

PM: Kaitlyn



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

PROJ. #: 24-80000099

Received & paid: 7/29/24

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

<input type="checkbox"/> PRE-APPLICATION	\$50.00
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PROJECT

PROJECT NAME: River's Edge Estates	
PARCEL ID #(S): 17-19-30-300-0020-0000	
TOTAL ACREAGE: 8.22	BCC DISTRICT: 5
ZONING: R1-AA	FUTURE LAND USE: LDR

APPLICANT

NAME: Jason Monroe Lee	COMPANY: Superior Land Management, Inc	
ADDRESS: 14934 Old US Hwy 441		
CITY: Tavares	STATE: FL	ZIP: 32778
PHONE: 407-461-5996	EMAIL: jason@landanddev.com	

CONSULTANT

NAME: N/A	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

<input checked="" type="checkbox"/> SUBDIVISION	<input type="checkbox"/> LAND USE AMENDMENT	<input type="checkbox"/> REZONE	<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> SPECIAL EXCEPTION
Description of proposed development: <u>Minor Plat</u>				

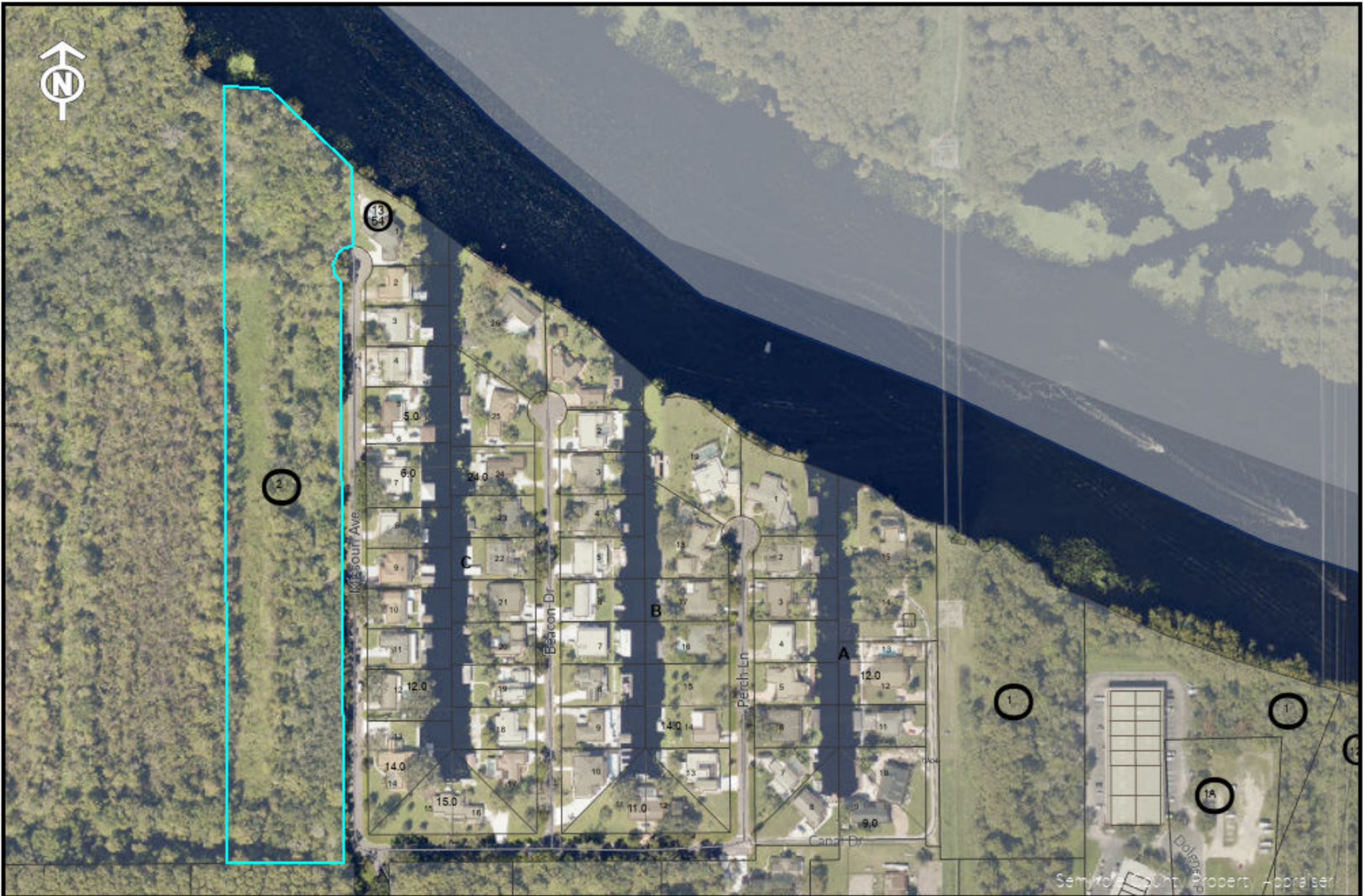
STAFF USE ONLY

COMMENTS DUE: 8/9	COM DOC DUE: 8/15	DRC MEETING: 8/21
<input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS:		
ZONING: R-1AA	FLU: LDR	LOCATION: on the west side of Missouri Ave, north of Orange Blvd
W/S: Seminole County	BCC: 5: Herr	

Agenda: 8/16

Our intent is to submit for a minor plat whereby we would end up with four residential lots.

Jason Monroe Lee, President
Superior Land Management, Inc



SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 7/29/2024

This map and the data within is intended for informational purposes only. This document nor the data within is prepared for or is suitable for any official, legal, engineering and/or surveying purposes. The data provided by this service is a graphical representation which may not represent the features true extent. No warranties; expressed or implied, are provided for the data herein, its use or interpretation.



2.22 +/-
Acres

2 +/-
Acres

2 +/-
Acres

2 +/-
Acres

Missouri Ave

Beacon Dr

Perch Ln

Canal Dr

Seminole County Property Appraiser



DAVID JOHNSON, CFA
SEMINOLE COUNTY PROPERTY APPRAISER

SCPA Appraisal Map

David Johnson, CFA
Seminole County Property Appraiser

Date: 7/29/2024

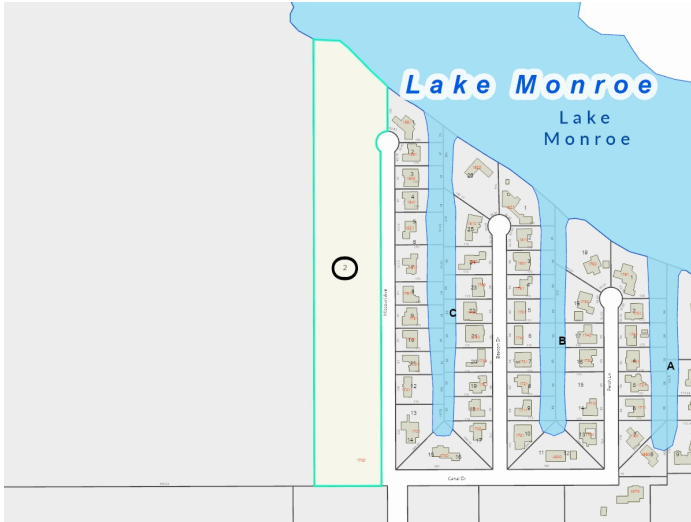
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Property Record Card



Parcel: **17-19-30-300-0020-0000**
 Property Address: **MISSOURI AVE SANFORD, FL 32771**
 Owners: **PARKER, ALLEN L**
 2024 Market Value \$258,930 Assessed Value \$203,763
 2023 Tax Bill \$2,762.00 Tax Savings with Non-Hx Cap \$437.71
 Vacant Waterfront property has a lot size of 8.22 Acres

Parcel Location



Site View

Parcel Information

Parcel	17-19-30-300-0020-0000
Property Address	MISSOURI AVE SANFORD, FL 32771
Mailing Address	429 N 60TH AVE UNIT D PENSACOLA, FL 32506-5202
Subdivision	
Tax District	01:County Tax District
DOR Use Code	0030:Vacant Waterfront
Exemptions	None
AG Classification	No

Value Summary

	2024 Working Values	2023 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$258,930	\$240,435
Land Value Agriculture	\$0	\$0
Market Value	\$258,930	\$240,435
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
P&G Adjustment	\$55,167	\$55,196
Non-Hx 10% Cap (AMD 1)	\$0	\$0
Assessed Value	\$203,763	\$185,239

2023 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,199.71
Tax Bill Amount	\$2,762.00
Tax Savings with Exemptions	\$437.71

Owner(s)

Name - Ownership Type
 PARKER, ALLEN L

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 17 TWP 19S RGE 30E
GOVT LOT 3 (LESS PT IN ST JOHNS
RIVER ESTATES & W 929.54 FT)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$203,763	\$0	\$203,763
Schools	\$258,930	\$0	\$258,930
FIRE	\$203,763	\$0	\$203,763
ROAD DISTRICT	\$203,763	\$0	\$203,763
SJWM(Saint Johns Water Management)	\$203,763	\$0	\$203,763

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	1/1/2014	\$170,000	08199/0246	Vacant	Yes
WARRANTY DEED	7/1/2004	\$200,000	05393/1179	Vacant	Yes
SPECIAL WARRANTY DEED	8/1/2000	\$100	03989/1140	Vacant	No
TRUSTEE DEED	8/1/2000	\$100	03989/1138	Vacant	No
WARRANTY DEED	6/1/1986	\$100,000	01746/0970	Improved	Yes
WARRANTY DEED	2/1/1979	\$100,000	01210/0145	Vacant	Yes

Land

Units	Rate	Assessed	Market
8.22 Acres	\$70,000/Acre	\$258,930	\$258,930

Building Information

#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

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 #	



**Seminole County Government
Development Services Department
Planning and Development Division
Credit Card Payment Receipt**

If you have questions about your application or payment, please email us eplandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 7/29/2024 2:48:33 PM
Project: 24-80000099
Credit Card Number: 51*****3529
Authorization Number: 04989Z
Transaction Number: 290724O2D-267E1EEE-3293-497C-A131-53874C1717E9
Total Fees Paid: 52.50

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	2.50
PRE APPLICATION	50.00
Total Amount	52.50