



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

PROJ. #: 26-80000016
 RECEIVED AND PAID 02/11/2026

PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION FEE

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

PROJECT

| | |
|--|-----------------------------|
| PROJECT NAME: <u>Isaac Ln</u> | |
| PARCEL ID #(S): <u>2019-30-501-0000-3260</u> | |
| TOTAL ACREAGE: <u>0.098 acres</u> | BCC DISTRICT: <u>5</u> |
| ZONING: <u>R-1</u> | FUTURE LAND USE: <u>MDR</u> |

APPLICANT

| | | |
|-------------------------------|---|-------------------|
| NAME: <u>Javier Perez</u> | COMPANY: | |
| ADDRESS: <u>4515 Isaac Ln</u> | | |
| CITY: <u>Sanford</u> | STATE: <u>FL</u> | ZIP: <u>32771</u> |
| PHONE: <u>407-913-9066</u> | EMAIL: [REDACTED] | |

CONSULTANT

| | | |
|----------|----------|------|
| NAME: | COMPANY: | |
| ADDRESS: | | |
| CITY: | STATE: | ZIP: |
| PHONE: | EMAIL: | |

PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

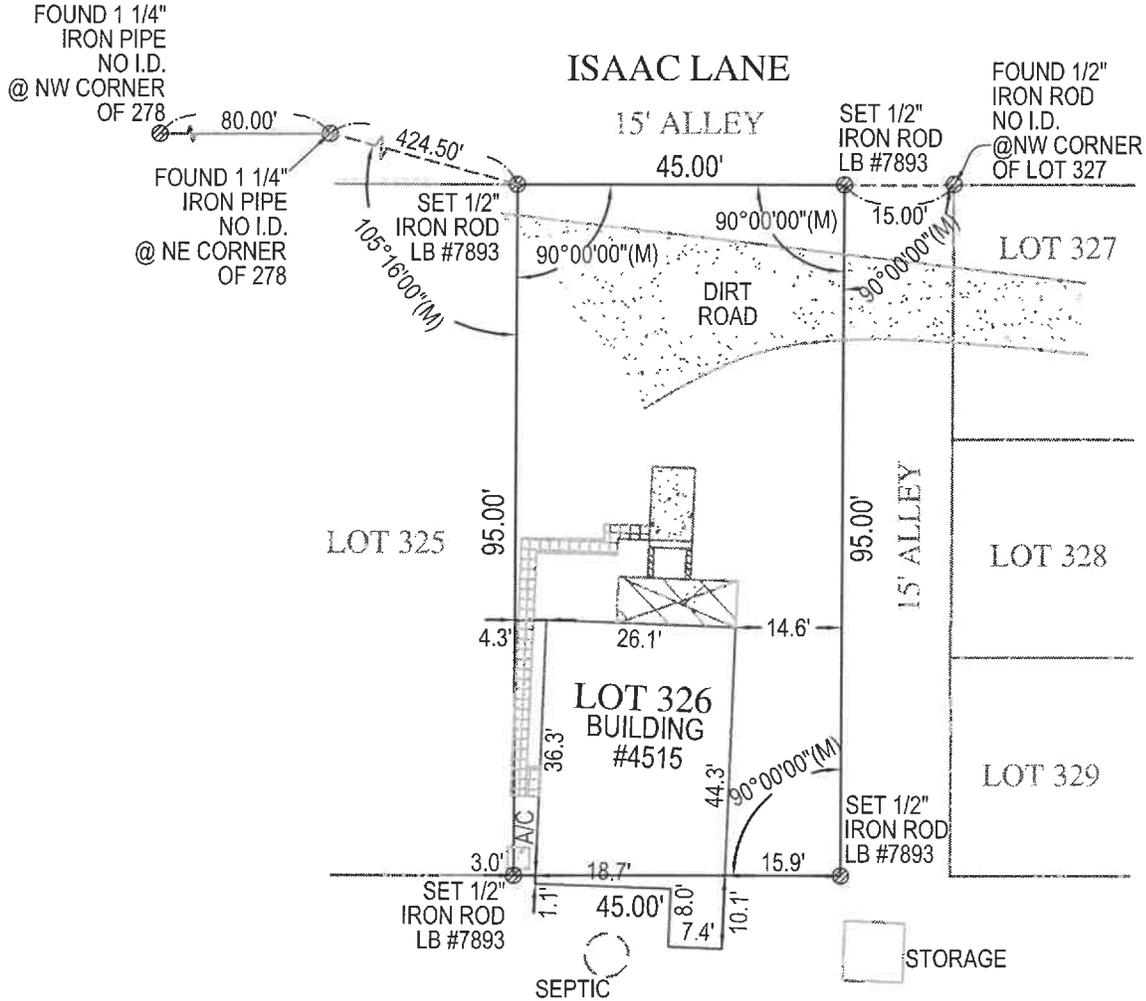
SUBDIVISION
 LAND USE AMENDMENT
 REZONE
 SITE PLAN
 SPECIAL EXCEPTION

Description of proposed development: preparing to vacate ~~right away~~ ROW

STAFF USE ONLY

| | | |
|---|---------------------------|---|
| COMMENTS DUE: <u>02/20</u> | COM DOC DUE: <u>02/26</u> | DRC MEETING: <u>03/04/2026</u> |
| <input type="checkbox"/> PROPERTY APPRAISER SHEET <input type="checkbox"/> PRIOR REVIEWS: | | |
| ZONING: <u>R-1</u> | FLU: <u>MDR</u> | LOCATION: <u>on the south side of Isaac Ln, southwest of Dunbar Ave</u> |
| W/S: <u>SEMINOLE COUNTY UTILITIES</u> | BCC: <u>5: HERR</u> | |

BOUNDARY SURVEY



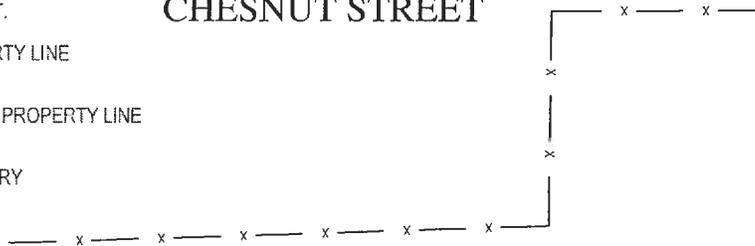
SURVEY NOTES
 DIRT ROAD CROSSING OVER THE PROPERTY LINE ON NORTHERLY, WESTERLY AND EASTERLY SIDE OF LOT.

BUILDING CROSSING OVER THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.

TILE AND A/C PAD CROSSING OVER THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

CHESNUT STREET

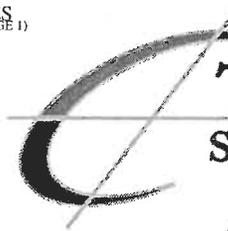


PAGE 2 OF 2 PAGES
 (NOT COMPLETE WITHOUT PAGE 1)

SURVEY NUMBER:
 699667

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**TARGET
 SURVEYING, LLC**

LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE: <http://targetsurveying.net>

Property Record Card



Parcel: **20-19-30-501-0000-3260**
 Property Address: **4515 ISAAC LN SANFORD, FL 32771**
 Owners: **PEREZ, JAVIER E**
 2026 Market Value \$188,905 Assessed Value \$188,905 Taxable Value \$137,494
 2025 Tax Bill \$1,460.50 Tax Savings with Non-Hx Cap \$700.69
 The 2 Bed/2 Bath Single Family property is 958 SF and a lot size of 0.10 Acres

Parcel Location



Site View



Parcel Information

| | |
|-------------------|---|
| Parcel | 20-19-30-501-0000-3260 |
| Property Address | 4515 ISAAC LN SANFORD, FL 32771 |
| Mailing Address | 4515 ISAAC LN SANFORD, FL 32771-0114 |
| Subdivision | BOOKERTOWN |
| Tax District | 01:County Tax District |
| DOR Use Code | 01:Single Family |
| Exemptions | 00-HOMESTEAD (2026) |
| 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 | \$153,355 | \$127,420 |
| Depreciated Other Features | \$0 | \$0 |
| Land Value (Market) | \$35,550 | \$30,573 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$188,905 | \$157,993 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$0 | \$83,118 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$188,905 | \$74,875 |

2025 Certified Tax Summary

| | |
|-----------------------------|------------|
| Tax Amount w/o Exemptions | \$2,161.19 |
| Tax Bill Amount | \$1,460.50 |
| Tax Savings with Exemptions | \$700.69 |

Owner(s)

Name - Ownership Type
 PEREZ, JAVIER E

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 326
BOOKERTOWN
PB 4 PGS 97 - 98

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-----------|---------------|-----------|
| COUNTY GENERAL FUND | \$188,905 | \$51,411 | \$137,494 |
| Schools | \$188,905 | \$25,000 | \$163,905 |
| FIRE | \$188,905 | \$51,411 | \$137,494 |
| ROAD DISTRICT | \$188,905 | \$51,411 | \$137,494 |
| SJWM(Saint Johns Water Management) | \$188,905 | \$51,411 | \$137,494 |

Sales

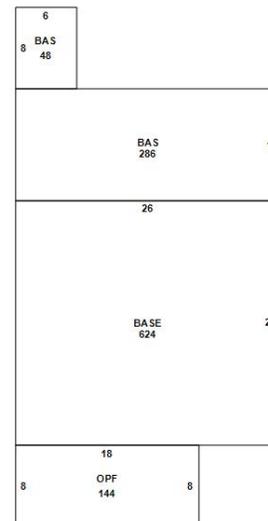
| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 7/11/2025 | \$243,000 | 10860/1872 | Improved | Yes |
| WARRANTY DEED | 6/30/2023 | \$20,000 | 10471/1853 | Improved | No |
| PROBATE RECORDS | 6/21/2023 | \$100 | 10460/0718 | Improved | No |
| QUIT CLAIM DEED | 9/1/2010 | \$100 | 07442/1625 | Improved | No |
| QUIT CLAIM DEED | 8/1/2008 | \$100 | 07058/1784 | Improved | No |

Land

| Units | Rate | Assessed | Market |
|-------------------|--------------------|----------|----------|
| 45 feet X 95 feet | \$1,000/Front Foot | \$35,550 | \$35,550 |

Building Information

| | |
|-------------------------------|----------------|
| # | 1 |
| Use | SINGLE FAMILY |
| Year Built* | 1960/2020 |
| Bed | 2 |
| Bath | 2.0 |
| Fixtures | 6 |
| Base Area (ft ²) | 624 |
| Total Area (ft ²) | 1102 |
| Constuction | SIDING GRADE 3 |
| Replacement Cost | \$157,287 |
| Assessed | \$153,355 |



Building 1

* Year Built = Actual / Effective

Appendages

| Description | Area (ft²) |
|---------------------|------------|
| BASE | 286 |
| BASE | 48 |
| OPEN PORCH FINISHED | 144 |

Permits

| Permit # | Description | Value | CO Date | Permit Date |
|----------|--|---------|---------|-------------|
| 07363 | INSTALL WATER LINE FROM METER TO HOUSE | \$385 | | 9/1/1998 |
| 05630 | REPAIRS KITCHEN AND BATH | \$1,616 | | 8/1/1994 |

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|-----------------|------------|-------|------|----------|
| SHED - NO VALUE | 1970 | 2 | \$0 | \$0 |

Zoning

| | |
|-----------------|----------------------------|
| Zoning | R-1 |
| Description | Single Family-8400 |
| Future Land Use | MDR |
| Description | Medium 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 |

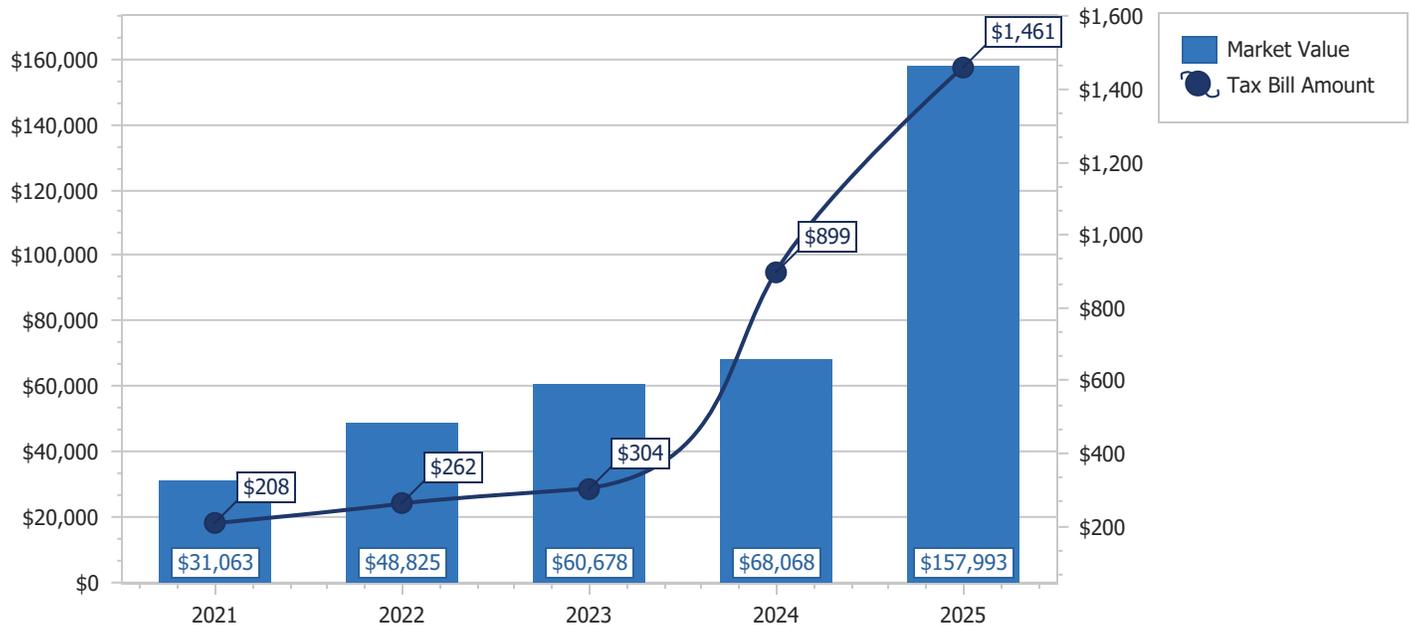
School Districts

| | |
|------------|---------------|
| Elementary | Region 1 |
| Middle | Markham Woods |
| 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 | MON/THU |
| Recycle | MON |
| Yard Waste | NO SERVICE |
| Hauler # | Waste Pro |

Property Value History



Copyright 2026 © Seminole County Property Appraiser

**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 epandesk@seminolecountyfl.gov or call us at: (407) 665-7371.

Receipt Details

Date: 2/11/2026 12:16:15 PM
Project: 26-80000016
Credit Card Number: 37*****1000
Authorization Number: 264632
Transaction Number: 110226C1D-A311DB0B-403A-4A52-A289-918666911E1F
Total Fees Paid: 52.50

Fees Paid

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