PM- Annie

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

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

PROJ. #: 23-55200001

Paid: 2/20/23
Rec: 2/13/23

SUBDIVISION

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ **PRELIMINARY SUBDIVISION PLAN** (PSP)		$1,500.00 + $15.00 PER LOT ($3,500 MAX. FEE)
☒ **FINAL ENGINEERING PLAN** (FE)	$4,525.00 + $250 (concurrency fee) Total: $4,775.00	$4,000.00 + $25.00 PER LOT ($6,500 MAX. FEE)
☐ **FINAL PLAT** (FP)		$1,500.00
☐ **MINOR PLAT** (RESIDENTIAL: MAX 4 LOTS – COMMERCIAL: MAX 2 LOTS)		$1,500.00 + $75.00 PER LOT (CREDIT OF $110 GIVEN IF PRE-EVAL APPROVED WITHIN 1 YEAR)

PROPERTY

SUBDIVISION NAME: Myrtle

PARCEL ID #(S): 23-20-30-5AQ-0000-011A, 23-20-30-5AQ-0000-011B, 23-20-30-5AQ-0000-0310, 23-20-30-5AQ-0000-0320 & 23-20-30-5AQ-0000-0330

NUMBER OF LOTS: 21 ☒ SINGLE FAMILY ☐ TOWNHOMES ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER

ARE ANY TREES BEING REMOVED? ☒ YES ☐ NO (IF YES, ATTACH COMPLETED ARBOR APPLICATION) To be addressed at Final Engineering

WATER PROVIDER: Seminole County SEWER PROVIDER: Seminole County

ZONING: A-1 FUTURE LAND USE: SE TOTAL ACREAGE: 14.27 BCC DISTRICT:

APPLICANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: Zachary Miller, Manager COMPANY: Sanford Farms LLC

ADDRESS: 8241 Via Bonita

CITY: Sanford STATE: FL ZIP: 32771

PHONE: 407-222-0692 EMAIL: millerconstruction@cfl.rr.com

CONSULTANT

EPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☐

NAME: William H. Zeh, P.E. COMPANY: Madden, Moorhead & Stokes, LLC

ADDRESS: 431 E. Horatio Ave., Ste. 260

CITY: Maitland STATE: FL ZIP: 32751

PHONE: 407-629-8330 EMAIL: william@madden-eng.com
EPLAN contact: nicole@madden-eng.com

OWNER(S)

NAME(S):	Patricia Lively and Lydia Maria Beahn				
ADDRESS:	455 Myrtle Street				
CITY:	Sanford	STATE:	FL	ZIP:	32773
PHONE:		EMAIL:			

ATTACHMENT CHECKLIST

HARDCOPY SUBMITTAL

- ☐ APPLICATION
- ☐ APPLICATION FEE
- ☐ CONCURRENCY APPLICATION AND FEE, IF APPLICABLE
- ☐ ARBOR APPLICATION (FINAL ENGINEERING ONLY)

E-PLAN UPLOAD

- ☐ DRAWINGS 24" x 36" (AS REQUIRED BY CHAPTER 35, PART 4 OF THE SCLDC)
- ☐ BOUNDARY SURVEY – SIGNED AND SEALED (FINAL/MINOR PLAT ONLY)
- ☐ SCALD - SCHOOL CAPACITY AVAILABILITY LETTER OF DETERMINATION (FINAL ENGINEERING ONLY)
  -CONTACT RICHARD LEBLANC AT (407) 320-0560 OR LEBANRZ@SCPS.K12.FL.US
- ☐ DRAINAGE REPORT (FINAL ENGINEERING ONLY)
- ☐ FIRE FLOW REPORT (FINAL ENGINEERING ONLY)
- ☐ SOILS REPORT (FINAL ENGINEERING ONLY)
- ☐ ENVIRONMENTAL ASSESSMENT REPORT (FINAL ENGINEERING ONLY)
- ☐ TITLE OPINION (FINAL/MINOR PLAT ONLY)
- ☐ PLAT 20" x 24" (FINAL/MINOR PLAT ONLY)
- ☐ HOA DOCUMENTS/ARTICLES OF INCORPORATION (FINAL/MINOR PLAT ONLY)

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☐ I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issues and unexpired Certificate of Vesting or prior Concurrency determination as identified below: (Please attach a copy of the Certificate of Vesting or Prior Test/Concurrency Notice.)

Vesting Certificate/Test Notice Number: _____ Date Issued: _____

☒ Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.

☐ I elect to defer the Concurrency Review determination for the above listed property until a point as late as Final Engineering submittal. (Minor Plat and Final Engineering require Concurrency Test Review). I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future.

✖ _____ 1-23-2023

SIGNATURE OF OWNER/AUTHORIZED AGENT **DATE**

Zachary Miller, Manager
Sanford Farms LLC

SEMINOLE COUNTY
APPLICATION & AFFIDAVIT

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

☒ Individual ☐ Corporation ☐ Land Trust

☐ Limited Liability Company ☐ Partnership ☐ Other (describe): _____

_____

_____

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER
Patricia Lively and Lydia Maria Beahn	455 Myrtle Street, Sanford, FL 32773	

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

_____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.

8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein.

1-23-23
Date

Owner, Agent, Applicant Signature
Zachary Miller, Manager
Sanford Farms LLC

STATE OF FLORIDA
COUNTY OF ~~SEMINOLE~~ Orange

Sworn to and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 23rd day of Jan, 20 23, by Zach Miller, who is ☒ personally known to me, or ☐ has produced _____ as identification.

Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
NICOLE MARTIN
Commission # HH 249622
Expires August 5, 2026

Print, Type or Stamp Name of Notary Public

Rev 1/2020
Ref. Seminole County Code of Ordinances, Section 74.1 (2007)

OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Lydia Maria Beahn, the owner of record for the following described property *(Tax/Parcel ID Number)* 23-20-30-5AQ-0000-011A, 23-20-30-5AQ-0000-011B, 23-20-30-5AQ-0000-0310, 23-20-30-5AQ-0000-0320 & 23-20-30-5AQ-0000-0330 hereby designates Sanford Farms LLC (Applicant) Madden, Moorhead & Stokes, LLC (Engineer) to act as my authorized agent for the filing of the attached application(s) for:

☒ Arbor Permit	☒ Construction Revision	☒ Final Engineering	☐ Final Plat
☒ Future Land Use	☐ Lot Split/Reconfiguration	☐ Minor Plat	☐ Special Event
☒ Preliminary Sub. Plan	☒ Site Plan	☐ Special Exception	☒ Rezone
☐ Vacate	☐ Variance	☐ Temporary Use	☒ Other (please list):

OTHER: Preliminary Development Plan for Urban Conservation Village Overlay, Master Plan and Development Plan

and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

2-9-23
Date

✖ Lydia Maria Beahn
Property Owner's Signature

Lydia Maria Beahn
Property Owner's Printed Name

STATE OF FLORIDA
COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared Lydia Maria Beahm *(property owner)*, ☐ by means of physical presence or ☐ online notarization; and ☐ who is personally known to me or ☑ who has produced DL # B500-533-67-890-0 as identification, and who executed the foregoing instrument and sworn an oath on this 9th day of February, 2023

PATRICIA CASSERVIK
Notary Public-State of Florida
Commission # GG 332839
My Commission Expires
May 09, 2023

✖ Patricia Casservik
Notary Public

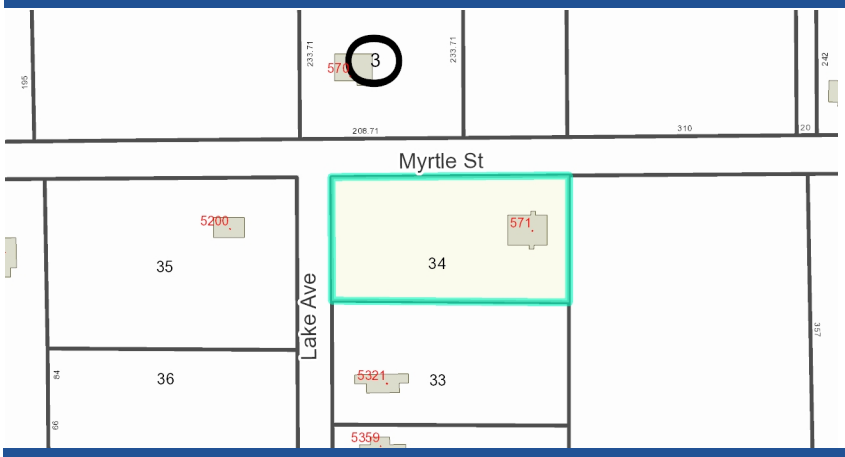
Rev. 1/2020

Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 23-20-30-5AQ-0000-011A
Property Address 571 MYRTLE ST SANFORD, FL 32773

Parcel Location



Site View

Parcel Information

Parcel	23-20-30-5AQ-0000-011A
Owner(s)	LIVELY, PATRICIA - Joint Tenants with right of Survivorship BEAHN, LYDIA M - Joint Tenants with right of Survivorship
Property Address	571 MYRTLE ST SANFORD, FL 32773
Mailing	571 MYRTLE ST SANFORD, FL 32773-7064
Subdivision Name	EUREKA HAMMOCK
Tax District	G1-AGRICULTURAL
DOR Use Code	0150-SINGLE FAMILY AG HOMESTEAD
Exemptions	00-HOMESTEAD(2021)
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Bldg Value	$208,783	$195,018
Depreciated EXFT Value	$15,040	$12,725
Land Value (Market)	$60,000	$60,000
Land Value Ag		
Just/Market Value	$283,823	$267,743
Portability Adj		
Save Our Homes Adj	$62,612	$52,975
Amendment 1 Adj	$0	$0
P&G Adj	$0	$0
Assessed Value	$221,211	$214,768

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **$2,849.64**
2022 Tax Savings with Exemptions **$959.48**
2022 Tax Bill Amount **$1,890.16**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

1 ACRE HOMESTEAD LOCATED IN
LOTS 11 & 34
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$221,211	$50,000	$171,211
SJWM(Saint Johns Water Management)	$221,211	$50,000	$171,211
COUNTY GENERAL FUND	$221,211	$50,000	$171,211
Schools	$221,211	$25,000	$196,211

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	$100	No	Improved

Land

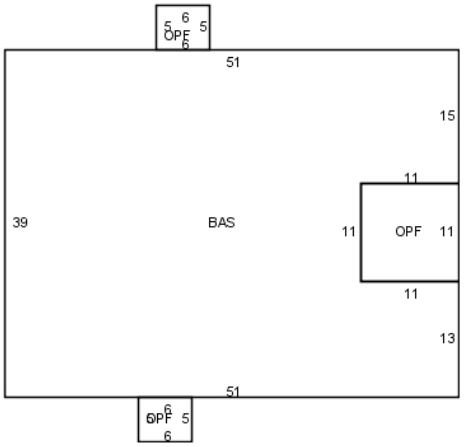
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1	$60,000.00	$60,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	SINGLE FAMILY	1999	3	2.0	6	1,868	2,049	1,868	CONC BLOCK	$153,389	$168,559

Appendages

Description	Area
OPEN PORCH FINISHED	30.00
OPEN PORCH FINISHED	30.00
OPEN PORCH FINISHED	121.00



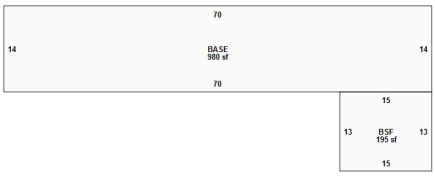
Building 1 - Page 1

*** Year Built (Actual / Effective)*

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
2	MOBILE HOME	1995			6	980	1,175	1,175	MOBILE HOME ABOVE AV	$55,394	$86,893

Appendages

Description	Area
BASE SEMI FINISHED	195.00



Sketch by Apex Sketch

Building 2 - Page 1

*** Year Built (Actual / Effective)*

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
06119	REROOF	County	$2,000		6/6/2007
20751	POLE BARN ON 11B	County	$3,500		12/12/2005

Extra Features

Description	Year Built	Units	Value	New Cost
FIREPLACE 2	05/01/1999	1	$2,400	$6,000
GAZEBO 1	05/01/1999	1	$400	$1,000
POLE/BARNS/BELOW AVG	02/01/1970	2,800	$6,720	$16,800
WOOD UTILITY BLDG	02/01/1979	400	$1,920	$4,800
SHED - NO VALUE	02/01/1980	2	$0	
SHED	02/01/1980	1	$400	$1,000
SCREEN PATIO 3	02/01/1995	1	$3,200	$8,000

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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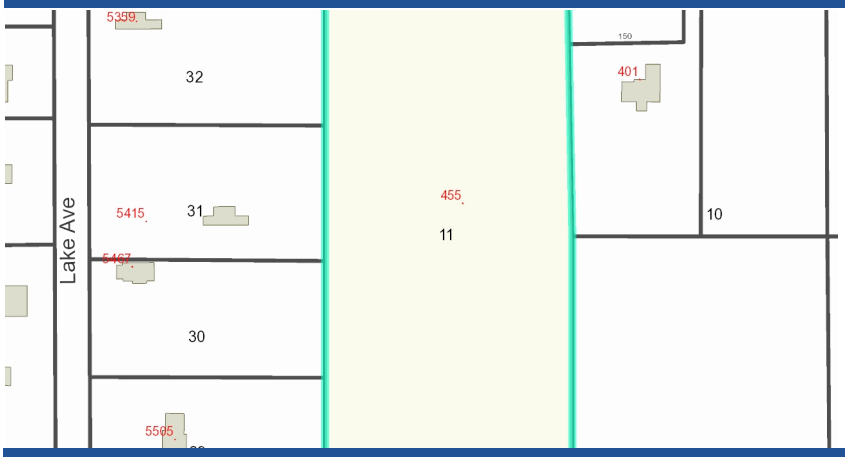
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 23-20-30-5AQ-0000-011B
Property Address 455 MYRTLE ST SANFORD, FL 32773

Parcel Location



Site View

Sorry, No Image Available at this Time

Parcel Information

Parcel	23-20-30-5AQ-0000-011B
Owner(s)	BEAHN, LYDIA M - Joint Tenants with right of Survivorship LIVELY, PATRICIA - Joint Tenants with right of Survivorship
Property Address	455 MYRTLE ST SANFORD, FL 32773
Mailing	455 MYRTLE ST SANFORD, FL 32773-7062
Subdivision Name	EUREKA HAMMOCK
Tax District	G1-AGRICULTURAL
DOR Use Code	6001-GRAZING LAND - IMPROVED - PARCEL HAS AN ADMIN HX CUT-OUT
Exemptions	None
AG Classification	Yes

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)	$343,000	$343,000
Land Value Ag	$180,253	$180,253
Just/Market Value	$343,000	$343,000
Portability Adj		
Save Our Homes Adj	$0	$0
Amendment 1 Adj	$49,101	$60,928
P&G Adj	$0	$0
Assessed Value	$131,152	$119,325

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **$3,650.62**
2022 Tax Savings with Exemptions **$2,047.95**
2022 Tax Bill Amount **$1,602.67**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 11 & 34
(LESS 1 ACRE HOMESTEAD)
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$131,152	$0	$131,152
SJWM(Saint Johns Water Management)	$131,152	$0	$131,152
COUNTY GENERAL FUND	$131,152	$0	$131,152
Schools	$180,253	$0	$180,253

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	$100	No	Improved

Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			5.12	$35,000.00	$179,200
ACREAGE			4.68	$35,000.00	$1,053

Building Information

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Value	New Cost

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	WED	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 23-20-30-5AQ-0000-0310
Property Address 5415 LAKE AVE SANFORD, FL 32773

Parcel Location

Site View

Parcel Information

Parcel	23-20-30-5AQ-0000-0310
Owner(s)	LIVELY, PATRICIA - Joint Tenants with right of Survivorship BEAHN, LYDIA M - Joint Tenants with right of Survivorship
Property Address	5415 LAKE AVE SANFORD, FL 32773
Mailing	455 MYRTLE ST SANFORD, FL 32773-7062
Subdivision Name	EUREKA HAMMOCK
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	02-MOBILE/MANUFACTURED HOME
Exemptions	None
AG Classification	No

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	$15,433	$14,276
Depreciated EXFT Value	$27,178	$22,429
Land Value (Market)	$69,600	$69,600
Land Value Ag		
Just/Market Value	$112,211	$106,305
Portability Adj		
Save Our Homes Adj	$0	$0
Amendment 1 Adj	$16,432	$19,233
P&G Adj	$0	$0
Assessed Value	$95,779	$87,072

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **$1,425.35**
2022 Tax Savings with Exemptions **$152.87**
2022 Tax Bill Amount **$1,272.48**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 31
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$95,779	$0	$95,779
SJWM(Saint Johns Water Management)	$95,779	$0	$95,779
FIRE	$95,779	$0	$95,779
COUNTY GENERAL FUND	$95,779	$0	$95,779
Schools	$112,211	$0	$112,211

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	$100	No	Improved

Land

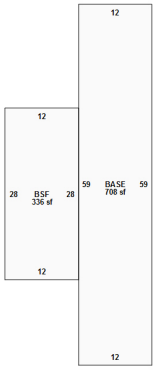
Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			1.16	$60,000.00	$69,600

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	MOBILE HOME	1976	2	2.0	6	708	1,044	1,044	MOBILE HOMES AVG	$15,433	$38,582

Appendages

Description	Area
BASE SEMI FINISHED	336.00



Sketch by Apex Sketch

Building 1 - Page 1

*** Year Built (Actual / Effective)*

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Value	New Cost
CONC UTILITY BLDG	05/01/1979	1,440	$8,064	$20,160
WOOD UTILITY BLDG	05/01/1980	105	$378	$945
POLE BARNS/AVG	05/01/2006	2,744	$10,976	$27,440
POLE/BARNS/BELOW AVG	05/01/1960	2,400	$5,760	$14,400
COVERED PATIO 1	05/01/1976	2	$2,000	$5,000

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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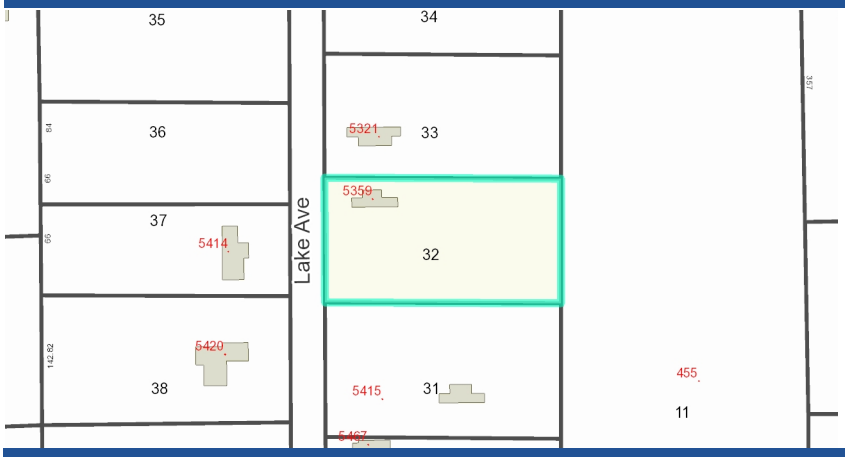
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 23-20-30-5AQ-0000-0320
Property Address 5359 LAKE AVE SANFORD, FL 32773

Parcel Location



Site View

Parcel Information

Parcel	23-20-30-5AQ-0000-0320
Owner(s)	LIVELY, PATRICIA - Joint Tenants with right of Survivorship BEAHN, LYDIA M - Joint Tenants with right of Survivorship
Property Address	5359 LAKE AVE SANFORD, FL 32773
Mailing	455 MYRTLE ST SANFORD, FL 32773-7062
Subdivision Name	EUREKA HAMMOCK
Tax District	G1-AGRICULTURAL
DOR Use Code	60-GRAZING LAND
Exemptions	None
AG Classification	Yes

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	$9,743	$9,013
Depreciated EXFT Value	$461	$384
Land Value (Market)	$69,600	$69,600
Land Value Ag	$30,149	$30,149
Just/Market Value	$79,804	$78,997
Portability Adj		
Save Our Homes Adj	$0	$0
Amendment 1 Adj	$1,532	$4,241
P&G Adj	$0	$0
Assessed Value	$38,821	$35,305

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **$840.78**
2022 Tax Savings with Exemptions **$441.87**
2022 Tax Bill Amount **$398.91**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 32
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$38,821	$0	$38,821
SJWM(Saint Johns Water Management)	$38,821	$0	$38,821
COUNTY GENERAL FUND	$38,821	$0	$38,821
Schools	$40,353	$0	$40,353

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	$100	No	Improved

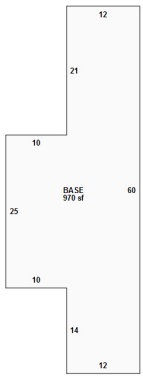
Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.66	$60,000.00	$149
ACREAGE			0.5	$60,000.00	$30,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	MOBILE HOME	1972	3	2.0	6	970	970	970	MOBILE HOMES AVG	$9,743	$24,357

Appendages	
Description	Area



Sketch by Apex Sketch

Building 1 - Page 1

*** Year Built (Actual / Effective)*

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Value	New Cost
SHED - NO VALUE	05/01/1973	1	$0	
POLE/BARNS/BELOW AVG	05/01/1973	192	$461	$1,152

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 2 - Jay Zembower	Dist 7 - Cory Mills	Dist 28 - David "Dave" Smith	Dist 9 - Jason Brodeur	23

School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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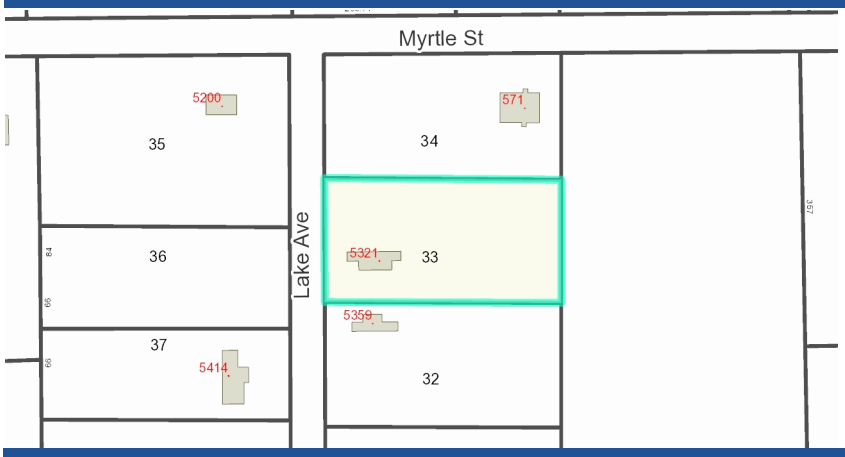
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 23-20-30-5AQ-0000-0330
Property Address 5321 LAKE AVE SANFORD, FL 32773

Parcel Location



Site View

Parcel Information

Parcel	23-20-30-5AQ-0000-0330
Owner(s)	BEAHN, LYDIA M - Joint Tenants with right of Survivorship LIVELY, PATRICIA - Joint Tenants with right of Survivorship
Property Address	5321 LAKE AVE SANFORD, FL 32773
Mailing	455 MYRTLE ST SANFORD, FL 32773-7062
Subdivision Name	EUREKA HAMMOCK
Tax District	G1-AGRICULTURAL
DOR Use Code	60-GRAZING LAND
Exemptions	None
AG Classification	Yes

Value Summary

	2023 Working Values	2022 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	$12,801	$11,803
Depreciated EXFT Value	$2,400	$2,000
Land Value (Market)	$69,600	$69,600
Land Value Ag	$30,149	$30,149
Just/Market Value	$84,801	$83,403
Portability Adj		
Save Our Homes Adj	$0	$0
Amendment 1 Adj	$2,391	$4,885
P&G Adj	$0	$0
Assessed Value	$42,959	$39,067

2022 Certified Tax Summary

2022 Tax Amount without Exemptions **$887.67**
2022 Tax Savings with Exemptions **$445.20**
2022 Tax Bill Amount **$442.47**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 33
EUREKA HAMMOCK
PB 1 PG 106

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$42,959	$0	$42,959
SJWM(Saint Johns Water Management)	$42,959	$0	$42,959
COUNTY GENERAL FUND	$42,959	$0	$42,959
Schools	$45,350	$0	$45,350

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
QUIT CLAIM DEED	03/01/2017	08880	0110	$100	No	Vacant

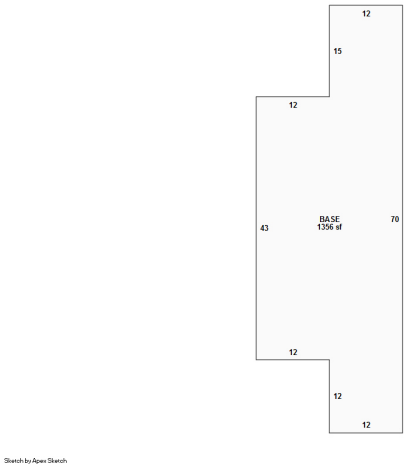
Land

Method	Frontage	Depth	Units	Units Price	Land Value
ACREAGE			0.66	$60,000.00	$149
ACREAGE			0.5	$60,000.00	$30,000

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	MOBILE HOME	1974	3	2.0	6	1,356	1,356	1,356	MOBILE HOMES AVG	$12,801	$32,002

Appendages	
Description	Area



Building 1 - Page 1

*** Year Built (Actual / Effective)*

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Value	New Cost
SCREEN PATIO 1	05/01/1974	2	$2,400	$6,000

Zoning

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

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
35.00	DUKE	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COUNTY UTILITIES	MON/THU	THU	NO SERVICE	Waste Pro

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School Information

Elementary School District	Middle School District	High School District
Region 3	Millennium	Seminole

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2/20/23 **SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT** 14:25:22

PROJ # 23-55200001 RECEIPT # 0052291

OWNER:

JOB ADDRESS: LOT #:

MINOR CONCURRENCY TEST	250.00	250.00	.00
FINAL SUBDIVISION	4525.00	4525.00	.00

TOTAL FEES DUE.....: 4775.00

AMOUNT RECEIVED.....: 4775.00

* DEPOSITS NON-REFUNDABLE *

** THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS **

COLLECTED BY: DRHR01 BALANCE DUE.....: .00

CHECK NUMBER.....: 000000002165

CASH/CHECK AMOUNTS...: 4775.00

COLLECTED FROM: NSP HOLDINGS LLC

DISTRIBUTION.....: 1 - COUNTY 2 - CUSTOMER 3 - 4 - FINANCE