Property Record Card

SEMINOLE COUNTY PROPERTY APPRAISER
DAVID JOHNSON, CFA

Parcel: **35-19-30-517-1300-0060**
Property Address: **2225 MCCARTHY AVE SANFORD, FL 32771**
Owners: **SOUTHWARD HOMES LLC**

2025 Market Value $77,625 Assessed Value $77,625 Taxable Value $77,625
2024 Tax Bill $1,006.68
The 3 Bed/1 Bath Single Family property is 1,384 SF and a lot size of 0.11 Acres

Parcel Location

Site View

Parcel Information

Parcel	35-19-30-517-1300-0060
Property Address	2225 MCCARTHY AVE SANFORD, FL 32771
Mailing Address	607 HICKORY AVE SANFORD, FL 32771-2037
Subdivision	LOCKHARTS SUBD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
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	$48,925	$47,512
Depreciated Other Features	$0	$0
Land Value (Market)	$28,700	$28,700
Land Value Agriculture	$0	$0
Just/Market Value	$77,625	$76,212
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	$77,625	$76,212

2024 Certified Tax Summary

Tax Amount w/o Exemptions	$1,006.68
Tax Bill Amount	$1,006.68
Tax Savings with Exemptions	**$0.00**

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
SOUTHWARD HOMES LLC

Legal Description

LOT 6 BLK 13
LOCKHARTS SUBD
PB 3 PG 70

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	$77,625	$0	$77,625
Schools	$77,625	$0	$77,625
FIRE	$77,625	$0	$77,625
ROAD DISTRICT	$77,625	$0	$77,625
SJWM(Saint Johns Water Management)	$77,625	$0	$77,625

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	5/22/2024	$100	10632/0279	Improved	No
TAX DEED	11/30/2023	$50,500	10550/1381	Improved	No
QUIT CLAIM DEED	10/3/2019	$100	09450/1467	Improved	No
WARRANTY DEED	12/1/1983	$100	01512/1648	Improved	No

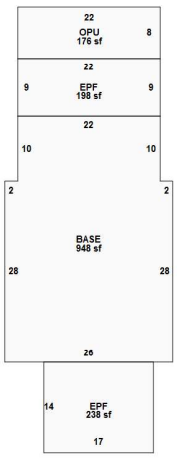
Land

Units	Rate	Assessed	Market
50 feet X 100 feet	$700/Front Foot	$28,700	$28,700

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1930
Bed	3
Bath	1.0
Fixtures	3
Base Area (ft²)	948
Total Area (ft²)	1560
Constuction	CB/STUCCO FINISH
Replacement Cost	$122,313
Assessed	$48,925

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages

Description	Area (ft²)
ENCLOSED PORCH FINISHED	198
ENCLOSED PORCH FINISHED	238
OPEN PORCH UNFINISHED	176

Permits

Permit #	Description	Value	CO Date	Permit Date

Extra Features

Description	Year Built	Units	Cost	Assessed

Zoning

Zoning	R-1
Description	Single Family-8400
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 5

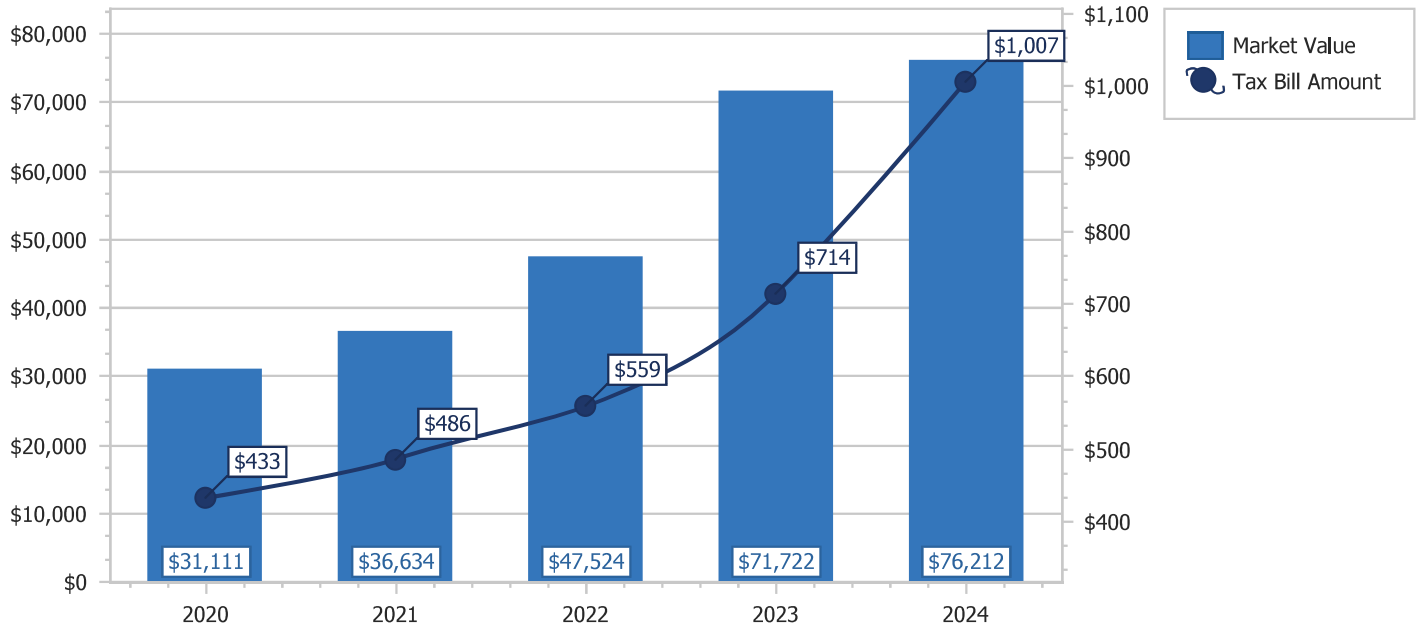
School Districts

Elementary	Region 1
Middle	Greenwood Lakes
High	Lake Mary

Utilities

Fire Station #	Station: 31 Zone: 314
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	MON/THU
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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