



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

PROJ. #: **25-80000123**
PM: Tiffany Owens
Received & Paid: 11/5/2025

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

☒ PRE-APPLICATION \$50.00

PROJECT

PROJECT NAME: **SKENDER Project.**
PARCEL ID #(S): **16-19-30-5AB-1300-001B & 16-19-30-5AB-1300-001C**
TOTAL ACREAGE: BCC DISTRICT:
ZONING: FUTURE LAND USE:

APPLICANT

NAME: **SKENDER SHEHU** COMPANY:
ADDRESS: **1390 N. INDIANA ST.**
CITY: **SANFORD** STATE: **FL** ZIP: **32771**
PHONE: **407 506 5955** EMAIL: **NERO2814@C-MAIL.COM**

CONSULTANT

NAME: COMPANY:
ADDRESS:
CITY: STATE: ZIP:
PHONE: EMAIL:

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

Rezone to R1

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☒ REZONE ☐ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: **I'd like to subdivide the property so that the other house can be assigned its own address. My parents have the option to stay in the lot next to me & want build house. I want to zone to R1**

STAFF USE ONLY

COMMENTS DUE: **11/14/2025** COM DOC DUE: **11/20/2025** DRC MEETING: **11/26/2025**

☐ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS: **Agenda: 11/21/2025**

ZONING: **A-1** FLU: **SE** LOCATION: **southeast corner of Indiana st and Orange blvd**
W/S: **SEMINOLE COUNTY** BCC: **5-Herr**

1430 N. INDIANA ST.

Parcel #: 16-19-30-5AB-1300-001C

1390 N. INDIANA ST.

Parcel #: 16-19-30-5AB-1300-001B

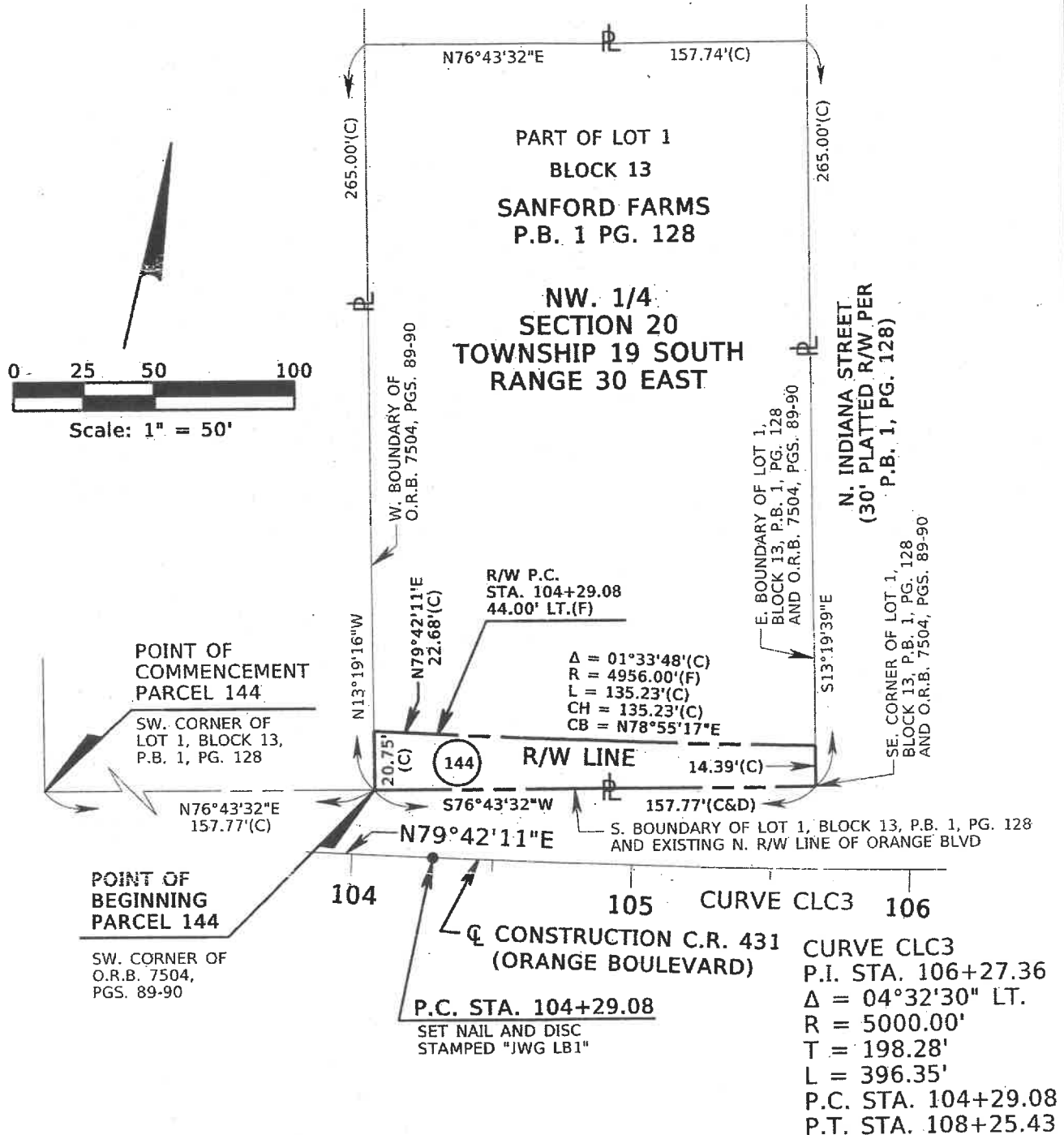
4900 ORANGE BLVD

OLD
HOUSE

ORANGE BLVD.

N. INDIANA ST.

SKETCH OF DESCRIPTION
PARCEL 144
SEE SHEETS 2 AND 3 FOR DESCRIPTION



			SEMINOLE COUNTY PUBLIC WORKS					
			SKETCH OF DESCRIPTION - THIS IS NOT A SURVEY					
			COUNTY ROAD NUMBER 431 (ORANGE BOULEVARD)					SEMINOLE COUNTY
				BY	DATE	PREPARED BY: JONES, WOOD & GENTRY, INC. PROFESSIONAL SURVEYORS AND MAPPERS - LB 1 FILE:RWPS144.DGN JOB NO. 29183		NOT VALID WITHOUT SHEETS 2 AND 3
			DRAWN	C.SCHIELKE	03-12-21			
REVISION	BY	DATE	CHECKED	T.STEVENSON	04-08-21	C.I.P. NO. 01785303		SHEET 1 OF 3

Property Record Card



Parcel: 16-19-30-5AB-1300-001B
Property Address: 1390 N INDIANA ST SANFORD, FL 32771
Owners: SHEHU, PELLUMB; SHEHU, SKENDER
 2026 Market Value \$501,186 Assessed Value \$333,154 Taxable Value \$282,432
 2025 Tax Bill \$3,869.97 Tax Savings with Exemptions \$3,006.16
 The 4 Bed/3 Bath Single Family property is 2,208 SF and a lot size of 0.89 Acres

Parcel Location



Site View



1619305AB1300001B 05/04/2023

Parcel Information

Parcel	16-19-30-5AB-1300-001B
Property Address	1390 N INDIANA ST SANFORD, FL 32771
Mailing Address	1390 N INDIANA ST SANFORD, FL 32771-7137
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2018)
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$381,236	\$383,628
Depreciated Other Features	\$2,700	\$1,800
Land Value (Market)	\$117,250	\$117,250
Land Value Agriculture	\$0	\$0
Just/Market Value	\$501,186	\$502,678
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$168,032	\$178,913
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$333,154	\$323,765

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$6,876.13
Tax Bill Amount	\$3,869.97
Tax Savings with Exemptions	\$3,006.16

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

SHEHU, PELLUMB - Joint Tenants with right of Survivorship
 SHEHU, SKENDER - Joint Tenants with right of Survivorship

Legal Description

E 1/2 OF LOT 1 (LESS N 395 FT & RD)
BLK 13
SANFORD FARMS
PB 1 PG 128

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$333,154	\$50,722	\$282,432
Schools	\$333,154	\$25,000	\$308,154
FIRE	\$333,154	\$50,722	\$282,432
ROAD DISTRICT	\$333,154	\$50,722	\$282,432
SJWM(Saint Johns Water Management)	\$333,154	\$50,722	\$282,432

Sales

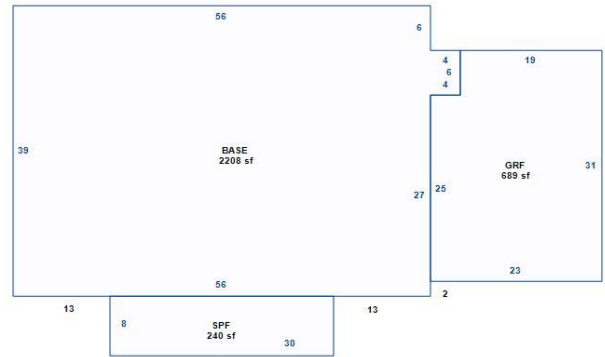
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2010	\$87,500	07504/0089	Improved	No
WARRANTY DEED	11/1/2006	\$262,500	06492/0781	Improved	Yes
WARRANTY DEED	10/1/2005	\$240,000	05986/0896	Improved	Yes
WARRANTY DEED	12/1/1993	\$55,000	02705/0803	Improved	Yes
QUIT CLAIM DEED	1/1/1993	\$100	02561/0576	Improved	No
WARRANTY DEED	4/1/1982	\$100	01385/0816	Vacant	No

Land

Units	Rate	Assessed	Market
0.94 Acres	\$125,000/Acre	\$117,250	\$117,250

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	2018
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft ²)	2208
Total Area (ft ²)	3137
Constuction	CB/STUCCO FINISH
Replacement Cost	\$308,590
Assessed	\$298,561

* Year Built = Actual / Effective

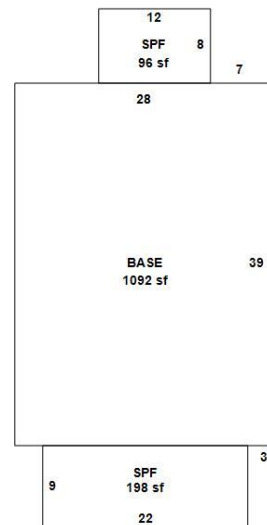


Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	689
SCREEN PORCH FINISHED	240

Building Information	
#	2
Use	SINGLE FAMILY
Year Built*	1950/1970
Bed	2
Bath	1.5
Fixtures	5
Base Area (ft ²)	1092
Total Area (ft ²)	1386
Constuction	CONC BLOCK
Replacement Cost	\$103,406
Assessed	\$65,921

* Year Built = Actual / Effective

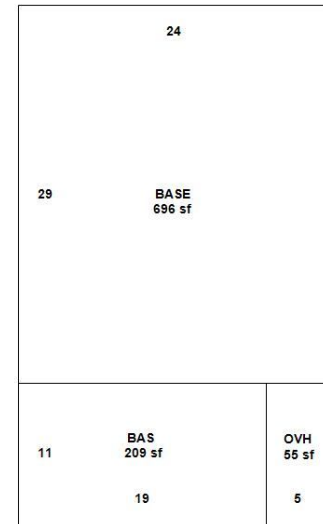


Building 2

Appendages	
Description	Area (ft ²)
SCREEN PORCH FINISHED	198
SCREEN PORCH FINISHED	96

Building Information	
#	3
Use	BARNS/SHEDS
Year Built*	1970
Bed	
Bath	
Fixtures	0
Base Area (ft²)	696
Total Area (ft²)	960
Constuction	CONC BLOCK
Replacement Cost	\$26,280
Assessed	\$16,754

* Year Built = Actual / Effective



Building 3

Appendages	
Description	Area (ft²)
BASE	209
OVERHANG	55

Permits				
Permit #	Description	Value	CO Date	Permit Date
15975	NEW HOME	\$279,670	11/8/2018	4/4/2018
12955	REROOF W/SHINGLES; PAD PER PERMIT 4900 ORANGE BLVD	\$2,040		7/6/2005

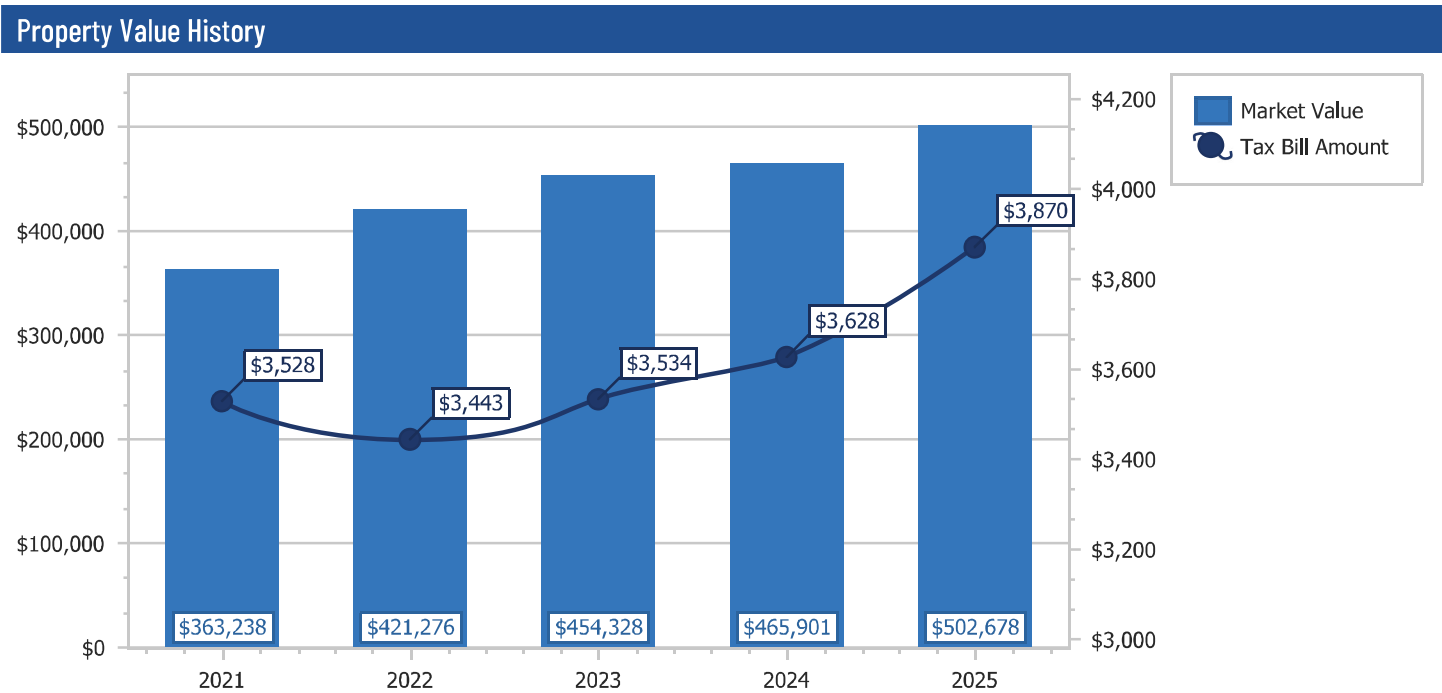
Extra Features				
Description	Year Built	Units	Cost	Assessed
CARPORT 2	2005	1	\$4,500	\$2,700

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

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	NO SERVICE
Hauler #	Waste Pro



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Property Record Card



Parcel: **16-19-30-5AB-1300-001C**
 Property Address: **N INDIANA ST SANFORD, FL 32771**
 Owners: **SHEHU, SKENDER**
 2026 Market Value \$50,000 Assessed Value \$50,000 Taxable Value \$50,000
 2025 Tax Bill \$683.95
 Vacant Residential property has a lot size of 0.36 Acres

Parcel Location



Site View

Parcel Information

Parcel	16-19-30-5AB-1300-001C
Property Address	N INDIANA ST SANFORD, FL 32771
Mailing Address	1390 N INDIANA ST SANFORD, FL 32771-9206
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
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)	\$50,000	\$50,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$50,000	\$50,000
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	\$50,000	\$50,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$683.95
Tax Bill Amount	\$683.95
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type
 SHEHU, SKENDER

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 100 FT OF N 395 FT OF E 1/2 OF LOT 1 BLK 13
SANFORD FARMS PB 1 PG 128

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$50,000	\$0	\$50,000
Schools	\$50,000	\$0	\$50,000
FIRE	\$50,000	\$0	\$50,000
ROAD DISTRICT	\$50,000	\$0	\$50,000
SJWM(Saint Johns Water Management)	\$50,000	\$0	\$50,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/12/2024	\$58,000	10645/0723	Vacant	Yes
CERTIFICATE OF TITLE	6/1/2006	\$58,000	06301/1400	Improved	No
WARRANTY DEED	3/1/1997	\$25,000	03205/1565	Improved	Yes
QUIT CLAIM DEED	12/1/1996	\$5,000	03188/0523	Improved	No
WARRANTY DEED	6/1/1982	\$100	01395/0948	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$50,000/Lot	\$50,000	\$50,000

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
06406	ELECTRIC WIRING; PAD PER PERMIT 1420 N INDIANA ST	\$0		7/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed

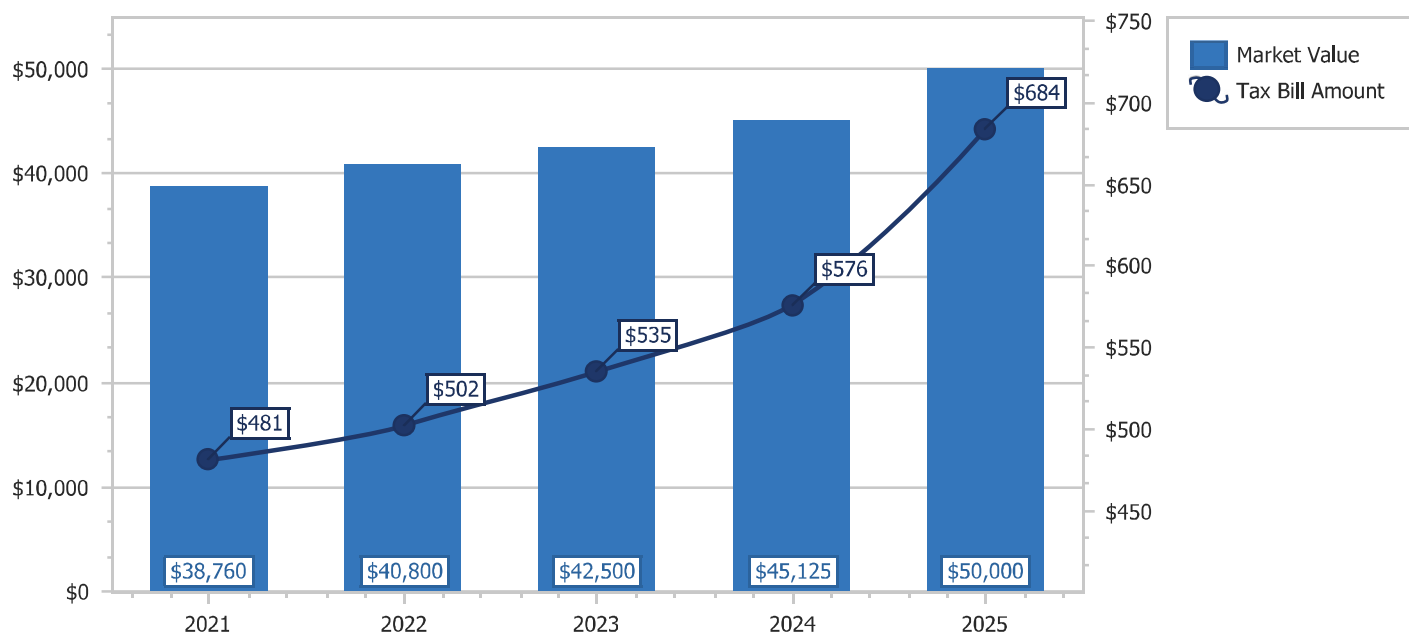
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
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School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Utilities	
Fire Station #	Station: 34 Zone: 341
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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 11/5/2025 10:05:27 AM
Project: 25-80000123
Credit Card Number: 55*****2729
Authorization Number: 09590S
Transaction Number: 051125C1C-441091F1-0C0A-4EFA-A46A-7753870D519B
Total Fees Paid: 52.50

Fees Paid

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