



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

PROJ. #: 24-80000069  
 Received & paid:  
 5/22/24

**PRE-APPLICATION**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**APPLICATION FEE**

PRE-APPLICATION \$50.00

**PROJECT**

PROJECT NAME: JAFFER PROPERTIES  
 PARCEL ID #(S): 23-20-30-300-010D-0000  
 TOTAL ACREAGE: 9.58 BCC DISTRICT: 2; Zembower  
 ZONING: PD FUTURE LAND USE: LDK

**APPLICANT Zulfikar**

NAME: ZULFIKAR JAFFER COMPANY:  
 ADDRESS: 1574 Song SPARROW CT  
 CITY: SANFORD STATE: FL ZIP: 32773  
 PHONE: 407-416-1556 EMAIL: INFO@PRINCE TECHNOLOGY.NET

**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: NEED TO REZONE AND SPLIT THE PROPERTY

**STAFF USE ONLY**

COMMENTS DUE: 5/31 COM DOC DUE: 6/6 DRC MEETING: 6/12  
 PROPERTY APPRAISER SHEET  PRIOR REVIEWS: 23-80000160 & 23-80000170  
 ZONING: PD FLU: LDK LOCATION: On the west side of Hester Ave,  
 W/S: Seminole County BCC: 2; Zembower South of Ronald Reagan Blvd

From:

Zulfikar & Munira Jaffer

1574 Song Sparrow Court

Sanford, FL 32773

To

Seminole County Planning & Development Division

Sanford, FL 32771

Dear Madam/Sir,


Reg: Property at 4850 Hester Avenue, Sanford, FL 32773

The above lot has a total area of ten acres and we are buying five acres out of that from the owners Jack A Rosier and Carol M Rosier, owners of the land.

This property shall be divided in two lots of five acres of each and shall have only one house built on each lot of 5 acres. Attached is the fee and map of the location along with proposed sketch to recognize the said property in two lots.

Thanks

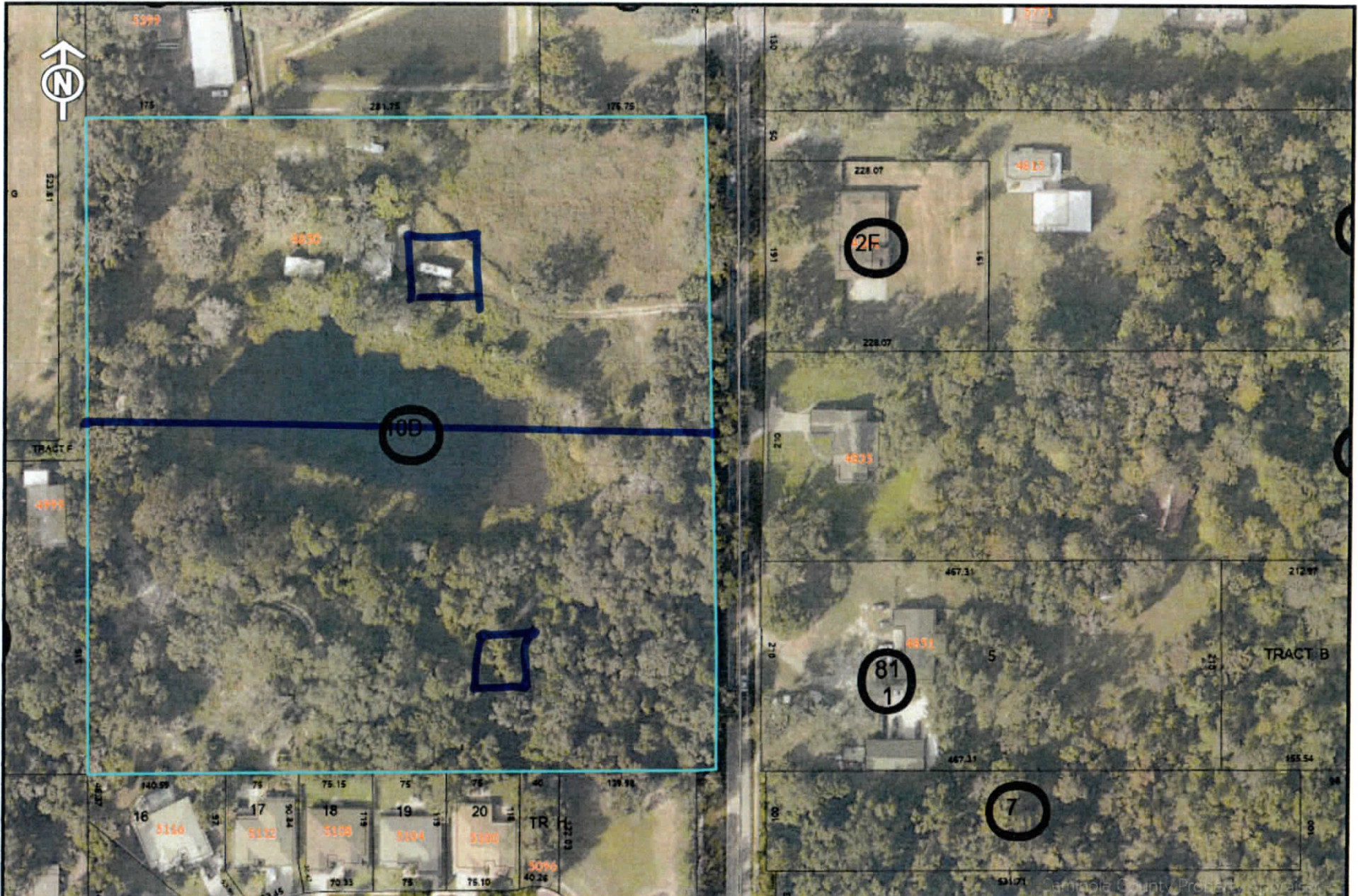
Sincerely,



Zulfikar Jaffer

May 22<sup>nd</sup>, 2024





## SCPA Appraisal Map

David Johnson, CFA  
Seminole County Property Appraiser

Date: 5/20/2024

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.

# Property Record Card

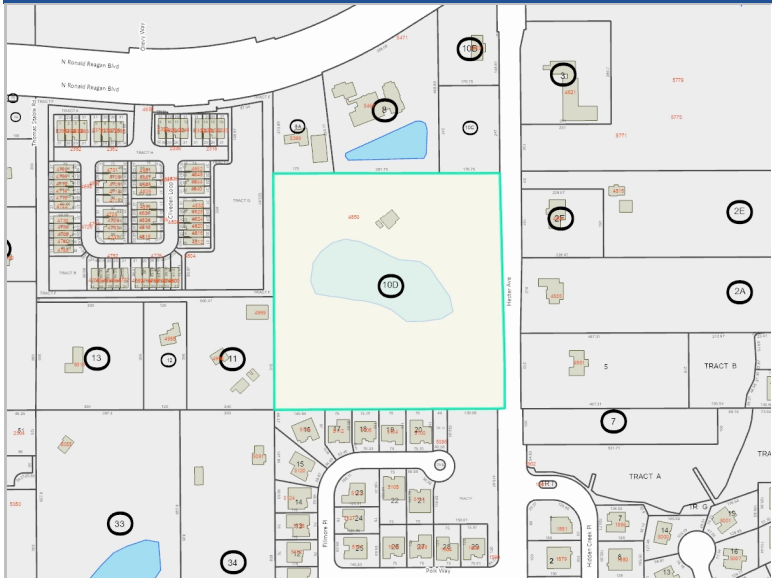


**Parcel** 23-20-30-300-010D-0000

**Property Address** 4850 HESTER AVE SANFORD, FL 32773

## Parcel Location

## Site View



Sorry, No Image Available at this Time

## Parcel Information

## Value Summary

<b>Parcel</b>	23-20-30-300-010D-0000
<b>Owner(s)</b>	ROSIER, JACK A - Tenancy by Entirety ROSIER, CAROL M - Tenancy by Entirety
<b>Property Address</b>	4850 HESTER AVE SANFORD, FL 32773
<b>Mailing</b>	4850 HESTER AVE SANFORD, FL 32773-9470
<b>Subdivision Name</b>	
<b>Tax District</b>	01-COUNTY-TX DIST 1
<b>DOR Use Code</b>	0130-SINGLE FAMILY WATERFRONT
<b>Exemptions</b>	00-HOMESTEAD(1994)
<b>AG Classification</b>	No

	2024 Working Values	2023 Certified Values
<b>Valuation Method</b>	Cost/Market	Cost/Market
<b>Number of Buildings</b>	1	1
<b>Depreciated Building Value</b>	\$120,293	\$117,062
<b>Depreciated Other Features</b>	\$12,408	\$11,630
<b>Land Value (Market)</b>	\$730,000	\$700,000
<b>Land Value Agriculture</b>		
<b>Just/Market Value</b>	\$862,701	\$828,692
<b>Portability Adjustment</b>		
<b>Save Our Homes Adjustment</b>	\$639,386	\$611,881
<b>Non-Hx 10% Cap (AMD 1)</b>	\$0	\$0
<b>P&amp;G Adjustment</b>	\$0	\$0
<b>Assessed Value</b>	\$223,315	\$216,811

## 2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions **\$11,028.23**    2023 Tax Savings with Exemptions **\$8,673.86**  
 2023 Tax Bill Amount **\$2,354.37**

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 23 TWP 20S RGE 30E  
 SE 1/4 OF NE 1/4 OF NW 1/4

## Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	\$223,315	\$50,000	\$173,315
SJWM(Saint Johns Water Management)	\$223,315	\$50,000	\$173,315
FIRE	\$223,315	\$50,000	\$173,315
COUNTY GENERAL FUND	\$223,315	\$50,000	\$173,315
Schools	\$223,315	\$25,000	\$198,315

## Sales

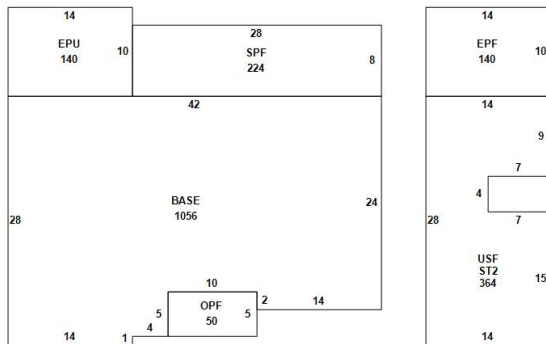
Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	04/01/1984	01559	0511	\$105,105	No	Improved
QUIT CLAIM DEED	10/01/1982	01416	1200	\$100	No	Improved
CERTIFICATE OF TITLE	09/01/1982	01412	1185	\$45,900	No	Improved
WARRANTY DEED	02/01/1980	01265	0910	\$56,000	Yes	Vacant

## Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			10	\$73,000.00	\$730,000

## Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value	Appendages	Area
1	SINGLE FAMILY	1955/1980	3	2.0	6	1,056	1,974	1,560	SIDING GRADE 3	\$120,293	\$156,225	<b>Description</b>	<b>Area</b>
												ENCLOSED PORCH UNFINISHED	140.00
												SCREEN PORCH FINISHED	224.00
												OPEN PORCH FINISHED	50.00
												UPPER STORY FINISHED	364.00
												ENCLOSED PORCH FINISHED	140.00



Building 1 - Page 1

\*\* Year Built (Actual / Effective)

## Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
09847	FAM.RM, SCR PCH, BR, BATH, 2 ST A - AS PER PERMIT	County	\$32,532		7/1/1992
03976	DEMO	County	\$4,526		4/5/2019

## Other Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 2	02/01/1994	1	\$2,400	\$6,000
PATIO 1	02/01/1994	1	\$440	\$1,100
CARPORT 1	02/01/1995	1	\$800	\$2,000
POLE/BARNS/BELOW AVG	02/01/1965	2,346	\$5,968	\$14,921
CARPORT 3	02/01/1965	1	\$2,800	\$7,000

## Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
PD	Low Density Residential	LDR	Planned Development

## Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

## Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	23

## School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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Seminole County Planning and Zoning Credit Card Payment Receipt

Seminole County Government Planning and Zoning

1101 East 1st Street

Sanford, FL 32771

Date: 5/22/2024 11:58:02 AM

Project Number: 24-80000069

Address:

Credit Card Number: 41\*\*\*\*\*2917

Authorization: 02792D

Transaction ID: 220524C18-7488BF61-27C2-42B4-BCA0-1B0B16849873

Fees Selected: 50.00

Convenience Fee: 2.50

Total Fees Paid: 52.50

Selected Fee Summary

Description	Amount
PRE APPLICATION	50.00