

# Property Record Card



Parcel: **36-19-29-523-0000-0120**  
 Property Address: **1604 MANOR WOODS WAY SANFORD, FL 32771**  
 Owners: **PATTERSON, HANNAH; PATTERSON, HUNTER**  
 2026 Market Value \$889,986 Assessed Value \$792,498 Taxable Value \$741,776  
 2025 Tax Bill \$9,976.25 Tax Savings with Exemptions \$1,143.01  
 The 4 Bed/3 Bath Single Family property is 2,693 SF and a lot size of 0.22 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	36-19-29-523-0000-0120
Property Address	1604 MANOR WOODS WAY SANFORD, FL 32771
Mailing Address	1604 MANOR WOODS WAY SANFORD, FL 32771-6859
Subdivision	SYLVAN ESTATES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2025)
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	\$585,111	\$507,871
Depreciated Other Features	\$4,875	\$5,000
Land Value (Market)	\$300,000	\$300,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$889,986	\$812,871
Portability Adjustment	\$0	\$42,708
Save Our Homes Adjustment/Maximum	\$97,488	\$0
Portability		
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$792,498	\$770,163

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,119.26
Tax Bill Amount	\$9,976.25
Tax Savings with Exemptions	\$1,143.01

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type
PATTERSON, HANNAH - Tenancy by Entirety
PATTERSON, HUNTER - Tenancy by Entirety

## Legal Description

LOT 12 SYLVAN ESTATES PLAT BOOK 88  
PAGES 85-86

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$792,498	\$50,722	\$741,776
Schools	\$792,498	\$25,000	\$767,498
FIRE	\$792,498	\$50,722	\$741,776
ROAD DISTRICT	\$792,498	\$50,722	\$741,776
SJWM(Saint Johns Water Management)	\$792,498	\$50,722	\$741,776

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	5/22/2024	\$1,064,300	10635/1832	Improved	Yes

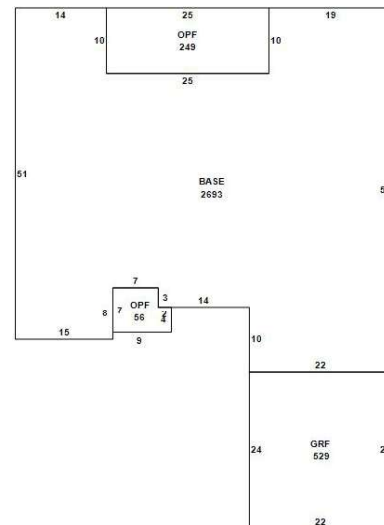
## Land

Units	Rate	Assessed	Market
1 Lot	\$300,000/Lot	\$300,000	\$300,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2024
Bed	4
Bath	3.0
Fixtures	12
Base Area (ft <sup>2</sup> )	2693
Total Area (ft <sup>2</sup> )	3527
Constuction	CB/STUCCO FINISH
Replacement Cost	\$588,051
Assessed	\$585,111

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	529
OPEN PORCH FINISHED	249

Permits				
Permit #	Description	Value	CO Date	Permit Date
13201	1604 MANOR WOODS WAY: FENCE/WALL RESIDENTIAL- [SYLVAN ESTATES]	\$5,391		9/6/2024
06310	1604 MANOR WOODS WAY: SINGLE FAMILY DETACHED-Single Family Home [SYLVAN ESTATES]	\$900,000	5/10/2024	7/18/2023

Extra Features				
Description	Year Built	Units	Cost	Assessed
SUMMER KITCHEN 1	2024	1	\$5,000	\$4,875

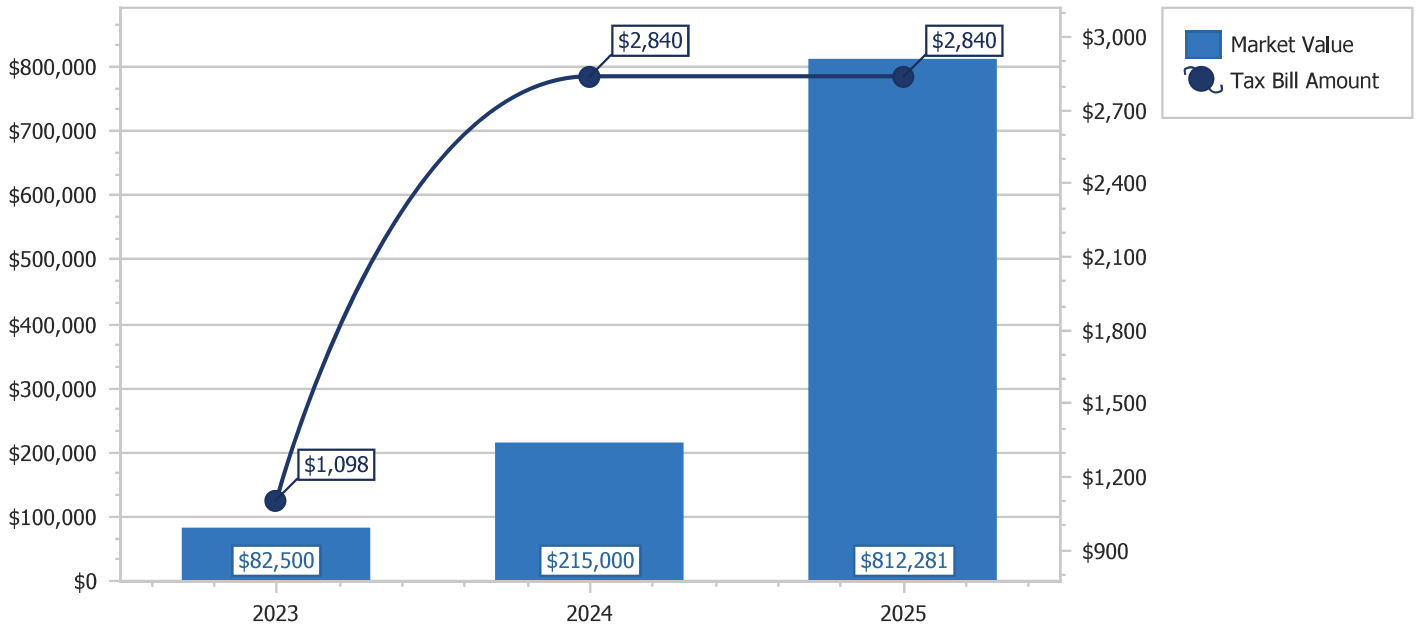
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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



Copyright 2026 © Seminole County Property Appraiser