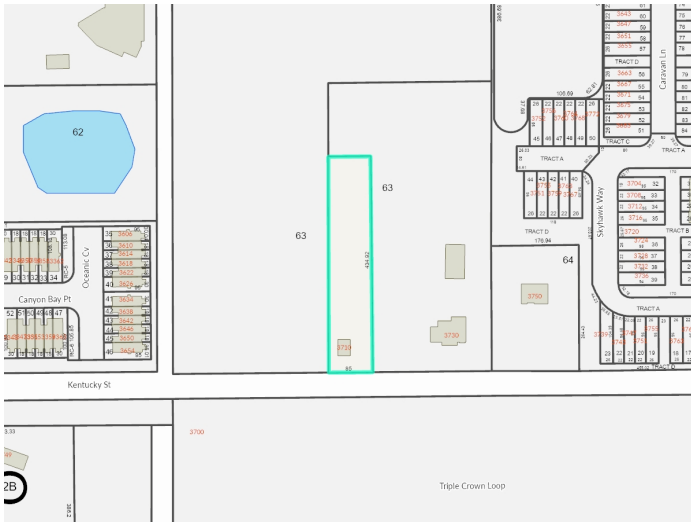


# 2026 Property Record Card



**Parcel:** 03-20-31-5AY-0000-0630  
**Property Address:** 3710 KENTUCKY ST SANFORD, FL 32773  
**Owners:** CANADA, SHAWN E; CANADA, BRETT E  
 2026 Market Value \$113,900 Assessed Value \$94,760 Taxable Value \$43,349  
 2025 Tax Bill \$703.34 Tax Savings with Exemptions \$854.70  
 The 1 Bed/1 Bath Single Family property is 825 SF and a lot size of 0.87 Acres

## Parcel Location



## Current Site Picture



## Parcel Information

|                   |                                            |
|-------------------|--------------------------------------------|
| Parcel            | 03-20-31-5AY-0000-0630                     |
| Property Address  | 3710 KENTUCKY ST<br>SANFORD, FL 32773      |
| Mailing Address   | 3710 KENTUCKY ST<br>SANFORD, FL 32773-6514 |
| Subdivision       | SANFORD CELERY DELTA                       |
| Tax District      | 01:County Tax District                     |
| DOR Use Code      | 01:Single Family                           |
| Exemptions        | 00-HOMESTEAD (2019)                        |
| 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                    | \$29,750            | \$29,750              |
| Depreciated Other Features                    | \$0                 | \$0                   |
| Land Value (Market)                           | \$84,150            | \$84,150              |
| Land Value Agriculture                        | \$0                 | \$0                   |
| Just/Market Value                             | \$113,900           | \$113,900             |
| Portability Adjustment                        | \$0                 | \$0                   |
| Save Our Homes Adjustment/Maximum Portability | \$19,140            | \$21,631              |
| Non-Hx 10% Cap (AMD 1)                        | \$0                 | \$0                   |
| P&G Adjustment                                | \$0                 | \$0                   |
| Assessed Value                                | \$94,760            | \$92,269              |

## 2025 Certified Tax Summary

|                             |            |
|-----------------------------|------------|
| Tax Amount w/o Exemptions   | \$1,558.04 |
| Tax Bill Amount             | \$703.34   |
| Tax Savings with Exemptions | \$854.70   |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

CANADA, SHAWN E - Joint Tenants with right of Survivorship  
 CANADA, BRETT E - Joint Tenants with right of Survivorship

## Legal Description

W 85 FT OF S 512.5 FT OF E  
1/2 OF LOT 63 (LESS RD)  
SANFORD CELERY DELTA  
PB 1 PGS 75 + 76

## Taxes

| Taxing Authority          | Assessed | Exempt Amount | Taxable  |
|---------------------------|----------|---------------|----------|
| COUNTY GENERAL FUND       | \$94,760 | \$51,411      | \$43,349 |
| SCHOOLS                   | \$94,760 | \$25,000      | \$69,760 |
| FIRE                      | \$94,760 | \$51,411      | \$43,349 |
| ROAD                      | \$94,760 | \$51,411      | \$43,349 |
| WATER MANAGEMENT DISTRICT | \$94,760 | \$51,411      | \$43,349 |

## Sales

| Deed Type             | Date      | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED         | 4/10/2023 | \$100       | 10425/1773  | Improved  | No         |
| WARRANTY DEED         | 9/1/2018  | \$100       | 09207/0296  | Improved  | No         |
| WARRANTY DEED         | 10/1/2008 | \$100       | 07078/0781  | Improved  | No         |
| WARRANTY DEED         | 11/1/1999 | \$100       | 03758/0325  | Improved  | No         |
| WARRANTY DEED         | 5/1/1989  | \$100       | 02073/1197  | Improved  | No         |
| SPECIAL WARRANTY DEED | 7/1/1988  | \$100       | 01977/1360  | Improved  | No         |

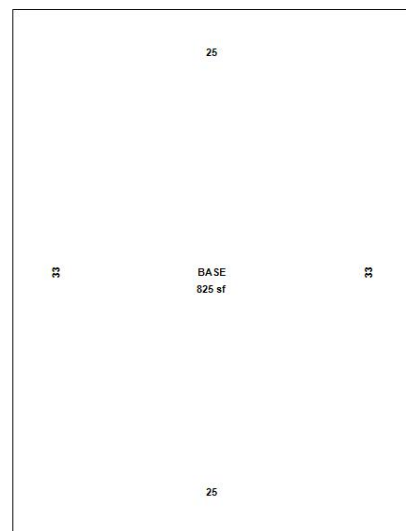
## Land

| Units      | Rate          | Assessed | Market   |
|------------|---------------|----------|----------|
| 0.85 Acres | \$99,000/Acre | \$84,150 | \$84,150 |

## Building Information

|                               |               |
|-------------------------------|---------------|
| #                             | 1             |
| Use                           | SINGLE FAMILY |
| Year Built*                   | 1943          |
| Bed                           | 1             |
| Bath                          | 1.0           |
| Fixtures                      | 3             |
| Base Area (ft <sup>2</sup> )  | 825           |
| Total Area (ft <sup>2</sup> ) | 825           |
| Constuction                   | CONC BLOCK    |
| Replacement Cost              | \$74,374      |
| Assessed                      | \$29,750      |

\* Year Built = Actual / Effective



Building 1

| Permits  |                 |         |         |             |
|----------|-----------------|---------|---------|-------------|
| Permit # | Description     | Value   | CO Date | Permit Date |
| 03581    | UPGRADE SERVICE | \$1,500 |         | 5/6/2009    |

| Extra Features |            |       |      |          |
|----------------|------------|-------|------|----------|
| Description    | Year Built | Units | Cost | Assessed |

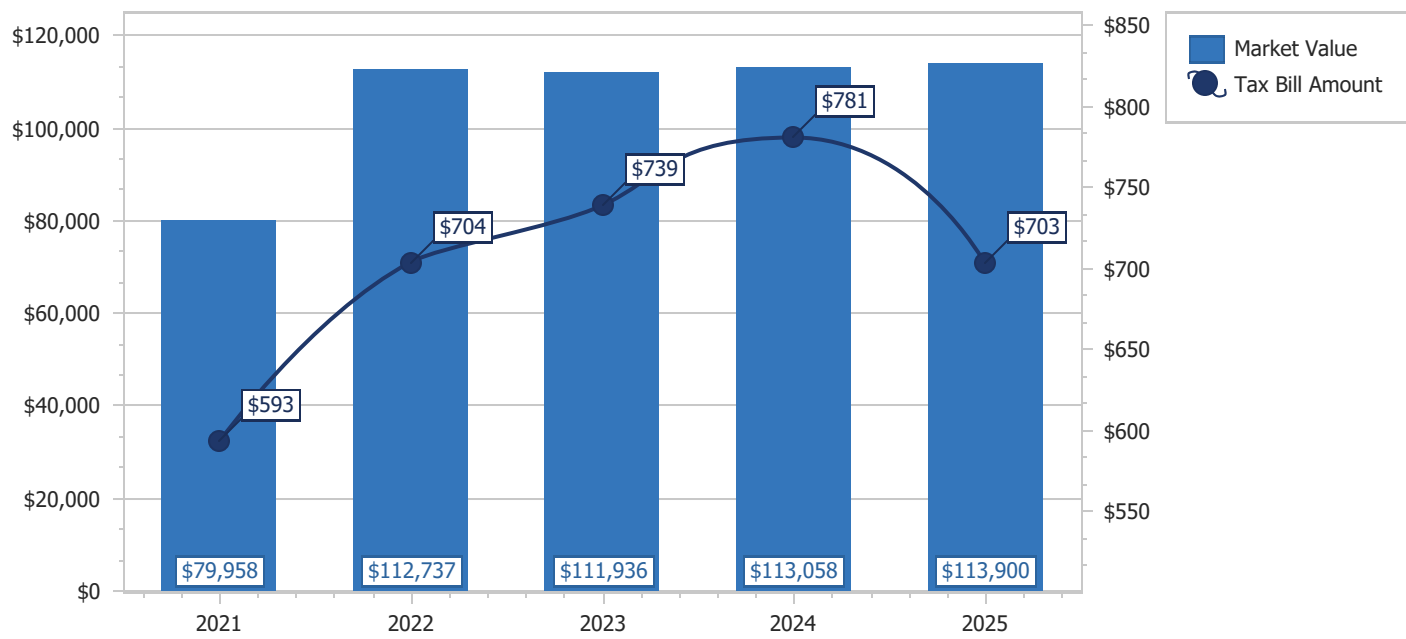
| Zoning          |                  |
|-----------------|------------------|
| Zoning          | A-1              |
| Description     | Agricultural-1Ac |
| Future Land Use | HIPAP            |
| Description     |                  |

| Political Representation |                             |
|--------------------------|-----------------------------|
| Commissioner             | District 2 - Jay Zembower   |
| 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 # | 41              |
| 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       |

## Property Value History



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