



PM: Kaitlyn
Kaitlyn

25-06000031

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

PROJ. #: ~~25-00000011~~

Received: 7/29/25

Paid: 7/31/25

SITE PLAN/DREDGE & FILL

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

<input type="checkbox"/> SMALL SITE PLAN (<2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	\$500.00
<input type="checkbox"/> RESTRIPING AND RESURFACING (WITH NO CHANGES TO THE EXISTING LAYOUT)	
<input type="checkbox"/> FILL (≥100 CUBIC YARDS OF FILL AND/OR IN FLOOD PLAIN OR WETLAND PER SEC. 40.2)	\$500.00
<input type="checkbox"/> DREDGE AND FILL	\$750.00
<input checked="" type="checkbox"/> SITE PLAN (>2,500 SQUARE FEET IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW)	CALCULATED BELOW MAXIMUM \$9,000
NEW BUILDING SQUARE FOOTAGE: <u>5,248</u> + NEW PAVEMENT SQUARE FOOTAGE: <u>10,622</u> = TOTAL SQUARE FEET OF NEW IMPERVIOUS SURFACE AREA (ISA) SUBJECT FOR REVIEW: <u>15,870</u>	
(TOTAL NEW ISA <u>15,870</u> /1,000 = <u>15.87</u>) * x \$25 + \$2,500 = FEE DUE: <u>\$2,896.75</u>	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA SUBJECT FOR REVIEW = 40,578/1,000 = <u>40.58</u> * x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
*ROUNDED TO 2 DECIMAL POINTS	

PROJECT

PROJECT NAME: Ligonier Maintenance Building

PARCEL ID #(S): 30-19-30-300-032D-0000 +++++

DESCRIPTION OF PROJECT: Maintenance building with associated driveway isles & parking

EXISTING USE(S): Church/Religious

PROPOSED USE(S): Church/Religious

ZONING: PD (Ligonier) FUTURE LAND USE: Low Density Residential TOTAL ACREAGE: 42.17 BCC DISTRICT: 5

WATER PROVIDER: Seminole County

SEWER PROVIDER: Seminole County

ARE ANY TREES BEING REMOVED? YES ☒ NO ☐ (IF YES, ATTACH COMPLETED ARBOR APPLICATION)

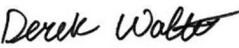
IF DREDGE & FILL OR FILL PERMIT, CUBIC YARDS OF FILL PROPOSED: 56 yd^3

05/2023

APPLICANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input checked="" type="checkbox"/> NONE <input type="checkbox"/>
NAME: Derek Walters	COMPANY: Catalyst Design Group	
ADDRESS: 1085 W. Morse Blvd.		
CITY: Winter Park	STATE: FL	ZIP: 32789
PHONE: (615) 622-7200	EMAIL: dwalters@catalyst-dg.com	
CONSULTANT		EPLAN PRIVILEGES: VIEW ONLY <input type="checkbox"/> UPLOAD <input type="checkbox"/> NONE <input type="checkbox"/>
NAME:	COMPANY:	
ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:	EMAIL:	
OWNER(S) (INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)		
NAME(S): Ligonier Ministries Inc.		
ADDRESS: 421 Ligonier Ct.		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: (407) 333-4244	EMAIL: jmoore@ligonier.com	
CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)		
<input type="checkbox"/> I hereby declare and assert that the aforementioned proposal and property described are covered by a valid previously issued Certificate of Vesting or a prior Concurrency determination (Test Notice issued within the past two years as identified below. (Please attach a copy of the Certificate of Vesting or Test Notice.)		
<u>TYPE OF CERTIFICATE</u>	<u>CERTIFICATE NUMBER</u>	<u>DATE ISSUED</u>
VESTING:	_____	_____
TEST NOTICE:	_____	_____
<input type="checkbox"/> Concurrency Application and appropriate fee are attached. I wish to encumber capacity at an early point in the development process and understand that only upon approval of the Development Order and the full payment of applicable facility reservation fees is a Certificate of Concurrency issued and entered into the Concurrency Management monitoring system.		
<input checked="" type="checkbox"/> Not applicable		

I understand that the application for site plan review must include all required submittals as specified in Chapter 40, Part 4, of the Seminole County Land Development Code. Submission of incomplete plans may create delays in review and plan approval. **The review fee provides for two plan reviews. Additional reviews will require an additional fee.**

I hereby represent that I have the lawful right and authority to file this application.

 _____ SIGNATURE OF AUTHORIZED APPLICANT	07-29-2025 _____ DATE
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OWNER AUTHORIZATION FORM

An authorized applicant is defined as:

- The property owner of record; or
- An agent of said property owner (power of attorney to represent and bind the property owner must be submitted with the application); or
- Contract purchase (a copy of a fully executed sales contract must be submitted with the application containing a clause or clauses allowing an application to be filed).

I, Ligonier Ministries Inc., the owner of record for the following described property [Parcel ID Number(s)] 30-19-30-300-032D-0000 hereby designates Catalyst Design Group to act as my authorized agent for the filing of the attached application(s) for:

<input type="checkbox"/> Alcohol License	<input type="checkbox"/> Arbor Permit	<input type="checkbox"/> Construction Revision	<input type="checkbox"/> Final Engineering
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Future Land Use Amendment	<input type="checkbox"/> Lot Split/Reconfiguration	<input type="checkbox"/> Minor Plat
<input type="checkbox"/> Preliminary Subdivision Plan	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Event
<input type="checkbox"/> Special Exception	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Vacate	<input type="checkbox"/> Variance

OTHER: _____
and make binding statements and commitments regarding the request(s). I certify that I have examined the attached application(s) and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments, and fees become part of the Official Records of Seminole County, Florida and are not returnable.

06.17.2025

Date


Property Owner's Signature

James W. Moore / VP of Administration

Property Owner's Printed Name

STATE OF FLORIDA

COUNTY OF Seminole

SWORN TO AND SUBSCRIBED before me, an officer duly authorized in the State of Florida to take acknowledgements, appeared James W. Moore (property owner),
☐ by means of physical presence or ☐ online notarization; and ☒ who is personally known to me or ☐ who has produced _____ as identification, and who executed the foregoing instrument and sworn an oath on this 18 day of June, 20 25.



JARIELYS METTE SOLORZANO
Notary Public
State of Florida
Comm# HH672697
Expires 2/20/2029


Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

Ownership Disclosure Form

The owner of the real property associated with this application is a/an (check one):

- ☐ Individual ☒ Corporation ☐ Land Trust
☐ Limited Liability Company ☐ Partnership ☐ Other (describe): _____

Ligonier Ministries, Inc. is a religious non-profit with no owners, shareholders, trustees, general or limited partners, or contract purchasers. Please see our Sunbiz annual report, attached.

1. List all **natural persons** who have an ownership interest in the property, which is the subject matter of this petition, by name and address.

NAME	ADDRESS	PHONE NUMBER

(Use additional sheets for more space)

2. For each **corporation**, list the name, address, and title of each officer; the name and address of each director of the corporation; and the name and address of each shareholder who owns two percent (2%) or more of the stock of the corporation. Shareholders need not be disclosed if a corporation's stock are traded publicly on any national stock exchange.

NAME	TITLE OR OFFICE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

3. In the case of a **trust**, list the name and address of each trustee and the name and address of the beneficiaries of the trust and the percentage of interest of each beneficiary. If any trustee or beneficiary of a trust is a corporation, please provide the information required in paragraph 2 above:

Trust Name: _____

NAME	TRUSTEE OR BENEFICIARY	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

4. For **partnerships**, including limited partnerships, list the name and address of each principal in the partnership, including general or limited partners. If any partner is a corporation, please provide the information required in paragraph 2 above.

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

5. For each **limited liability company**, list the name, address, and title of each manager or managing member; and the name and address of each additional member with two percent (2%) or more membership interest. If any member with two percent (2%) or more membership interest, manager, or managing member is a corporation, trust or partnership, please provide the information required in paragraphs 2, 3 and/or 4 above.

Name of LLC: _____

NAME	TITLE	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

6. In the circumstances of a **contract for purchase**, list the name and address of each contract purchaser. If the purchaser is a corporation, trust, partnership, or LLC, provide the information required for those entities in paragraphs 2, 3, 4 and/or 5 above.

Name of Purchaser: _____

NAME	ADDRESS	% OF INTEREST

(Use additional sheets for more space)

Date of Contract: _____

Specify any contingency clause related to the outcome for consideration of the application: _____

7. As to any type of owner referred to above, a change of ownership occurring subsequent to this application, shall be disclosed in writing to the Planning and Development Director prior to the date of the public hearing on the application.
8. I affirm that the above representations are true and are based upon my personal knowledge and belief after all reasonable inquiry. I understand that any failure to make mandated disclosures is grounds for the subject Rezone, Future Land Use Amendment, Special Exception, or Variance involved with this Application to become void. I certify that I am legally authorized to execute this Application and Affidavit and to bind the Applicant to the disclosures herein:

06.18.2025

Date


Owner, Agent, Applicant Signature

**STATE OF FLORIDA
COUNTY OF SEMINOLE**

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 18 day of June, 2025, by James W. Moore, who is ☒ personally known to me, or ☐ has produced _____ as identification.


Signature of Notary Public


JARIELYS METTE SOLORZANO
Notary Public
State of Florida
Commission #HH672697
Print, Stamp Name of Notary Public
Expires 2/20/2029

2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N21000005978

Entity Name: LIGONIER MINISTRIES, INC.**Current Principal Place of Business:**421 LIGONIER COURT
SANFORD, FL 32771**Current Mailing Address:**421 LIGONIER COURT
SANFORD, FL 32771 US**FEI Number:** 25-1298611**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**MARYBETH L. PULLUM
382 VISTA OAK DRIVE
LONGWOOD, FL 32779 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**

Electronic Signature of Registered Agent

Date

Officer/Director Detail :**Title** DIRECTOR
Name SPROUL, VESTA
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771**Title** DIRECTOR
Name STOLTZFUS, DAVID
Address 244 S. PINE ST.
19520
City-State-Zip: ELVERSON PA 19520**Title** DIRECTOR, CHAIRMAN
Name GODFREY, W. ROBERT
Address 1725 BEAR VALLEY PARKWAY
City-State-Zip: ESCONDIDO CA 92027-4128**Title** DIRECTOR
Name DOROTIAK, SHERRIE
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771**Title** DIRECTOR
Name MISEYKO, GREGORY
Address 2900 14TH ST., CAUSEWAY, NE
APT#1001
City-State-Zip: POMPANO BEACH FL 33062**Title** DIRECTOR
Name CAMPISI, JAMES
Address 315 E. NEW ENGLAND AVE.
#29
City-State-Zip: WINTER PARK FL 32789**Title** DIRECTOR
Name HARPER, WILLIAM
Address 4135 SANDRIDGE DRIVE
City-State-Zip: JACKSON MS 39211**Title** DIRECTOR
Name FERGUSON, SINCLAIR
Address 21 TOMMY ARMOUR PLACE
City-State-Zip: CARNOUSTIE ANGUS DD7 7TQ**Continues on page 2**

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAMES MOORE

VP OF ADMIN/CORP SEC 04/02/2025

Electronic Signature of Signing Officer/Director Detail

Date

Officer/Director Detail Continued :

Title PRESIDENT
Name LARSON, CHRIS
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title TREASURER
Name BERRY, DIANE
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title DIRECTOR
Name PARSONS, BURK
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title SECRETARY
Name MOORE, JAMES
Address 421 LIGONIER COURT
City-State-Zip: SANFORD FL 32771

Title DIRECTOR
Name WOHLER, ROBERT
Address 17 W SAINT LUCIA LANE
City-State-Zip: SANTA ROSA BEACH FL 32459-7505

Title DIRECTOR
Name MOWERY, ROBERT
Address 7002 FOREST LANE
City-State-Zip: DALLAS TX 75230



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

LIGONIER MINISTRIES, INC.

Filing Information

Document Number	N21000005978
FEI/EIN Number	25-1298611
Date Filed	04/13/2021
Effective Date	01/14/1975
State	FL
Status	ACTIVE

Principal Address

421 LIGONIER COURT
SANFORD, FL 32771

Mailing Address

421 LIGONIER COURT
SANFORD, FL 32771

Registered Agent Name & Address

MARYBETH L. PULLUM
382 Vista Oak Drive
Longwood, FL 32779

Address Changed: 04/20/2023

Officer/Director Detail

Name & Address

Title Director

SPROUL, VESTA
421 LIGONIER COURT
SANFORD, FL 32771

Title Director

MISEYKO, GREGORY
2900 14th St., Causeway, NE
Apt#1001
Pompano Beach, FL 33062

Title Director

STOLTZFUS, DAVID
244 S. Pine St.
19520
ELVERSON, PA 19520

Title Director

CAMPISI, JAMES
315 E. New England Ave.
#29
Winter Park, FL 32789

Title Director, Chairman

Godfrey, W. Robert
1725 Bear Valley Parkway
Escondido, CA 92027-4128

Title Director

Harper, William
4135 Sandridge Drive
Jackson, MS 39211

Title Director

DOROTIAK, SHERRIE
421 LIGONIER COURT
SANFORD, FL 32771

Title Director

FERGUSON, SINCLAIR
21 Tommy Armour Place
Carnoustie Angus DD7 7TQ GB

Title President

Larson, Chris
421 LIGONIER COURT
SANFORD, FL 32771

Title Secretary

Moore, James
421 LIGONIER COURT
SANFORD, FL 32771

Title Treasurer

Berry, Diane
421 LIGONIER COURT
SANFORD, FL 32771

Title Director

Wohleber, Robert
17 W Saint Lucia Lane
Santa Rosa Beach, FL 32459-7505

Title DIRECTOR

Parsons, Burk
421 LIGONIER COURT
SANFORD, FL 32771

Title DIRECTOR

Mowery, Robert
7002 Forest Lane
Dallas, TX 75230

Annual Reports

Report Year	Filed Date
2024	04/29/2024
2024	09/21/2024
2025	04/02/2025

Document Images

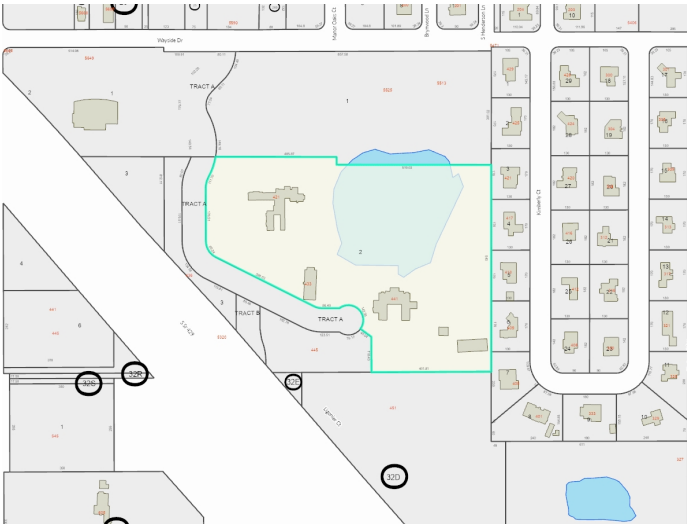
04/02/2025 -- ANNUAL REPORT	View image in PDF format
09/21/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/20/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
05/21/2021 --	View image in PDF format

Property Record CardA



Parcel: 30-19-30-522-0000-0020
 Property Address: 441 LIGONIER CT SANFORD, FL 32771
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$5,158,766 Assessed Value \$5,158,766 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$63,323.85
 The / Private School & College property is 8,720 SF and a lot size of 11.98 Acres

Parcel LocationA



Site ViewA



Parcel InformationA

Parcel	30-19-30-522-0000-0020
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$4,230,717	\$4,095,585
Depreciated Other Features	\$220,771	\$173,695
Land Value (Market)	\$707,278	\$524,713
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,158,766	\$4,793,993
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	\$5,158,766	\$4,793,993

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$63,323.85
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$63,323.85

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

LIGONIER MINISTRIES INC

Legal DescriptionA

LOT 2
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,158,766	\$5,158,766	\$0
Schools	\$5,158,766	\$5,158,766	\$0
FIRE	\$5,158,766	\$5,158,766	\$0
ROAD DISTRICT	\$5,158,766	\$5,158,766	\$0
SJWM(Saint Johns Water Management)	\$5,158,766	\$5,158,766	\$0

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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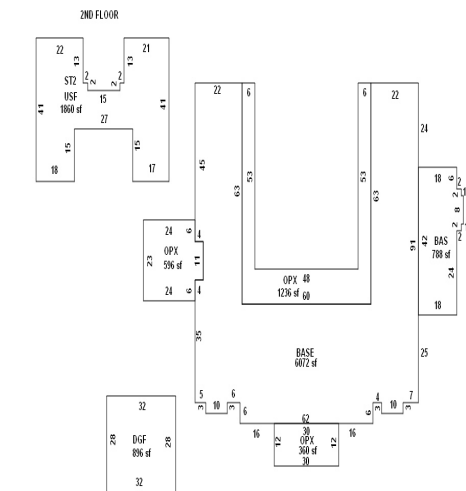
LandA

Units	Rate	Assessed	Market
9.43 Acres	\$75,000/Acre	\$707,250	\$707,250
2.61 Acres	\$10.70/Acre	\$28	\$28

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1981/1995
Bed	
Bath	
Fixtures	24
Base Area (ft ²)	6072
Total Area (ft ²)	11808
Constuction	CUSTOM WOOD/STUCCO/BRICK
Replacement Cost	\$1,931,582
Assessed	\$1,699,792

* Year Built = Actual / Effective



Sketch by Auto Media™

Building 1

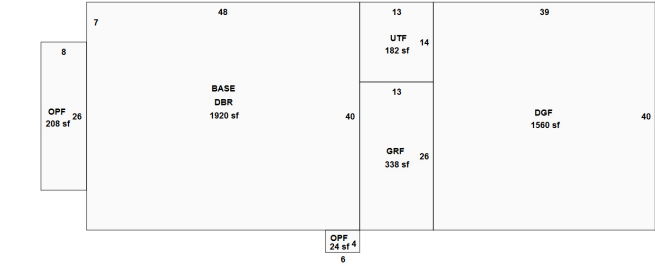
AppendagesA

Description	Area (ft ²)
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BASE	788
DETACHED GARAGE FINISHED	896
OPEN PORCH FINISHED	1236
OPEN PORCH FINISHED	360
OPEN PORCH FINISHED	596
UPPER STORY FINISHED	1860

Building InformationA	
#	2
Use	SINGLE FAMILY
Year Built*	1997
Bed	0
Bath	0.0
Fixtures	6
Base Area (ft ²)	1920
Total Area (ft ²)	4232
Constuction	SIDING GRADE 4
Replacement Cost	\$313,922
Assessed	\$279,391

* Year Built = Actual / Effective



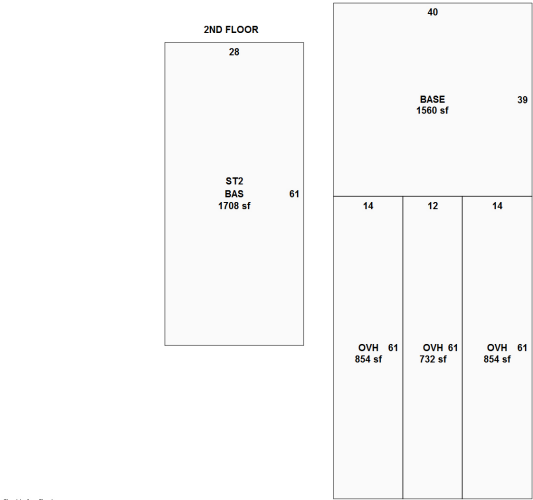
Source: City of Aspen Search

Building 2

AppendagesA	
Description	Area (ft ²)
DETACHED GARAGE FINISHED	1560
GARAGE FINISHED	338
OPEN PORCH FINISHED	208
OPEN PORCH FINISHED	24
UTILITY FINISHED	182

Building InformationA	
#	3
Use	BARN/SHEDS
Year Built*	1985/1997
Bed	
Bath	
Fixtures	6
Base Area (ft²)	1560
Total Area (ft²)	5708
Constuction	CB/STUCCO FINISH
Replacement Cost	\$203,081
Assessed	\$180,742

* Year Built = Actual / Effective

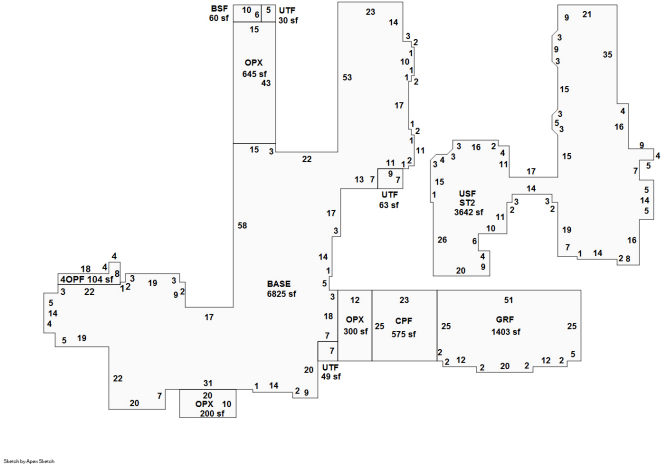


Building 3

AppendagesA	
Description	Area (ft²)
BASE	1708
OVERHANG	732

Building InformationA	
#	4
Use	SINGLE FAMILY
Year Built*	1997
Bed	4
Bath	7.0
Fixtures	28
Base Area (ft²)	6825
Total Area (ft²)	13896
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$2,326,733
Assessed	\$2,070,792

* Year Built = Actual / Effective



Building 4

AppendagesA	
Description	Area (ft²)

BASE SEMI FINISHED	60
CARPORT FINISHED	575
GARAGE FINISHED	1403
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	200
OPEN PORCH FINISHED	645
OPEN PORCH FINISHED	300
UPPER STORY FINISHED	3642
UTILITY FINISHED	30
UTILITY FINISHED	49
UTILITY FINISHED	63

PermitsA

Permit #	Description	Value	CO Date	Permit Date
16704	421 LIGONIER CT: WINDOW / DOOR REPLACEMENT-house/building@ 421 Ligonier court [LIGONIER ACADEMY OF THEOL]	\$160,000		12/16/2024
09449	441 LIGONIER CT: DEMO COMMERCIAL BLDGS/STRUCTURES-Barn DEMO [LIGONIER ACADEMY OF THEOL]	\$0		8/5/2024
07818	441 LIGONIER CT: REROOF COMMERCIAL - [LIGONIER ACADEMY OF THEOL]	\$169,999		7/15/2020
11030	453 LIGONIER CT: ALTERATION COMMERCIAL-BEAM REPAIR [LIGONIER ACADEMY OF THEOL]	\$10,000		9/17/2019
18926	SITE LIGHTING	\$60,000		12/12/2018
16095	ACCESS CONTROL	\$3,375		12/4/2018
14598	ACCESS CONTROL GATE - RELIGIOUS BLDG	\$4,417		10/24/2017
14602	ACCESS CONTROL GATE - 453 LIGONIER CT	\$4,417		10/24/2017
14605	ACCESS CONTROL GATE - 465 LIGONIER CT	\$4,417		10/24/2017
12840	MECHANICAL	\$3,393		11/12/2015
09899	FIRE ALRM SYSTEM INSTALLATION	\$5,207		11/26/2013
05211	MINOR INTERIOR ALTERATIONS - 465 LIGONIER CT	\$3,500		6/20/2013
05209	INTERIOR ALTERATION & PORCH ADDITION - 453 LIGONIER CT	\$40,000	2/28/2014	6/20/2013
03104	INSTALL 100 AMP DISCONNECT & 4 OUTLETS	\$1,700		4/25/2011
02057	REPLACE 2 HVAC SYSTEMS - 421 JOHN CALVIN CT	\$12,795		3/23/2011
00865	INSTALL ACCESS CONTROL DEVICES TO EXISTING ELECTRIC	\$6,451		2/4/2011
00791	INSTALL ACCESS CONTROL DEVICES - 421 JOHN CALVIN CT	\$20,328		2/2/2011
00725	ELECTRICAL - 421 JOHN CALVIN CT	\$27,847		1/31/2011

04906	INSTALL FIRE ALARM SYSTEM	\$1,071		6/21/2010
02035	ELECTRICAL - INSTALL COMMUNICATION CABLES FOR PHONE & COMPUTERS	\$2,400		3/18/2010
01074	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 421 JOHN CALVIN CT	\$7,400		2/15/2010
00946	COMMERCIAL REROOF	\$29,800		2/8/2010
00852	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 465 JOHN CALVIN CT	\$7,400		2/4/2010
00563	ELECTRICAL - LOW VOLT PHONES & CABLES; PAD PER PERMIT 421 JOHN CALVIN CT	\$2,400		1/26/2010
09713	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 421 JOHN CALVIN CT	\$13,698		12/14/2009
09383	ELECTRICAL - INSTALLING CABLES FOR PHONES; PAD PER PERMIT 465 JOHN CALVIN CT	\$2,500		12/1/2009
09299	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 465 JOHN CALVIN CT	\$7,456		11/24/2009
09089	REROOF	\$15,280		11/16/2009
01635	INTERIOR DEMOLITION & ALTERATIONS	\$200,000	5/5/2011	3/2/2009
01668	INTERIOR ALTERATION	\$275,000		3/2/2009
01636	INTERIOR DEMOLITION & ALTERATON; PAD PER PERMIT 421 JOHN CALVIN CT	\$268,749	4/21/2011	3/2/2009
08379	03/23/2010 12:47:43 PM Created by: Tracey Permit Key 12008080808379 was moved From Parcel:30193051300000020 To: 30193052200000020	\$2,350		8/8/2008
	ELECTRICAL SERVICE FOR LIFT STATION; PAD PER PERMIT 5569 WAYSIDE DR			
02222	CHANGE RESIDENCE TO BIBLE COLLEGE	\$228,832	5/5/2011	3/5/2008
01292	03/23/2010 12:47:21 PM Created by: Tracey Permit Key 12008020601292 was moved From Parcel:30193051300000020 To: 30193052200000020	\$1,000		2/6/2008
	DEMOLISH PART OF EXISTING EXTERIOR WALL & RE-STORE, FINISH, & REPAIR			
07205	03/25/2010 09:34:37 AM Created by: Tracey Permit Key 12005041107205 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$1,459		4/11/2005
	REPLACE 3 TON A/H (5 KW) HEAT - NO DUCT WORK			
07531	03/25/2010 09:34:57 AM Created by: Tracey Permit Key 12002070107531 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$3,700		7/1/2002
	MECHANICAL & CONDENSOR			

09831	03/25/2010 09:35:18 AM Created by: Tracey Permit Key 11998120109831 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$7,500	12/1/1998
02146	PUTTING IN 10 STRAPS 03/25/2010 09:35:38 AM Created by: Tracey Permit Key 11998030102146 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$16,800	3/1/1998
00288	21 X 24 POOL 3-6 DEEP 03/25/2010 09:36:02 AM Created by: Tracey Permit Key 11998010100288 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$267,930	1/1/1998
07167	EXERCISE ROOM/BATHROOM/PATIO 03/25/2010 09:36:18 AM Created by: Tracey Permit Key 11997100107167 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$5,000	10/1/1997
03562	SELECTIVE DEMO FOR REMODEL 03/25/2010 09:36:38 AM Created by: Tracey Permit Key 11996050103562 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$16,000	5/1/1996
	REROOF		

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1981	15000	\$81,600	\$32,640
BLOCK WALL - SF	1995	6280	\$87,104	\$34,842
POOL COMMERCIAL - SF	1997	1166	\$101,092	\$60,655
FIREPLACE 2	1981	1	\$6,000	\$2,400
FIREPLACE 2	1981	2	\$12,000	\$4,800
COOL DECK PATIO	1997	1444	\$7,855	\$3,142
SAUNA/STEAM ROOM - UNIT	1998	1	\$5,305	\$2,122
CUSTOM PATIO/TILE/MARBLE ETC	1997	769	\$7,798	\$3,119
CUSTOM WALKWAY/TILE/MARBLE ETC	1997	1474	\$14,946	\$5,978
BRICK DRIVEWAY	1998	3252	\$24,032	\$9,613
BLOCK WALL - SF	2002	2862	\$39,696	\$17,863
COMMERCIAL CONCRETE DR 4 IN	1997	13211	\$71,868	\$28,747
IRON GATE - Lin Ft	2002	112	\$3,230	\$1,454
FIREPLACE 2	1997	1	\$6,000	\$2,400

FIREPLACE 2	1997	3	\$18,000	\$7,200
GATE OPENER	2002	1	\$1,796	\$808
BBQ GRILL	1997	1	\$849	\$340
IRON GATE - Lin Ft	1997	105	\$3,028	\$1,211
GATE OPENER	1997	2	\$3,592	\$1,437

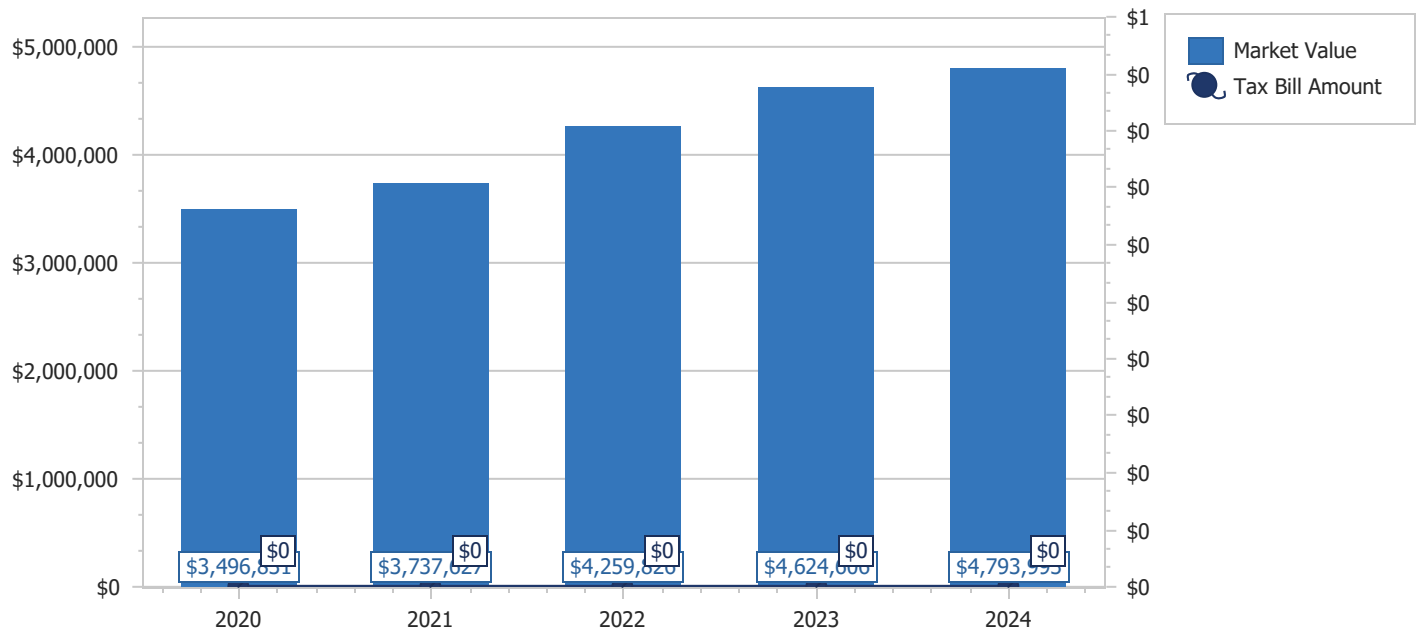
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

Political RepresentationA	
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 3

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

UtilitiesA	
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 HistoryA



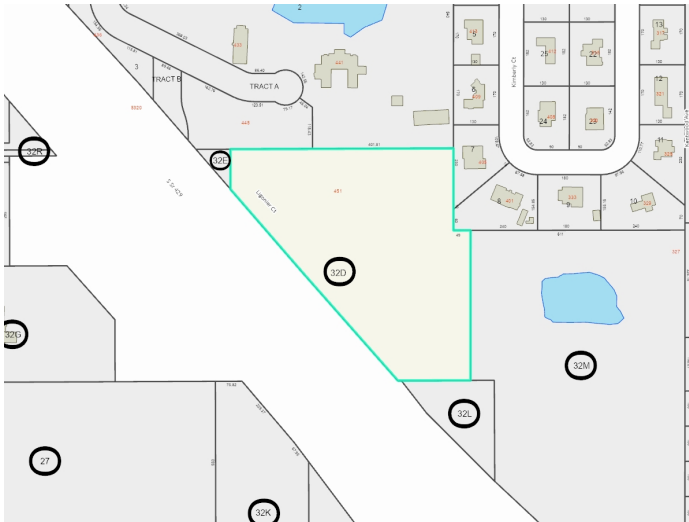
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Property Record Card



Parcel: **30-19-30-300-032D-0000**
 Property Address: **451 LIGONIER CT SANFORD, FL 32771**
 Owners: **LIGONIER MINISTRIES INC**
 2025 Market Value \$539,148 Assessed Value \$371,094 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$5,286.73
 Private School & College property has a lot size of 7.12 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-032D-0000
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$4,998	\$3,969
Land Value (Market)	\$534,150	\$396,268
Land Value Agriculture	\$0	\$0
Just/Market Value	\$539,148	\$400,237
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$168,054	\$62,879
P&G Adjustment	\$0	\$0
Assessed Value	\$371,094	\$337,358

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,286.73
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5,286.73

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
BEG 25 FT S & 660 FT W OF
NE COR OF SW 1/4 RUN S 1320
FT E 49 FT S 426.43 FT W
683.09 FT N 660 FT E 89.8
FT N 200 FT N 32 DEG 1 MIN
25 SEC E 298.41 FT N 635 FT
E 388.3 FT TO BEG (LESS RD & BEG 1290.32 FT E
& 25 S OF W 1/4 RUN E 388.30 FT S 396.52 FT
W 388.30 FT N 395.09 FT TO BEG & PART
PLATTED IN PB 75 PGS 59 - 60)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$371,094	\$371,094	\$0
Schools	\$539,148	\$539,148	\$0
FIRE	\$371,094	\$371,094	\$0
ROAD DISTRICT	\$371,094	\$371,094	\$0
SJWM(Saint Johns Water Management)	\$371,094	\$371,094	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2005	\$4,000,000	05670/0137	Improved	Yes
QUIT CLAIM DEED	7/1/1998	\$100	03457/1868	Improved	No
FINAL JUDGEMENT	6/1/1998	\$100	03456/0151	Improved	No
WARRANTY DEED	10/1/1997	\$1,760,000	03327/1226	Improved	Yes

Land

Units	Rate	Assessed	Market
7.12 Acres	\$75,000/Acre	\$534,150	\$534,150

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
12926	STUDENT LEARNING CENTER- 451 LIGONIER CT	\$6,000,000	6/8/2020	5/21/2018
00732	451 LIGONIER CT: ELECTRICAL - COMMERCIAL	\$5,000		4/17/2018

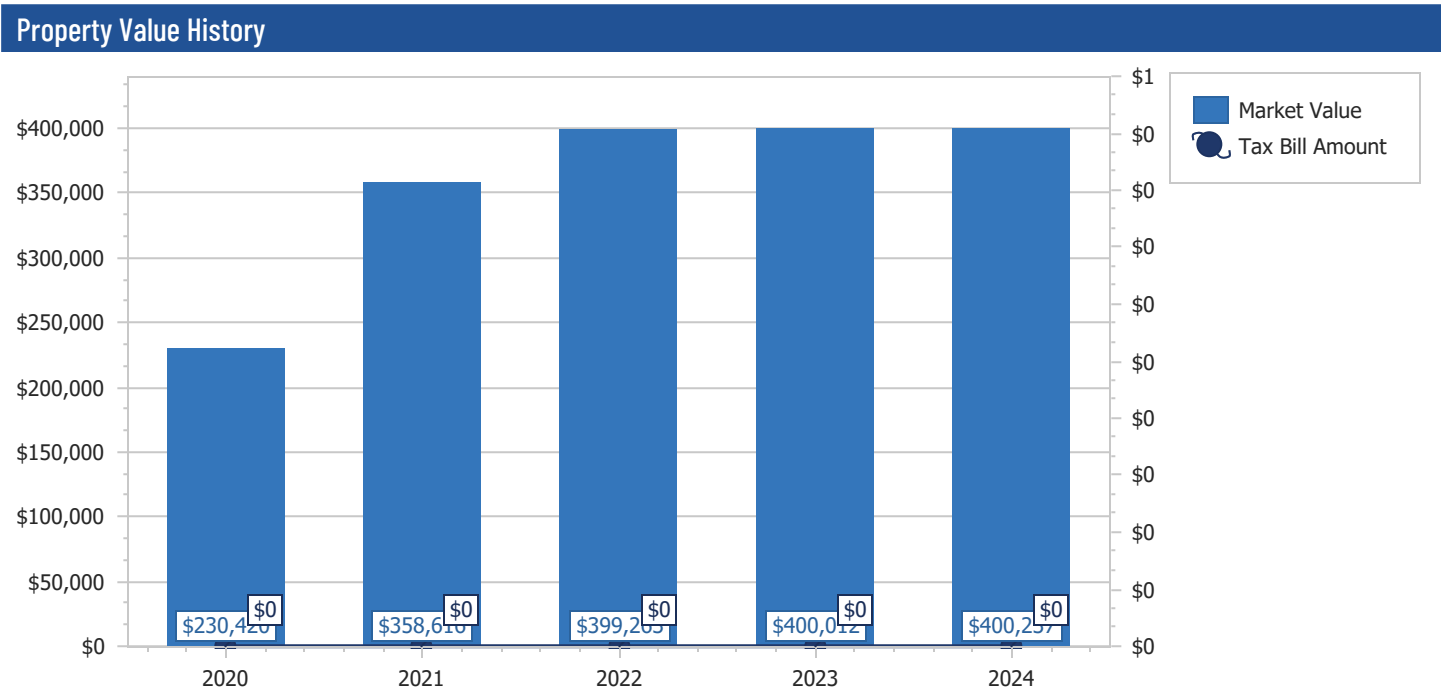
Extra Features				
Description	Year Built	Units	Cost	Assessed
POLE BARNs/AVG	1998	936	\$12,496	\$4,998

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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 3

Utilities	
Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



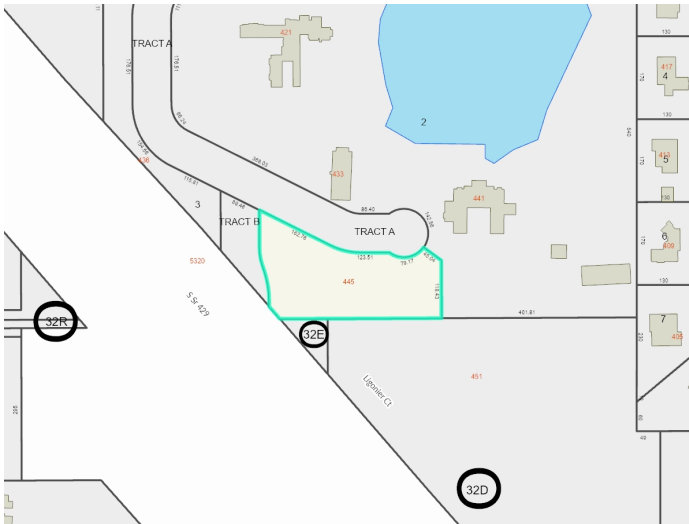
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Property Record Card



Parcel: 30-19-30-522-0000-0040
 Property Address: 445 LIGONIER CT SANFORD, FL 32771
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$95,700 Assessed Value \$66,736 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$937.13
 Private School & College property has a lot size of 1.28 Acres

Parcel Location



Legal Description

LOT 4 (LESS RD)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$66,736	\$66,736	\$0
Schools	\$95,700	\$95,700	\$0
FIRE	\$66,736	\$66,736	\$0
ROAD DISTRICT	\$66,736	\$66,736	\$0
SJWM(Saint Johns Water Management)	\$66,736	\$66,736	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
1.28 Acres	\$75,000/Acre	\$95,700	\$95,700

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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12241	445 LIGONIER CT: OTHER BUILDING COMMERCIAL-dumpster enclosure [LIGONIER ACADEMY OF THEOL]	\$40,900		9/26/2022
01820	445 LIGONIER CT: PLUMBING - COMMERCIAL-Student Housing [LIGONIER ACADEMY OF THEOL]	\$43,700		2/7/2022
01256	445 LIGONIER CT: ELECTRICAL - COMMERCIAL-Student Housing [LIGONIER ACADEMY OF THEOL]	\$26,700		1/28/2022
11310	445 LIGONIER CT: APARTMENT 5 OR MORE FAMILY BLDG-Student Dormitory/ Housing [LIGONIER ACADEMY OF THEOL]	\$7,000,000	7/27/2022	1/12/2021

Extra Features

Description	Year Built	Units	Cost	Assessed
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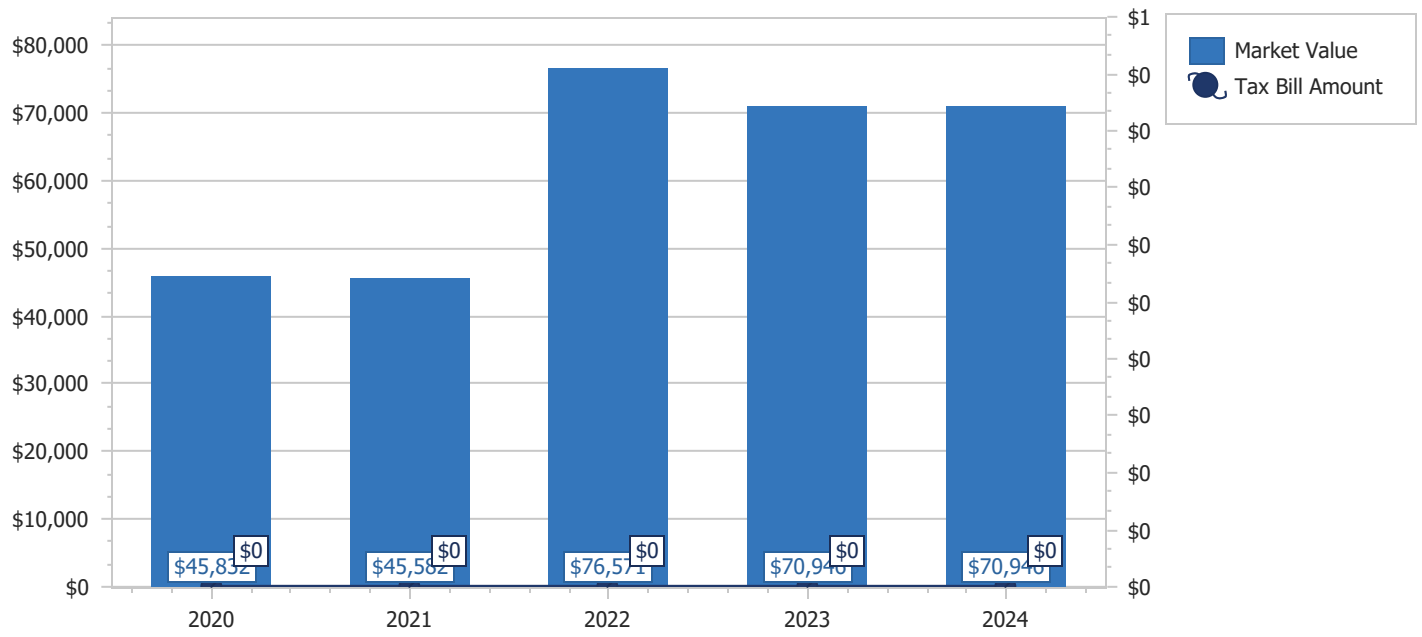
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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 3

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



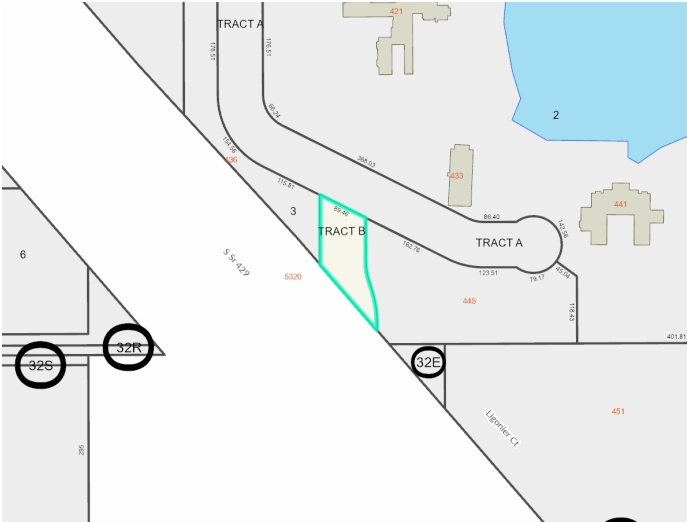
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Property Record Card



Parcel: 30-19-30-522-0B00-0000
Property Address:
Owners: LIGONIER MINISTRIES INC
2025 Market Value \$0 Assessed Value \$0 Taxable Value \$0
2024 Tax Bill \$0.00
Right Of Way/Road/Ditch Etc property has a lot size of 0.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0B00-0000
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	

Value Summary

	2025 Working Values	2024 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)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
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	\$0	\$0

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

TRACT B (LESS WEKIVA PARKWAY)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxes

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

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
1 Lot	\$0/Lot		

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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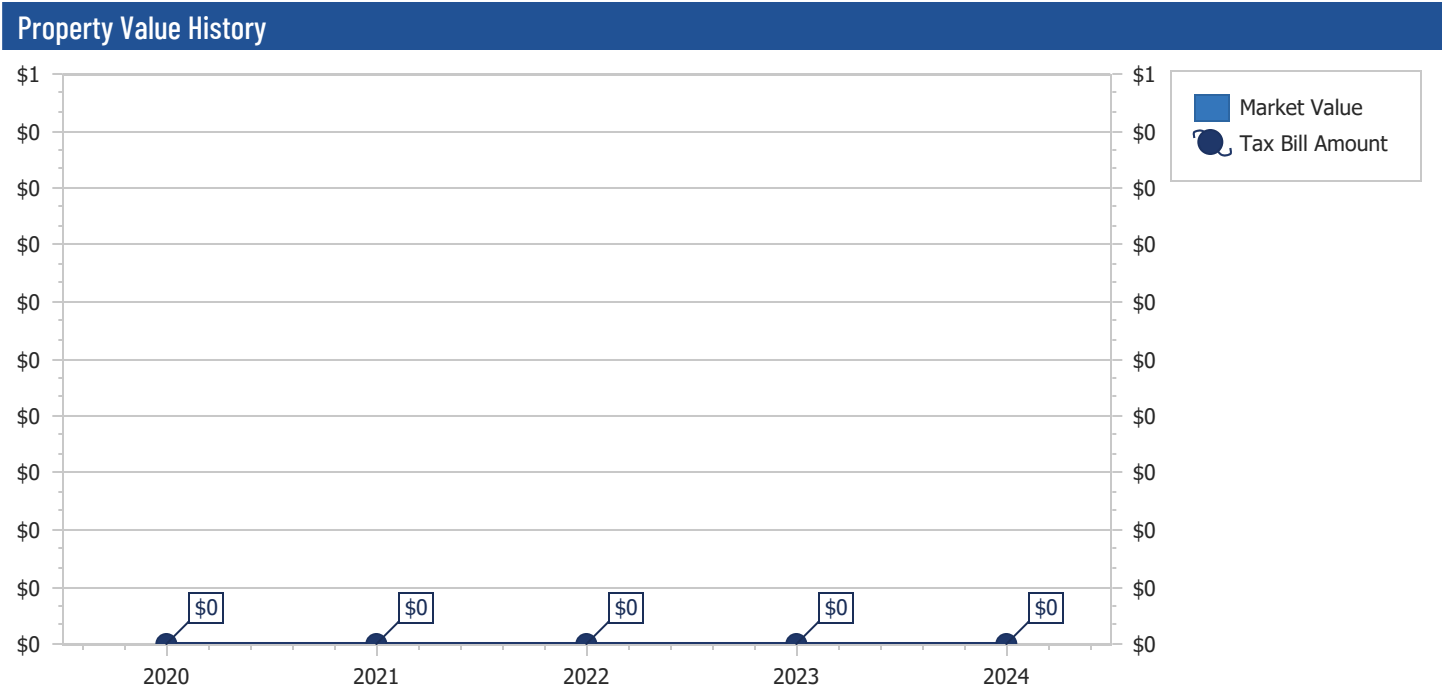
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
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 3

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 #	

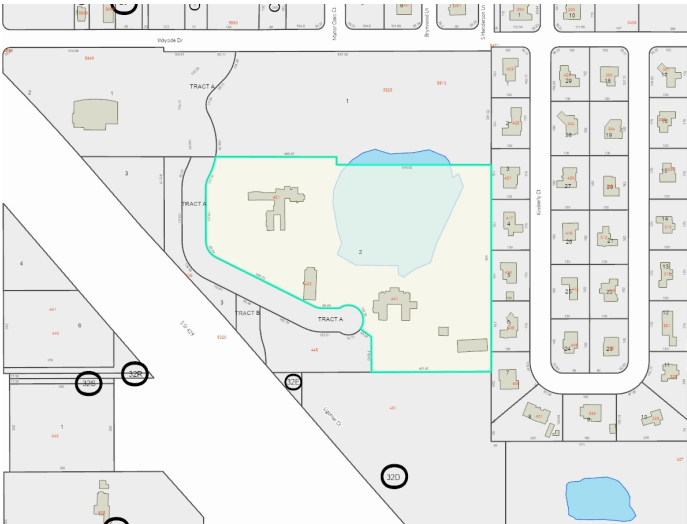


Property Record CardA



Parcel: 30-19-30-522-0000-0020
 Property Address: 441 LIGONIER CT SANFORD, FL 32771
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$5,158,766 Assessed Value \$5,158,766 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$63,323.85
 The / Private School & College property is 8,720 SF and a lot size of 11.98 Acres

Parcel LocationA



Site ViewA



30193052200000020 04/20/2023

Parcel InformationA

Parcel	30-19-30-522-0000-0020
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	

Value SummaryA

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	4	4
Depreciated Building Value	\$4,230,717	\$4,095,585
Depreciated Other Features	\$220,771	\$173,695
Land Value (Market)	\$707,278	\$524,713
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,158,766	\$4,793,993
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	\$5,158,766	\$4,793,993

2024 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$63,323.85
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$63,323.85

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)A

Name - Ownership Type

LIGONIER MINISTRIES INC

LOT 2
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,158,766	\$5,158,766	\$0
Schools	\$5,158,766	\$5,158,766	\$0
FIRE	\$5,158,766	\$5,158,766	\$0
ROAD DISTRICT	\$5,158,766	\$5,158,766	\$0
SJWM(Saint Johns Water Management)	\$5,158,766	\$5,158,766	\$0

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Units	Rate	Assessed	Market
9.43 Acres	\$75,000/Acre	\$707,250	\$707,250
2.61 Acres	\$10.70/Acre	\$28	\$28

#	1
Use	SINGLE FAMILY
Year Built*	1981/1995
Bed	
Bath	
Fixtures	24
Base Area (ft²)	6072
Total Area (ft²)	11808
Constuction	CUSTOM WOOD/STUCCO/BRICK
Replacement Cost	\$1,931,582
Assessed	\$1,699,792

2ND FLOOR

ST2
USF
1860 sf

OPX
596 sf

DIG
896 sf

BAS
788 sf

OPX
300 sf
30

BASE
6072 sf

OPX 48
12% of 60

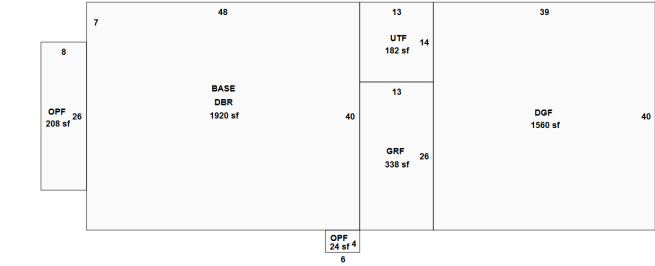
Building 1

Description	Area (ft ²)
-------------	-------------------------

BASE	788
DETACHED GARAGE FINISHED	896
OPEN PORCH FINISHED	1236
OPEN PORCH FINISHED	360
OPEN PORCH FINISHED	596
UPPER STORY FINISHED	1860

Building InformationA	
#	2
Use	SINGLE FAMILY
Year Built*	1997
Bed	0
Bath	0.0
Fixtures	6
Base Area (ft ²)	1920
Total Area (ft ²)	4232
Constuction	SIDING GRADE 4
Replacement Cost	\$313,922
Assessed	\$279,391

* Year Built = Actual / Effective



Drawn by: Ayesha Bhatia

Building 2

AppendagesA	
Description	Area (ft ²)
DETACHED GARAGE FINISHED	1560
GARAGE FINISHED	338
OPEN PORCH FINISHED	208
OPEN PORCH FINISHED	24
UTILITY FINISHED	182

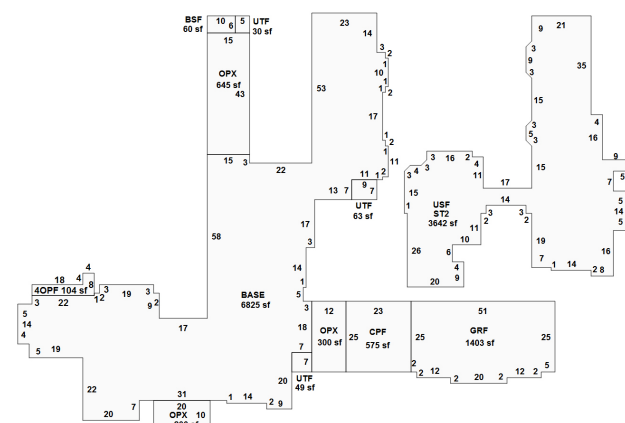
<p>2ND FLOOR</p> <p>28</p> <p>ST2 BAS 1708 sf</p> <p>61</p>		<p>40</p> <p>BASE 1560 sf</p>	
<p>14</p> <p>OVH 61 854 sf</p>	<p>12</p> <p>OVH 61 732 sf</p>	<p>14</p> <p>OVH 854 sf</p>	

Shashibhusan Shastri

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft²)
BASE	1708
OVERHANG	732

Building InformationA	
#	4
Use	SINGLE FAMILY
Year Built*	1997
Bed	4
Bath	7.0
Fixtures	28
Base Area (ft²)	6825
Total Area (ft²)	13896
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$2,326,733
Assessed	\$2,070,792



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Building 4

* Year Built = Actual / Effective

AppendagesA	
Description	Area (ft²)

BASE SEMI FINISHED	60
CARPORT FINISHED	575
GARAGE FINISHED	1403
OPEN PORCH FINISHED	104
OPEN PORCH FINISHED	200
OPEN PORCH FINISHED	645
OPEN PORCH FINISHED	300
UPPER STORY FINISHED	3642
UTILITY FINISHED	30
UTILITY FINISHED	49
UTILITY FINISHED	63

PermitsA

Permit #	Description	Value	CO Date	Permit Date
16704	421 LIGONIER CT: WINDOW / DOOR REPLACEMENT-house/building@ 421 Ligonier court [LIGONIER ACADEMY OF THEOL]	\$160,000		12/16/2024
09449	441 LIGONIER CT: DEMO COMMERCIAL BLDGS/STRUCTURES-Barn DEMO [LIGONIER ACADEMY OF THEOL]	\$0		8/5/2024
07818	441 LIGONIER CT: REROOF COMMERCIAL - [LIGONIER ACADEMY OF THEOL]	\$169,999		7/15/2020
11030	453 LIGONIER CT: ALTERATION COMMERCIAL-BEAM REPAIR [LIGONIER ACADEMY OF THEOL]	\$10,000		9/17/2019
18926	SITE LIGHTING	\$60,000		12/12/2018
16095	ACCESS CONTROL	\$3,375		12/4/2018
14598	ACCESS CONTROL GATE - RELIGIOUS BLDG	\$4,417		10/24/2017
14602	ACCESS CONTROL GATE - 453 LIGONIER CT	\$4,417		10/24/2017
14605	ACCESS CONTROL GATE - 465 LIGONIER CT	\$4,417		10/24/2017
12840	MECHANICAL	\$3,393		11/12/2015
09899	FIRE ALRM SYSTEM INSTALLATION	\$5,207		11/26/2013
05211	MINOR INTERIOR ALTERATIONS - 465 LIGONIER CT	\$3,500		6/20/2013
05209	INTERIOR ALTERATION & PORCH ADDITION - 453 LIGONIER CT	\$40,000	2/28/2014	6/20/2013
03104	INSTALL 100 AMP DISCONNECT & 4 OUTLETS	\$1,700		4/25/2011
02057	REPLACE 2 HVAC SYSTEMS - 421 JOHN CALVIN CT	\$12,795		3/23/2011
00865	INSTALL ACCESS CONTROL DEVICES TO EXISTING ELECTRIC	\$6,451		2/4/2011
00791	INSTALL ACCESS CONTROL DEVICES - 421 JOHN CALVIN CT	\$20,328		2/2/2011
00725	ELECTRICAL - 421 JOHN CALVIN CT	\$27,847		1/31/2011

04906	INSTALL FIRE ALARM SYSTEM	\$1,071		6/21/2010
02035	ELECTRICAL - INSTALL COMMUNICATION CABLES FOR PHONE & COMPUTERS	\$2,400		3/18/2010
01074	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 421 JOHN CALVIN CT	\$7,400		2/15/2010
00946	COMMERCIAL REROOF	\$29,800		2/8/2010
00852	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 465 JOHN CALVIN CT	\$7,400		2/4/2010
00563	ELECTRICAL - LOW VOLT PHONES & CABLES; PAD PER PERMIT 421 JOHN CALVIN CT	\$2,400		1/26/2010
09713	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 421 JOHN CALVIN CT	\$13,698		12/14/2009
09383	ELECTRICAL - INSTALLING CABLES FOR PHONES; PAD PER PERMIT 465 JOHN CALVIN CT	\$2,500		12/1/2009
09299	INSTALL FIRE ALARM SYSTEM; PAD PER PERMIT 465 JOHN CALVIN CT	\$7,456		11/24/2009
09089	REROOF	\$15,280		11/16/2009
01635	INTERIOR DEMOLITION & ALTERATIONS	\$200,000	5/5/2011	3/2/2009
01668	INTERIOR ALTERATION	\$275,000		3/2/2009
01636	INTERIOR DEMOLITION & ALTERATION; PAD PER PERMIT 421 JOHN CALVIN CT	\$268,749	4/21/2011	3/2/2009
08379	03/23/2010 12:47:43 PM Created by: Tracey Permit Key 12008080808379 was moved From Parcel:30193051300000020 To: 30193052200000020	\$2,350		8/8/2008
	ELECTRICAL SERVICE FOR LIFT STATION; PAD PER PERMIT 5569 WAYSIDE DR			
02222	CHANGE RESIDENCE TO BIBLE COLLEGE	\$228,832	5/5/2011	3/5/2008
01292	03/23/2010 12:47:21 PM Created by: Tracey Permit Key 12008020601292 was moved From Parcel:30193051300000020 To: 30193052200000020	\$1,000		2/6/2008
	DEMOLISH PART OF EXISTING EXTERIOR WALL & RE-STORE, FINISH, & REPAIR			
07205	03/25/2010 09:34:37 AM Created by: Tracey Permit Key 12005041107205 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$1,459		4/11/2005
	REPLACE 3 TON A/H (5 KW) HEAT - NO DUCT WORK			
07531	03/25/2010 09:34:57 AM Created by: Tracey Permit Key 12002070107531 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$3,700		7/1/2002
	MECHANICAL & CONDENSOR			

09831	03/25/2010 09:35:18 AM Created by: Tracey Permit Key 11998120109831 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$7,500	12/1/1998
02146	PUTTING IN 10 STRAPS 03/25/2010 09:35:38 AM Created by: Tracey Permit Key 11998030102146 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$16,800	3/1/1998
00288	21 X 24 POOL 3-6 DEEP 03/25/2010 09:36:02 AM Created by: Tracey Permit Key 11998010100288 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$267,930	1/1/1998
07167	EXERCISE ROOM/BATHROOM/PATIO 03/25/2010 09:36:18 AM Created by: Tracey Permit Key 11997100107167 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$5,000	10/1/1997
03562	SELECTIVE DEMO FOR REMODEL 03/25/2010 09:36:38 AM Created by: Tracey Permit Key 11996050103562 was moved From Parcel:301930300032D0000 To: 30193052200000020	\$16,000	5/1/1996
	REROOF		

Extra FeaturesA

Description	Year Built	Units	Cost	Assessed
COMMERCIAL CONCRETE DR 4 IN	1981	15000	\$81,600	\$32,640
BLOCK WALL - SF	1995	6280	\$87,104	\$34,842
POOL COMMERCIAL - SF	1997	1166	\$101,092	\$60,655
FIREPLACE 2	1981	1	\$6,000	\$2,400
FIREPLACE 2	1981	2	\$12,000	\$4,800
COOL DECK PATIO	1997	1444	\$7,855	\$3,142
SAUNA/STEAM ROOM - UNIT	1998	1	\$5,305	\$2,122
CUSTOM PATIO/TILE/MARBLE ETC	1997	769	\$7,798	\$3,119
CUSTOM WALKWAY/TILE/MARBLE ETC	1997	1474	\$14,946	\$5,978
BRICK DRIVEWAY	1998	3252	\$24,032	\$9,613
BLOCK WALL - SF	2002	2862	\$39,696	\$17,863
COMMERCIAL CONCRETE DR 4 IN	1997	13211	\$71,868	\$28,747
IRON GATE - Lin Ft	2002	112	\$3,230	\$1,454
FIREPLACE 2	1997	1	\$6,000	\$2,400

FIREPLACE 2	1997	3	\$18,000	\$7,200
GATE OPENER	2002	1	\$1,796	\$808
BBQ GRILL	1997	1	\$849	\$340
IRON GATE - Lin Ft	1997	105	\$3,028	\$1,211
GATE OPENER	1997	2	\$3,592	\$1,437

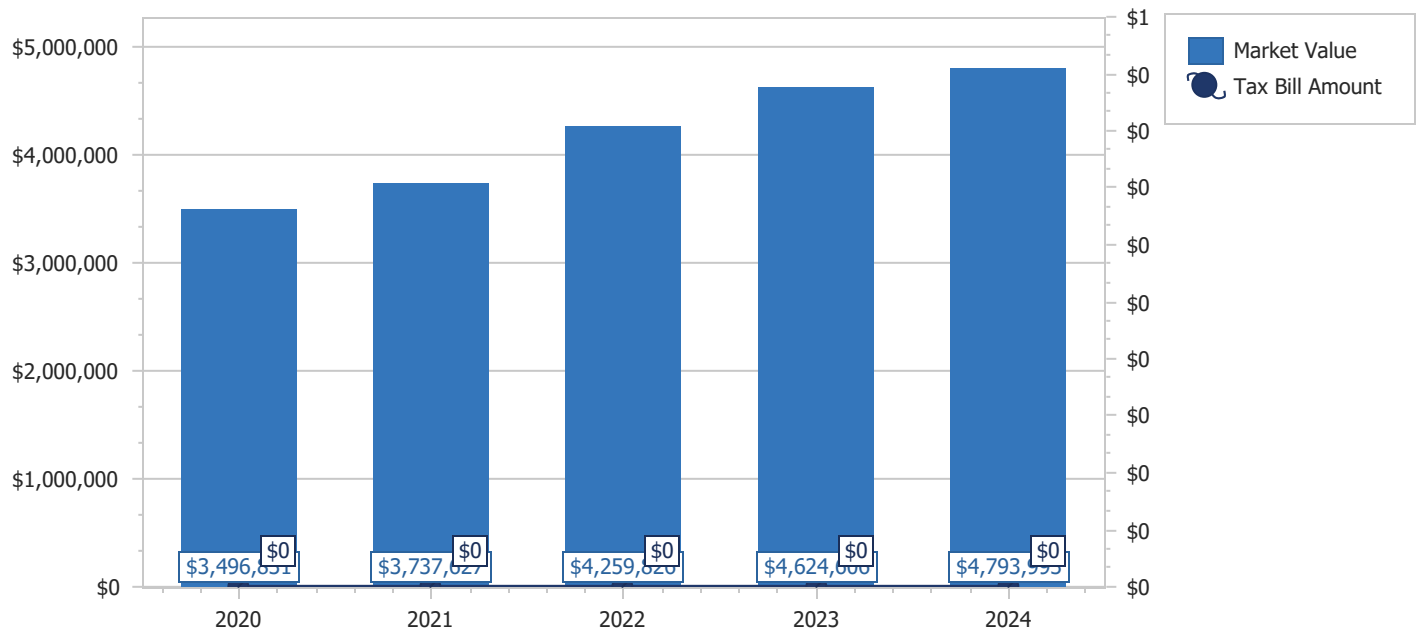
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

Political RepresentationA	
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 3

School DistrictsA	
Elementary	Region 1
Middle	Sanford
High	Seminole

UtilitiesA	
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 HistoryA



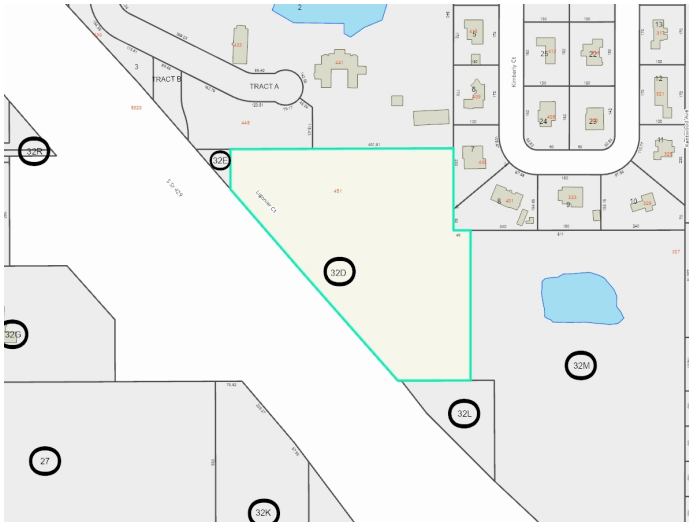
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Property Record Card



Parcel: **30-19-30-300-032D-0000**
 Property Address: **451 LIGONIER CT SANFORD, FL 32771**
 Owners: **LIGONIER MINISTRIES INC**
 2025 Market Value \$539,148 Assessed Value \$371,094 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$5,286.73
 Private School & College property has a lot size of 7.12 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-300-032D-0000
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2007)
AG Classification	

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$4,998	\$3,969
Land Value (Market)	\$534,150	\$396,268
Land Value Agriculture	\$0	\$0
Just/Market Value	\$539,148	\$400,237
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$168,054	\$62,879
P&G Adjustment	\$0	\$0
Assessed Value	\$371,094	\$337,358

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,286.73
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$5,286.73

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 30 TWP 19S RGE 30E
BEG 25 FT S & 660 FT W OF
NE COR OF SW 1/4 RUN S 1320
FT E 49 FT S 426.43 FT W
683.09 FT N 660 FT E 89.8
FT N 200 FT N 32 DEG 1 MIN
25 SEC E 298.41 FT N 635 FT
E 388.3 FT TO BEG (LESS RD & BEG 1290.32 FT E
& 25 S OF W 1/4 RUN E 388.30 FT S 396.52 FT
W 388.30 FT N 395.09 FT TO BEG & PART
PLATTED IN PB 75 PGS 59 - 60)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$371,094	\$371,094	\$0
Schools	\$539,148	\$539,148	\$0
FIRE	\$371,094	\$371,094	\$0
ROAD DISTRICT	\$371,094	\$371,094	\$0
SJWM(Saint Johns Water Management)	\$371,094	\$371,094	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2005	\$4,000,000	05670/0137	Improved	Yes
QUIT CLAIM DEED	7/1/1998	\$100	03457/1868	Improved	No
FINAL JUDGEMENT	6/1/1998	\$100	03456/0151	Improved	No
WARRANTY DEED	10/1/1997	\$1,760,000	03327/1226	Improved	Yes

Land

Units	Rate	Assessed	Market
7.12 Acres	\$75,000/Acre	\$534,150	\$534,150

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
12926	STUDENT LEARNING CENTER- 451 LIGONIER CT	\$6,000,000	6/8/2020	5/21/2018
00732	451 LIGONIER CT: ELECTRICAL - COMMERCIAL	\$5,000		4/17/2018

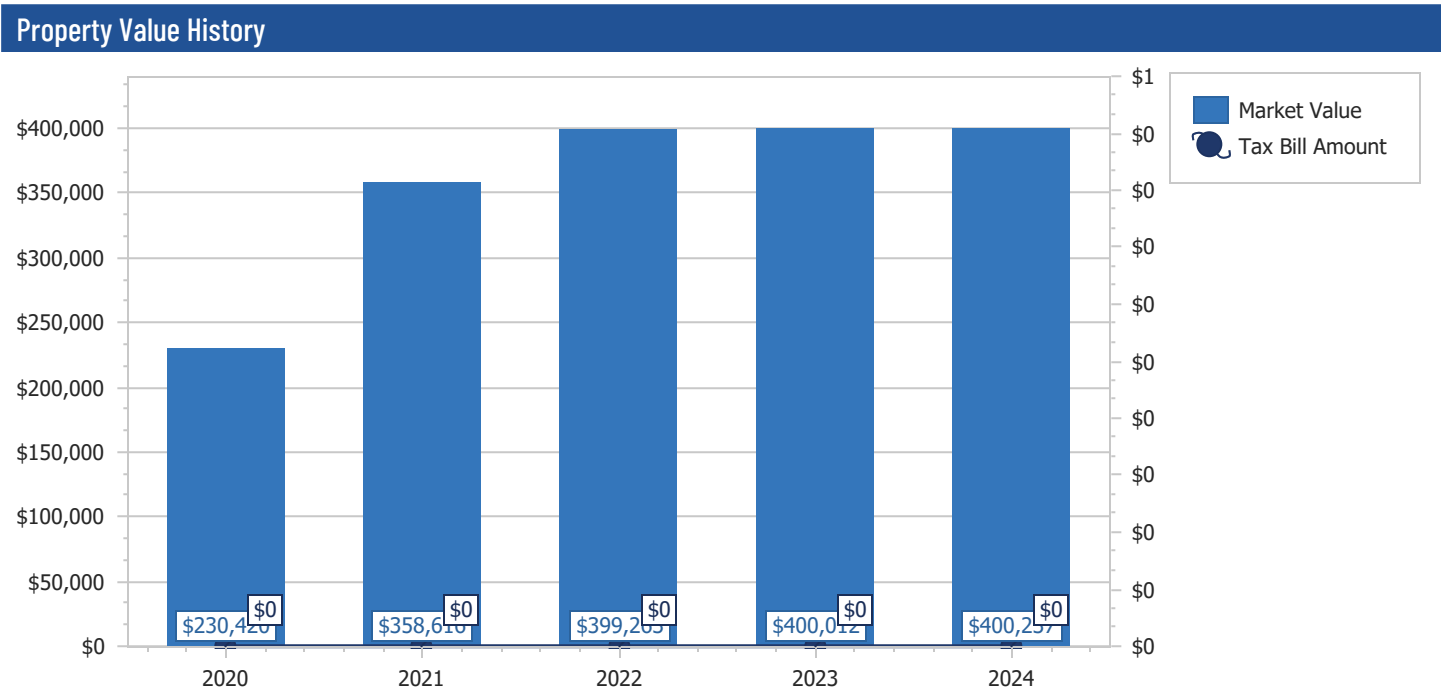
Extra Features				
Description	Year Built	Units	Cost	Assessed
POLE BARNs/AVG	1998	936	\$12,496	\$4,998

Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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 3

Utilities	
Fire Station #	Station: 34 Zone: 343
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



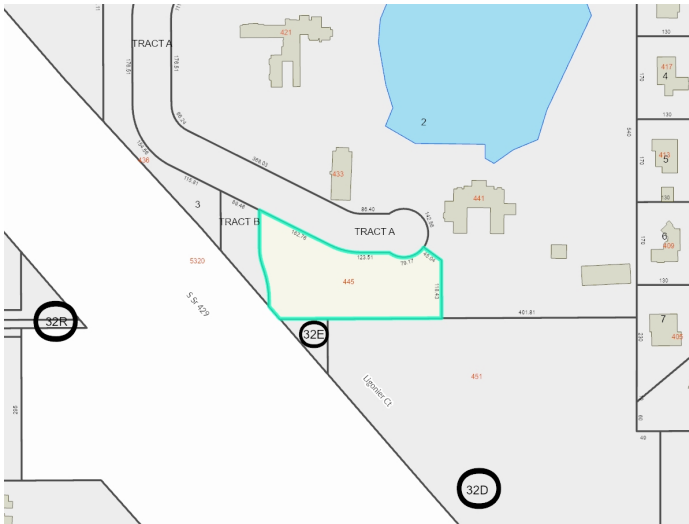
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Property Record Card



Parcel: 30-19-30-522-0000-0040
 Property Address: 445 LIGONIER CT SANFORD, FL 32771
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$95,700 Assessed Value \$66,736 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Non-Hx Cap \$937.13
 Private School & College property has a lot size of 1.28 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0000-0040
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	

Value Summary

	2025 Working Values	2024 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)	\$95,700	\$70,946
Land Value Agriculture	\$0	\$0
Just/Market Value	\$95,700	\$70,946
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$28,964	\$10,277
P&G Adjustment	\$0	\$0
Assessed Value	\$66,736	\$60,669

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$937.13
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$937.13

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 4 (LESS RD)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$66,736	\$66,736	\$0
Schools	\$95,700	\$95,700	\$0
FIRE	\$66,736	\$66,736	\$0
ROAD DISTRICT	\$66,736	\$66,736	\$0
SJWM(Saint Johns Water Management)	\$66,736	\$66,736	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
1.28 Acres	\$75,000/Acre	\$95,700	\$95,700

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
----------	-------------	-------	---------	-------------

12241	445 LIGONIER CT: OTHER BUILDING COMMERCIAL-dumpster enclosure [LIGONIER ACADEMY OF THEOL]	\$40,900		9/26/2022
01820	445 LIGONIER CT: PLUMBING - COMMERCIAL-Student Housing [LIGONIER ACADEMY OF THEOL]	\$43,700		2/7/2022
01256	445 LIGONIER CT: ELECTRICAL - COMMERCIAL-Student Housing [LIGONIER ACADEMY OF THEOL]	\$26,700		1/28/2022
11310	445 LIGONIER CT: APARTMENT 5 OR MORE FAMILY BLDG-Student Dormitory/ Housing [LIGONIER ACADEMY OF THEOL]	\$7,000,000	7/27/2022	1/12/2021

Extra Features

Description	Year Built	Units	Cost	Assessed
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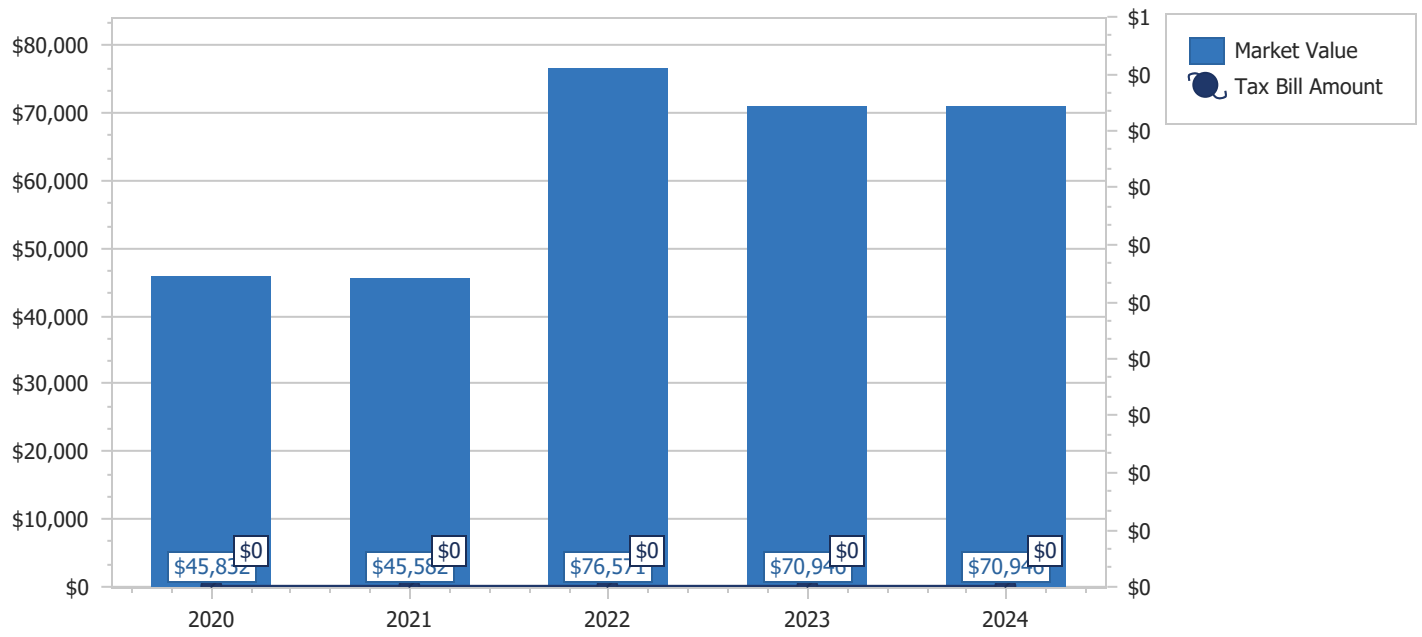
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	LDR
Description	Low Density Residential

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 3

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



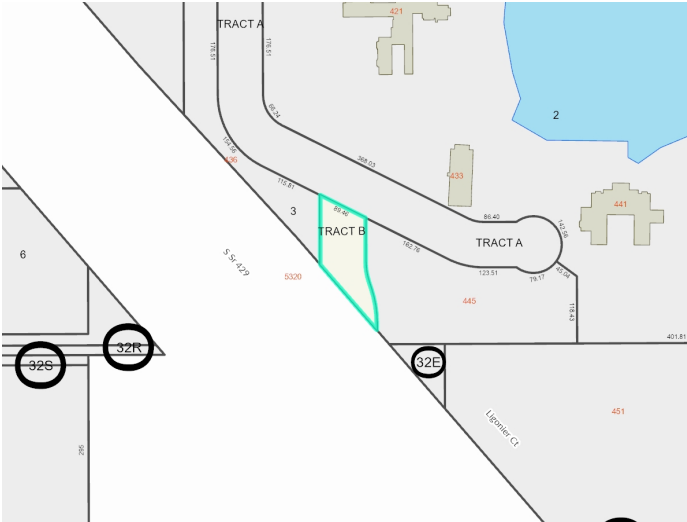
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Property Record Card



Parcel: 30-19-30-522-0B00-0000
Property Address:
Owners: LIGONIER MINISTRIES INC
2025 Market Value \$0 Assessed Value \$0 Taxable Value \$0
2024 Tax Bill \$0.00
Right Of Way/Road/Ditch Etc property has a lot size of 0.30 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0B00-0000
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	

Value Summary

	2025 Working Values	2024 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)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$0	\$0
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	\$0	\$0

2024 Certified Tax Summary

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

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

TRACT B (LESS WEKIVA PARKWAY)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 - 60

Taxes

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

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
1 Lot	\$0/Lot		

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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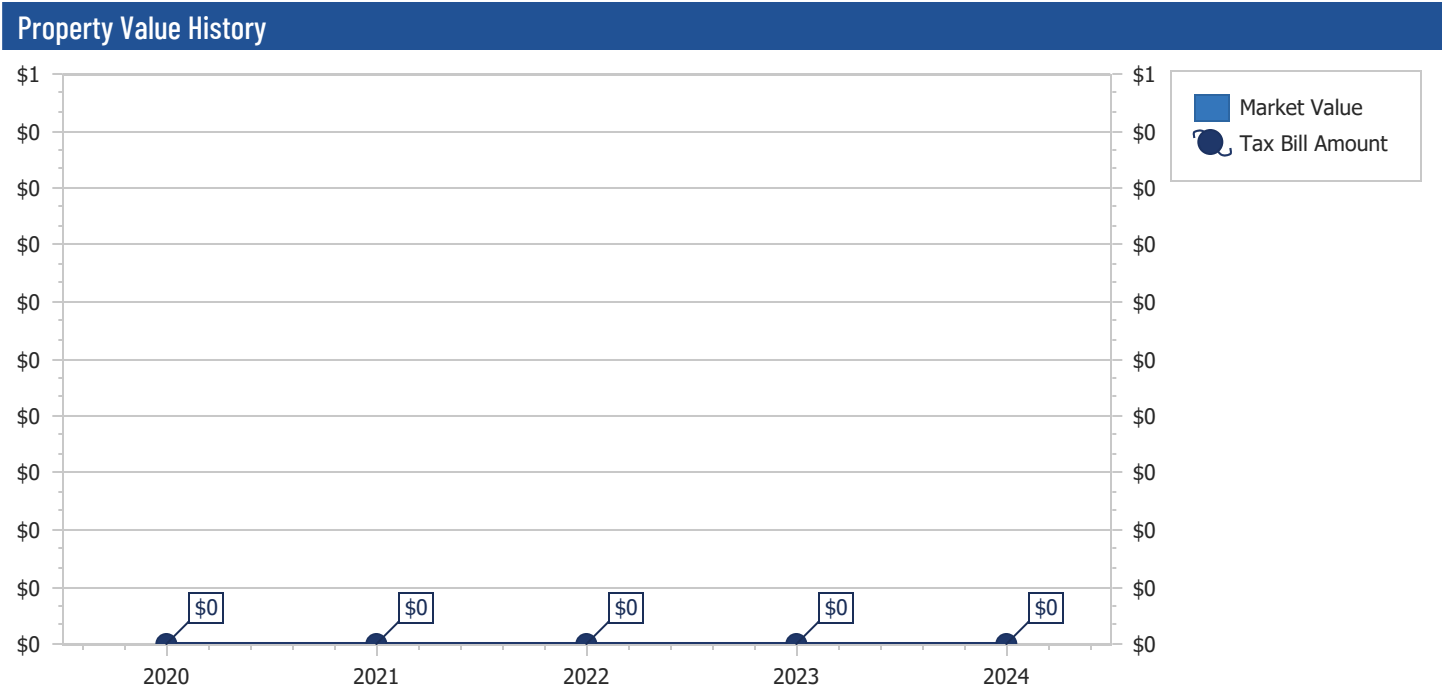
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	PD
Description	Planned Development
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 3

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 #	

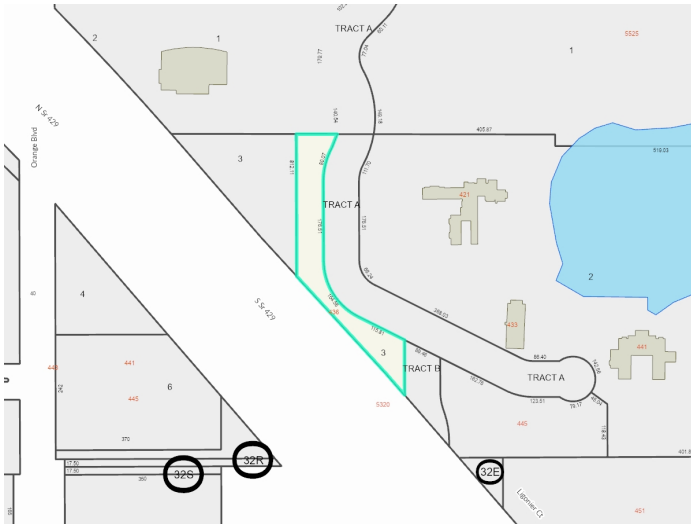


Property Record Card



Parcel: 30-19-30-522-0000-0030
 Property Address:
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$60,750 Assessed Value \$53,460 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$641.96
 Vacant Institutional property has a lot size of 0.82 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-522-0000-0030
Property Address	
Mailing Address	421 LIGONIER CT SANFORD, FL 32771-8608
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2010)
AG Classification	

Value Summary

	2025 Working Values	2024 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)	\$60,750	\$48,600
Land Value Agriculture	\$0	\$0
Just/Market Value	\$60,750	\$48,600
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$7,290	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$53,460	\$48,600

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$641.96
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$641.96

Owner(s)

Name - Ownership Type
 LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 3 (LESS PT N OF N LI LOT 2 EXTENDED &
RD)
LIGONIER ACADEMY OF THEOLOGY
PB 75 PGS 59 – 60

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$53,460	\$53,460	\$0
Schools	\$60,750	\$60,750	\$0
FIRE	\$53,460	\$53,460	\$0
ROAD DISTRICT	\$53,460	\$53,460	\$0
SJWM(Saint Johns Water Management)	\$53,460	\$53,460	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
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Land

Units	Rate	Assessed	Market
0.81 Acres	\$75,000/Acre	\$60,750	\$60,750

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
----------	-------------	-------	---------	-------------

03153

436 LIGONIER CT: ELECTRICAL -
COMMERCIAL-Replacement Lift Station
Installation [LIGONIER ACADEMY OF
THEOL]

\$30,000

3/21/2024

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
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 3

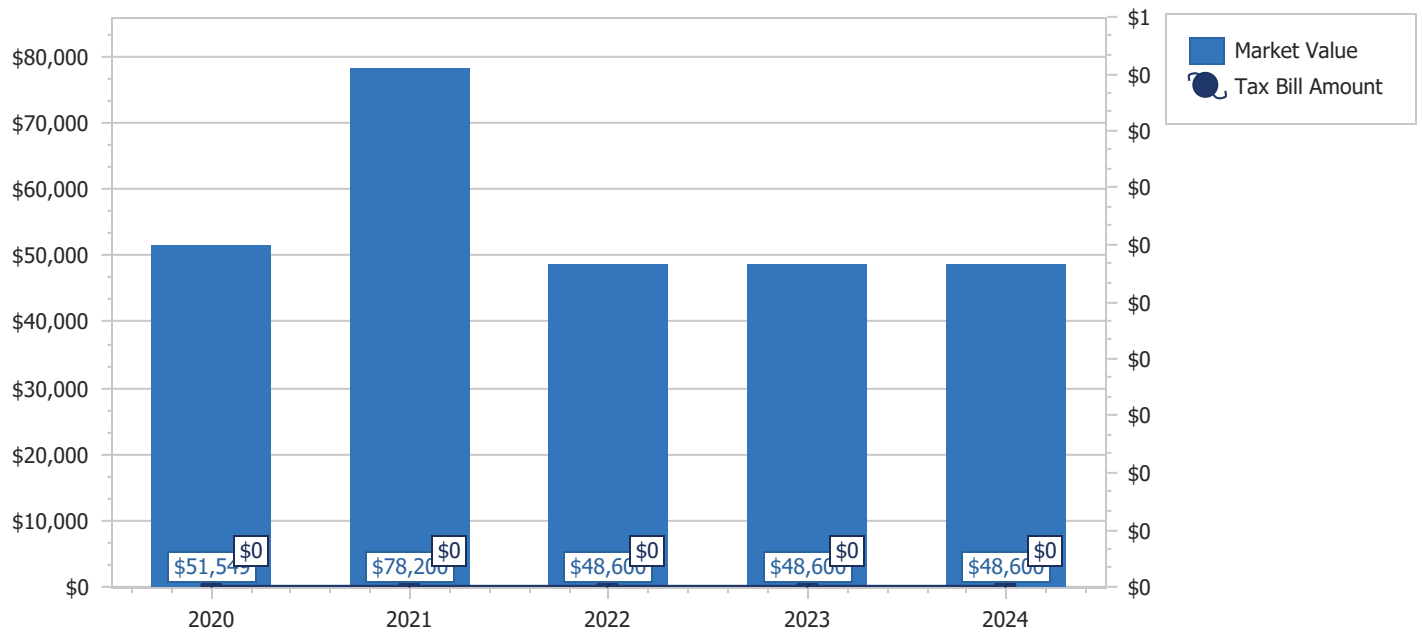
School Districts

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



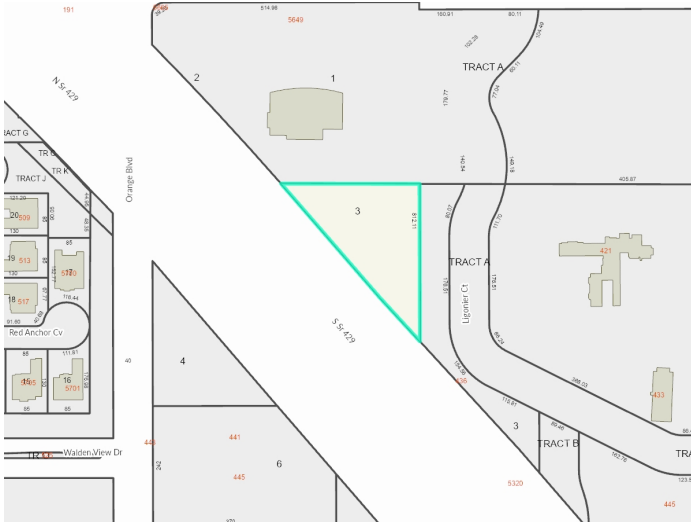
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Property Record Card



Parcel: 30-19-30-501-0000-0030
 Property Address:
 Owners: LIGONIER MINISTRIES INC
 2025 Market Value \$67,500 Assessed Value \$49,500 Taxable Value \$0
 2024 Tax Bill \$0.00 Tax Savings with Exemptions \$594.41
 Vacant Institutional property has a lot size of 1.03 Acres

Parcel Location



Site View

Parcel Information

Parcel	30-19-30-501-0000-0030
Property Address	
Mailing Address	451 LIGONIER CT SANFORD, FL 32771-6502
Subdivision	
Tax District	01:County Tax District
DOR Use Code	
Exemptions	36-CHURCH/RELIGIOUS (2022)
AG Classification	

Value Summary

	2025 Working Values	2024 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)	\$67,500	\$45,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$67,500	\$45,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$18,000	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$49,500	\$45,000

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$594.41
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$594.41

Owner(s)

Name - Ownership Type

LIGONIER MINISTRIES INC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PARTS OF LOTS 3 & 4 NELY OF SR 429 (LESS
BEG NE COR RUN
S 89 DEG 56 MIN W 514.98 FT SWLY ALONG
CURVE 39.29 FT S 00 DEG 08 MIN 03 SEC E 59.5
FT SELY ALONG CURVE 383.11 FT S 89 DEG 49
MIN 47 SEC E TO E LI OF LOT 3 N TO BEG)
SHADOW LAKE ACRES
PB 22 PG 24

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$49,500	\$49,500	\$0
Schools	\$67,500	\$67,500	\$0
FIRE	\$49,500	\$49,500	\$0
ROAD DISTRICT	\$49,500	\$49,500	\$0
SJWM(Saint Johns Water Management)	\$49,500	\$49,500	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	9/28/2018	\$100	09227/1026	Vacant	No
WARRANTY DEED	7/16/2015	\$100	08517/0168	Vacant	No
WARRANTY DEED	10/18/2001	\$100	04228/1322	Vacant	No
WARRANTY DEED	4/1/1990	\$465,000	02171/1445	Vacant	No
WARRANTY DEED	9/1/1981	\$100,000	01357/0093	Vacant	No

Land

Units	Rate	Assessed	Market
1 Acres	\$75,000/Acre	\$67,500	\$67,500

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft²)	
Total Area (ft²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

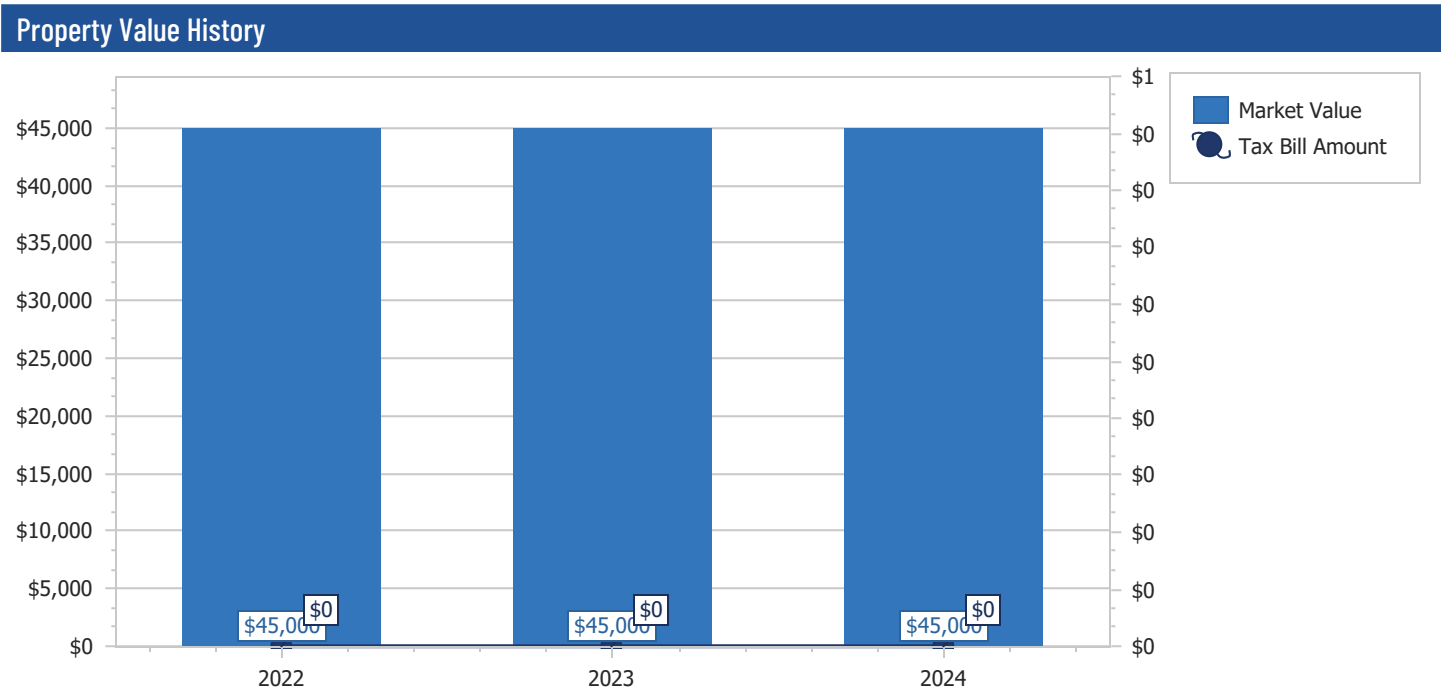
Extra Features				
Description	Year Built	Units	Cost	Assessed

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

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 3

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

Receipt Details

Date: 7/31/2025 1:57:05 PM
Project: 25-06000031
Credit Card Number: 48*****8564
Authorization Number: 069335
Transaction Number: 310725O17-A74859D9-CEB2-48D9-B2F8-466C7D837DEB
Total Fees Paid: 2938.36

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	41.61
SITE PLAN	2896.75
Total Amount	2938.36