$3,818
SJWM(Saint Johns Water Management)	$3,818	$0	$3,818

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1929	Vacant	No
QUIT CLAIM DEED	2/1/2017	$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	$100	07474/0266	Vacant	No
QUIT CLAIM DEED	11/1/2006	$100	06486/1222	Vacant	No
QUIT CLAIM DEED	7/1/2003	$100	05154/0429	Vacant	No

Land

Units	Rate	Assessed	Market
16.97 Acres	$94,000/Acre Market, $225/Acre AG	$3,818	$1,595,180

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

* Year Built = Actual / Effective

Building

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	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

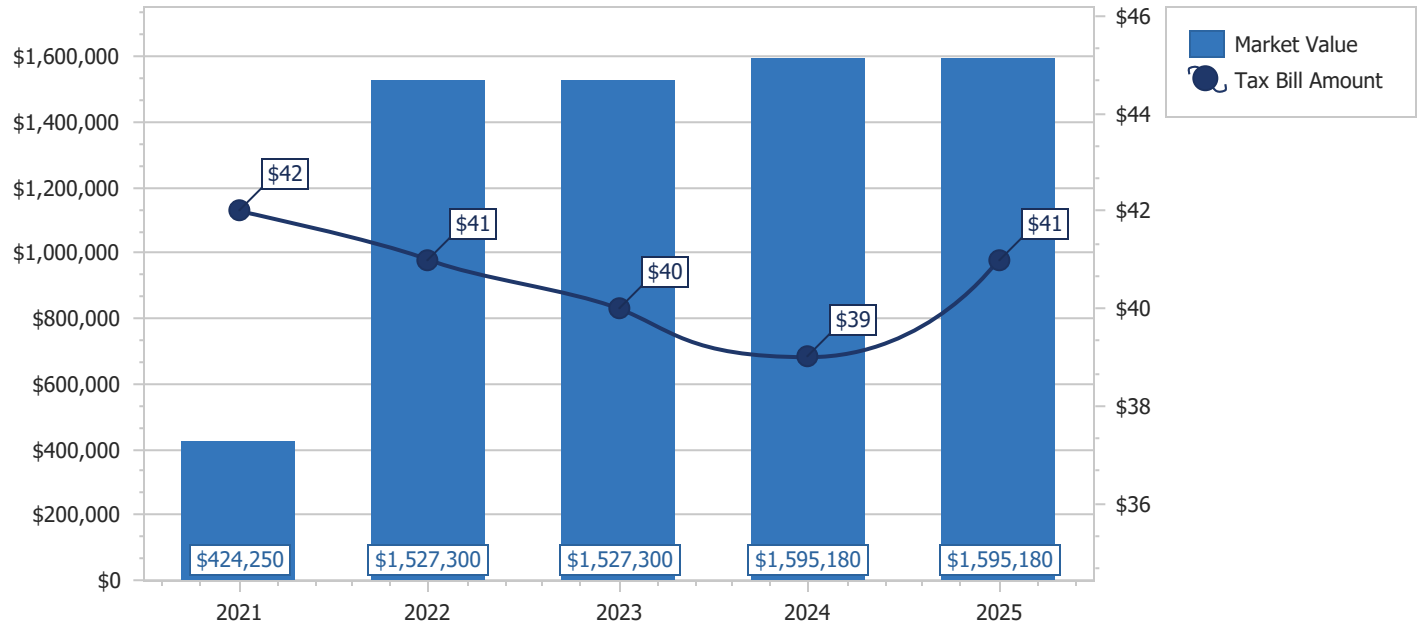
Political Representation

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 10

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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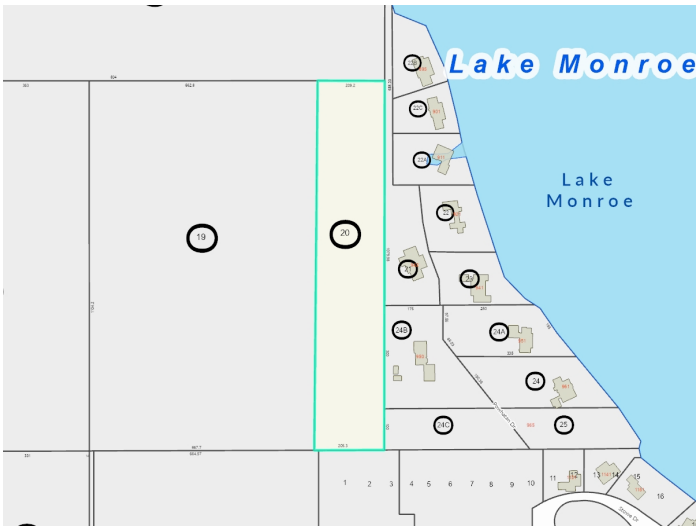
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **28-19-31-300-0200-0000**
Property Address:
Owners: **ELLEN S PURCELL REV LIVING TRUST; SLOAN FAMILY REV TRUST; BARLEY, SAMUEL; MITSU...**

2026 Market Value $460,600 Assessed Value $1,103 Taxable Value $1,103
2025 Tax Bill $11.92 Tax Savings with Exemptions $4,964.13
Grazing Land property has a lot size of 4.94 Acres

Parcel Location



Site View

Parcel Information

Parcel	28-19-31-300-0200-0000
Property Address	
Mailing Address	510 KELLY GREEN ST OVIEDO, FL 32765-8988
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)	$460,600	$460,600
Land Value Agriculture	$1,103	$1,103
Just/Market Value	$460,600	$460,600
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	$1,103	$1,103

2025 Certified Tax Summary

Tax Amount w/o Exemptions	$4,976.05
Tax Bill Amount	$11.92
Tax Savings with Exemptions	$4,964.13

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ELLEN S PURCELL REV LIVING TRUST - Tenants in Common :11.11
SLOAN FAMILY REV TRUST - Tenants in Common :11.12
BARLEY, SAMUEL - Tenants in Common :8.33
MITSUDA, MEGAN B - Tenants in Common :8.33
BURNS, SARA G - Tenants in Common :8.33
BEASLEY, ERIN G - Tenants in Common :8.33
NEITZKE, KATHRYN S ENH LIFE EST - Tenants in Common :11.11
TEMUCUA HOLDINGS LLC - Tenants in Common :33.34

Legal Description

SEC 28 TWP 19S RGE 31E
BEG 1120 FT N + 1007.7 FT
E OF S 1/4 SEC POST RUN E
205.3 FT N 1104.2 FT W
209.2 FT SLY TO BEG

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$1,103	$0	$1,103
Schools	$1,103	$0	$1,103
SJWM(Saint Johns Water Management)	$1,103	$0	$1,103

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	9/23/2025	$100	10905/1954	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1949	Vacant	No
TRUSTEE DEED	9/23/2025	$100	10905/1929	Vacant	No
QUIT CLAIM DEED	5/7/2024	$100	10624/1723	Vacant	No
QUIT CLAIM DEED	2/1/2017	$100	08873/0655	Vacant	No
TRUSTEE DEED	3/1/2016	$100	08649/0560	Vacant	No
QUIT CLAIM DEED	6/1/2013	$100	08343/1643	Vacant	No
WARRANTY DEED	11/1/2010	$100	07474/0268	Vacant	No
QUIT CLAIM DEED	11/1/2006	$100	06486/1222	Vacant	No
TRUSTEE DEED	8/1/2003	$100	05043/1574	Vacant	No
WARRANTY DEED	4/1/1995	$100	02904/1810	Vacant	No

Land

Units	Rate	Assessed	Market
4.90 Acres	$94,000/Acre Market, $225/Acre AG	$1,103	$460,600

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

* Year Built = Actual / Effective

Building

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	SE
Description	Suburban Estates

School Districts	
Elementary	Region 3
Middle	Millennium
High	Seminole

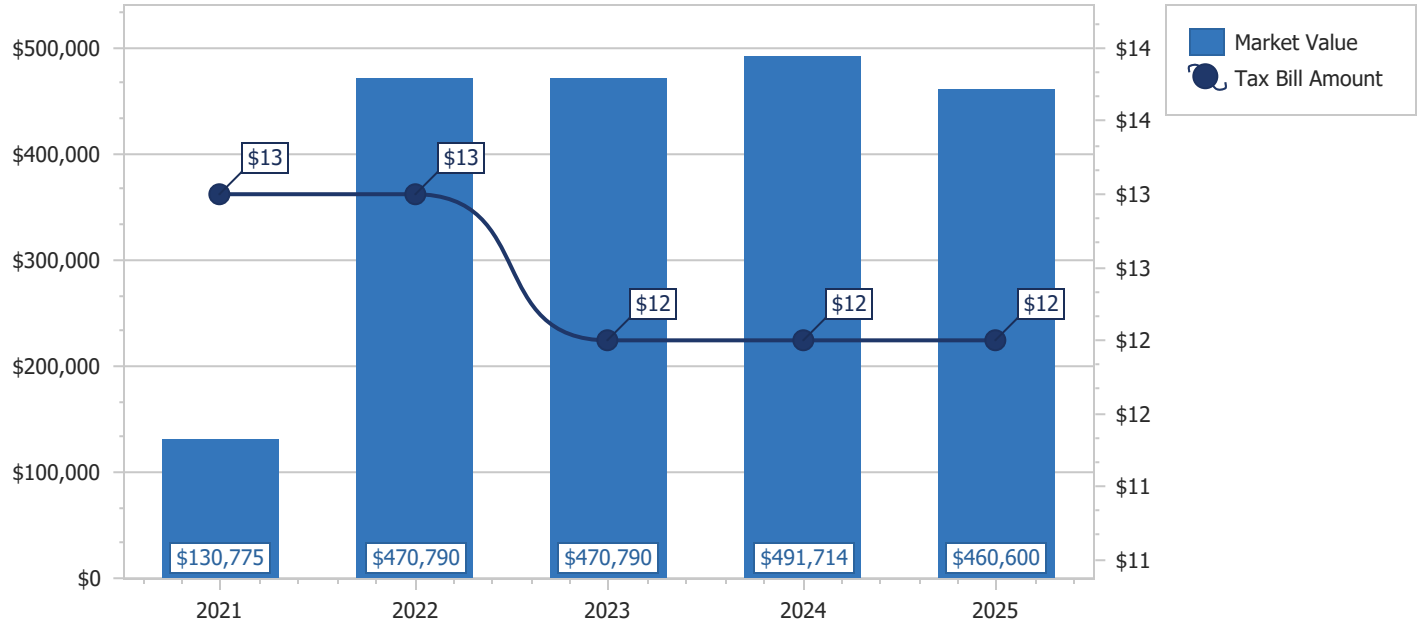
Political Representation

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 10

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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