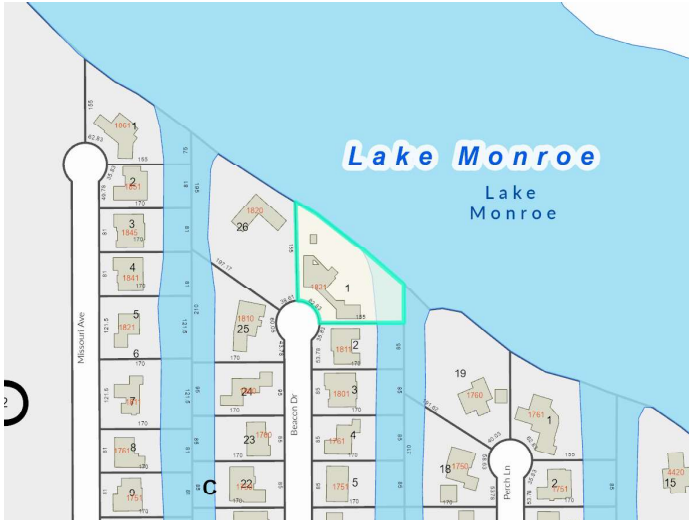


# Property Record Card



**Parcel:** 17-19-30-501-0B00-0010  
**Property Address:** 1821 BEACON DR SANFORD, FL 32771  
**Owners:** TERRY & CHERI LYNN GREEN REV TRUST  
 2025 Market Value \$1,163,642 Assessed Value \$1,163,642 Taxable Value \$1,112,920  
 2024 Tax Bill \$6,291.01 Tax Savings with Exemptions \$8,768.89  
 The 3 Bed/3.5 Bath Single Family Waterfront property is 4,855 SF and a lot size of 0.65 Acres

## Parcel Location



## Site View



17193050108000010 05/04/2023

## Parcel Information

Parcel	17-19-30-501-0B00-0010
Property Address	1821 BEACON DR SANFORD, FL 32771
Mailing Address	1821 BEACON DR SANFORD, FL 32771-9719
Subdivision	ST JOHNS RIVER ESTATES
Tax District	01:County Tax District
DOR Use Code	0130:Single Family Waterfront
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$897,767	\$873,924
Depreciated Other Features	\$15,875	\$16,200
Land Value (Market)	\$250,000	\$250,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,163,642	\$1,140,124
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$618,848
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$1,163,642	\$521,276

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$15,059.90
Tax Bill Amount	\$6,291.01
Tax Savings with Exemptions	\$8,768.89

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

TERRY & CHERI LYNN GREEN REV TRUST - Trust

## Legal Description

LOT 1 BLK B  
ST JOHNS RIVER ESTATES  
PB 13 PG 54

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,163,642	\$50,722	\$1,112,920
Schools	\$1,163,642	\$25,000	\$1,138,642
FIRE	\$1,163,642	\$50,722	\$1,112,920
ROAD DISTRICT	\$1,163,642	\$50,722	\$1,112,920
SJWM(Saint Johns Water Management)	\$1,163,642	\$50,722	\$1,112,920

## Sales

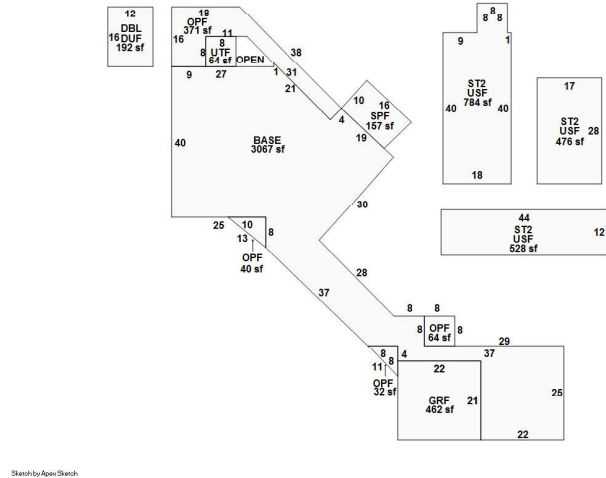
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/19/2024	\$1,325,000	10666/0440	Improved	Yes
WARRANTY DEED	5/1/2016	\$100	08712/0184	Improved	No
WARRANTY DEED	5/1/2005	\$600,000	05732/1609	Improved	Yes
WARRANTY DEED	2/1/1996	\$224,100	03033/0029	Improved	No
CERTIFICATE OF TITLE	12/1/1994	\$260,000	02860/0515	Improved	No
QUIT CLAIM DEED	10/1/1993	\$100	02677/1894	Improved	No
QUIT CLAIM DEED	7/1/1993	\$100,000	02618/1809	Improved	No
CERTIFICATE OF TITLE	2/1/1992	\$102,000	02389/1889	Improved	No
WARRANTY DEED	5/1/1982	\$45,000	01393/1508	Vacant	Yes
WARRANTY DEED	6/1/1979	\$30,000	01229/0332	Vacant	Yes

## Land

Units	Rate	Assessed	Market
1 Lot	\$250,000/Lot	\$250,000	\$250,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1984/2014
Bed	3
Bath	3.5
Fixtures	15
Base Area (ft <sup>2</sup> )	3067
Total Area (ft <sup>2</sup> )	6237
Constuction	CB/STUCCO FINISH
Replacement Cost	\$935,174
Assessed	\$897,767

\* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
DETACHED UTILITY FINISHED	192
GARAGE FINISHED	462
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	32
OPEN PORCH FINISHED	371
OPEN PORCH FINISHED	64
SCREEN PORCH FINISHED	157
UPPER STORY FINISHED	784
UPPER STORY FINISHED	476
UPPER STORY FINISHED	528
UTILITY FINISHED	64

Permits				
Permit #	Description	Value	CO Date	Permit Date
20727	1821 BEACON DR: REROOF RESIDENTIAL - [ST JOHNS RIVER ESTATES]	\$18,000		12/15/2022
11536	REROOF W/SHINGLES	\$6,400		6/13/2005
11087	REMOVE SIDING & REPLACE W/STUCCO - REPLACE 4 WINDOWS & DOORS @ REAR OF HOUSE - REMOVE DOOR & ENCLOSED AREA	\$20,000		6/6/2005
03160	REROOF	\$9,570		3/1/2002
07657	DOMESTIC WELL	\$0		11/1/1996
00981	SEA WALL AND BOATDOCK	\$12,500		2/1/1995

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1984	1	\$6,000	\$2,400
FIREPLACE 2	1984	1	\$6,000	\$2,400
BOAT DOCK 2	1995	1	\$8,000	\$3,200
PATIO 3	2005	1	\$6,000	\$3,150
PATIO 2	2011	1	\$7,000	\$4,725

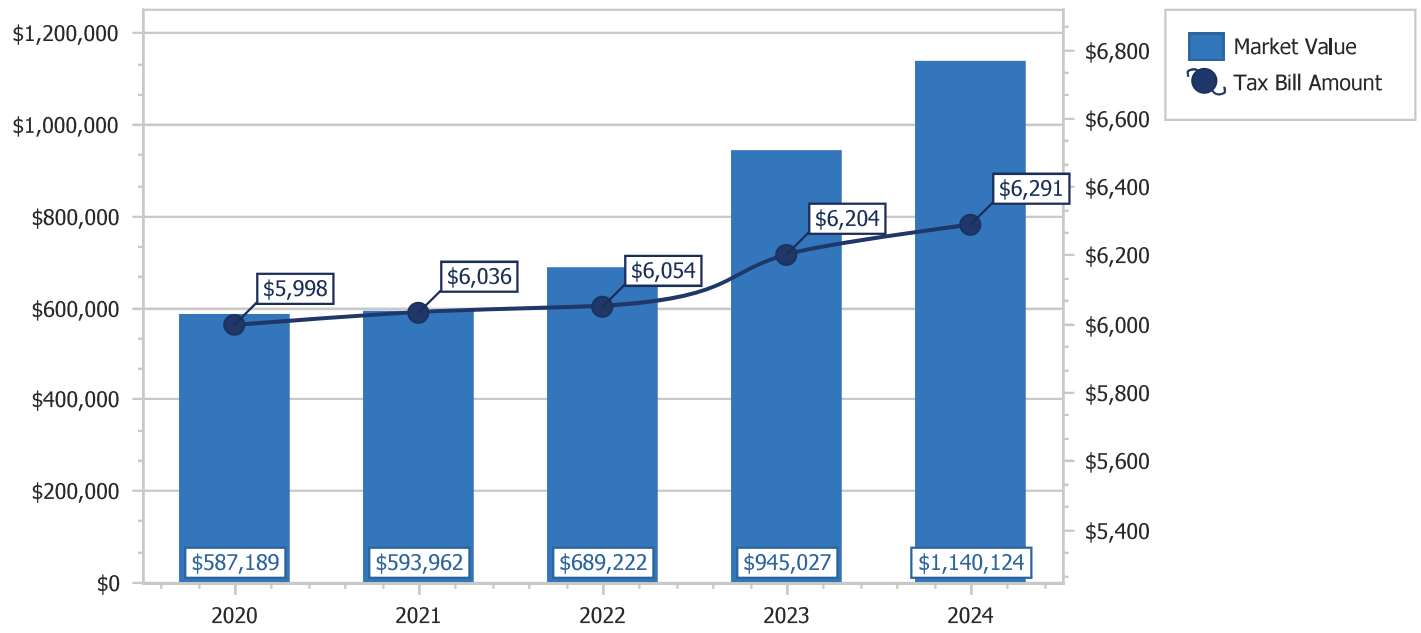
Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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

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	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

## Property Value History



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