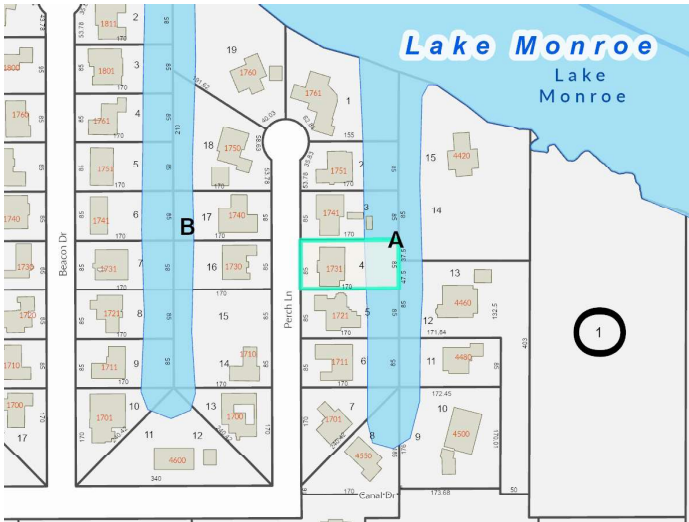


# Property Record Card



**Parcel:** 17-19-30-501-0A00-0040  
**Property Address:** 1731 PERCH LN SANFORD, FL 32771  
**Owners:** JOSEPH P HUDSON LIVING TRUST  
 2026 Market Value \$369,875 Assessed Value \$191,307 Taxable Value \$140,585  
 2025 Tax Bill \$1,984.32 Tax Savings with Exemptions \$3,096.81  
 The 3 Bed/2 Bath Single Family Waterfront property is 1,596 SF and a lot size of 0.33 Acres

## Parcel Location



## Site View



1719305010A000040 05/04/2023

## Parcel Information

Parcel	17-19-30-501-0A00-0040
Property Address	1731 PERCH LN SANFORD, FL 32771
Mailing Address	1731 PERCH LN SANFORD, FL 32771-9725
Subdivision	ST JOHNS RIVER ESTATES
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2001)
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	\$215,975	\$218,855
Depreciated Other Features	\$3,900	\$2,600
Land Value (Market)	\$150,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$369,875	\$371,455
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$178,568	\$185,540
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$191,307	\$185,915

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,081.13
Tax Bill Amount	\$1,984.32
Tax Savings with Exemptions	\$3,096.81

## Owner(s)

Name - Ownership Type

JOSEPH P HUDSON LIVING TRUST

Note: Does NOT INCLUDE Non Ad Valorem Assessments



Appendages	
Description	Area (ft²)
BASE	272
GARAGE FINISHED	248
OPEN PORCH FINISHED	152
SCREEN PORCH FINISHED	542
SCREEN PORCH FINISHED	348
UTILITY UNFINISHED	96

Permits				
Permit #	Description	Value	CO Date	Permit Date
05098	1731 PERCH LN: RES ADDITION TO EXISTING STRUCTURE-addition to SFR (OWNER BUILDER - NEED PLANS) [ST JOHNS RIVER ESTATES] - NO INSPECTIONS AS OF 10/1/25	\$8,000		2/6/2024
14828	A/C CHANGEOUT WITH ELECTRIC WORK	\$2,900		8/3/2005
16705	ROOF OVER NEW TRUSS PACKAGE W/METAL	\$17,500		12/14/2004

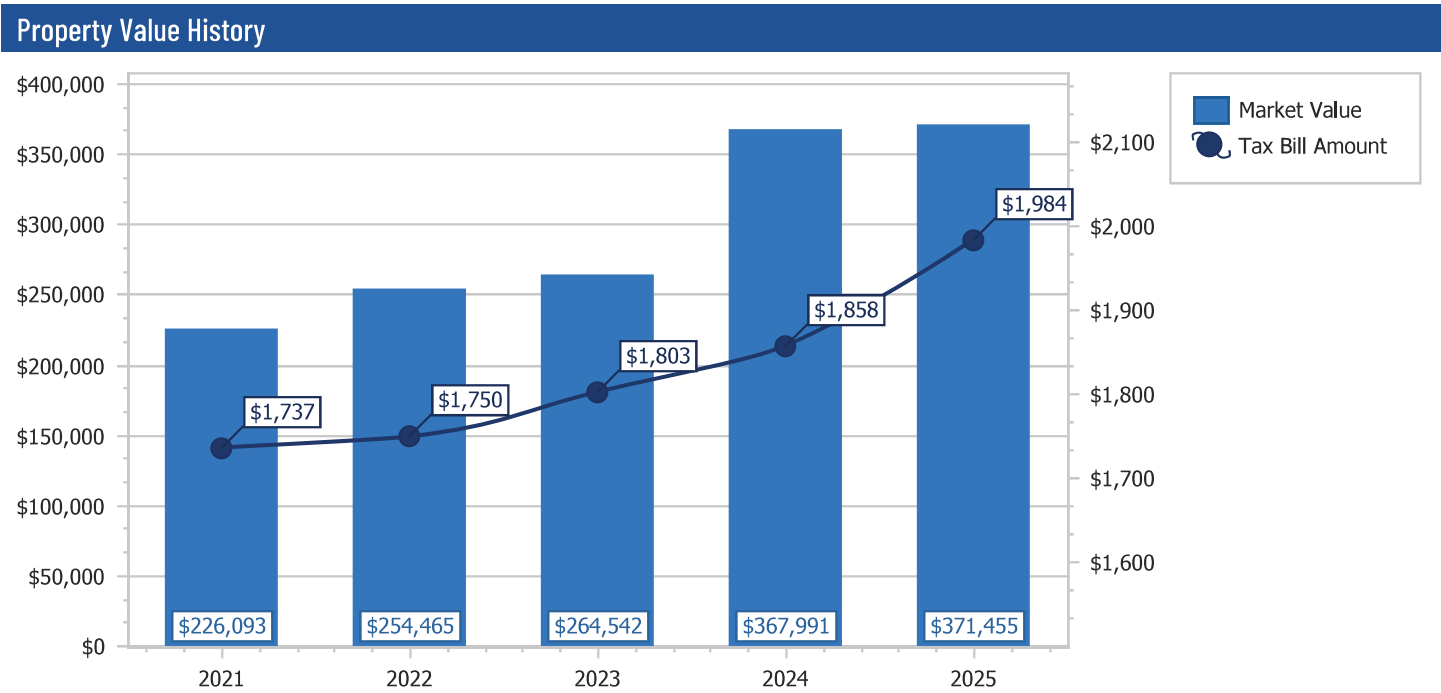
Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	1960	1	\$3,500	\$2,100
FIREPLACE 1	2000	1	\$3,000	\$1,800

Zoning	
Zoning	R-1AA
Description	Single Family-11700
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	NO SERVICE
Hauler #	Waste Pro



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