

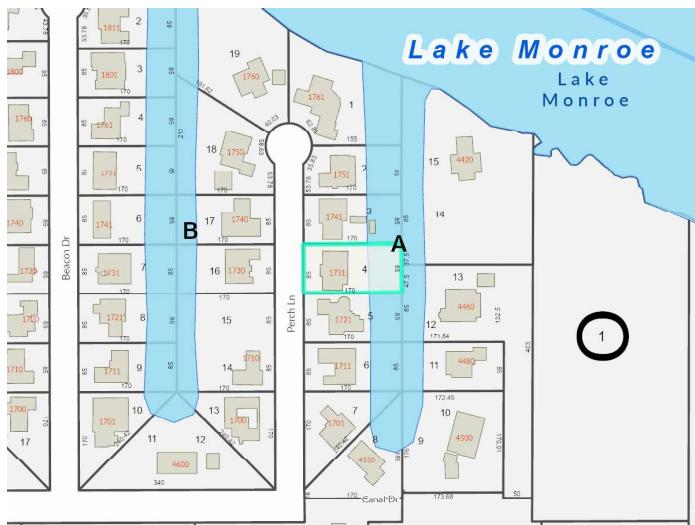
Property Record Card



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



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

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

JOSEPH P HUDSON LIVING TRUST

Legal Description

LOT 4 BLK A ST JOHNS RIVER ESTATES PB 13 PG
54

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$191,307	\$50,722	\$140,585
Schools	\$191,307	\$25,000	\$166,307
FIRE	\$191,307	\$50,722	\$140,585
ROAD DISTRICT	\$191,307	\$50,722	\$140,585
SJWM(Saint Johns Water Management)	\$191,307	\$50,722	\$140,585

Sales

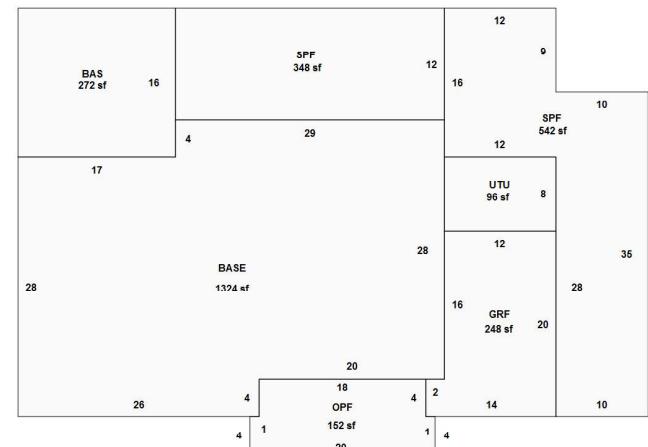
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	10/1/2018	\$100	09227/0948	Improved	No
WARRANTY DEED	1/1/2000	\$156,100	03796/1569	Improved	Yes
QUIT CLAIM DEED	1/1/2000	\$100	03796/1567	Improved	No
QUIT CLAIM DEED	3/1/1993	\$100	02562/0195	Improved	No
ARTICLES OF AGREEMENT	1/1/1974	\$48,000	01030/1610	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$150,000/Lot	\$150,000	\$150,000

Building Information

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1960/1980
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1324
Total Area (ft ²)	2982
Constuction	CONC BLOCK
Replacement Cost	\$287,967
Assessed	\$215,975



Sketch by Apex Sketch

Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
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

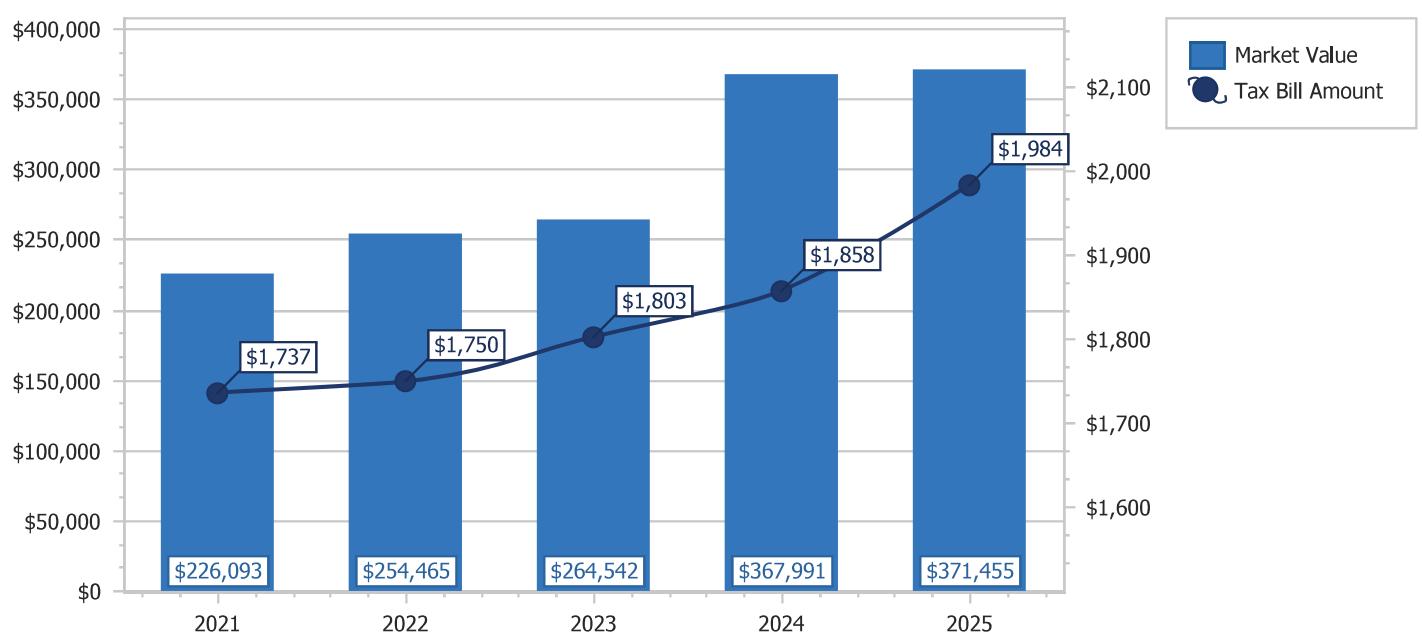
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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

Property Value History



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