



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

PROJ. #: 25-80000143  
Received: 12/22/25  
Paid: 12/29/25

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

<input checked="" type="checkbox"/> PRE-APPLICATION	\$50.00
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### PROJECT

PROJECT NAME:	800 Lake Markham Road Replat		
PARCEL ID #(S):	26-19-29-300-0150-0000, 26-19-29-300-0170-0000, and 27-19-29-300-028A-0000		
TOTAL ACREAGE:	25.7	BCC DISTRICT:	5
ZONING:	A-1	FUTURE LAND USE:	SE

### APPLICANT

NAME:	Gilbert Miller	COMPANY:	
ADDRESS:	1600 W Ivanhoe Blvd		
CITY:	Orlando	STATE:	FL ZIP: 32804-5808
PHONE:		EMAIL:	

### CONSULTANT

NAME:	Marc Jones, Esq.	COMPANY:	Cipparone & Cipparone, PA
ADDRESS:	1525 International Parkway, Ste. 1011		
CITY:	Lake Mary	STATE:	FL ZIP: 32746
PHONE:	321-275-5914	EMAIL:	mjones@cipparonepa.com

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

SUBDIVISION  LAND USE AMENDMENT  REZONE  SITE PLAN  SPECIAL EXCEPTION

Description of proposed development: Replat of three (3) existing parcels into four (4) new parcels

### STAFF USE ONLY

COMMENTS DUE: <u>1/9</u>	COM DOC DUE: <u>1/15</u>	DRC MEETING: <u>1/21</u>
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: <u>A-1</u>	FLU: <u>SE</u>	LOCATION: <u>on the west side of Lake Markham Rd, north of Markham Rd</u>
W/S: <u>Seminole County</u>	BCC: <u>5: Herr</u>	

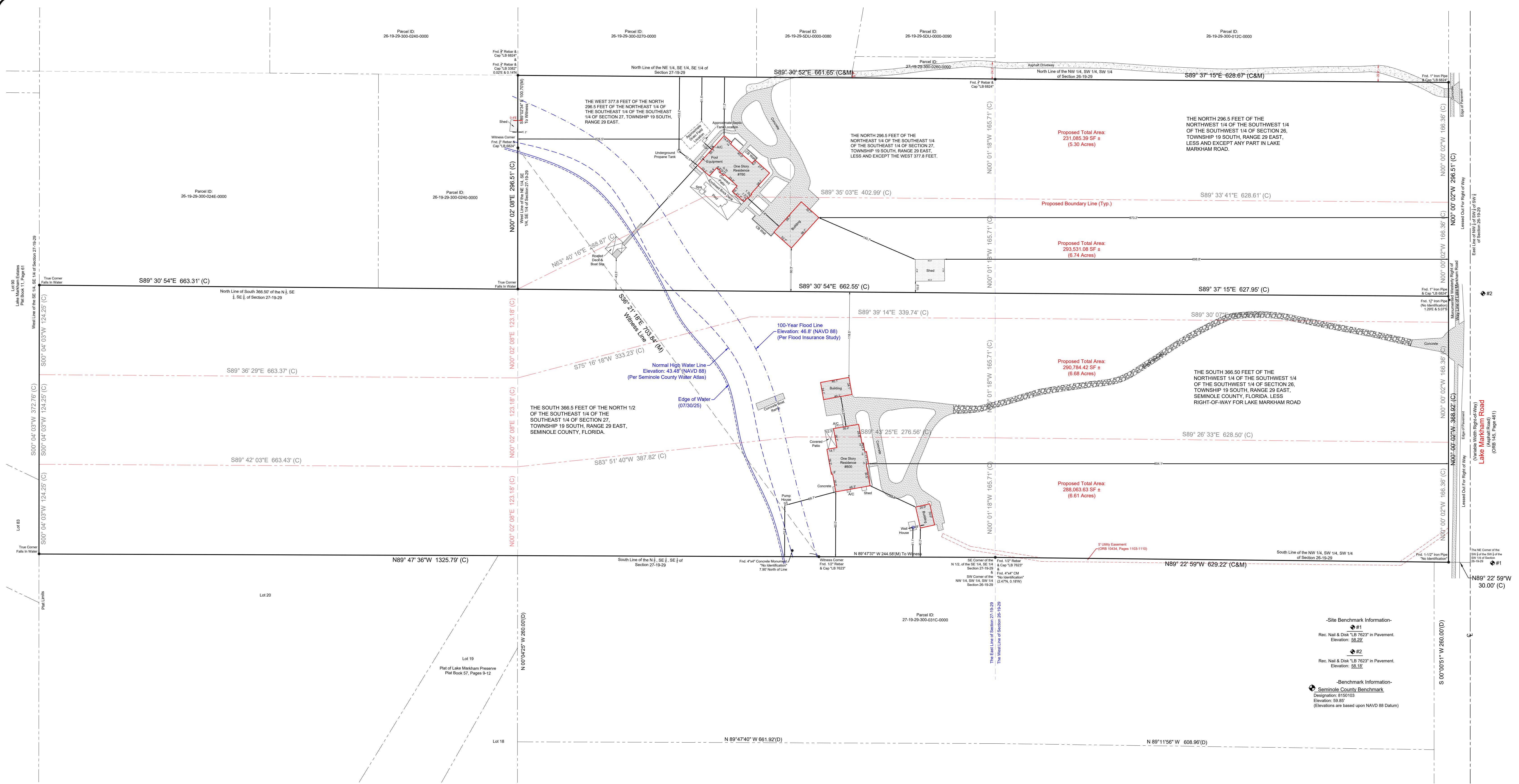
### **Detailed Narrative**

Property Address: 800 Lake Markham Road, Sanford, FL 32771

Parcel Numbers: 26-19-29-300-0150-0000, 26-19-29-300-0170-0000,  
and 27-19-29-300-028A-0000

Property owners: Gilbert and Jamee Miller

The property owners are record title holders of Seminole County Parcel numbers 26-19-29-300-0150-0000, 26-19-29-300-0170-0000, and 27-19-29-300-028A-0000. The parcels are contiguous with a total acreage of approximately 25.7 acres. Two of the parcels have frontage on Lake Markham Road. Current zoning on all parcels is A-1 with a future land use of SE. The property owners desire to replat the 3 parcels into 4 parcels as depicted on the proposed site plan. All resulting lots will meet the minimum requirements under the Seminole County Land Development Code.



## Boundary Survey

## Parent Legal Description

PART OF LOT 28A: THE WEST 377.8 FEET OF THE NORTH 296.5 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST.

LOT 28B: THE NORTH 296.5 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LESS AND EXCEPT THE WEST 377.8 FEET.

LOT 17: THE NORTH 296.5 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 29 EAST, LESS AND EXCEPT ANY PART IN LAKE MARKHAM ROAD.

AND

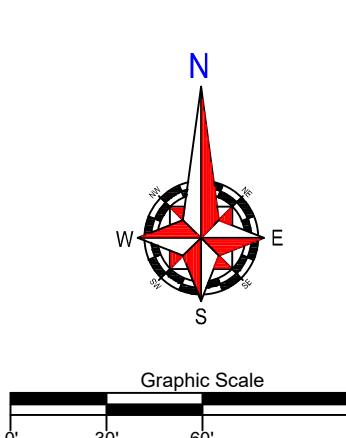
AND  
THE SOUTH 366.50 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR LAKE MARKHAM ROAD.

MARKHAM ROAD  
AND

THE SOUTH 366.5 FEET OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF  
TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA

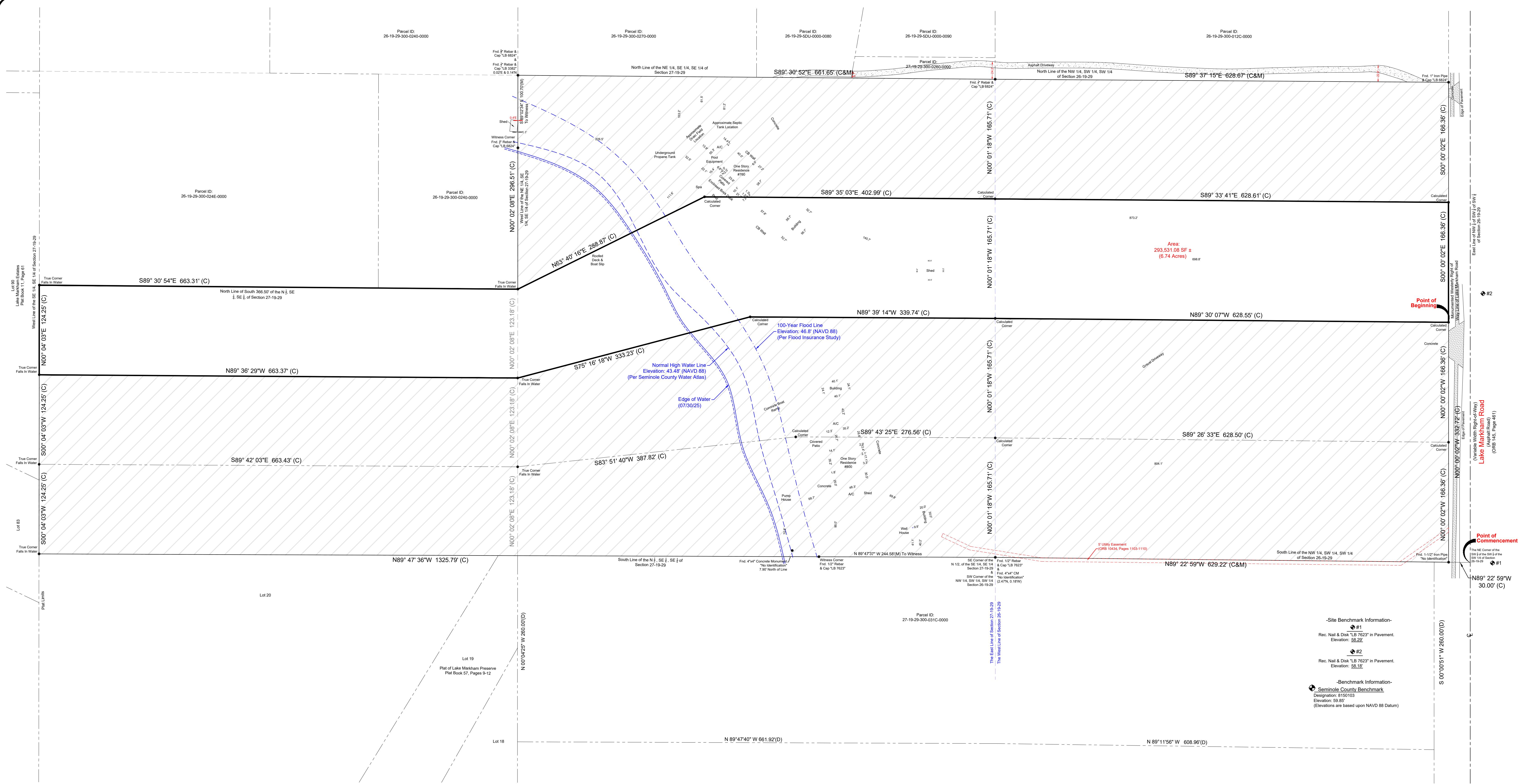
, FLORIDA.

-Additional Notes-  
>Per Client, all internal improvements to be demolished upon approval of lot split.



Field Date: 08/04/25	Date Completed: 08/22/25	-Notes-	
Drawn By: JW	File Number: IS-112163	<p>&gt;Survey is Based upon the Legal Description Supplied by Client.</p> <p>&gt;Abutting Properties Deeds have <u>NOT</u> been Researched for Gaps, Overlaps and/or Hiatus.</p> <p>&gt;Subject to any Easements and/or Restrictions of Record.</p> <p>&gt;Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".</p> <p>&gt;Building Ties are <u>NOT</u> to be used to reconstruct Property Lines.</p> <p>&gt;Fence Ownership is <u>NOT</u> determined.</p> <p>&gt;Roof Overhangs, Underground Utilities and/or Footers have <u>NOT</u> been located <u>UNLESS</u> otherwise noted.</p> <p>&gt;Septic Tanks and/or Drainfield locations are approximate and <u>MUST</u> be verified by appropriate Utility Location Companies.</p> <p>&gt;Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.</p> <p>&gt;Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor.</p> <p>I, hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.</p> <p style="text-align: right;">FOR THE FIRM Patrick K. Ireland PSM#6637 LB 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.</p> <p style="text-align: right;"><i>Patrick K. Ireland</i></p>	
-Legend-			
C	- Calculated	PC	- Point of Curvature
C	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference
Esmt.	- Easement	Monument	
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
FFE	- Finished Floor Elevation	R	- Radius
Fnd.	- Found	Rad.	- Radial
IP	- Iron Pipe	R&C	- Rebar & Cap
L	- Length (Arc)	Rec.	- Recovered
M	- Measured	Rfd.	- Roofed
N&D	- Nail & Disk	Set.	Set 1/2" Rebar &
N.R.	- Non-Radial	Rebar	Cap "LB 7623"
ORB	- Official Records Book	Typ.	- Typical
P	- Plat	UE	- Utility Easement
P.B.	- Plat Book	WM	- Water Meter
□	- Wood Fence	△	- Delta (Central Angle)
		—○—	- Chain Link Fence





## Boundary Survey

## Legal Description

Commence at the Northeast Corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 29 East, Seminole County, Florida; thence, along the south line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 29 East, North  $89^{\circ}22'59''$  West 30.00 feet to the monumented westerly right of way line of Lake Markham Road; thence, parallel to the East Line of Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 29 East and along said westerly right of way line, North  $00^{\circ}00'02''$  West 332.72 feet to the Point of Beginning.

Thence, leaving said westerly right of way line, North 89°30'07" West 628.55 feet to the West Line of Section 26, Township 19 South, Range 29 East, also being the East Line of Section 27, Township 19 South, Range 29 East; thence North 89°39'14" West 339.74 feet; thence South 75°16'18" West 333.23 feet to the West Line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 29 East; thence, North 89°36'29" East 663.37 feet to the West Line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 29 East; thence, along said West Line, North 00°04'03" East 124.25 feet; thence South 89°30'54" East 663.31 feet to West Line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 29 East; thence North 63°40'16" East 288.87 feet; thence South 89°35'03" East 402.99 feet to the East Line of said Section 27; thence, leaving Section 27, South 89°33'41" East 628.61 feet to the aforementioned westerly right of way line of Lake Markham Road; thence, along said westerly right of way line, South 00°00'02" East 166.36 feet to the Point of Beginning.

FLOOD DISCLAIMER:  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING  
MUNICIPALITY OR [WWW.FEMA.GOV](http://WWW.FEMA.GOV), THE PROPERTY APPEARS TO  
BE LOCATED IN ZONE X / X500 / AE (WITH A BASE FLOOD ELEVATION  
OF 46.8'). THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY,  
COMMUNITY NUMBER 120289, DATED 09/28/2007.

CERTIFIED TO:  
GILBERT MILLER AND JAMEE MILLER

Field Date: 08/04/25	Date Completed: 08/22/25																																																																																				
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**-Notes-**

>Survey is Based upon the Legal Description Supplied by Client.

>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.

>Subject to any Easements and/or Restrictions of Record.

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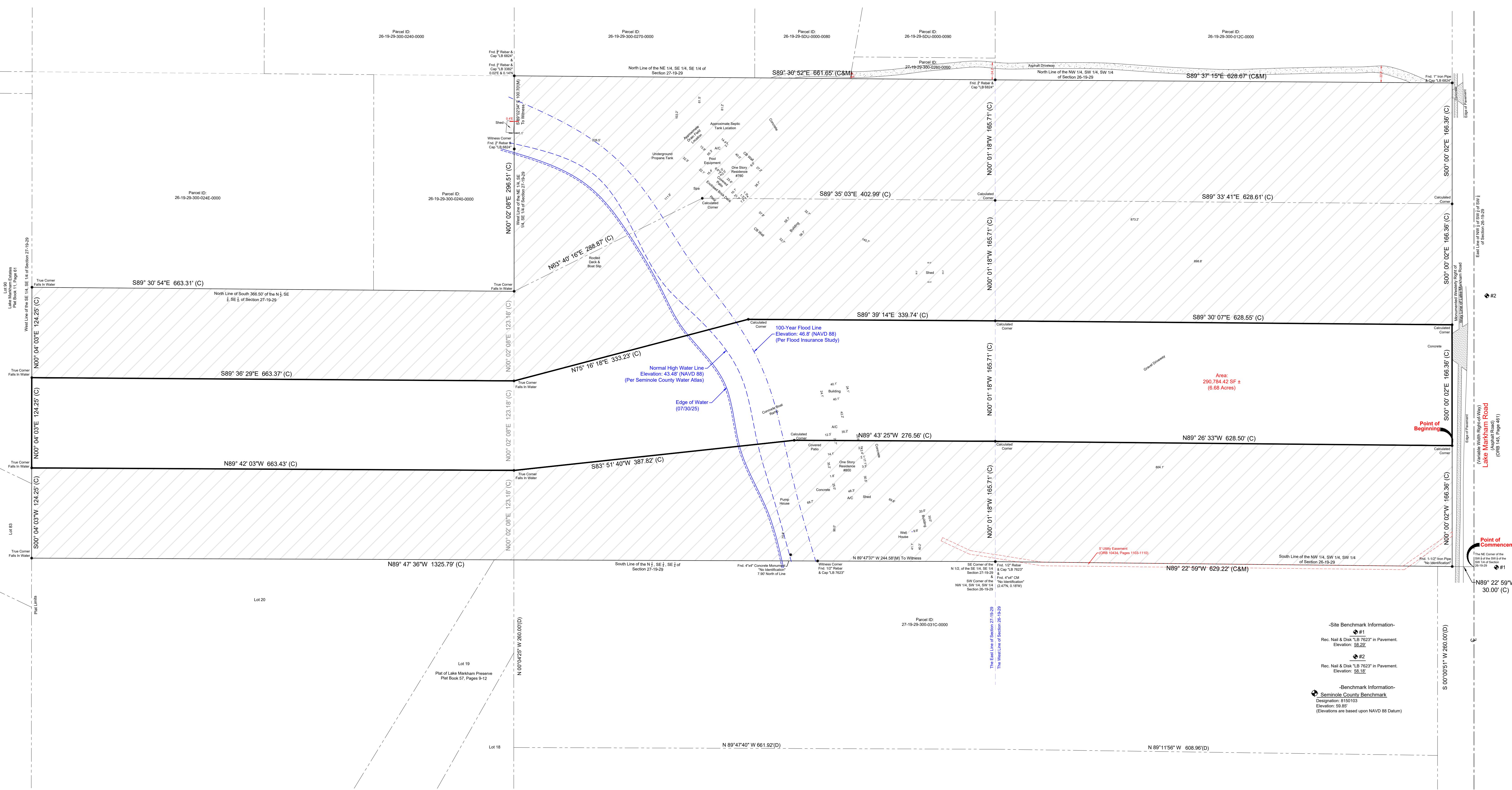
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

  
Patrick K. Ireland, P.S. #6637, LB 7623  
This Survey is intended ONLY for the use of Said Certified Parties.  
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

**Ireland & Associates Surveying, Inc.**  
800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
[www.irelandsurveying.com](http://www.irelandsurveying.com)  
Office-407.678.3366 Fax-407.320.8165



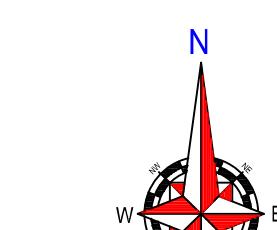
## Boundary Survey

## Legal Description

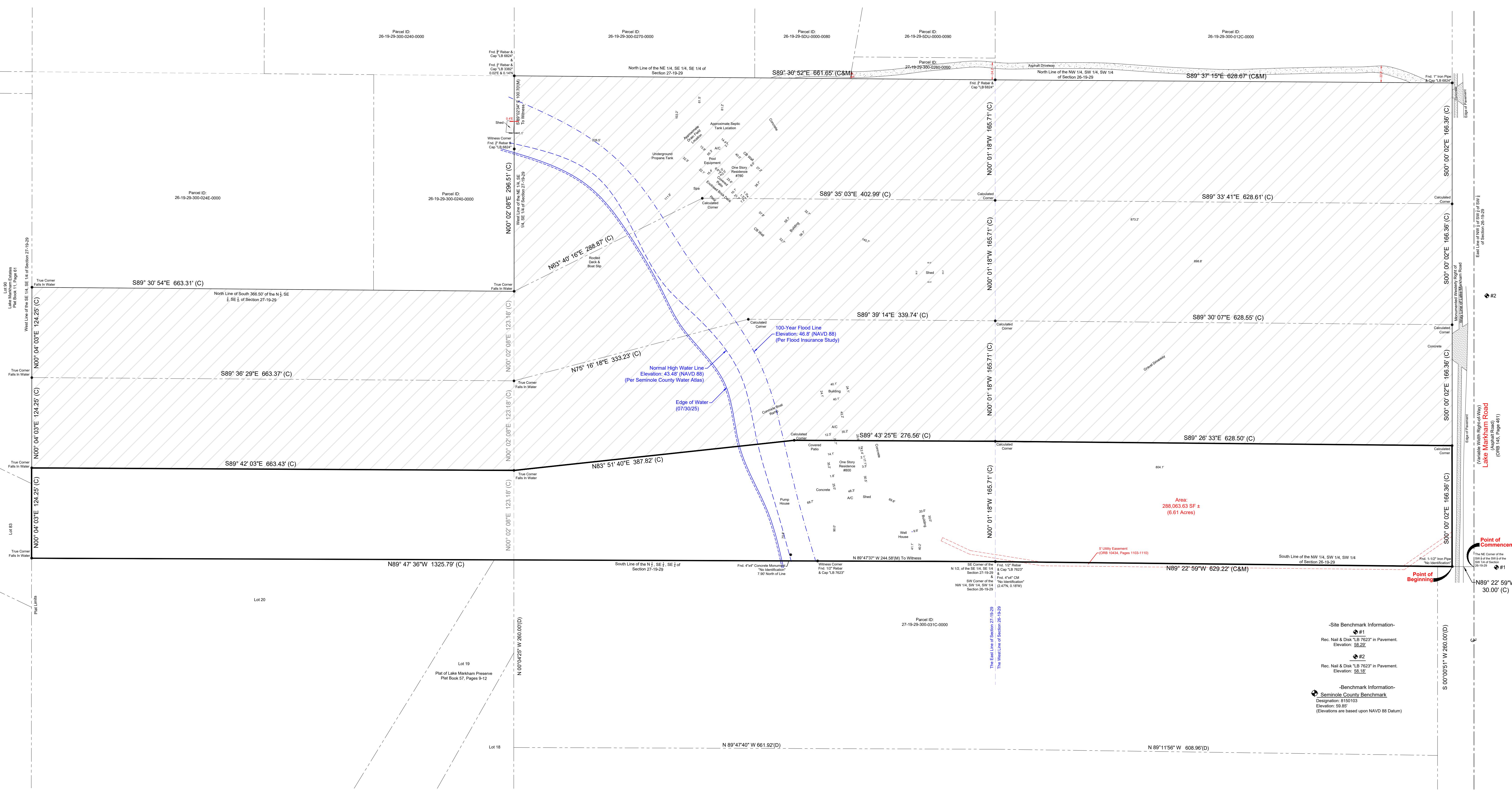
Commence at the Northeast Corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 29 East, Seminole County, Florida; thence, along the south line of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 29 East, North 89°22'59" West 30.00 feet; thence, parallel to the East Line of Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 19 South, Range 29 East and along said westerly right of way line, North 00°00'02" West 166.36 feet to the Point of Beginning. Thence, leaving said westerly right of way line, North 89°26'33" West 628.50 feet to the West Line of Section 26, Township 19 South, Range 29 East, also being the East Line of Section 27, Township 19 South, Range 29 East; thence North 89°43'25" West 276.56 feet; thence South 83°51'40" West 387.82 feet to the West Line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 29 East; thence, North 89°42'03" East 663.43 feet to the West Line of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 29 East; thence, along said West Line, North 00°04'03" East 124.25 feet; thence South 89°36'29" East 663.37 feet to West Line of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 27, Township 19 South, Range 29 East; thence North 75°16'18" East 333.23 feet; thence South 89°39'14" East 339.74 feet to the East Line of said Section 27; thence, leaving Section 27, South 89°30'07" East 628.55 feet to aforementioned westerly right of way line of Lake Markham Road; thence, along said westerly right of way line, South 00°00'02" East 166.36 feet to the Point of Beginning.

**FLOOD DISCLAIMER:**  
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BE LOCATED IN ZONE X / X500 / AE (WITH A BASE FLOOD ELEVATION  
OF 46.8'). THIS PROPERTY WAS FOUND IN SEMINOLE COUNTY,  
COMMUNITY NUMBER 120289, DATED 09/28/2007.

CERTIFIED TO:  
GILBERT MILLER AND JAMEE MILLER



Field Date: 08/04/25	Date Completed: 08/22/25	-Notes-
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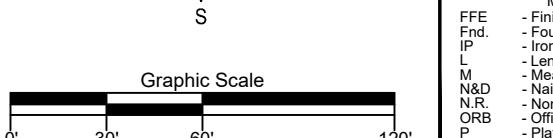
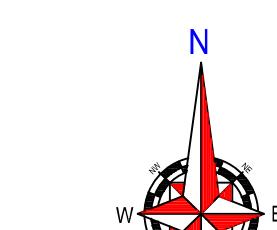
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CERTIFIED TO:  
GILBERT MILLER AND JAMEE MILLER



**-Additional Notes-**

demolition of existing structures.

5 -Notes-  
>Survey is Based upon the Legal Description Supplied by Client.

5 -NOTES-  
>Survey is Based upon the Legal Description Supplied by Client.  
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlays and/or Hiatus.  
>Subject to any Encumbrances and/or Restrictions of Record.

Overlaps and/or Hiatus.  
>Subject to any Easements and/or Restrictions of Record.  
>Bearing Basis shown hereon, is Assumed and Based upon the Line  
Denoted with a "BB".  
>Building Times - NOT to be used for Construction Permits.

- Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT

- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be confirmed during initial Utility Location Confirmation.

- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without

Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

> Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor.

By Certify that this Boundary Survey of the above Described Property is  
Correct to the Best of my Knowledge and Belief as recently Surveyed  
My Direction on the Date Shown, Based on Information furnished to Me  
and Conforms to the Standards of Practice for Land Surveying  
State of Florida in accordance with Chapter 5J-17.052 Florida

and Conforms to the Standards of Practice for Land Surveying  
State of Florida in accordance with Chapter 5J-17.052 Florida  
Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

A circular stamp with a decorative border containing the text "PATRICK J. O'LEARY, CERTIFICATE OF PROFESSIONAL PRACTICE". The stamp is placed over a handwritten signature that appears to read "Patrick J. O'Leary".

This Survey is intended **ONLY** for the use of Said Certified Parties.  
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

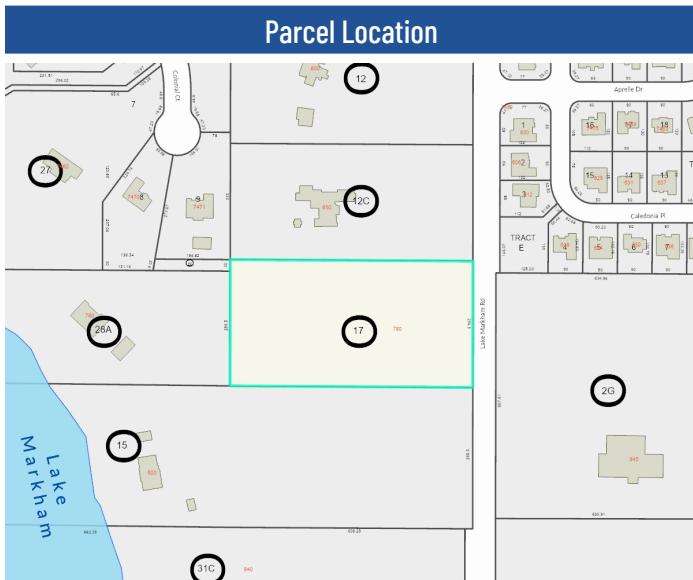
*land & Associates Surveying, Inc.*  
800 Currency Circle Suite 1020

800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
[www.irelandsurveying.com](http://www.irelandsurveying.com)

# Property Record Card



Parcel: 26-19-29-300-0170-0000  
 Property Address: LAKE MARKHAM RD SANFORD, FL 32771  
 Owners: MILLER, JAMEE; MILLER, GILBERT  
 2026 Market Value \$287,300 Assessed Value \$287,300 Taxable Value \$287,300  
 2025 Tax Bill \$3,929.98  
 Vacant Residential property has a lot size of 4.74 Acres



### Site View

### Parcel Information

Parcel	26-19-29-300-0170-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

### 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)	\$287,300	\$287,300
Land Value Agriculture	\$0	\$0
Just/Market Value	\$287,300	\$287,300
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	\$287,300	\$287,300

### 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,929.98
Tax Bill Amount	\$3,929.98
Tax Savings with Exemptions	\$0.00

### Owner(s)

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety  
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 26 TWP 19S RGE 29E  
N 296.5 FT OF NW 1/4 OF SW  
1/4 OF SW 1/4

Taxes			
Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$287,300	\$0	\$287,300
Schools	\$287,300	\$0	\$287,300
FIRE	\$287,300	\$0	\$287,300
ROAD DISTRICT	\$287,300	\$0	\$287,300
SJWM(Saint Johns Water Management)	\$287,300	\$0	\$287,300

Sales					
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Vacant	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Vacant	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Vacant	No
WARRANTY DEED	5/1/2019	\$100	09360/0036	Vacant	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1750	Vacant	No
QUIT CLAIM DEED	5/20/2011	\$100	07581/1812	Vacant	No

Land			
Units	Rate	Assessed	Market
4.42 Acres	\$65,000/Acre	\$287,300	\$287,300

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft <sup>2</sup> )	
Total Area (ft <sup>2</sup> )	
Construction	
Replacement Cost	
Assessed	

Building

\* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

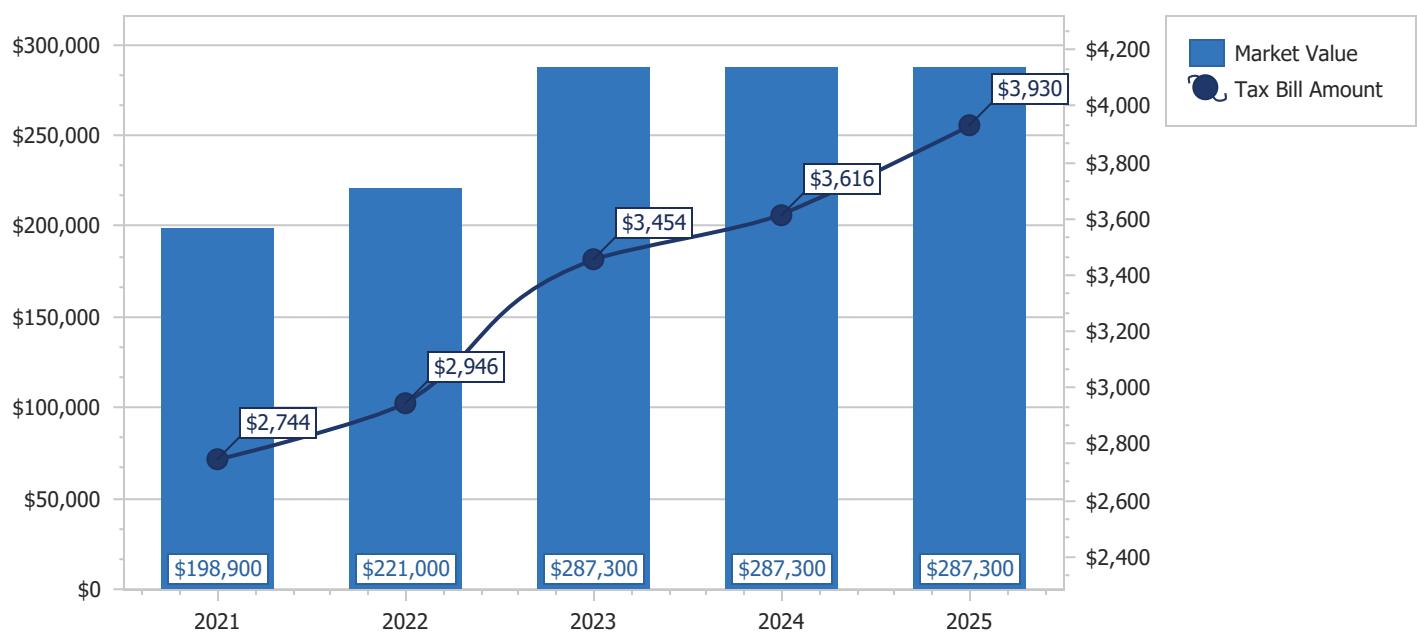
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 2

Utilities	
Fire Station #	Station: 34 Zone: 342
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

## Property Value History



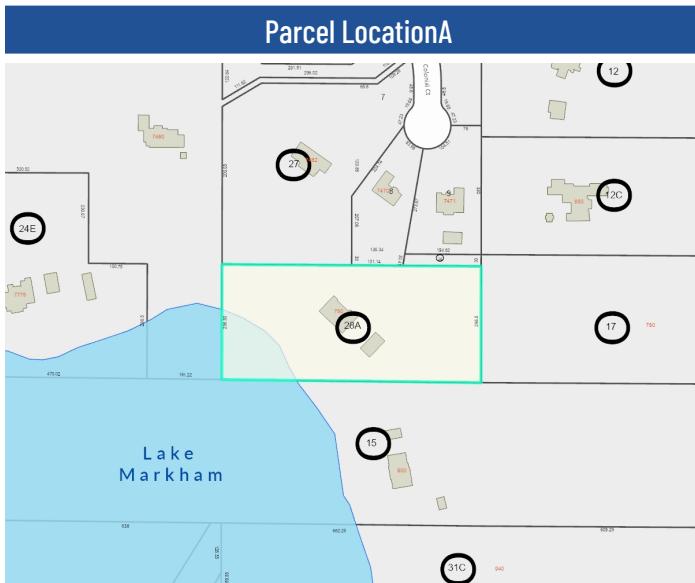
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# Property Record CardA



Parcel: 27-19-29-300-028A-0000  
 Property Address: 760 LAKE MARKHAM RD SANFORD, FL 32771  
 Owners: MILLER, JAMEE; MILLER, GILBERT  
 2026 Market Value \$1,553,756 Assessed Value \$1,553,756 Taxable Value \$1,553,756  
 2025 Tax Bill \$21,294.21

The 4 Bed/3 Bath Single Family Waterfront property is 3,776 SF and a lot size of 4.51 Acres



### Site ViewA

### Parcel InformationA

Parcel	27-19-29-300-028A-0000
Property Address	
Mailing Address	1600 W IVANHOE BLVD ORLANDO, FL 32804-5808
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

### Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$504,016	\$508,389
Depreciated Other Features	\$59,740	\$58,319
Land Value (Market)	\$990,000	\$990,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,553,756	\$1,556,708
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	\$1,553,756	\$1,556,708

### 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$21,294.21
Tax Bill Amount	\$21,294.21
Tax Savings with Exemptions	\$0.00

### Owner(s)A

Name - Ownership Type

MILLER, JAMEE - Tenancy by Entirety  
 MILLER, GILBERT - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal DescriptionA

SEC 27 TWP 19S RGE 29E  
W 377.8 FT OF N 296.5 FT OF NE 1/4 OF SE 1/4  
OF SE 1/4

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,553,756	\$0	\$1,553,756
Schools	\$1,553,756	\$0	\$1,553,756
FIRE	\$1,553,756	\$0	\$1,553,756
ROAD DISTRICT	\$1,553,756	\$0	\$1,553,756
SJWM(Saint Johns Water Management)	\$1,553,756	\$0	\$1,553,756

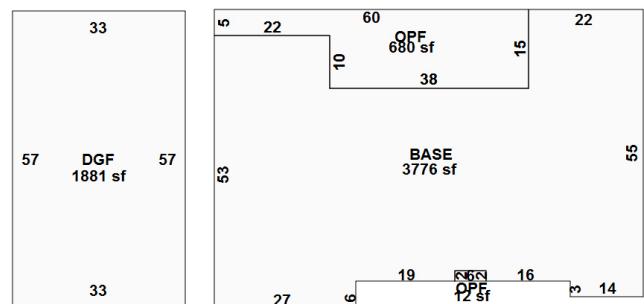
## SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/18/2019	\$1,600,000	09378/0716	Improved	Yes
WARRANTY DEED	5/1/2019	\$1,700,000	09360/0043	Improved	Yes
WARRANTY DEED	5/1/2019	\$100	09360/0039	Improved	No
WARRANTY DEED	5/1/2018	\$100	09360/0036	Improved	No
QUIT CLAIM DEED	8/1/2016	\$100	08756/1747	Improved	No
QUIT CLAIM DEED	7/1/2002	\$100	05039/1709	Improved	No

## LandA

Units	Rate	Assessed	Market
4.50 Acres	\$220,000/Acre	\$990,000	\$990,000

Building InformationA	
#	1
Use	SINGLE FAMILY
Year Built*	1988
Bed	4
Bath	3.0
Fixtures	13
Base Area (ft <sup>2</sup> )	3776
Total Area (ft <sup>2</sup> )	6349
Construction	BRICK
Replacement Cost	\$586,164
Assessed	\$482,120



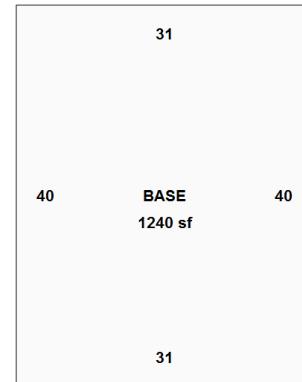
Building 1

\* Year Built = Actual / Effective

## AppendagesA

Description	Area (ft <sup>2</sup> )
DETACHED GARAGE FINISHED	1881
OPEN PORCH FINISHED	680
OPEN PORCH FINISHED	12

Building InformationA	
#	2
Use	BARN/SHEDS
Year Built*	1990
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	1240
Total Area (ft <sup>2</sup> )	1240
Construction	SIDING GRADE 1
Replacement Cost	\$30,839
Assessed	\$21,896



Building 2

\* Year Built = Actual / Effective

## PermitsA

Permit #	Description	Value	CO Date	Permit Date
04600	760 LAKE MARKHAM RD: DOCK - BOATHOUSE-Miller Boathouse	\$24,000		4/6/2021

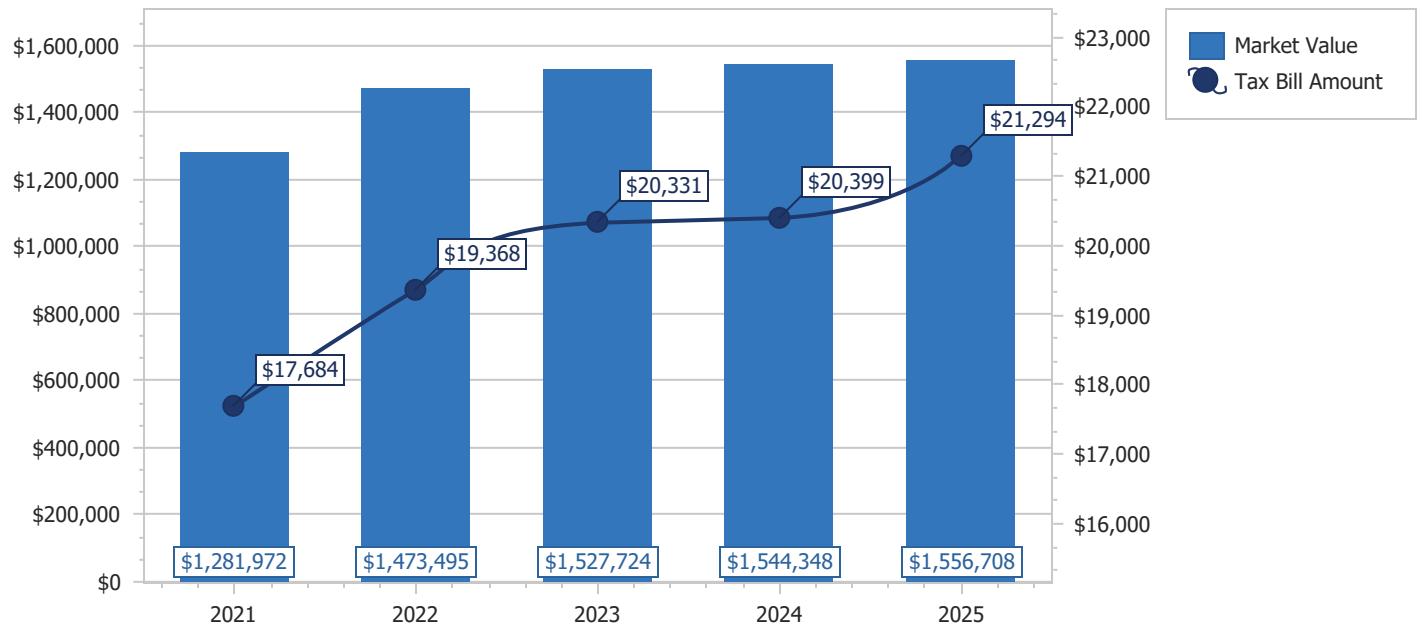
01151	760 LAKE MARKHAM RD: WINDOW / DOOR REPLACEMENT-	\$40,112	2/3/2021
08054	760 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340	6/4/2020
13543	POOL ENCLOSURE	\$10,290	12/11/2015
10614	SWIMMING POOL	\$61,000	9/18/2015
09688	MECHANICAL & CONDENSOR	\$7,450	12/14/2009

Extra FeaturesA					
Description	Year Built	Units	Cost	Assessed	
POOL 2	2015	1	\$45,000	\$33,750	
GAS HEATER - UNIT	2015	1	\$1,653	\$1,240	
SCREEN ENCL 2	2015	1	\$9,000	\$6,750	
FIREPLACE 2	1988	1	\$6,000	\$3,600	
BOAT DOCK 2	2021	1	\$8,000	\$7,200	
BOAT COVER 2	2021	1	\$8,000	\$7,200	

ZoningA		School DistrictsA	
Zoning	Description	Elementary	Region 1
	A-1		
Description	Agricultural-1Ac	Middle	Markham Woods
Future Land Use	SE	High	Seminole
Description	Suburban Estates		

Political RepresentationA		UtilitiesA	
Commissioner	District 5 - Andria Herr	Fire Station #	Station: 34 Zone: 342
US Congress	District 7 - Cory Mills	Power Company	FPL
State House	District 36 - Rachel Plakon	Phone (Analog)	AT&T
State Senate	District 10 - Jason Brodeur	Water	Seminole County Utilities
Voting Precinct	Precinct 2	Sewage	Seminole County Utilities
		Garbage Pickup	MON/THU
		Recycle	MON
		Yard Waste	WED
		Hauler #	

## Property Value HistoryA



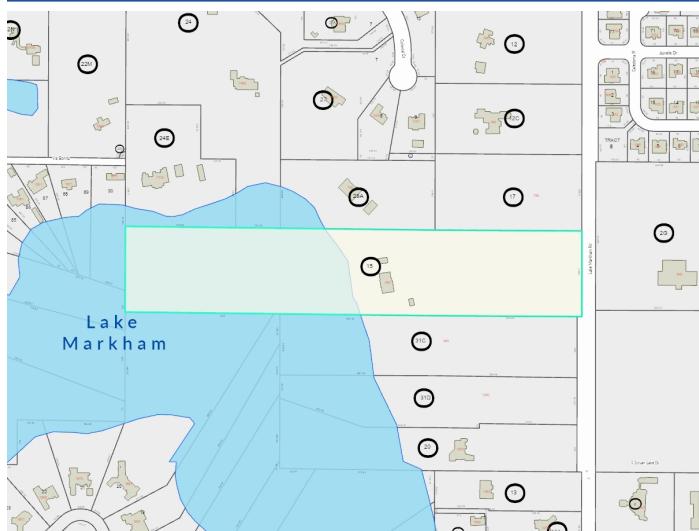
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# Property Record CardA



Parcel: 26-19-29-300-0150-0000  
 Property Address: 800 LAKE MARKHAM RD SANFORD, FL 32771  
 Owners: MILLER, GILBERT; MILLER, JAMEE  
 2026 Market Value \$2,053,556 Assessed Value \$1,854,805 Taxable Value \$1,854,805  
 2025 Tax Bill \$25,013.26 Tax Savings with Non-Hx Cap \$3,128.40  
 The 4 Bed/3.5 Bath Single Family Waterfront property is 2,931 SF and a lot size of 16.49 Acres

## Parcel LocationA



## Site ViewA



## Parcel InformationA

Parcel	26-19-29-300-0150-0000
Property Address	
Mailing Address	PO BOX 23024 COLUMBUS, GA 31902-3024
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	None
AG Classification	

## Value SummaryA

Valuation Method	2026 Working Values	2025 Certified Values
Cost/Market	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$400,356	\$405,489
Depreciated Other Features	\$4,200	\$2,800
Land Value (Market)	\$1,649,000	\$1,649,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$2,053,556	\$2,057,289
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$198,751	\$371,103
P&G Adjustment	\$0	\$0
Assessed Value	\$1,854,805	\$1,686,186

## 2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$28,141.66
Tax Bill Amount	\$25,013.26
Tax Savings with Exemptions	\$3,128.40

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)A

Name - Ownership Type

MILLER, GILBERT - Tenancy by Entirety  
 MILLER, JAMEE - Tenancy by Entirety

## Legal DescriptionA

SEC 26 TWP 19S RGE 29E  
 S 366.5 FT OF NW 1/4 OF SW  
 1/4 OF SW 1/4 & S 366.5 FT OF N 1/2 OF SE 1/4  
 OF SE 1/4 OF 27-19-29

## TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,854,805	\$0	\$1,854,805
Schools	\$2,053,556	\$0	\$2,053,556
FIRE	\$1,854,805	\$0	\$1,854,805
ROAD DISTRICT	\$1,854,805	\$0	\$1,854,805
SJWM(Saint Johns Water Management)	\$1,854,805	\$0	\$1,854,805

## SalesA

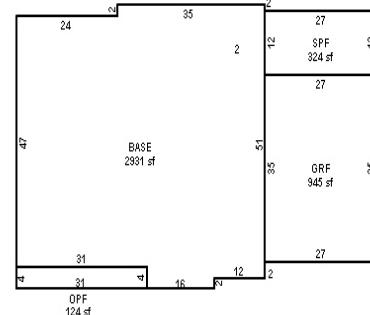
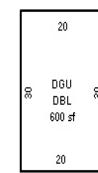
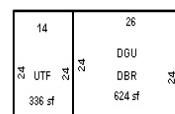
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/1/2015	\$1,200,000	08496/0786	Improved	Yes
PROBATE RECORDS	10/1/2013	\$100	08144/0344	Improved	No
QUIT CLAIM DEED	3/1/2006	\$100	06175/1827	Improved	No
QUIT CLAIM DEED	2/1/1998	\$100	03386/0176	Vacant	No

## LandA

Units	Rate	Assessed	Market
16.49 Acres	\$100,000/Acre	\$1,649,000	\$1,649,000

## Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1983
Bed	4
Bath	3.5
Fixtures	10
Base Area (ft <sup>2</sup> )	2931
Total Area (ft <sup>2</sup> )	5884
Construction	SIDING GRADE 3
Replacement Cost	\$513,277
Assessed	\$400,356



Sketch by Apex Medina™

Building 1

\* Year Built = Actual / Effective

## AppendagesA

Description	Area (ft <sup>2</sup> )
DETACHED GARAGE UNFINISHED	600
DETACHED GARAGE UNFINISHED	624
GARAGE FINISHED	945
OPEN PORCH FINISHED	124
SCREEN PORCH FINISHED	324
UTILITY FINISHED	336

## PermitsA

Permit #	Description	Value	CO Date	Permit Date
08054	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-single family	\$18,340		6/4/2020
16504	800 LAKE MARKHAM RD: ELECTRICAL - RESIDENTIAL-SFR	\$9,147		11/19/2019
02621	REROOF	\$4,500		4/12/2011

## Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1983	1	\$6,000	\$3,600
SHED	1983	1	\$1,000	\$600

## ZoningA

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

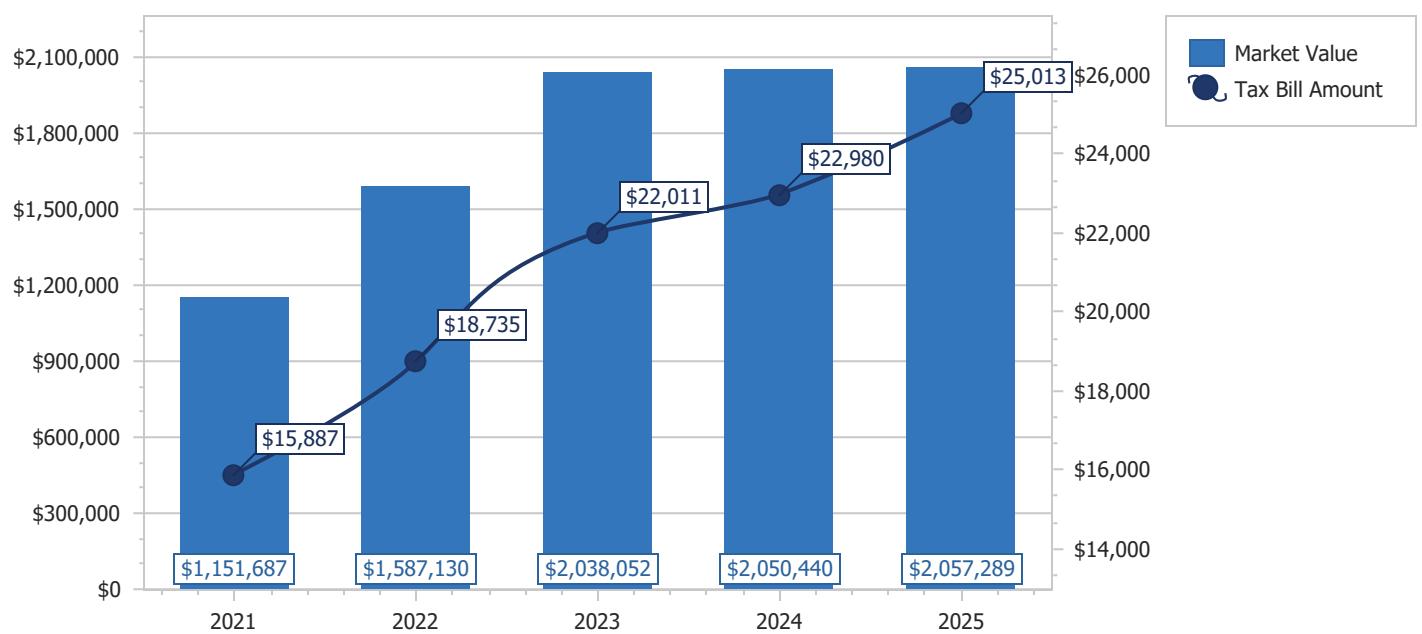
## School DistrictsA

Elementary	Region 1
Middle	Markham Woods
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 2

Utilities	
Fire Station #	Station: 34 Zone: 342
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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**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 [eplandesk@seminolecountyfl.gov](mailto:eplandesk@seminolecountyfl.gov) or call us at: (407) 665-7371.

**Receipt Details**

**Date:** 12/29/2025 9:40:04 AM  
**Project:** 25-80000143  
**Credit Card Number:** 37\*\*\*\*\*4004  
**Authorization Number:** 221909  
**Transaction Number:** 291225O18-318D7E3B-142D-4EE9-8976-FC15FD489ECA  
**Total Fees Paid:** 52.50

**Fees Paid**

<b>Description</b>	<b>Amount</b>
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
<b>Total Amount</b>	<b>52.50</b>