

Property Record Card



Parcel: 20-19-30-523-0000-0260
Property Address: 984 FALLCREEK PT SANFORD, FL 32771
Owners: MANNE, MAHENDRANADH
 2025 Market Value \$617,007 Assessed Value \$471,687 Taxable Value \$420,965
 2024 Tax Bill \$5,526.45 Tax Savings with Exemptions \$2,262.82
 The 5 Bed/4 Bath Single Family property is 3,531 SF and a lot size of 0.14 Acres

Parcel Location



Site View



Parcel Information

Parcel	20-19-30-523-0000-0260
Property Address	984 FALLCREEK PT SANFORD, FL 32771
Mailing Address	984 FALLCREEK PT SANFORD, FL 32771-7295
Subdivision	RETREAT AT OREGON
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2019)
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	\$517,007	\$504,694
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$100,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$617,007	\$589,694
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$145,320	\$131,300
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$471,687	\$458,394

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,789.27
Tax Bill Amount	\$5,526.45
Tax Savings with Exemptions	\$2,262.82

Owner(s)

Name - Ownership Type

MANNE, MAHENDRANADH

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 26 RETREAT AT OREGON PLAT BOOK 82
PAGES 40-41

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$471,687	\$50,722	\$420,965
Schools	\$471,687	\$25,000	\$446,687
FIRE	\$471,687	\$50,722	\$420,965
ROAD DISTRICT	\$471,687	\$50,722	\$420,965
SJWM(Saint Johns Water Management)	\$471,687	\$50,722	\$420,965

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	8/1/2018	\$471,800	09209/1215	Improved	Yes

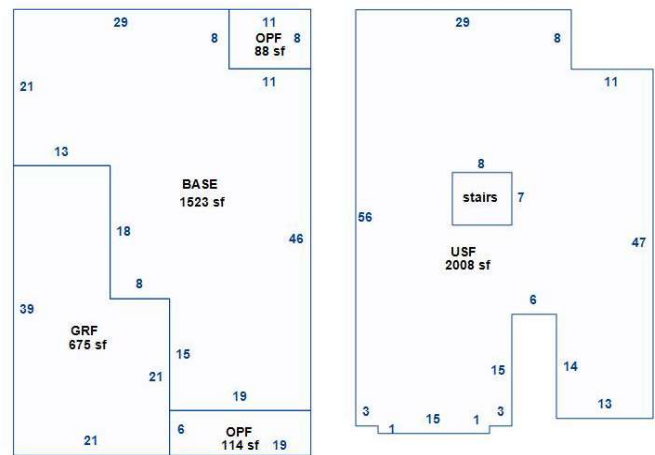
Land

Units	Rate	Assessed	Market
1 Lot	\$100,000/Lot	\$100,000	\$100,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2018
Bed	5
Bath	4.0
Fixtures	14
Base Area (ft ²)	1523
Total Area (ft ²)	4408
Constuction	CB/STUCCO FINISH
Replacement Cost	\$532,997
Assessed	\$517,007

* Year Built = Actual / Effective



Building 1

Appendages

Description	Area (ft ²)
GARAGE FINISHED	675
OPEN PORCH FINISHED	88

OPEN PORCH FINISHED

114

UPPER STORY FINISHED

2008

Permits

Permit #	Description	Value	CO Date	Permit Date
01593	NEW HOME	\$444,544	8/23/2018	1/29/2018

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

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

School Districts

Elementary	Region 1
Middle	Sanford
High	Seminole

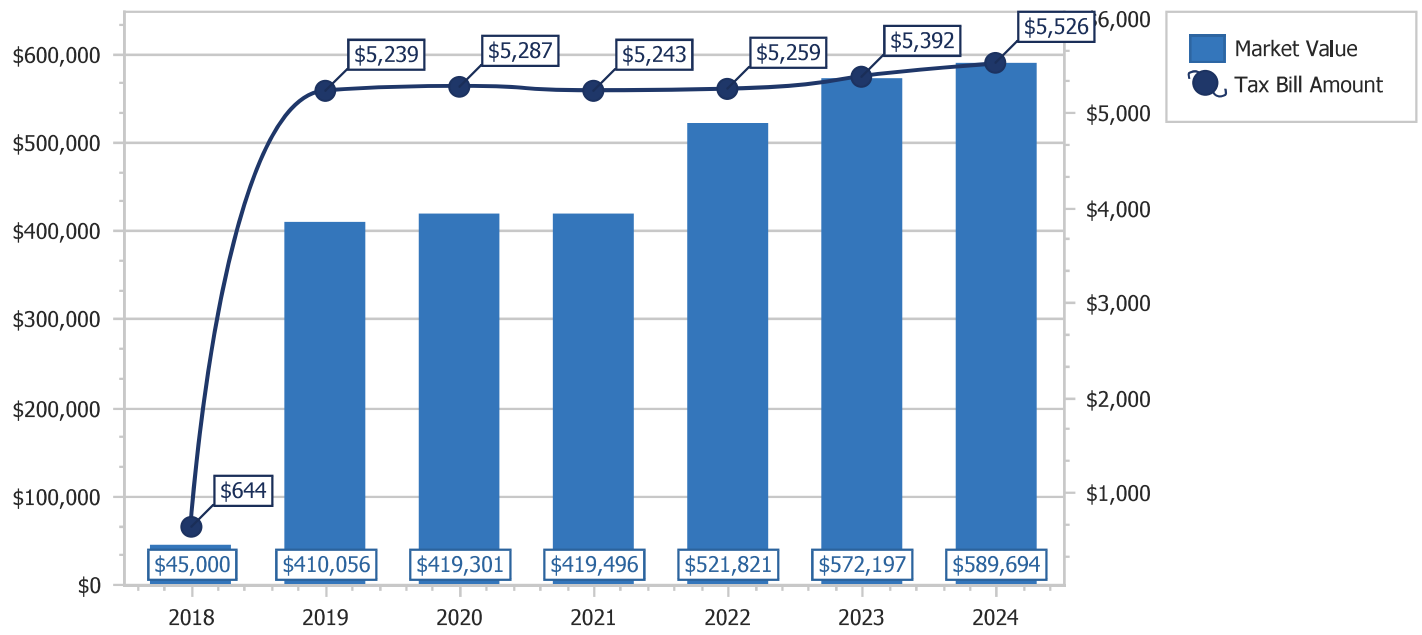
Political Representation

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 1

Utilities

Fire Station #	Station: 34 Zone: 341
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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