

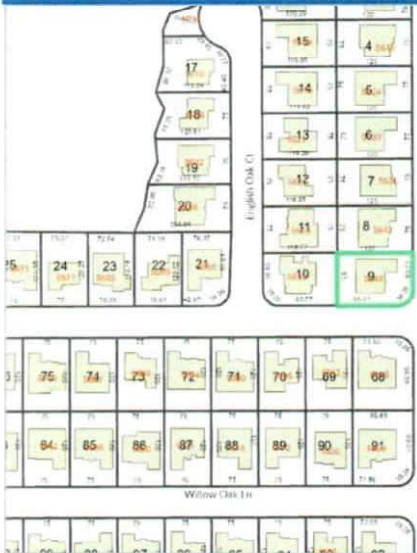
# Property Record Card



**Parcel** 23-20-30-502-0000-0090

**Property Address** 5648 AUTUMN CHASE CIR SANFORD, FL 32773

## Parcel Location



## Site View



23203050200000090 02/22/2022

## Parcel Information

## Value Summary

|                               |                                                                                                                            | 2023 Working Values | 2022 Certified Values |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------|
| <b>Parcel</b>                 | 23-20-30-502-0000-0090                                                                                                     |                     |                       |
| <b>Owner(s)</b>               | SHIFMAN, RYAN M - Joint Tenants with right of Survivorship<br>MC COMB, ALYSSA M - Joint Tenants with right of Survivorship |                     |                       |
| <b>Property Address</b>       | 5648 AUTUMN CHASE CIR SANFORD, FL 32773                                                                                    |                     |                       |
| <b>Mailing</b>                | 5648 AUTUMN CHASE CIR SANFORD, FL 32773-8125                                                                               |                     |                       |
| <b>Subdivision Name</b>       | AUTUMN CHASE                                                                                                               |                     |                       |
| <b>Tax District</b>           | 01-COUNTY-TX DIST 1                                                                                                        |                     |                       |
| <b>DOR Use Code</b>           | 01-SINGLE FAMILY                                                                                                           |                     |                       |
| <b>Exemptions</b>             | 00-HOMESTEAD(2023)                                                                                                         |                     |                       |
| <b>AG Classification</b>      | No                                                                                                                         |                     |                       |
| <b>Valuation Method</b>       | Cost/Market                                                                                                                | Cost/Market         |                       |
| <b>Number of Buildings</b>    | 1                                                                                                                          |                     | 1                     |
| <b>Depreciated Bldg Value</b> | \$252,953                                                                                                                  |                     | \$237,449             |
| <b>Depreciated EXFT Value</b> |                                                                                                                            |                     |                       |
| <b>Land Value (Market)</b>    | \$100,000                                                                                                                  |                     | \$85,000              |
| <b>Land Value Ag</b>          |                                                                                                                            |                     |                       |
| <b>Just/Market Value</b>      | \$352,953                                                                                                                  |                     | \$322,449             |
| <b>Portability Adj</b>        |                                                                                                                            |                     |                       |
| <b>Save Our Homes Adj</b>     | \$0                                                                                                                        |                     | \$0                   |
| <b>Amendment 1 Adj</b>        | \$0                                                                                                                        |                     | \$0                   |
| <b>P&amp;G Adj</b>            | \$0                                                                                                                        |                     | \$0                   |
| <b>Assessed Value</b>         | \$352,953                                                                                                                  |                     | \$322,449             |

## 2022 Certified Tax Summary

|                                    |            |
|------------------------------------|------------|
| 2022 Tax Amount without Exemptions | \$4,323.43 |
| 2022 Tax Bill Amount               | \$4,323.43 |

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 9  
AUTUMN CHASE  
PB 57 PGS 87-102

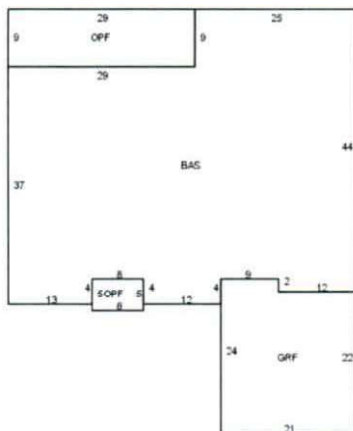
| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$352,953        | \$50,000      | \$302,953     |
| SJWM(Saint Johns Water Management) | \$352,953        | \$50,000      | \$302,953     |
| FIRE                               | \$352,953        | \$50,000      | \$302,953     |
| COUNTY GENERAL FUND                | \$352,953        | \$50,000      | \$302,953     |
| Schools                            | \$352,953        | \$25,000      | \$327,953     |

| Sales               |            |       |      |           |           |          |
|---------------------|------------|-------|------|-----------|-----------|----------|
| Description         | Date       | Book  | Page | Amount    | Qualified | Vac/Imp  |
| WARRANTY DEED       | 03/24/2022 | 10204 | 1580 | \$396,000 | Yes       | Improved |
| ADMINISTRATIVE DEED | 03/24/2022 | 10204 | 1574 | \$100     | No        | Improved |
| PROBATE RECORDS     | 03/06/2022 | 10188 | 1306 | \$100     | No        | Improved |
| PROBATE RECORDS     | 10/04/2021 | 10064 | 1539 | \$100     | No        | Improved |
| WARRANTY DEED       | 03/01/2002 | 04357 | 1075 | \$184,500 | Yes       | Improved |

| Land   |          |       |       |              |            |
|--------|----------|-------|-------|--------------|------------|
| Method | Frontage | Depth | Units | Units Price  | Land Value |
| LOT    |          |       | 1     | \$100,000.00 | \$100,000  |

## Building Information

| #                   | Description   | Year Built** | Bed | Bath | Fixtures | Base Area | Total SF | Living SF | Ext Wall         | Adj Value | Repl Value | Appendages                                                                                                                                                                                                                                     |             |      |                     |        |                     |       |                 |        |
|---------------------|---------------|--------------|-----|------|----------|-----------|----------|-----------|------------------|-----------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------|---------------------|--------|---------------------|-------|-----------------|--------|
| 1                   | SINGLE FAMILY | 2002         | 3   | 2.0  | 7        | 2,131     | 2,912    | 2,131     | CB/STUCCO FINISH | \$252,953 | \$273,463  | <table><thead><tr><th>Description</th><th>Area</th></tr></thead><tbody><tr><td>OPEN PORCH FINISHED</td><td>261.00</td></tr><tr><td>OPEN PORCH FINISHED</td><td>40.00</td></tr><tr><td>GARAGE FINISHED</td><td>480.00</td></tr></tbody></table> | Description | Area | OPEN PORCH FINISHED | 261.00 | OPEN PORCH FINISHED | 40.00 | GARAGE FINISHED | 480.00 |
| Description         | Area          |              |     |      |          |           |          |           |                  |           |            |                                                                                                                                                                                                                                                |             |      |                     |        |                     |       |                 |        |
| OPEN PORCH FINISHED | 261.00        |              |     |      |          |           |          |           |                  |           |            |                                                                                                                                                                                                                                                |             |      |                     |        |                     |       |                 |        |
| OPEN PORCH FINISHED | 40.00         |              |     |      |          |           |          |           |                  |           |            |                                                                                                                                                                                                                                                |             |      |                     |        |                     |       |                 |        |
| GARAGE FINISHED     | 480.00        |              |     |      |          |           |          |           |                  |           |            |                                                                                                                                                                                                                                                |             |      |                     |        |                     |       |                 |        |



Building 1 - Page 1

\*\* Year Built (Actual / Effective)

| Permits  |                                      |        |           |           |             |
|----------|--------------------------------------|--------|-----------|-----------|-------------|
| Permit # | Description                          | Agency | Amount    | CO Date   | Permit Date |
| 10481    | PAD PER PERMIT 5648 AUTUMN CHASE CIR | County | \$188,051 | 2/27/2002 | 11/1/2001   |

| Extra Features |            |       |       |          |
|----------------|------------|-------|-------|----------|
| Description    | Year Built | Units | Value | New Cost |

## Zoning

| Zoning | Zoning Description      | Future Land Use | Future Land Use Description |
|--------|-------------------------|-----------------|-----------------------------|
| R-1A   | Low Density Residential | LDR             | Single Family-9000          |

## 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     | WED        | Waste Pro |

## Political Representation

| Commissioner          | US Congress         | State House                  | State Senate           | Voting Precinct |
|-----------------------|---------------------|------------------------------|------------------------|-----------------|
| Dist 2 - Jay Zembower | Dist 7 - Cory Mills | Dist 28 - David "Dave" Smith | Dist 9 - Jason Brodeur | 23              |

## School Information

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

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