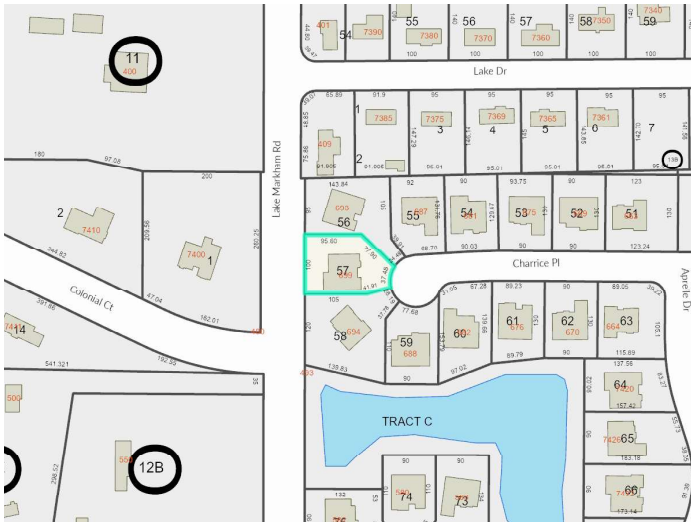


Property Record Card



Parcel: 26-19-29-507-0000-0570
 Property Address: 699 CHARRICE PL SANFORD, FL 32771
 Owners: MORRIS, DEREK W ENH LIFE EST
 2025 Market Value \$557,443 Assessed Value \$297,041 Taxable Value \$246,319
 2024 Tax Bill \$3,284.57 Tax Savings with Exemptions \$4,764.55
 The 5 Bed/3 Bath Single Family property is 2,715 SF and a lot size of 0.30 Acres

Parcel Location



Site View



26192950700000570 04/19/2023

Parcel Information

Parcel	26-19-29-507-0000-0570
Property Address	699 CHARRICE PL SANFORD, FL 32771
Mailing Address	699 CHARRICE PL SANFORD, FL 32771-6416
Subdivision	LAKE SYLVAN COVE
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2009)
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	\$440,826	\$472,528
Depreciated Other Features	\$6,617	\$6,838
Land Value (Market)	\$110,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$557,443	\$609,366
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$260,402	\$320,696
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$297,041	\$288,670

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,049.12
Tax Bill Amount	\$3,284.57
Tax Savings with Exemptions	\$4,764.55

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

MORRIS, DEREK W ENH LIFE EST - Enhanced Life Estate

Legal Description

LOT 57 LAKE SYLVAN COVE PB 42 PGS 69 TO 74

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$297,041	\$50,722	\$246,319
Schools	\$297,041	\$25,000	\$272,041
FIRE	\$297,041	\$50,722	\$246,319
ROAD DISTRICT	\$297,041	\$50,722	\$246,319
SJWM(Saint Johns Water Management)	\$297,041	\$50,722	\$246,319

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/16/2022	\$100	10196/1889	Improved	No
WARRANTY DEED	10/1/2008	\$341,000	07097/0492	Improved	Yes
SPECIAL WARRANTY DEED	3/1/2001	\$215,900	04041/0535	Improved	Yes
WARRANTY DEED	1/1/2000	\$1,039,500	03795/0282	Vacant	No
WARRANTY DEED	10/1/1993	\$2,106,300	02670/1483	Vacant	No

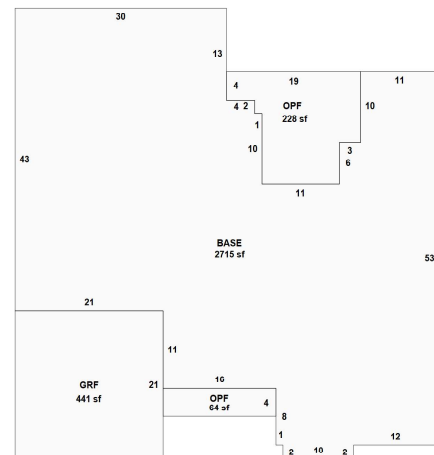
Land

Units	Rate	Assessed	Market
1 Lot	\$110,000/Lot	\$110,000	\$110,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2001
Bed	5
Bath	3.0
Fixtures	12
Base Area (ft ²)	2715
Total Area (ft ²)	3448
Constuction	CB/STUCCO FINISH
Replacement Cost	\$484,424
Assessed	\$440,826

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	441
OPEN PORCH FINISHED	64
OPEN PORCH FINISHED	228

Permits				
Permit #	Description	Value	CO Date	Permit Date
03830	699 CHARRICE PL: WINDOW / DOOR REPLACEMENT-single family concrete block residential [LAKE SYLVAN COVE]	\$1,551		3/10/2021
00376	699 CHARRICE PL: MECHANICAL - RESIDENTIAL- [LAKE SYLVAN COVE]	\$5,445		1/12/2021
14245	699 CHARRICE PL: POOL ENCLOSURE/BOND-POOL ENCLOSURE [LAKE SYLVAN COVE]	\$4,120		9/20/2020
06016	REROOF	\$8,000		6/19/2014
00138	PLUMBING	\$1,400		1/1/2001
06413		\$210,128		7/13/2000

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 2	2020	1	\$3,500	\$3,150
SCREEN ENCL 1	2020	1	\$4,000	\$3,467

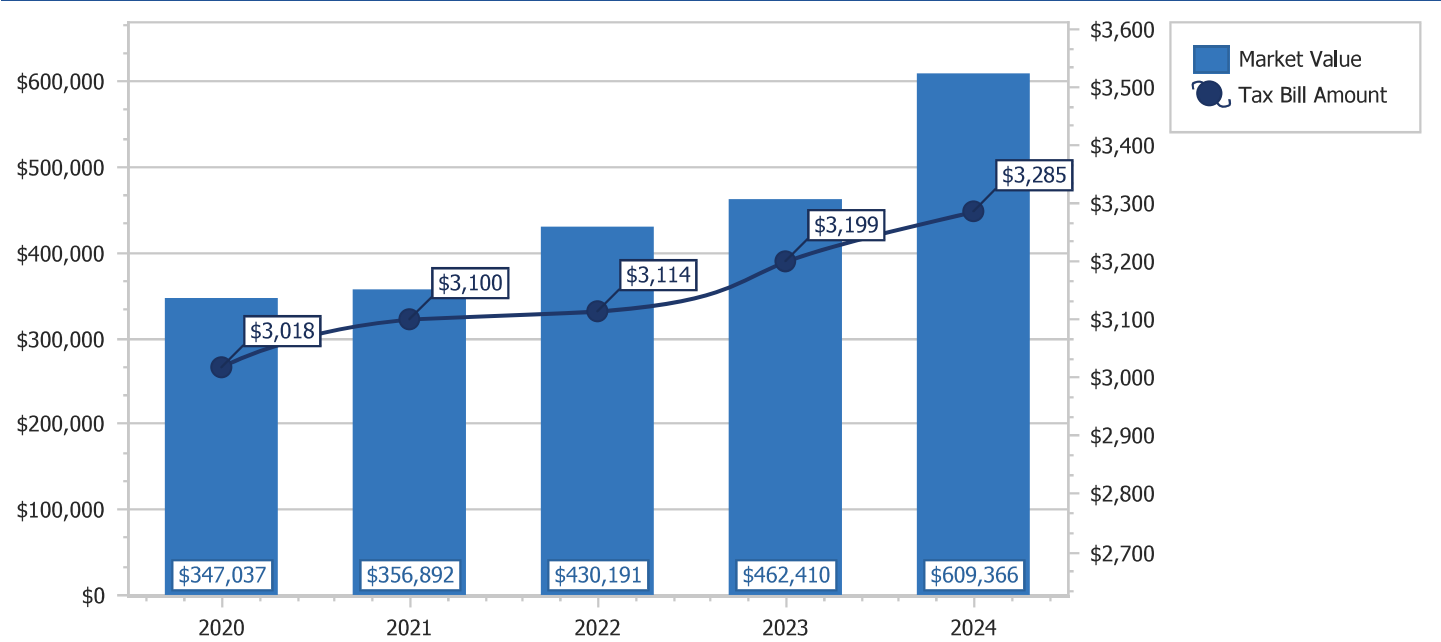
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

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

Property Value History



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