

# Property Record Card



Parcel: **20-19-30-5VY-0000-0190**  
 Property Address: **5520 MENDENHALL PL SANFORD, FL 32771**  
 Owners: **RAJENDRAN, NITHIN A; MERCY, PRIYA D**  
 2026 Market Value \$525,020 Assessed Value \$525,020 Taxable Value \$525,020  
 2025 Tax Bill \$7,209.04  
 The 4 Bed/3 Bath Single Family property is 2,189 SF and a lot size of 0.14 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	20-19-30-5VY-0000-0190
Property Address	5520 MENDENHALL PL SANFORD, FL 32771
Mailing Address	5520 MENDENHALL PL SANFORD, FL 32771-8088
Subdivision	BARTRAMS LANDING AT ST JOHNS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
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	\$395,020	\$397,015
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$130,000	\$130,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$525,020	\$527,015
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	\$525,020	\$527,015

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,209.04
Tax Bill Amount	\$7,209.04
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

RAJENDRAN, NITHIN A - Tenancy by Entirety  
 MERCY, PRIYA D - Tenancy by Entirety

## Legal Description

LOT 19 BARTRAMS LANDING AT ST JOHNS  
PLAT BOOK 88 PAGES 26-28

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$525,020	\$0	\$525,020
Schools	\$525,020	\$0	\$525,020
FIRE	\$525,020	\$0	\$525,020
ROAD DISTRICT	\$525,020	\$0	\$525,020
SJWM(Saint Johns Water Management)	\$525,020	\$0	\$525,020

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/28/2023	\$585,300	10514/1734	Improved	Yes

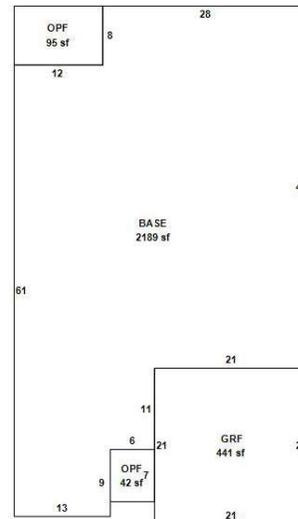
## Land

Units	Rate	Assessed	Market
1 Lot	\$130,000/Lot	\$130,000	\$130,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2023
Bed	4
Bath	3.0
Fixtures	11
Base Area (ft <sup>2</sup> )	2189
Total Area (ft <sup>2</sup> )	2767
Constuction	CB/STUCCO FINISH
Replacement Cost	\$399,010
Assessed	\$395,020

\* Year Built = Actual / Effective



Building 1

## Appendages

Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	441
OPEN PORCH FINISHED	42

Permits				
Permit #	Description	Value	CO Date	Permit Date
12733		\$359,955	9/25/2023	7/25/2022

Extra Features				
Description	Year Built	Units	Cost	Assessed

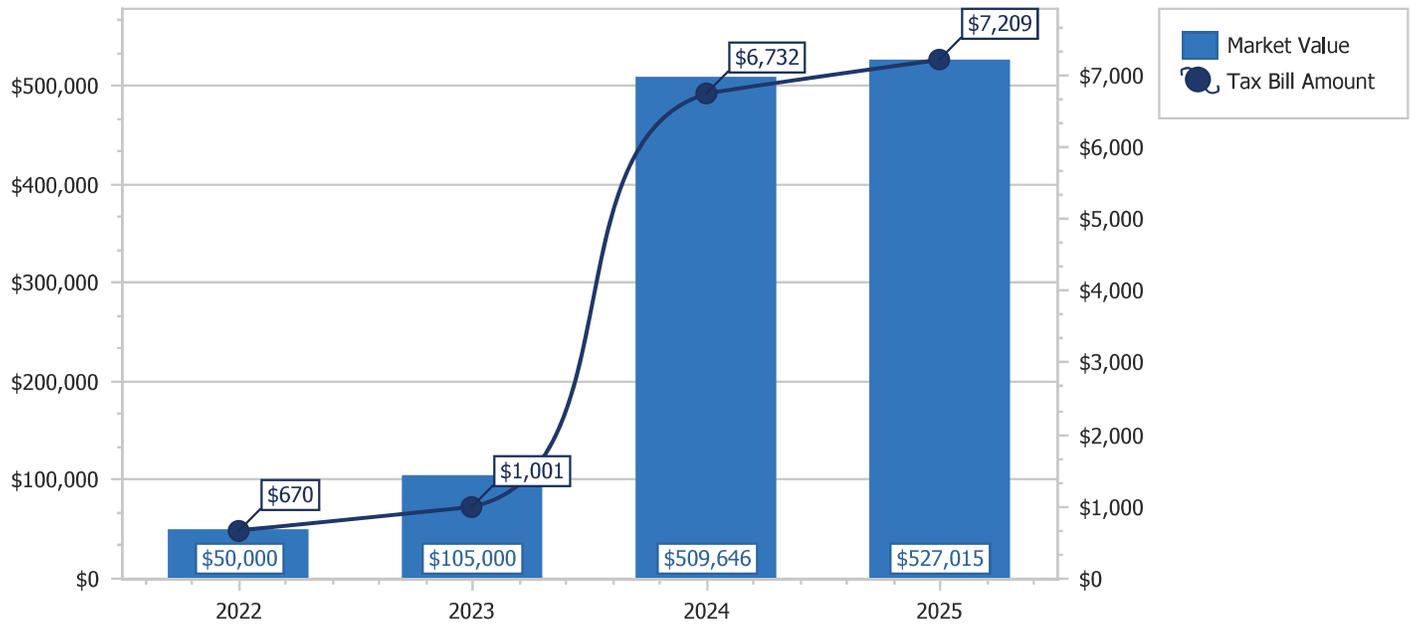
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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	
Recycle	
Yard Waste	
Hauler #	

# Property Value History



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