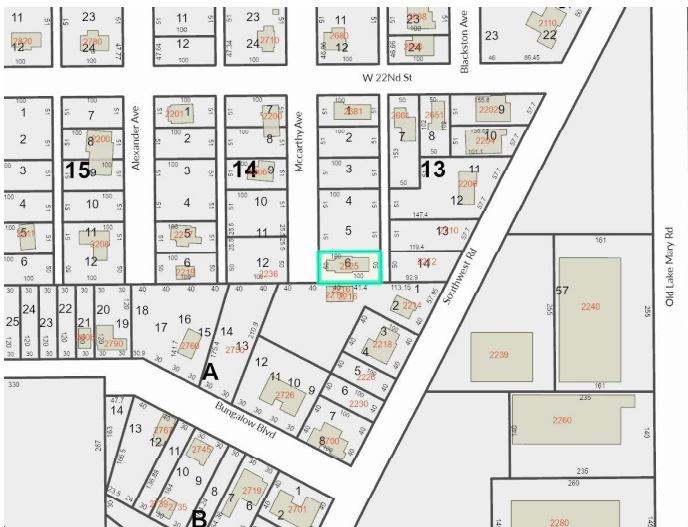


# Property Record Card



Parcel: 35-19-30-517-1300-0060  
 Property Address: 2225 MCCARTHY AVE SANFORD, FL 32771  
 Owners: SOUTHWARD HOMES LLC  
 2025 Market Value \$77,625 Assessed Value \$77,625 Taxable Value \$77,625  
 2024 Tax Bill \$1,006.68  
 The 3 Bed/1 Bath Single Family property is 1,384 SF and a lot size of 0.11 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	35-19-30-517-1300-0060
Property Address	2225 MCCARTHY AVE SANFORD, FL 32771
Mailing Address	607 HICKORY AVE SANFORD, FL 32771-2037
Subdivision	LOCKHARTS SUBD
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	1	1
Depreciated Building Value	\$48,925	\$47,512
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$28,700	\$28,700
Land Value Agriculture	\$0	\$0
Just/Market Value	\$77,625	\$76,212
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	\$77,625	\$76,212

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,006.68
Tax Bill Amount	\$1,006.68
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 SOUTHWARD HOMES LLC

## Legal Description

LOT 6 BLK 13  
LOCKHARTS SUBD  
PB 3 PG 70

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$77,625	\$0	\$77,625
Schools	\$77,625	\$0	\$77,625
FIRE	\$77,625	\$0	\$77,625
ROAD DISTRICT	\$77,625	\$0	\$77,625
SJWM(Saint Johns Water Management)	\$77,625	\$0	\$77,625

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/22/2024	\$100	10632/0279	Improved	No
TAX DEED	11/30/2023	\$50,500	10550/1381	Improved	No
QUIT CLAIM DEED	10/3/2019	\$100	09450/1467	Improved	No
WARRANTY DEED	12/1/1983	\$100	01512/1648	Improved	No

## Land

Units	Rate	Assessed	Market
50 feet X 100 feet	\$700/Front Foot	\$28,700	\$28,700

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft <sup>2</sup> )	948
Total Area (ft <sup>2</sup> )	1560
Constuction	CB/STUCCO FINISH
Replacement Cost	\$122,313
Assessed	\$48,925

\* Year Built = Actual / Effective



Sketch by Agnes Sketch

Building 1

Appendages	
Description	Area (ft²)
ENCLOSED PORCH FINISHED	198
ENCLOSED PORCH FINISHED	238
OPEN PORCH UNFINISHED	176

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

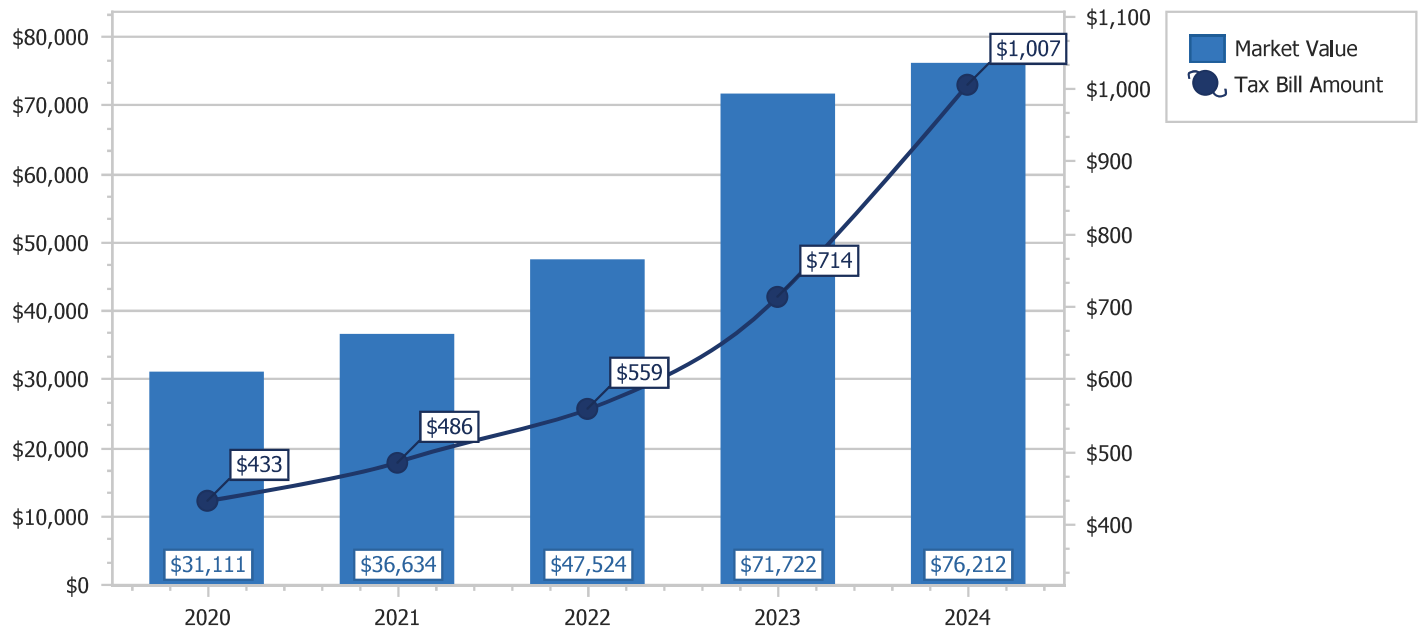
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	LDR
Description	Low Density Residential

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 5

School Districts	
Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

Utilities	
Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

## Property Value History



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