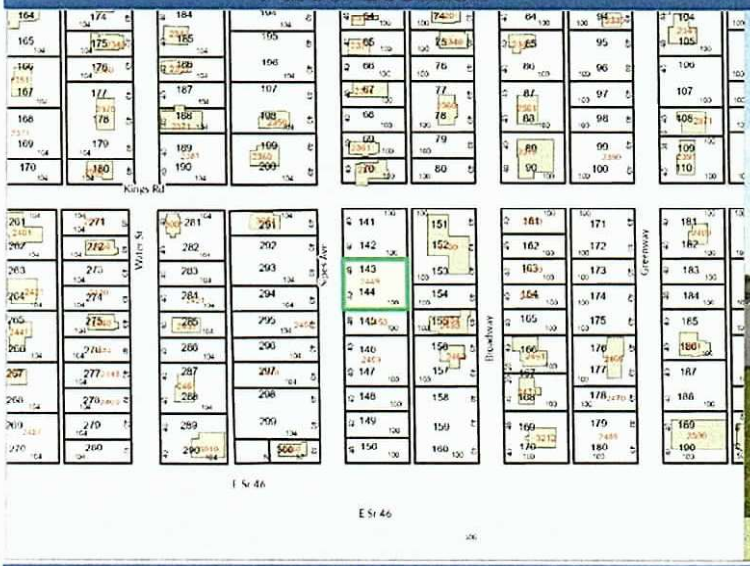
Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel 33-19-31-507-0000-1430

Property Address 2449 SIPES AVE SANFORD, FL 32771

Parcel Location



Site View

Parcel Information

Parcel	33-19-31-507-0000-1430
Owner(s)	PRICE, DARREN T II
Property Address	2449 SIPES AVE SANFORD, FL 32771
Mailing	2449 SIPES AVE SANFORD, FL 32771-9635
Subdivision Name	PACKARDS 1ST ADD TO MIDWAY
Tax District	01-COUNTY-TX DIST 1
DOR Use Code	01-SINGLE FAMILY
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Bldg Value	$225,695	$203,164
Depreciated EXFT Value		
Land Value (Market)	$45,864	$42,336
Land Value Ag		
Just/Market Value	$271,559	$245,500
Portability Adj		
Save Our Homes Adj	$0	$0
Non-Hx 10% Cap (AMD 1)	$1,509	$0
P&G Adj	$0	$0
Assessed Value	$270,050	$245,500

2023 Certified Tax Summary

2023 Tax Amount w/o Exemptions/Cap	**$3,267.11**
2023 Tax Bill Amount	**$3,267.11**

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 143 + 144
J O PACKARDS 1ST ADD TO
MIDWAY
PB 2 PG 104

Taxes

Taxing Authority	Assessment Value	Exempt Values	Taxable Value
ROAD DISTRICT	$270,050	$0	$270,050
SJWM(Saint Johns Water Management)	$270,050	$0	$270,050
FIRE	$270,050	$0	$270,050
COUNTY GENERAL FUND	$270,050	$0	$270,050
Schools	$271,559	$0	$271,559

Sales

Description	Date	Book	Page	Amount	Qualified	Vac/Imp
WARRANTY DEED	05/11/2022	10237	1984	$315,000	Yes	Improved
WARRANTY DEED	03/09/2021	09868	1736	$27,000	Yes	Vacant
QUIT CLAIM DEED	04/01/2006	06224	1654	$100	No	Vacant
ADMINISTRATIVE DEED	09/01/1994	02827	1670	$100	No	Vacant
PROBATE RECORDS	03/01/1994	02747	1490	$100	No	Vacant
WARRANTY DEED	01/01/1977	01118	0781	$1,000	No	Vacant

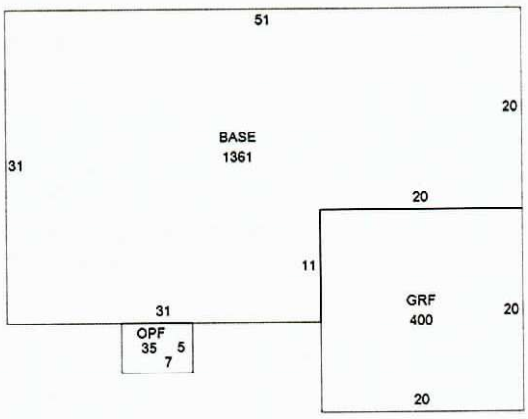
Land

Method	Frontage	Depth	Units	Units Price	Land Value
FRONT FOOT & DEPTH	84.00	104.00	1	$650.00	$45,864

Building Information

#	Description	Year Built**	Bed	Bath	Fixtures	Base Area	Total SF	Living SF	Ext Wall	Adj Value	Repl Value
1	SINGLE FAMILY	2022	3	2.0	6	1,361	1,796	1,361	CB/STUCCO FINISH	$225,695	$226,829

Appendages	
Description	**Area**
GARAGE FINISHED	400.00
OPEN PORCH FINISHED	35.00



Building 1 - Page 1

** *Year Built (Actual / Effective)*

Permits

Permit #	Description	Agency	Amount	CO Date	Permit Date
10182	2449 SIPES AVE: SINGLE FAMILY DETACHED-New SFR [PACKARDS 1ST ADD TO MIDWA]	County	$207,639	2/28/2022	7/27/2021

Extra Features

Description	Year Built	Units	Value	New Cost

Zoning

Zoning	Zoning Description	Future Land Use	Future Land Use Description
R-1	Low Density Residential	LDR	Single Family-8400

Utility Information

Fire Station	Power	Phone(Analog)	Water Provider	Sewer Provider	Garbage Pickup	Recycle	Yard Waste	Hauler
41.00	FPL	AT&T	MIDWAY CANAAN UTILITIES	MIDWAY CANAAN UTILITIES	TUE/FRI	TUE	WED	WASTE PRO

Political Representation

Commissioner	US Congress	State House	State Senate	Voting Precinct
Dist 5 - Andria Herr	Dist 7 - Cory Mills	Dist 36 - RACHEL PLAKON	Dist 10 - Jason Brodeur	10

School Information

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

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