



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

PROJ. #: 25-80000142
PM: Kaitlyn
REC'D: 12/18/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

PRE-APPLICATION \$50.00*
(*DEDUCTED FROM APPLICATION FEE FOR REZONE, LAND USE AMENDMENT, SUBDIVISION, SITE PLAN, OR SPECIAL EXCEPTION)

PROJECT NAME: **Atlantic Pipe Services Facility**

PARCEL ID #(S): **See attached list**

TOTAL ACREAGE: **5.79 AC** BCC DISTRICT: **District 4**

ZONING: **PD & A-1** FUTURE LAND USE: **PD & HIPTI**

NAME: **Keith Carson** COMPANY: **Atlantic Pipe Services**

ADDRESS: **1420 Martin Luther King Jr Blvd**

CITY: **Sanford** STATE: **FL** ZIP: **32771**

PHONE: **407-792-1360** EMAIL: **kcarson@atlanticpipe.us**

NAME: **Bryan Potts, P.E.** COMPANY: **Tannath Design, Inc.**

ADDRESS: **2494 Rose Spring Drive**

CITY: **Orlando** STATE: **FL** ZIP: **32825**

PHONE: **407-982-9878** EMAIL: **BPotts@tannathdesign.com**

PROPOSED DEVELOPMENT

Brief description of proposed development: **37,400 SF Office and Maintenance Bldgs, as well as parking.**

This is for a Construction Company Facility.

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

COMMENTS DUE: **12/30** COM DOC DUE: **12/30** DRC MEETING: **01/07/2026**

PROPERTY APPRAISER SHEET PRIOR REVIEWS:

ZONING: PD	FLU: PD	LOCATION:
W/S: SEMINOLE COUNTY UTILITIES	BCC: 5: HERR	



Tannath Design, Inc.

2494 Rose Spring Dr.
Orlando, FL 32825
(407) 982-9878
www.tannathdesign.com

December 18, 2025

**Re: Project Narrative
Project: APS Facility
Pre-Application Request**

To Whom It May Concern:

The project will involve a 23,400 SF office, an additional 8,400 SF Warehouse, 4,200 SF Warehouse, and Fueling stations. This site includes parking and a stormwater. This site is west of Elder Road to I-4 at the north end where it turns 90 degrees and becomes School Street. One Parcel is A-1 and will need to be rezoned, and the Comp plan is inconsistent, we also want to discuss the best LU and Zoning for this use. We understand that Improvements will be needed on Elder Road. [PD zoning](#)

Bryan Potts, P.E.
Tannath Design Inc.
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Orlando, FL 32825
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bpotts@tannathdesign.com

16-19-30-5AC-0000-0300

16-19-30-5AC-0000-030A

16-19-30-5AC-0000-030B

16-19-30-5AC-0000-030C

16-19-30-5AC-0000-030D

16-19-30-5AC-0000-030E

16-19-30-5AC-0000-030F

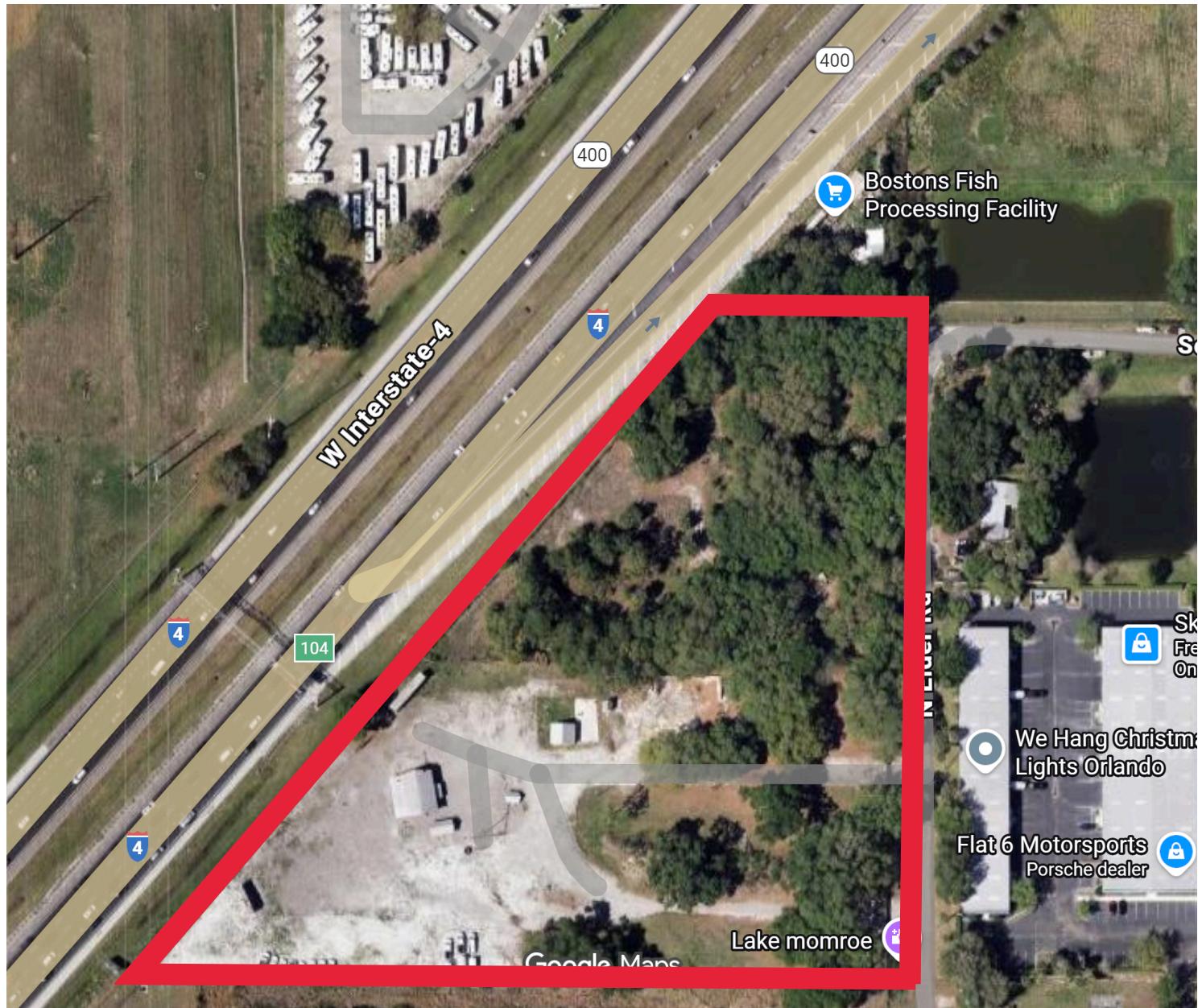
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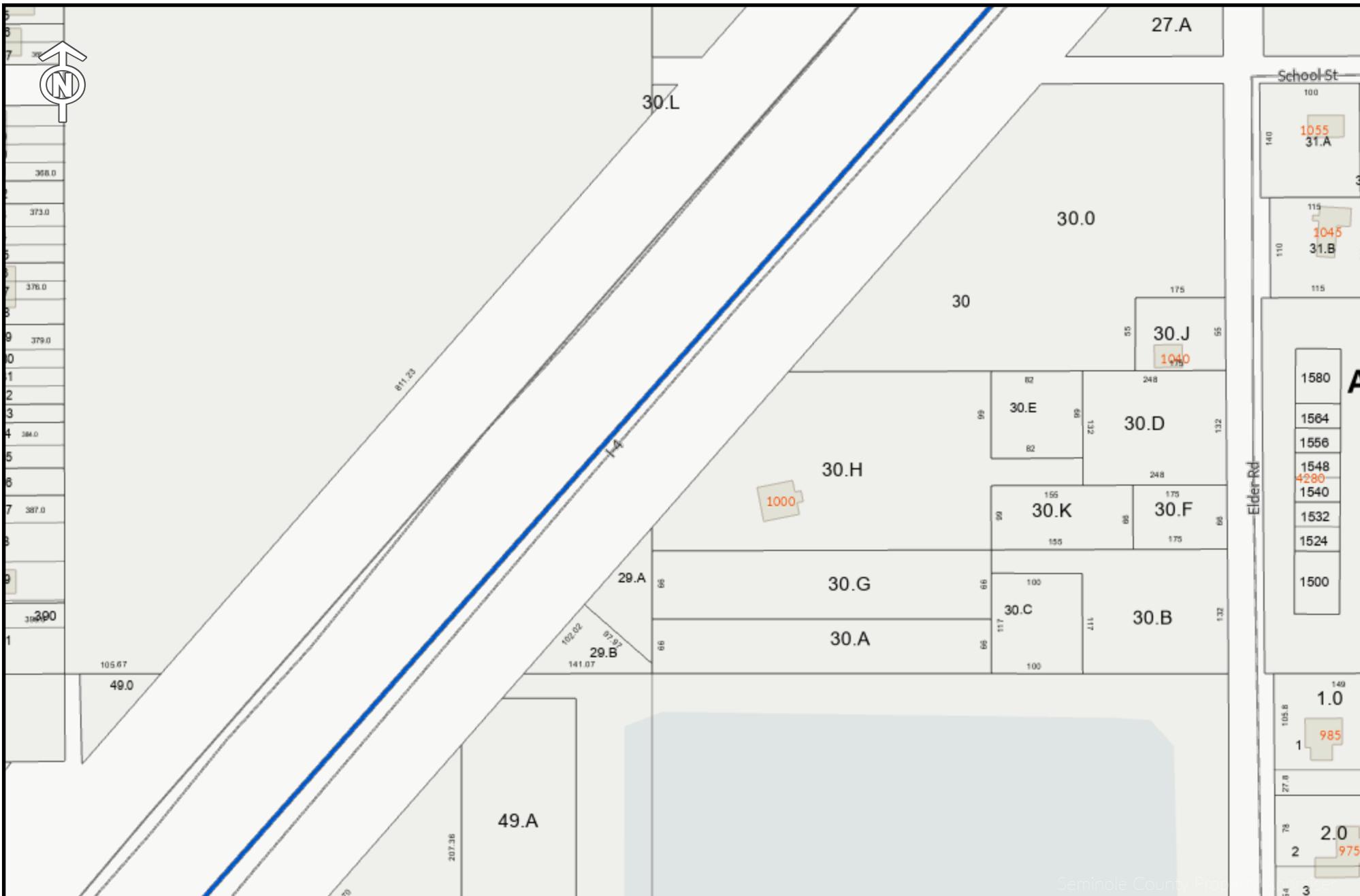
16-19-30-5AC-0000-030H

16-19-30-5AC-0000-029A

16-19-30-5AC-0000-029B

Google Maps





DAVID JOHNSON, CFA

SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 12/18/2025

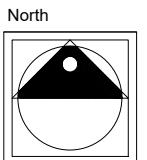
This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



TOTAL AREA - 7 ACRES

TOTAL WAREHOUSE - 37,400 SF

TOTAL POND - 1.17 ACRES - 16.7%



0'
50'
100'
SCALE: 1" = 100'

DECEMBER 16, 2025

ELDER ROAD
BUILD TO SUIT
SANFORD, FLORIDA

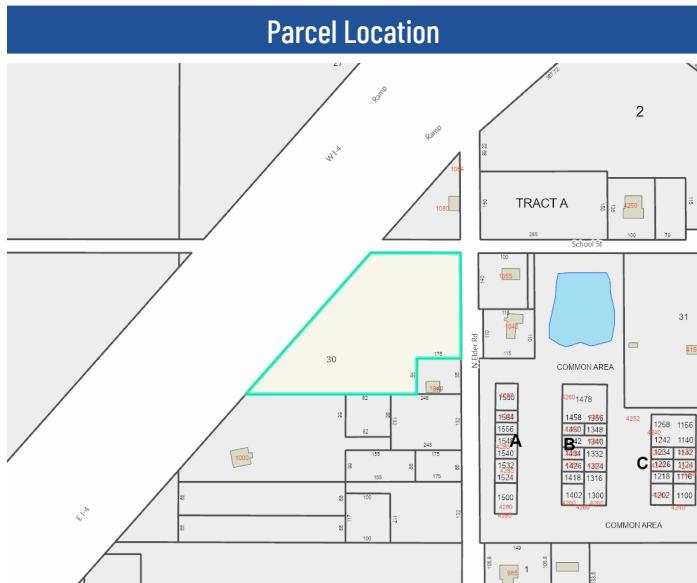
25348



Property Record Card



Parcel: 16-19-30-5AC-0000-0300
 Property Address: SRY ELDER ROAD LLC
 Owners: SRY ELDER ROAD LLC
 2026 Market Value \$822,243 Assessed Value \$822,243 Taxable Value \$822,243
 2025 Tax Bill \$10,718.93 Tax Savings with Non-Hx Cap \$528.53
 Vac Industrial General property has a lot size of 2.28 Acres



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-0300
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
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)	\$822,243	\$822,243
Land Value Agriculture	\$0	\$0
Just/Market Value	\$822,243	\$822,243
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$62,697
P&G Adjustment	\$0	\$0
Assessed Value	\$822,243	\$759,546

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,247.46
Tax Bill Amount	\$10,718.93
Tax Savings with Exemptions	\$528.53

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 1/2 OF LOT 30 ELY OF ST RD 400
 (LESS S 55 FT OF E 175 FT & RD)
 ST JOSEPHS
 PB 1 PG 114
 INFO: 030L CUTOUT FOR 95

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$822,243	\$0	\$822,243
Schools	\$822,243	\$0	\$822,243
FIRE	\$822,243	\$0	\$822,243
ROAD DISTRICT	\$822,243	\$0	\$822,243
SJWM(Saint Johns Water Management)	\$822,243	\$0	\$822,243

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/15/2023	\$840,000	10457/0295	Vacant	Yes
WARRANTY DEED	8/1/2006	\$660,000	06392/1829	Vacant	No
WARRANTY DEED	3/1/2005	\$100	05739/0914	Vacant	No
WARRANTY DEED	5/1/2002	\$210,000	04407/1649	Improved	No
SPECIAL WARRANTY DEED	10/1/1992	\$156,300	02506/0592	Improved	No
WARRANTY DEED	10/1/1989	\$312,500	02118/0577	Improved	No
QUIT CLAIM DEED	2/1/1982	\$100	01377/0139	Improved	No
SPECIAL WARRANTY DEED	4/1/1979	\$100	01234/1200	Improved	No

Land

Units	Rate	Assessed	Market
99,361 SF	\$7.55/SF	\$750,176	\$750,176
1 Lot	\$72,067/Lot	\$72,067	\$72,067

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
04094	1010 N ELDER RD: SIGN (POLE,WALL,FACIA)-Billboard [ST JOSEPHS]	\$35,540		5/21/2025
02790	COS TO 100 AMP	\$0		4/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

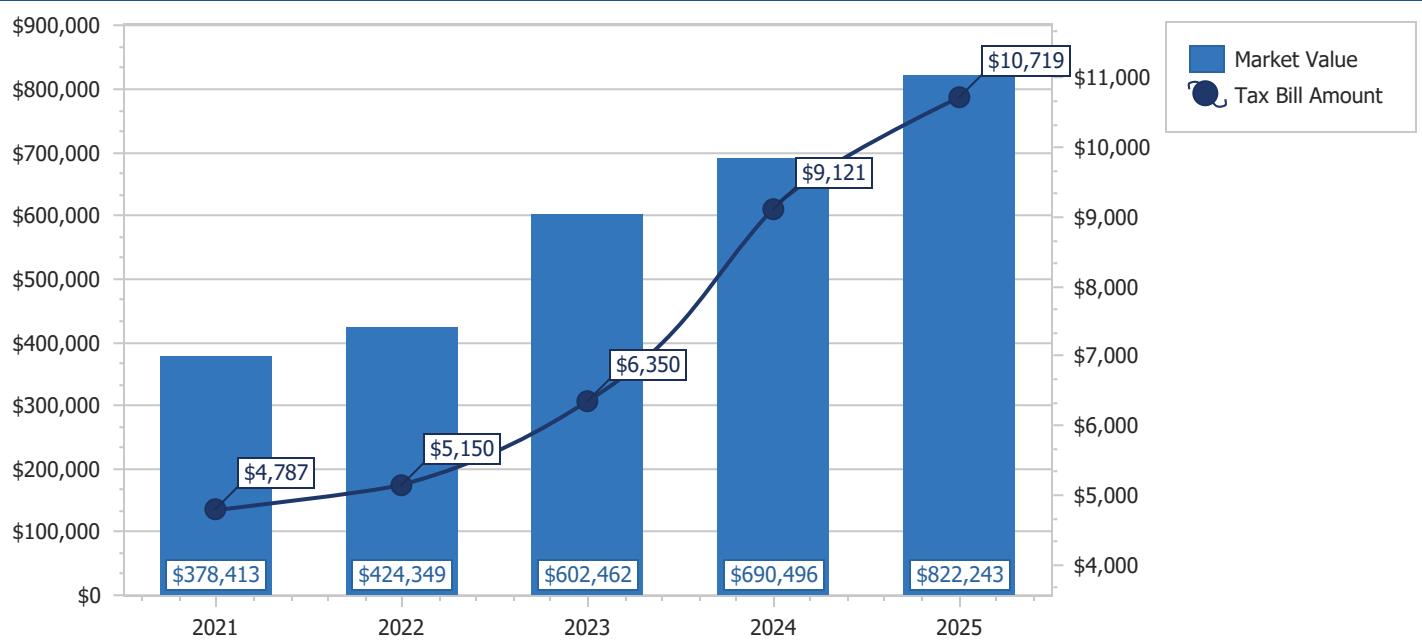
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



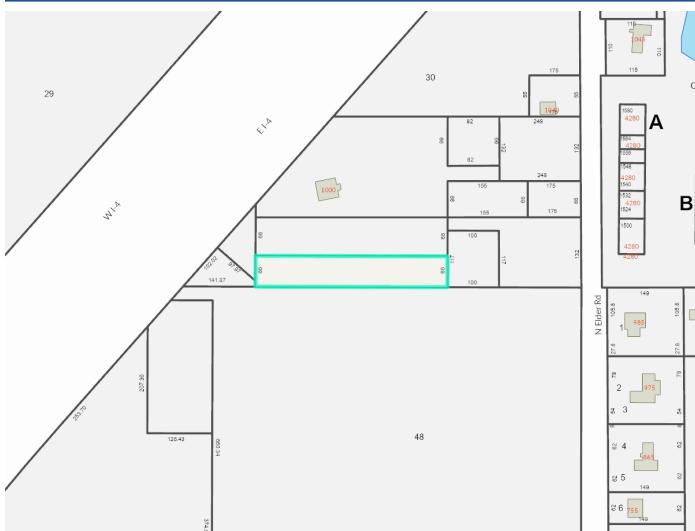
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Property Record Card



Parcel: **16-19-30-5AC-0000-030A**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value \$103,305 Assessed Value \$58,458 Taxable Value \$58,458
2025 Tax Bill \$990.25 Tax Savings with Non-Hx Cap \$422.86
Vac Industrial General property has a lot size of 0.51 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
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)	\$103,305	\$103,305
Land Value Agriculture	\$0	\$0
Just/Market Value	\$103,305	\$103,305
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$44,847	\$50,161
P&G Adjustment	\$0	\$0
Assessed Value	\$58,458	\$53,144

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,413.11
Tax Bill Amount	\$990.25
Tax Savings with Exemptions	\$422.86

Owner(s)

Name - Ownership Type

SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF S 1 ACRE OF LOT 30 ST JOSEPHS PB 1
PG 114

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$58,458	\$0	\$58,458	
Schools	\$103,305	\$0	\$103,305	
FIRE	\$58,458	\$0	\$58,458	
ROAD DISTRICT	\$58,458	\$0	\$58,458	
SJWM(Saint Johns Water Management)	\$58,458	\$0	\$58,458	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2005	\$100	06053/0294	Improved	No
WARRANTY DEED	5/1/2005	\$36,000	05756/0694	Vacant	No
QUIT CLAIM DEED	8/1/1994	\$100	02827/1413	Improved	No
WARRANTY DEED	1/1/1977	\$500	01121/0622	Improved	No

Land				
Units	Rate	Assessed	Market	
22,409 SF	\$4.61/SF	\$103,305	\$103,305	

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

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
06546	REROOF	\$556		9/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed

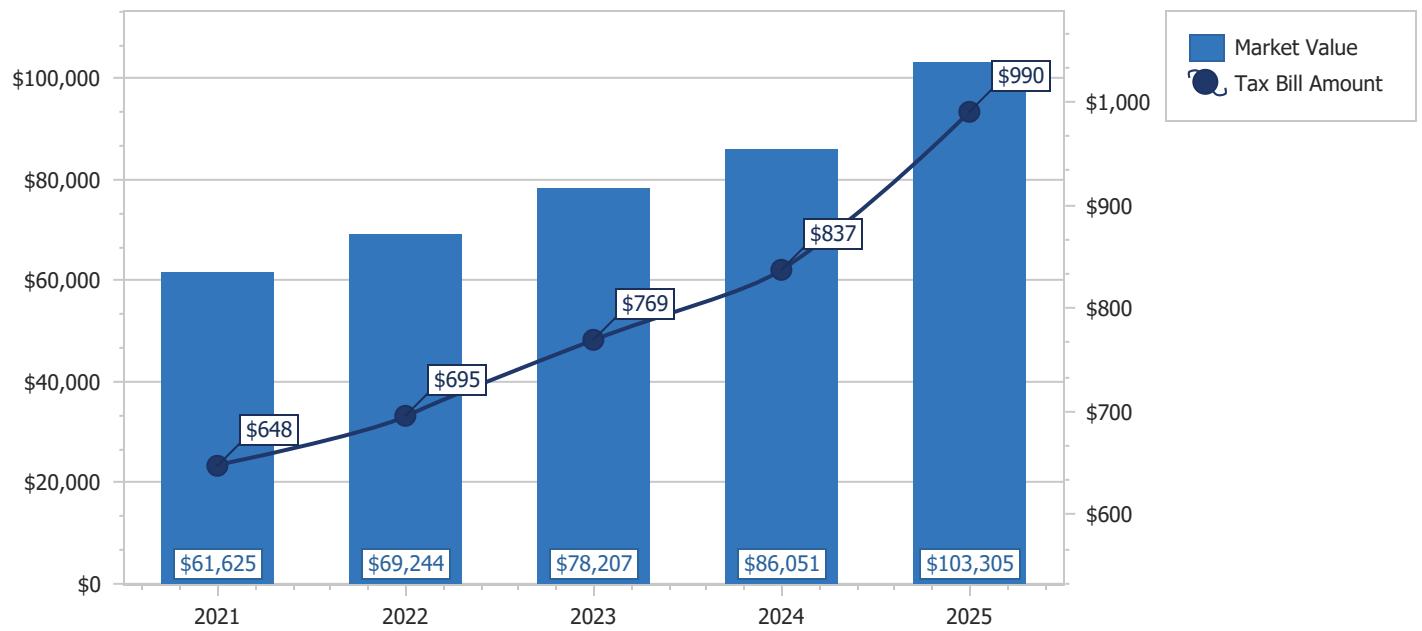
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History

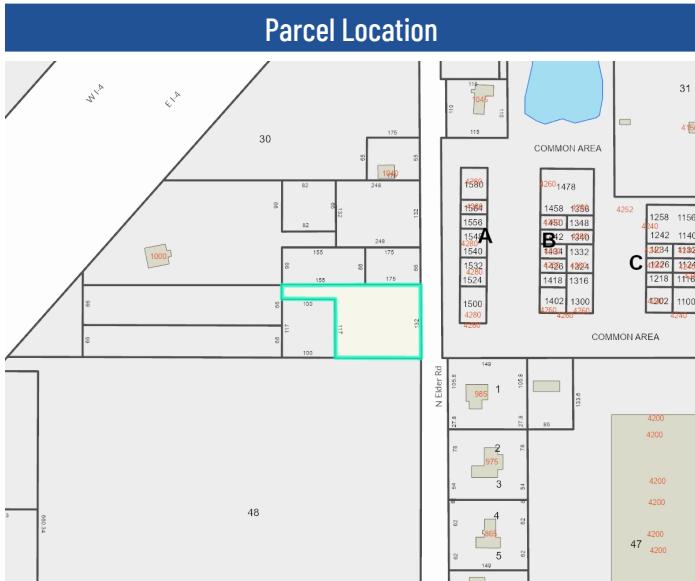


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Property Record Card



Parcel: 16-19-30-5AC-0000-030B
 Property Address: SRY ELDER ROAD LLC
 Owners: SRY ELDER ROAD LLC
 2026 Market Value \$112,664 Assessed Value \$108,238 Taxable Value \$108,238
 2025 Tax Bill \$1,420.87 Tax Savings with Non-Hx Cap \$120.26
 Vac Industrial General property has a lot size of 0.56 Acres



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030B
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
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)	\$112,664	\$112,664
Land Value Agriculture	\$0	\$0
Just/Market Value	\$112,664	\$112,664
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,426	\$14,266
P&G Adjustment	\$0	\$0
Assessed Value	\$108,238	\$98,398

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,541.13
Tax Bill Amount	\$1,420.87
Tax Savings with Exemptions	\$120.26

Owner(s)

Name - Ownership Type

SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 330 FT OF S 132 FT OF
 LOT 30 (LESS S 117 FT OF W
 100 FT & RD)
 ST JOSEPHS
 PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$108,238	\$0	\$108,238
Schools	\$112,664	\$0	\$112,664
FIRE	\$108,238	\$0	\$108,238
ROAD DISTRICT	\$108,238	\$0	\$108,238
SJWM(Saint Johns Water Management)	\$108,238	\$0	\$108,238

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2007	\$140,000	06657/0279	Improved	Yes
WARRANTY DEED	6/1/1994	\$28,500	02784/1946	Improved	No
WARRANTY DEED	8/1/1989	\$50,000	02102/2021	Improved	No

Land

Units	Rate	Assessed	Market
24,439 SF	\$4.61/SF	\$112,664	\$112,664

Building Information

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
00012	REPAIR EXTERIOR 100M AMP SERVICE	\$600		1/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed

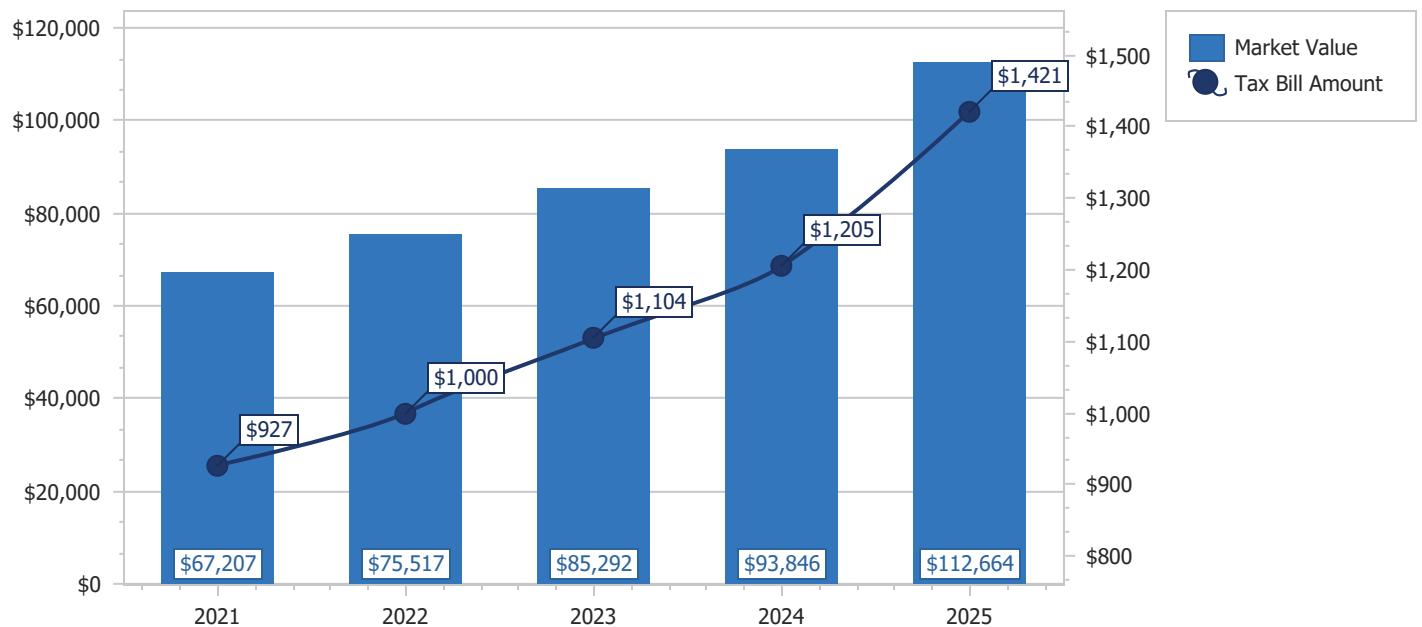
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
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

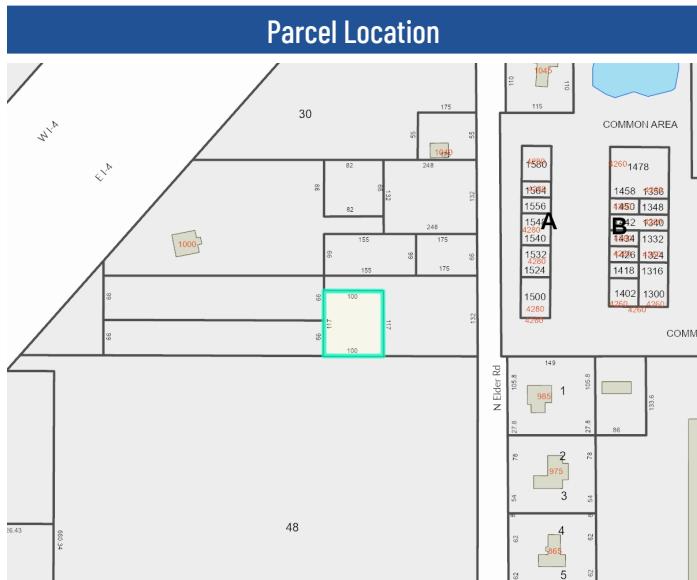


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Property Record Card



Parcel: 16-19-30-5AC-0000-030C
 Property Address: SRY ELDER ROAD LLC
 Owners: SRY ELDER ROAD LLC
 2026 Market Value \$50,821 Assessed Value \$48,825 Taxable Value \$48,825
 2025 Tax Bill \$640.93 Tax Savings with Non-Hx Cap \$54.25
 Vac Industrial General property has a lot size of 0.25 Acres



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030C
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
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)	\$50,821	\$50,821
Land Value Agriculture	\$0	\$0
Just/Market Value	\$50,821	\$50,821
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,996	\$6,435
P&G Adjustment	\$0	\$0
Assessed Value	\$48,825	\$44,386

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$695.18
Tax Bill Amount	\$640.93
Tax Savings with Exemptions	\$54.25

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 117 FT OF W 100 FT OF E 330 FT OF LOT 30
ST JOSEPHS PB 1 PG 114

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$48,825	\$0	\$48,825	
Schools	\$50,821	\$0	\$50,821	
FIRE	\$48,825	\$0	\$48,825	
ROAD DISTRICT	\$48,825	\$0	\$48,825	
SJWM(Saint Johns Water Management)	\$48,825	\$0	\$48,825	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	4/1/2008	\$100	06978/1762	Vacant	No
WARRANTY DEED	6/1/2007	\$80,000	06822/1617	Vacant	No
QUIT CLAIM DEED	6/1/2006	\$5,300	06280/0784	Vacant	No
ADMINISTRATIVE DEED	2/1/1999	\$100	03602/1175	Improved	No
PROBATE RECORDS	2/1/1998	\$100	03370/1782	Improved	No

Land				
Units	Rate	Assessed	Market	
11,024 SF	\$4.61/SF	\$50,821	\$50,821	

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

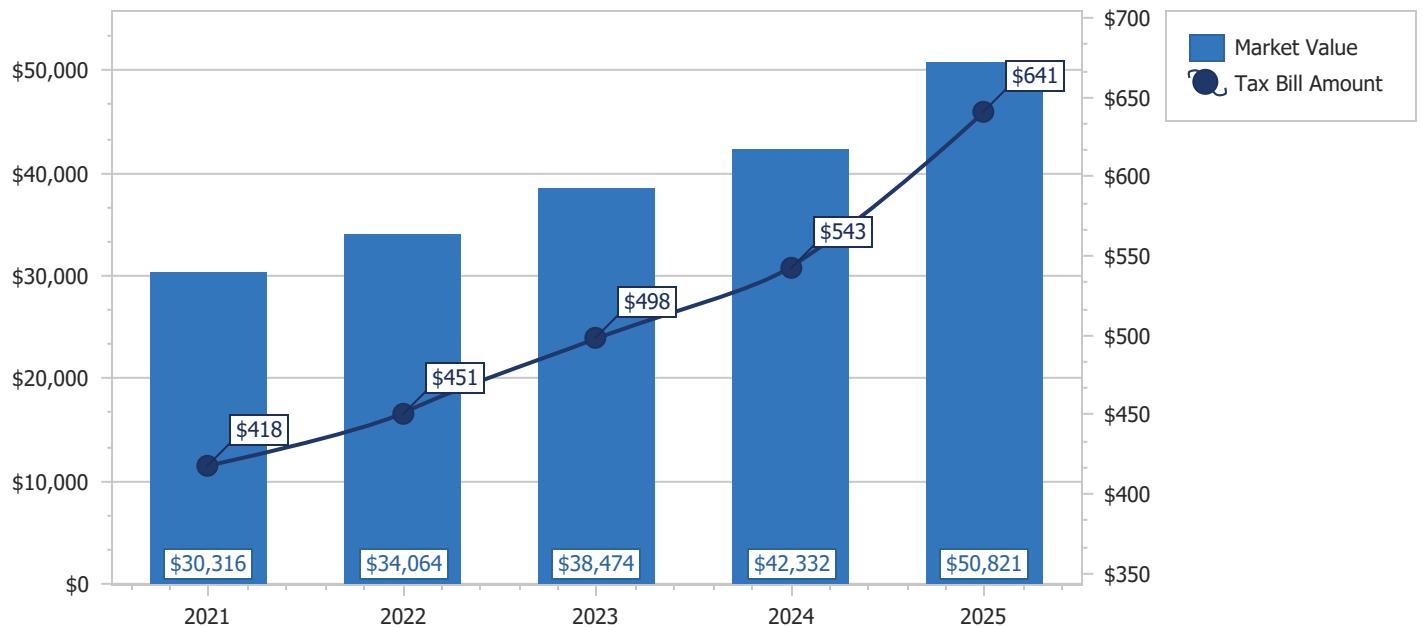
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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Property Record Card



Parcel: **16-19-30-5AC-0000-030D**
Property Address:
Owners: **SRY ELDER ROAD LLC**
2026 Market Value \$91,407 Assessed Value \$87,817 Taxable Value \$87,817
2025 Tax Bill \$1,152.80 Tax Savings with Non-Hx Cap \$97.56
Vac Industrial General property has a lot size of 0.46 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-030D
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
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)	\$91,407	\$91,407
Land Value Agriculture	\$0	\$0
Just/Market Value	\$91,407	\$91,407
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$3,590	\$11,573
P&G Adjustment	\$0	\$0
Assessed Value	\$87,817	\$79,834

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,250.36
Tax Bill Amount	\$1,152.80
Tax Savings with Exemptions	\$97.56

Owner(s)

Name - Ownership Type

SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 132 FT OF S 330 FT OF E 248 FT OF LOT 30
(LESS RD) ST JOSEPHS PB 1 PG 114

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$87,817	\$0	\$87,817	
Schools	\$91,407	\$0	\$91,407	
FIRE	\$87,817	\$0	\$87,817	
ROAD DISTRICT	\$87,817	\$0	\$87,817	
SJWM(Saint Johns Water Management)	\$87,817	\$0	\$87,817	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Vacant	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Vacant	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Vacant	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Vacant	No
WARRANTY DEED	9/1/1980	\$100	01299/0211	Vacant	No

Land				
Units	Rate	Assessed	Market	
19,828 SF	\$4.61/SF	\$91,407	\$91,407	

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

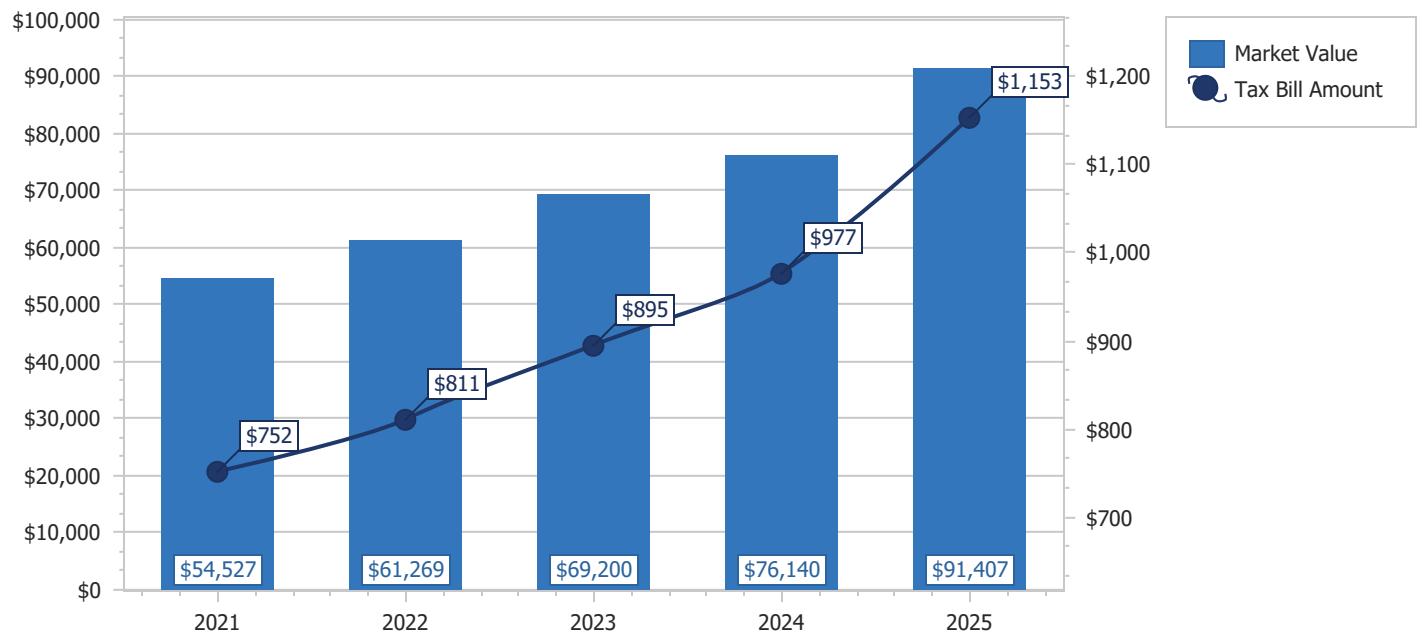
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History

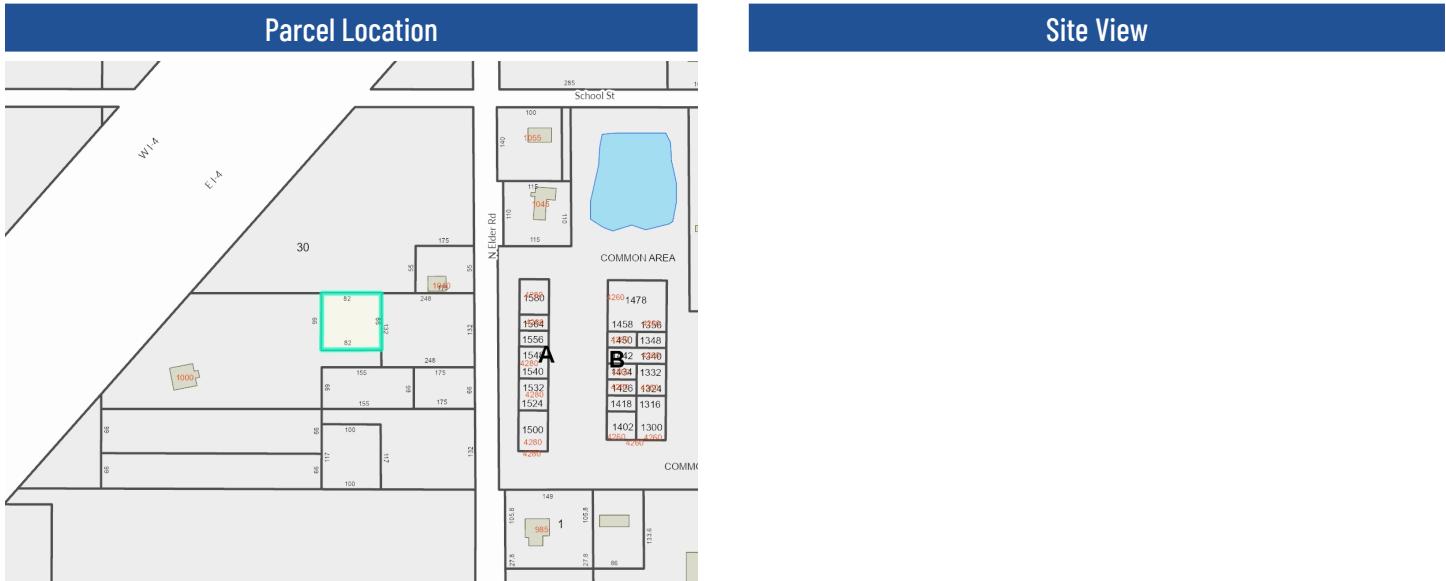


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Property Record Card



Parcel: 16-19-30-5AC-0000-030E
 Property Address: SRY ELDER ROAD LLC
 Owners: SRY ELDER ROAD LLC
 2026 Market Value \$44,523 Assessed Value \$35,884 Taxable Value \$35,884
 2025 Tax Bill \$508.70 Tax Savings with Non-Hx Cap \$100.33
 Vac Industrial General property has a lot size of 0.22 Acres



Parcel Information

Parcel	16-19-30-5AC-0000-030E
Property Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Mailing Address	
Subdivision	
Tax District	01:County Tax District
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)	\$44,523	\$44,523
Land Value Agriculture	\$0	\$0
Just/Market Value	\$44,523	\$44,523
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$8,639	\$11,901
P&G Adjustment	\$0	\$0
Assessed Value	\$35,884	\$32,622

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$609.03
Tax Bill Amount	\$508.70
Tax Savings with Exemptions	\$100.33

Owner(s)

Name - Ownership Type
SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 99 FT OF W 82 FT OF E 330 FT OF S 1/2 OF
LOT 30 ST JOSEPHS PB 1 PG 114

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$35,884	\$0	\$35,884	
Schools	\$44,523	\$0	\$44,523	
FIRE	\$35,884	\$0	\$35,884	
ROAD DISTRICT	\$35,884	\$0	\$35,884	
SJWM(Saint Johns Water Management)	\$35,884	\$0	\$35,884	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Vacant	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Vacant	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Vacant	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Improved	No
WARRANTY DEED	9/1/1984	\$1,600	01581/1528	Improved	No

Land				
Units	Rate	Assessed	Market	
9,658 SF	\$4.61/SF	\$44,523	\$44,523	

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

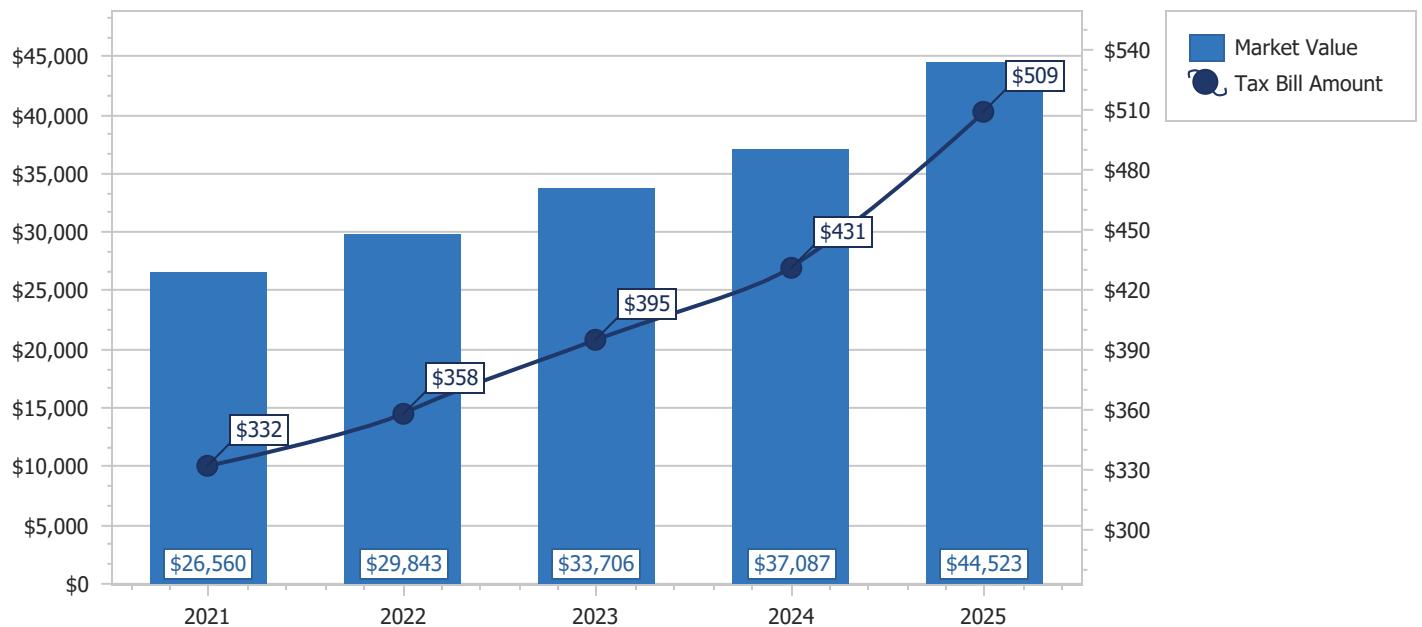
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



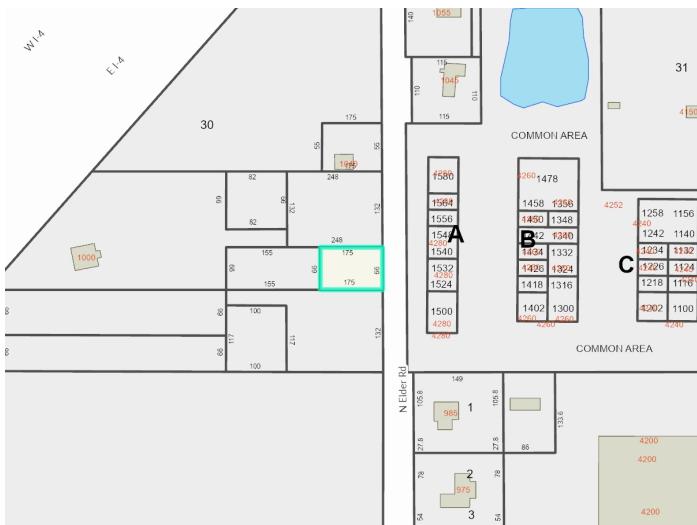
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Property Record Card



Parcel: 16-19-30-5AC-0000-030F
 Property Address: SRY ELDER ROAD LLC
 Owners: SRY ELDER ROAD LLC
 2026 Market Value \$33,570 Assessed Value \$32,253 Taxable Value \$32,253
 2025 Tax Bill \$423.38 Tax Savings with Non-Hx Cap \$35.82
 Vac Industrial General property has a lot size of 0.17 Acres

Parcel Location



Site View



Parcel Information

Parcel	16-19-30-5AC-0000-030F
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
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)	\$33,570	\$33,570
Land Value Agriculture	\$0	\$0
Just/Market Value	\$33,570	\$33,570
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$1,317	\$4,249
P&G Adjustment	\$0	\$0
Assessed Value	\$32,253	\$29,321

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$459.20
Tax Bill Amount	\$423.38
Tax Savings with Exemptions	\$35.82

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SRY ELDER ROAD LLC

Legal Description

BEG 132 FT N OF SE COR OF LOT 30 RUN W
 175 FT N 66 FT E 175 FT S 66 FT (LESS RD) ST
 JOSEPHS PB 1 PG 114

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$32,253	\$0	\$32,253	
Schools	\$33,570	\$0	\$33,570	
FIRE	\$32,253	\$0	\$32,253	
ROAD DISTRICT	\$32,253	\$0	\$32,253	
SJWM(Saint Johns Water Management)	\$32,253	\$0	\$32,253	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2006	\$40,000	06429/0170	Vacant	No
WARRANTY DEED	6/1/1988	\$6,000	01966/0471	Vacant	Yes
WARRANTY DEED	10/1/1986	\$6,000	01789/1348	Vacant	Yes

Land				
Units	Rate	Assessed	Market	
7,282 SF	\$4.61/SF	\$33,570	\$33,570	

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
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

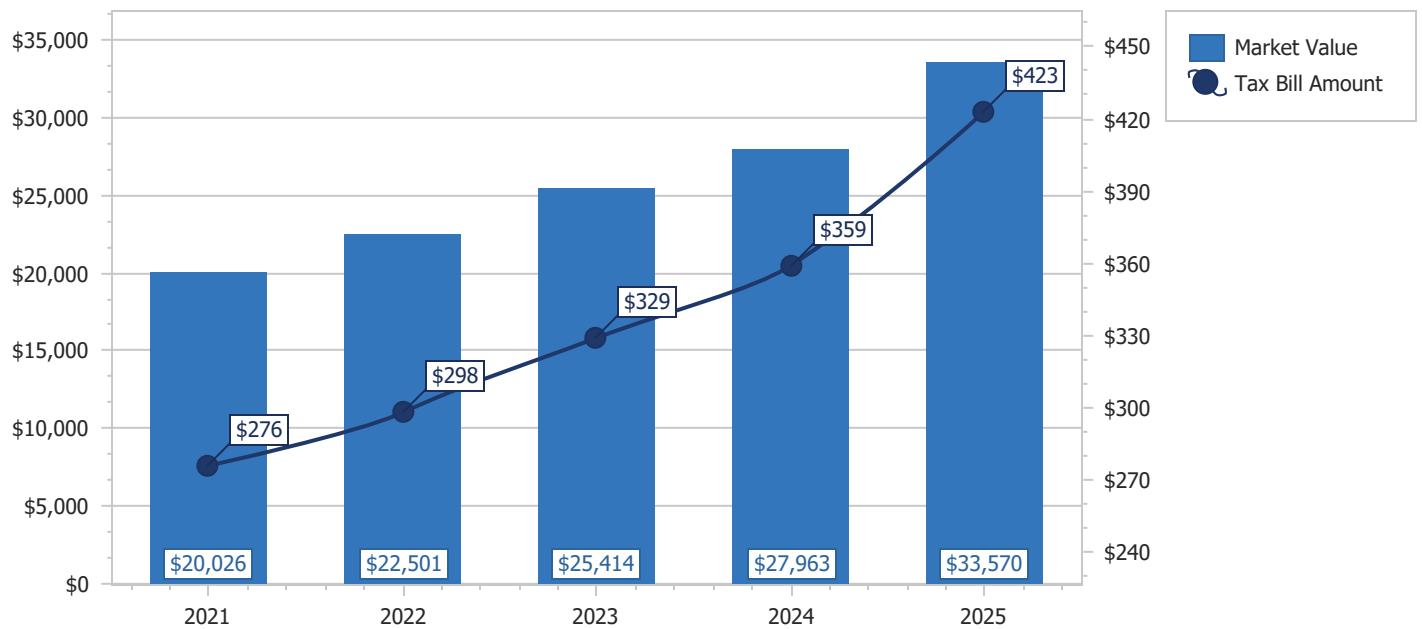
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History

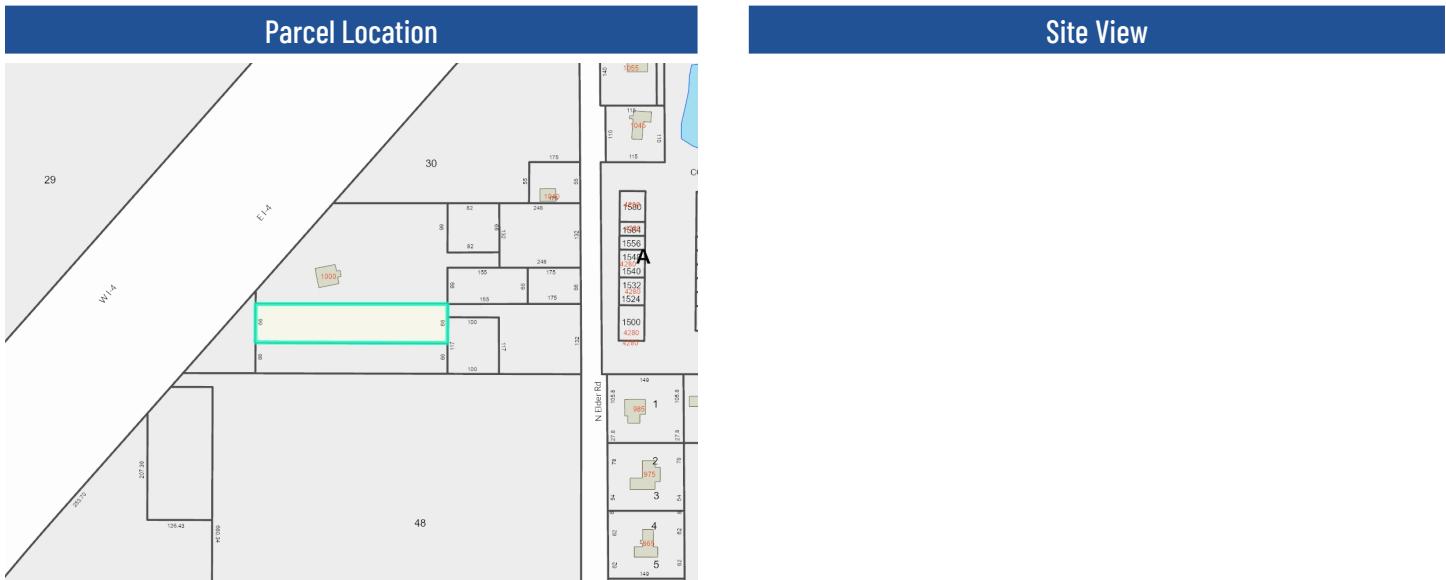


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Property Record Card



Parcel: 16-19-30-5AC-0000-030G
 Property Address: SRY ELDER ROAD LLC
 Owners: SRY ELDER ROAD LLC
 2026 Market Value \$129,606 Assessed Value \$96,462 Taxable Value \$96,462
 2025 Tax Bill \$1,419.55 Tax Savings with Non-Hx Cap \$353.33
 Vac Industrial General property has a lot size of 0.65 Acres



Legal Description

N 66 FT OF S 132 FT OF W 330 FT OF LOT 30 ST
JOSEPHS PB 1 PG 114

Taxes				
Taxing Authority	Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND	\$96,462	\$0	\$96,462	
Schools	\$129,606	\$0	\$129,606	
FIRE	\$96,462	\$0	\$96,462	
ROAD DISTRICT	\$96,462	\$0	\$96,462	
SJWM(Saint Johns Water Management)	\$96,462	\$0	\$96,462	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1099	Improved	No
WARRANTY DEED	4/1/2004	\$40,000	05303/1850	Improved	No
SPECIAL WARRANTY DEED	3/1/2004	\$24,000	05233/1681	Improved	No
CERTIFICATE OF TITLE	9/1/2003	\$100	05009/0829	Improved	No
QUIT CLAIM DEED	4/1/1986	\$100	01726/0989	Improved	No
WARRANTY DEED	4/1/1984	\$28,500	01537/1525	Improved	Yes
WARRANTY DEED	3/1/1983	\$28,500	01441/1244	Improved	No
WARRANTY DEED	10/1/1978	\$8,500	01198/0609	Improved	No

Land				
Units	Rate	Assessed	Market	
28,114 SF	\$4.61/SF	\$129,606	\$129,606	

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

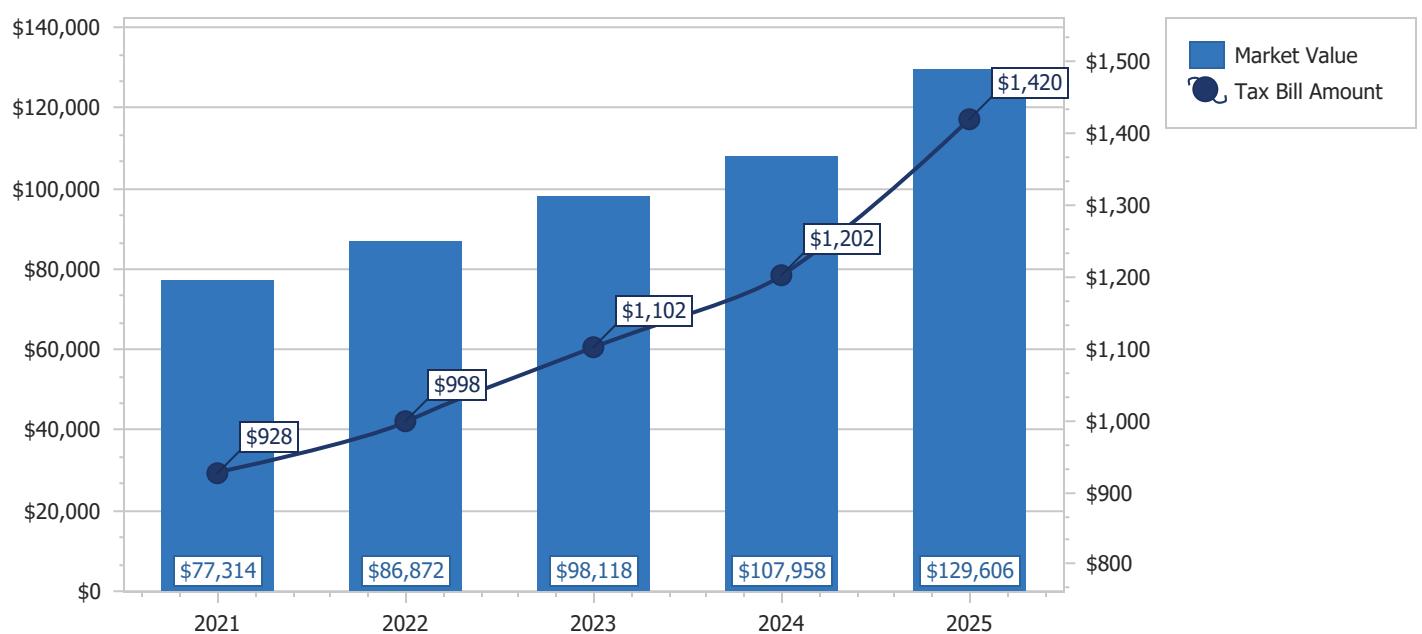
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History

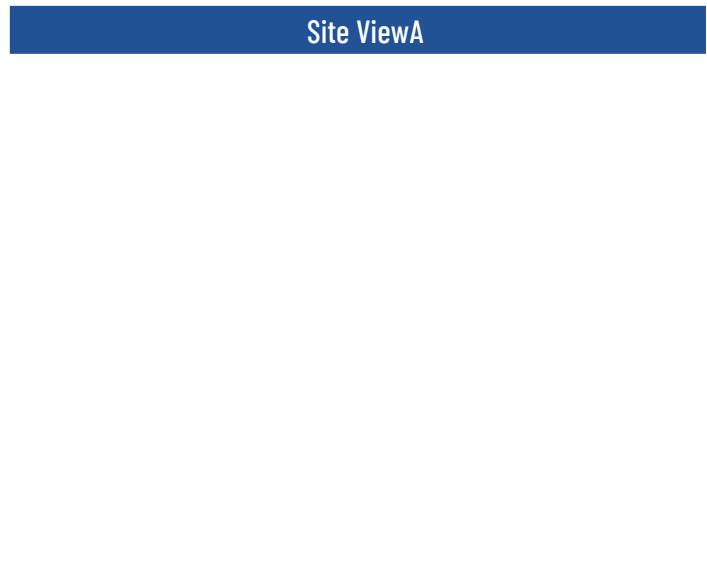
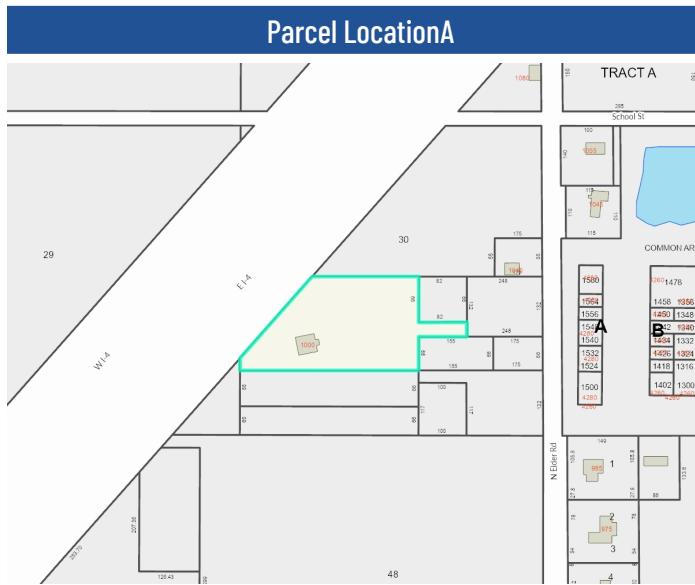


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Property Record CardA



Parcel: 16-19-30-5AC-0000-030H
 Property Address: 1000 N ELDER RD SANFORD, FL 32771
 Owners: SRY ELDER ROAD LLC
 2026 Market Value \$336,803 Assessed Value \$336,803 Taxable Value \$336,803
 2025 Tax Bill \$4,612.30
 The 4 Bed/2 Bath Resd Structure W/Comm Land property is 2,108 SF and a lot size of 1.45 Acres



Parcel InformationA

Parcel	16-19-30-5AC-0000-030H
Property Address	1000 N ELDER RD SANFORD, FL 32771
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	0112:Resd Structure W/Comm Land
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$112,338	\$113,816
Depreciated Other Features	\$3,300	\$2,200
Land Value (Market)	\$221,165	\$221,165
Land Value Agriculture	\$0	\$0
Just/Market Value	\$336,803	\$337,181
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	\$336,803	\$337,181

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,612.30
Tax Bill Amount	\$4,612.30
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type
SRY ELDER ROAD LLC

Legal DescriptionA

PT LOT 30 N 198 FT OF W 330 FT OF S 330 FT E
 OF ST RD 400 & S 33 FT OF N 132 FT OF W 82
 FT OF E 330 FT OF S 1/2 OF LOT 30 ST JOSEPHS
 PB 1 PG 114

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$336,803	\$0	\$336,803
Schools	\$336,803	\$0	\$336,803
FIRE	\$336,803	\$0	\$336,803
ROAD DISTRICT	\$336,803	\$0	\$336,803
SJWM(Saint Johns Water Management)	\$336,803	\$0	\$336,803

SalesA

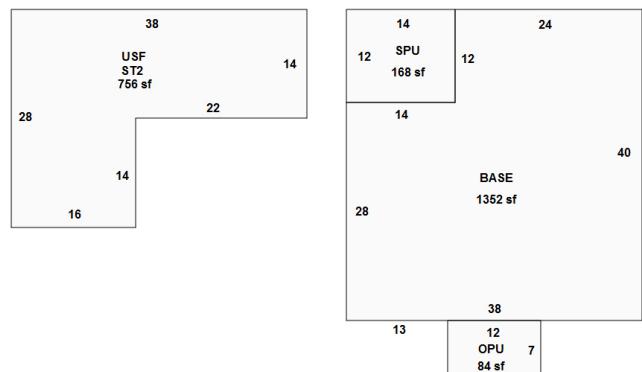
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Improved	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Improved	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Improved	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Improved	No
WARRANTY DEED	9/1/1980	\$100	01299/0211	Improved	No

LandA

Units	Rate	Assessed	Market
63,371 SF	\$3.49/SF	\$221,165	\$221,165

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft ²)	1352
Total Area (ft ²)	2360
Constuction	WOOD LOGS
Replacement Cost	\$147,813
Assessed	\$112,338



Sketch by Apex Sketch

Building 1

* Year Built = Actual / Effective

AppendagesA

Description	Area (ft ²)
OPEN PORCH UNFINISHED	84
SCREEN PORCH UNFINISHED	168
UPPER STORY FINISHED	756

PermitsA

Permit #	Description	Value	CO Date	Permit Date
11109	1000 N ELDER RD: ELECTRICAL - RESIDENTIAL-Residential [ST JOSEPHS]	\$500		7/22/2025
08988	REROOF	\$1,200		8/10/2007

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1981	1	\$3,000	\$1,800
ACCESSORY BLDG 1	1981	1	\$2,500	\$1,500

ZoningA

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School DistrictsA

Elementary	Region 1
Middle	Markham Woods
High	Seminole

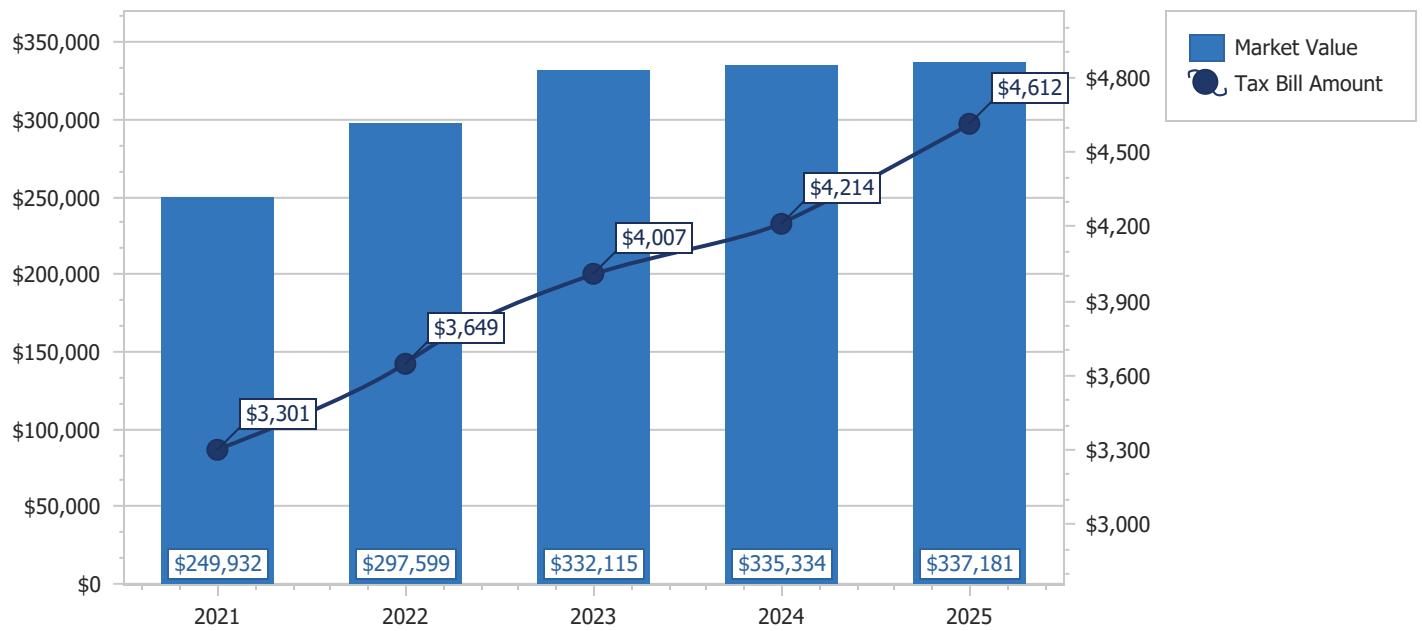
Political RepresentationA

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 6

UtilitiesA

Fire Station #	Station: 34 Zone: 345
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 HistoryA

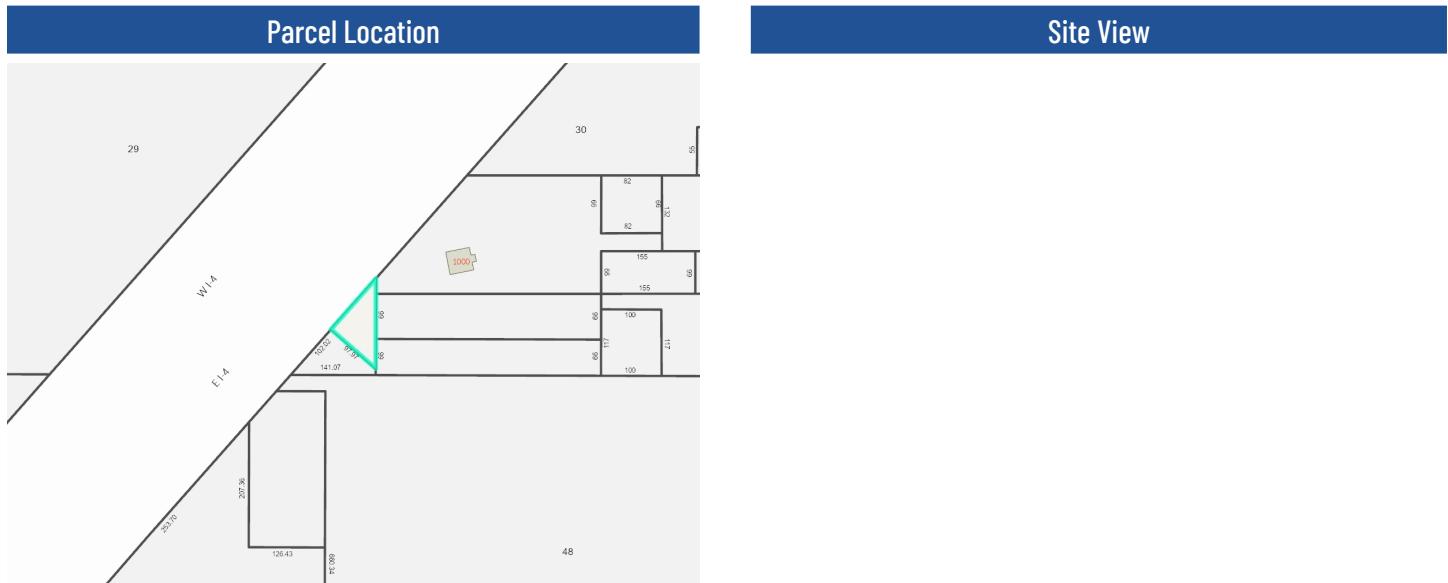


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Property Record Card



Parcel: 16-19-30-5AC-0000-029A
 Property Address: SRY ELDER ROAD LLC
 Owners: SRY ELDER ROAD LLC
 2026 Market Value \$121,327 Assessed Value \$121,327 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$1,659.63
 Industrial Sign Site has a lot size of 0.13 Acres



Parcel Information	
Parcel	16-19-30-5AC-0000-029A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	90-STATE (2025)
AG Classification	

	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)	\$121,327	\$121,327
Land Value Agriculture	\$0	\$0
Just/Market Value	\$121,327	\$121,327
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	\$121,327	\$121,327

2025 Certified Tax Summary	
Tax Amount w/o Exemptions	\$1,659.63
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$1,659.63

Owner(s)
Name - Ownership Type

SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 29 E OF ST RD 400 R/W
 (LESS PT DESC AS BEG SE COR RUN N 11.67 FT
 N 48 DEG 27 MIN 2 SEC W 97.97 FT
 S 41 DEG 32 MIN 58 SEC W 102.02 FT
 S 89 DEG 52 MIN 35 SEC E 141.07 FT TO BEG)
 ST JOSEPHS
 PB 1 PG 114

Taxes					
Taxing Authority		Assessed	Exempt Amount	Taxable	
COUNTY GENERAL FUND		\$121,327	\$121,327	\$0	
Schools		\$121,327	\$121,327	\$0	
FIRE		\$121,327	\$121,327	\$0	
ROAD DISTRICT		\$121,327	\$121,327	\$0	
SJWM(Saint Johns Water Management)		\$121,327	\$121,327	\$0	

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/8/2024	\$100	10607/1925	Improved	No
CORRECTIVE DEED	5/1/2008	\$96,000	06993/1722	Vacant	No
WARRANTY DEED	2/1/2008	\$96,000	06934/1947	Vacant	No
QUIT CLAIM DEED	2/1/1997	\$100	03207/1783	Improved	No

Land					
Units		Rate	Assessed	Market	
1 Lot		\$121,327/Lot	\$121,327	\$121,327	

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

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

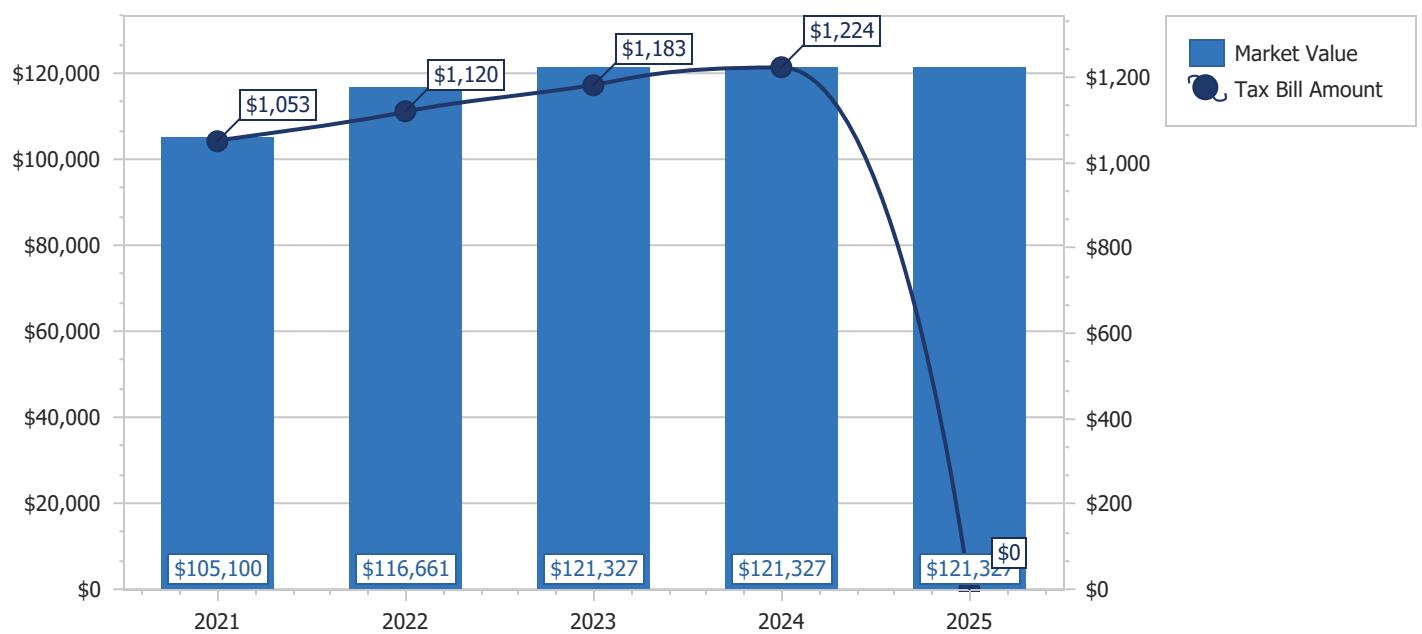
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History

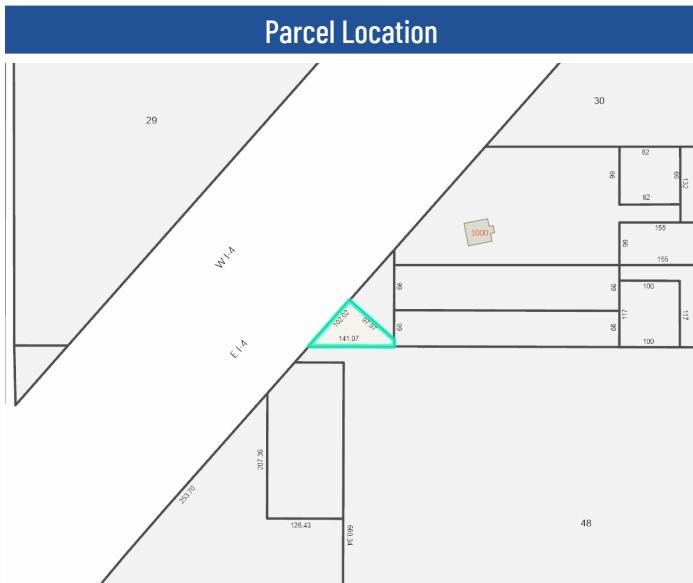


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Property Record Card



Parcel: 16-19-30-5AC-0000-029B
 Property Address:
 Owners: DOT/STATE OF FL
 2026 Market Value \$0 Assessed Value \$0 Taxable Value \$0
 2025 Tax Bill \$0.00
 Industrial Sign Site has a lot size of 0.13 Acres



Site View

Parcel Information

Parcel	16-19-30-5AC-0000-029B
Property Address	
Mailing Address	719 S WOODLAND BLVD DELAND, FL 32720-6834
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	4011:Industrial Sign Site
Exemptions	90-STATE (2025)
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)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
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	\$0	\$0

2025 Certified Tax Summary

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

Owner(s)

Name - Ownership Type
DOT/STATE OF FL

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 29 E OF ST RD 400 R/W
 DESC AS BEG SE COR RUN N 11.67 FT
 N 48 DEG 27 MIN 2 SEC W 97.97 FT
 S 41 DEG 32 MIN 58 SEC W 102.02 FT
 S 89 DEG 52 MIN 35 SEC E 141.07 FT TO BEG
 ST JOSEPHS
 PB 1 PG 114

Taxes

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

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/8/2024	\$100	10607/1925	Vacant	No

Land

Units	Rate	Assessed	Market

Building Information

#		
Use		
Year Built*		
Bed		
Bath		
Fixtures		
Base Area (ft ²)		
Total Area (ft ²)		
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

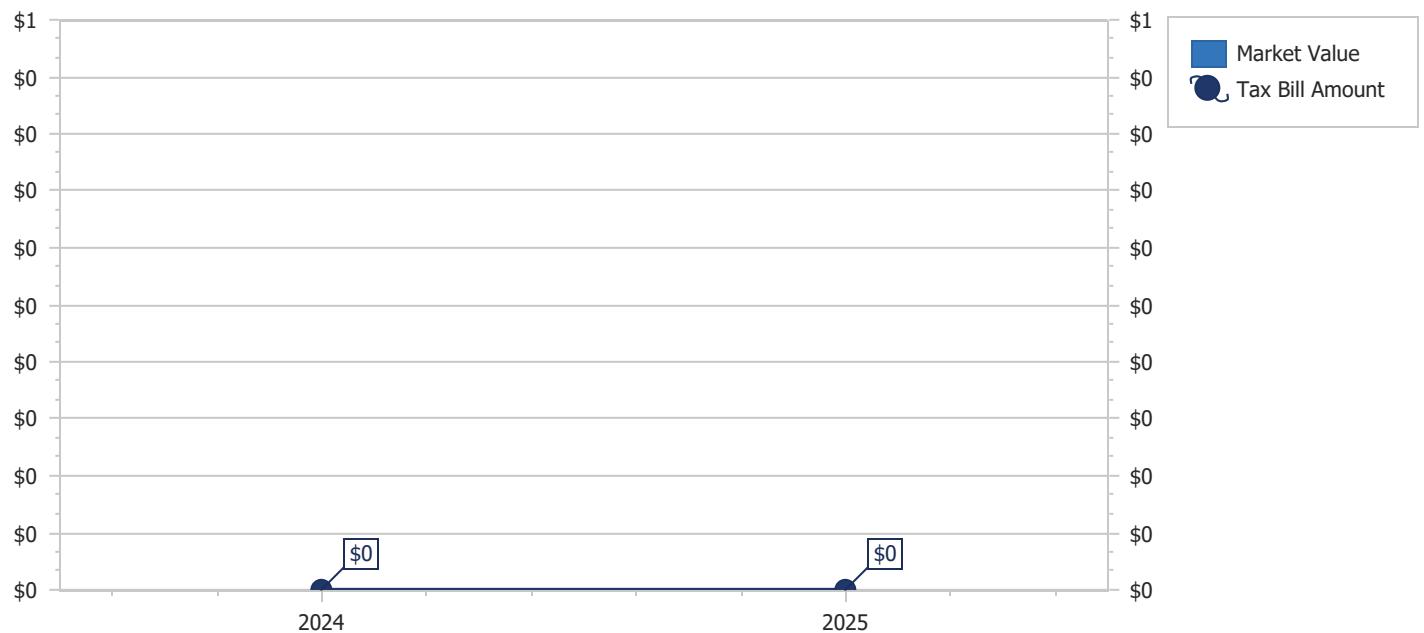
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

Utilities	
Fire Station #	Station: 34 Zone: 345
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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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 or call us at: (407) 665-7371.

Receipt Details

Date: 12/18/2025 4:19:57 PM
Project: 25-80000142
Credit Card Number: 37*****1003
Authorization Number: 242482
Transaction Number: 181225O18-E568EC49-27ED-4414-9C6D-5E735926EC58
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50