



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

PROJ. #: **26-20000008**

RECEIVED 07/21/2026

REZONE/FUTURE LAND USE AMENDMENT

ALL INFORMATION MUST BE PROVIDED FOR APPLICATION TO BE CONSIDERED COMPLETE

APPLICATION TYPES/FEES

☐ LARGE SCALE FUTURE LAND USE AMENDMENT ONLY (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE)
☐ LARGE SCALE FLU AMENDMENT AND REZONE (>50 ACRES)	\$400/ACRE* (\$10K MAX. FEE) + 50% OF REZONE
LSFLUA FEE _____ + 50% OF REZONE FEE _____ = _____ TOTAL LSFLUA AND REZONE FEE	
☐ SMALL SCALE FUTURE LAND USE AMENDMENT ONLY (≤50 ACRES)	\$3,500
☒ SMALL SCALE FLU AMENDMENT AND REZONE (≤50 ACRES)	\$3,500 + 50% OF REZONE FEE
SSFLUA FEE \$3,500 + 50% OF REZONE FEE <u>\$1,550</u> = <u>\$5,050</u> TOTAL SSFLUA AND REZONE FEE	
☐ TEXT AMENDMENT (NOT ASSOCIATED WITH LAND USE AMENDMENT)	\$3,000
☐ TEXT AMENDMENT (ASSOCIATED WITH LAND USE AMENDMENT)	\$1,000
☐ REZONE (NON-PD)**	\$2,500 + \$75/ACRE* (\$6,500 MAX. FEE)
☐ PD REZONE**	
☐ PD REZONE	\$4,000 + \$75/ACRE* (\$10K MAX. FEE)
☐ PD FINAL DEVELOPMENT PLAN	\$1,000
☐ PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN	CALCULATED BELOW
(TOTAL SF OF <u>NEW</u> IMPERVIOUS SURFACE AREA SUBJECT FOR REVIEW/1,000)^x x \$25 + \$2,500 = FEE DUE	
(TOTAL SF OF <u>NEW</u> ISA _____ /1,000 = _____)^x x \$25 + \$2,500 = FEE DUE: _____	
<u>EXAMPLE:</u> 40,578 SF OF NEW ISA UNDER REVIEW = 40,578/1,000 = <u>40.58</u> x \$25 = <u>\$1,014.50</u> + \$2,500 = <u>\$3,514.50</u>	
☐ PD MAJOR AMENDMENT	\$4,000 + \$75/ACRE*^ (\$10K MAX. FEE)
☐ PD MINOR AMENDMENT	\$1,000
☐ DEVELOPMENT OF REGIONAL IMPACT (DRI)	
☐ DETERMINATION OF SUBSTANTIAL DEVIATION (OR OTHER CHANGE)	\$3,500.00

*PER ACRE FEES ARE ROUNDED UP TO THE NEAREST FULL ACRE

**50% OF REZONE FEE IF REZONE IS CONCURRENT WITH A LAND USE AMENDMENT

^ACREAGE IS CALCULATED FOR THE AFFECTED AREA ONLY

^^ROUNDED TO 2 DECIMAL POINTS

PROJECT

PROJECT NAME: APS Facility	
PARCEL ID #(S): 16 19 30 5AC 0000 030J	
LOCATION: North Elder Road	
EXISTING USE(S): Single Family	PROPOSED USE(S): Office and Warehouse
TOTAL ACREAGE: 0.018 (combined for a total of 7.03)	BCC DISTRICT: District 5
WATER PROVIDER: Seminole County	SEWER PROVIDER: Seminole County
CURRENT ZONING: A-1 /PD	PROPOSED ZONING: M1
CURRENT FUTURE LAND USE: HIPTi /PD	PROPOSED FUTURE LAND USE: IND

APPLICANTEPLAN PRIVILEGES: VIEW ONLY ☒ UPLOAD ☐ NONE ☐

NAME: Bryan Potts, P.E.	COMPANY: Tannath Design, Inc.	
ADDRESS: 2494 Rose Spring Drive		
CITY: Orlando	STATE: FL	ZIP: 32835
PHONE: 407-982-9878	EMAIL: [REDACTED]	

CONSULTANTEPLAN PRIVILEGES: VIEW ONLY ☐ UPLOAD ☐ NONE ☒

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

OWNER(S)

(INCLUDE NOTARIZED OWNER'S AUTHORIZATION FORM)

NAME(S): Keith Carson, Manager of HCME, LLC		
ADDRESS: 1420 Martin Luther King Jr Blvd		
CITY: Sanford	STATE: FL	ZIP: 32771
PHONE: 407-792-1360	EMAIL: [REDACTED]	

CONCURRENCY REVIEW MANAGEMENT SYSTEM (SELECT ONE)

☒ I elect to defer the Concurrency Review that is required by Chapter 163, Florida Statutes, per Seminole County's Comprehensive Plan for the above listed property until a point as late as Site Plan and/or Final Engineering submittals for this proposed development plan. I further specifically acknowledge that any proposed development on the subject property will be required to undergo Concurrency Review and meet all Concurrency requirements in the future. **PD Final Development Plan as an Engineered Site Plan may not defer.**

☐ 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.)

TYPE OF CERTIFICATE

CERTIFICATE NUMBER

DATE ISSUED

VESTING:

TEST NOTICE:

☐ Concurrency application has been submitted online and the appropriate fee is 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.

By my signature hereto, I do hereby certify that the information contained in this application is true and correct to the best of my knowledge and understand that deliberate misrepresentation of such information may be grounds for denial or reversal of the application and/or revocation of any approval based upon this application.

I hereby authorize County staff to enter upon the subject property at any reasonable time for the purposes of investigating and reviewing this request. I also hereby agree to place a public notice sign (placard), if required, on the subject property at a location(s) to be determined by County staff.

I further acknowledge that Seminole County may not defend any challenge to my proposed Future Land Use Amendment/Rezoning and related development approvals, and that it may be my sole obligation to defend any and all actions and approvals, which authorize the use or development of the subject property. Submission of this form initiates a process and does not imply approval by Seminole County or any of its boards, commissions or staff.

I further acknowledge that I have read the information contained in this application pertaining to proposed amendments to the official Zoning map, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

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



SIGNATURE OF OWNER/AUTHORIZED AGENT

(PROOF OF PROPERTY OWNER'S AUTHORIZATION IS REQUIRED
IF SIGNED BY SOMEONE OTHER THAN THE PROPERTY OWNER)

06/02/2026

DATE

**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): _____

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: HCME, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Jon Hall	Manager	1420 Martin Luther King Jr Blvd, Sanford FL 32771	50
Keith Carson	Manager	1420 Martin Luther King Jr Blvd, Sanford FL 32771	50
Cinda S Keegan	CFO	1420 Martin Luther King Jr Blvd, Sanford FL 32771	0

(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:

06/02/2026

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 2nd day of June, 2026, by Jon Hall Jr., who is ☒ personally known to me, or ☐ has produced _____ as identification.

Signature of Notary Public



Print, Type or Stamp Name of Notary Public

**SEMINOLE COUNTY
APPLICATION & AFFIDAVIT**

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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): _____

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: SRV Elder Road, LLC

NAME	TITLE	ADDRESS	% OF INTEREST
Steve Young	Manager	6010 Feather Lane, Sanford FL 32771	100

(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:

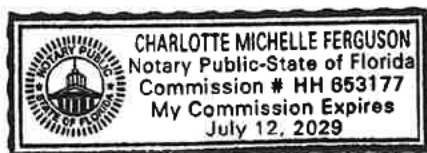
6-12-26

Date

Bryan Potts
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 12th day of June, 2026, by Bryan Potts, who is ☒ personally known to me, or ☐ has produced _____ as identification.



Charlotte Ferguson
Signature of Notary Public

Charlotte Ferguson
Print, Type or Stamp Name of Notary Public

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, Jon M Hall Jr, Manager of HCME, LLC, the owner of record for the following described property [Parcel ID Number(s)] 16-19-30-5AC-0000-030J hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☒ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☒ Rezone PD	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ 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.

06/02/2026
Date


Property Owner's Signature
Jon M Hall Jr. Manager
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 Jon M. Hall Jr. (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 2nd day of June, 2026




Notary Public

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, Steve Young, Manager of Sry Elder Road, LLC, the owner of record for the following described property [Parcel ID Number(s)] See attached sheet. hereby designates Bryan Potts, P.E. to act as my authorized agent for the filing of the attached application(s) for:

☐ Alcohol License	☐ Arbor Permit	☐ Construction Revision	☐ Final Engineering
☐ Final Plat	☒ Future Land Use Amendment	☐ Lot Split/Reconfiguration	☐ Minor Plat
☐ Preliminary Subdivision Plan	☒ Rezone PD	☐ Site Plan	☐ Special Event
☐ Special Exception	☐ Temporary Use Permit	☐ Vacate	☐ 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.

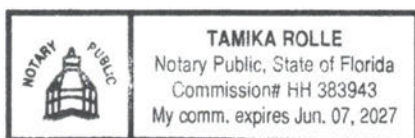
Date 6/18/20

[Signature]
Property Owner's Signature

Steve Young
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 Steve Young (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 18th day of JUNE, 2020.



[Signature]
Notary Public

Owner: Sry Elder Road LLC

16-19-30-5AC-0000-0300

16-19-30-5AC-0000-030A

16-19-30-5AC-0000-030B

16-19-30-5AC-0000-030C

16-19-30-5AC-0000-030D

16-19-30-5AC-0000-030E

16-19-30-5AC-0000-030F

16-19-30-5AC-0000-030G

16-19-30-5AC-0000-030H

16-19-30-5AC-0000-029A

Owner: HCME, LLC

16-19-30-5AC-0000-030J

2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030J**
 Property Address: **1040 N ELDER RD SANFORD, FL 32771**
 Owners: **HCME LLC**
 2026 Market Value \$104,270 Assessed Value \$104,270 Taxable Value \$104,270
 2025 Tax Bill \$827.01 Tax Savings with Non-Hx Cap \$28.83
 The 1 Bed/1 Bath Single Family property is 775 SF and a lot size of 0.18 Acres

Parcel Location



Current Site Picture



Parcel Information

Parcel	16-19-30-5AC-0000-030J
Property Address	1040 N ELDER RD SANFORD, FL 32771
Mailing Address	1420 MARTIN LUTHER KING JR BLVD SANFORD, FL 32771
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
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	\$40,020	\$21,066
Depreciated Other Features	\$2,250	\$1,500
Land Value (Market)	\$62,000	\$40,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$104,270	\$62,566
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$3,420
P&G Adjustment	\$0	\$0
Assessed Value	\$104,270	\$59,146

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$855.84
Tax Bill Amount	\$827.01
Tax Savings with Exemptions	\$28.83

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 HCME LLC

Legal Description

S 55 FT OF E 175 FT OF N 1/2
OF LOT 30 (LESS RD)
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$104,270	\$0	\$104,270
SCHOOLS	\$104,270	\$0	\$104,270
FIRE	\$104,270	\$0	\$104,270
ROAD	\$104,270	\$0	\$104,270
WATER MANAGEMENT DISTRICT	\$104,270	\$0	\$104,270

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/30/2026	\$124,000	11030/0691	Improved	Yes
PROBATE RECORDS	1/29/2025	\$100	10764/0291	Improved	No

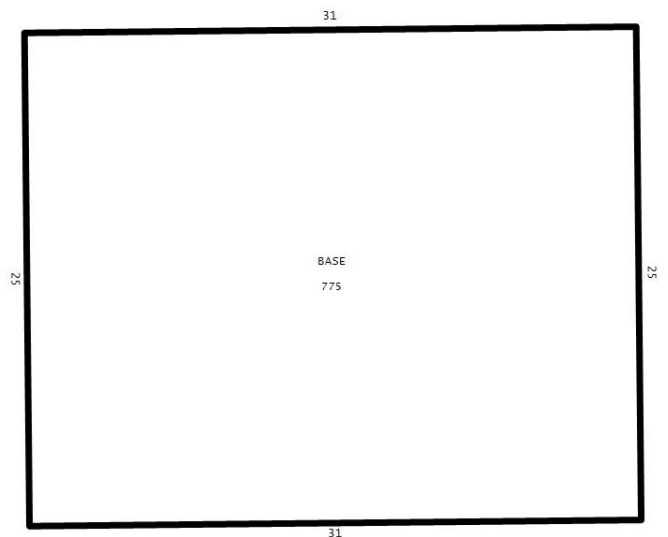
Land

Units	Rate	Assessed	Market
1 Lot	\$62,000/Lot	\$62,000	\$62,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1961
Bed	1
Bath	1.0
Fixtures	3
Base Area (ft ²)	775
Total Area (ft ²)	775
Constuction	SIDING GRADE 3
Replacement Cost	\$76,229
Assessed	\$40,020

* Year Built = Actual / Effective



Building 1

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 1	1961	1	\$3,750	\$2,250

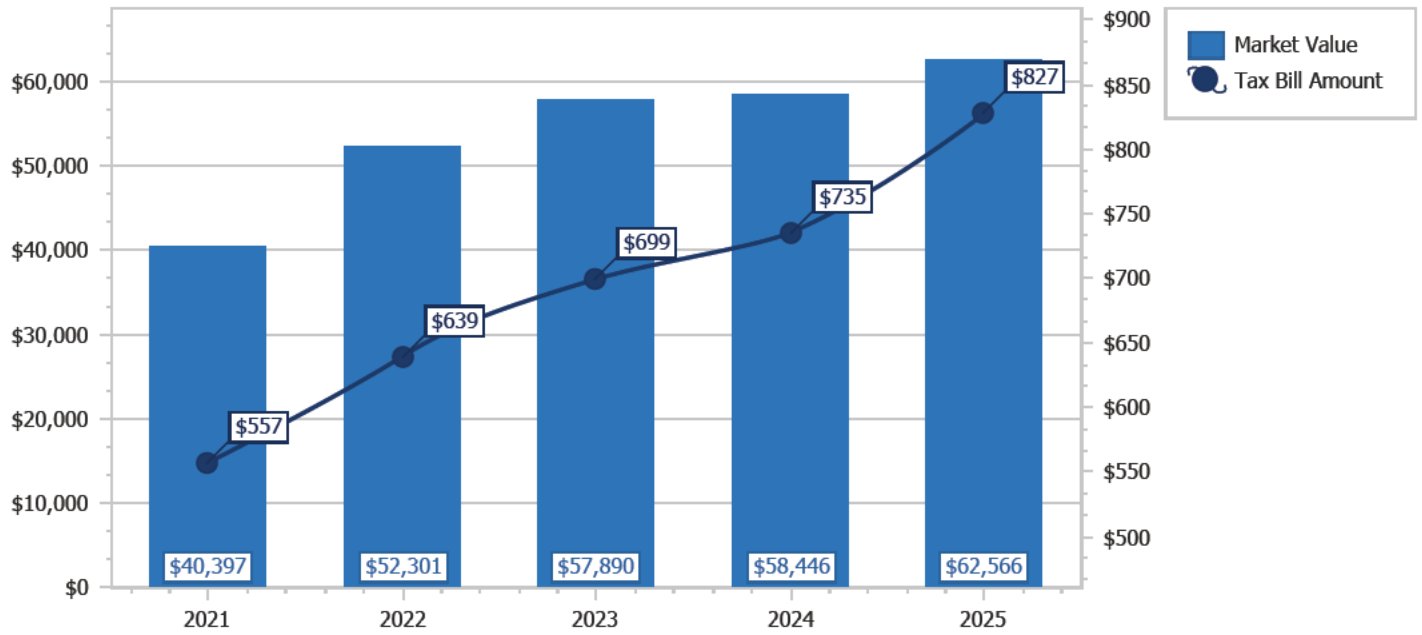
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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 6

School Districts	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	34
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



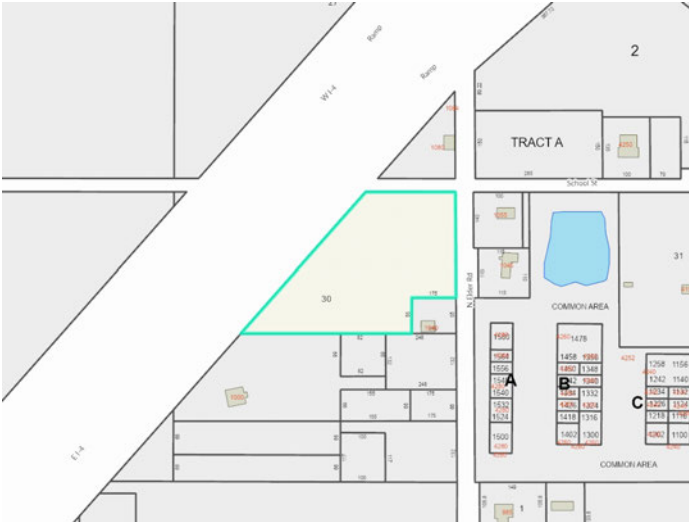
Copyright 2026 © Seminole County Property Appraiser

2026 Property Record Card



Parcel: **16-19-30-5AC-0000-0300**
 Property Address:
 Owners: **STRY ELDER ROAD LLC**
 2026 Market Value \$849,322 Assessed Value \$835,501 Taxable Value \$835,501
 2025 Tax Bill \$10,718.93 Tax Savings with Non-Hx Cap \$528.53
 Vac Industrial General property has a lot size of 2.28 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-0300
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$849,322	\$822,243
Land Value Agriculture	\$0	\$0
Just/Market Value	\$849,322	\$822,243
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$13,821	\$62,697
P&G Adjustment	\$0	\$0
Assessed Value	\$835,501	\$759,546

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$11,247.46
Tax Bill Amount	\$10,718.93
Tax Savings with Exemptions	\$528.53

Owner(s)

Name - Ownership Type
 STRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 1/2 OF LOT 30 ELY OF ST RD 400
(LESS S 55 FT OF E 175 FT & RD)
ST JOSEPHS
PB 1 PG 114
INFO: 030L CUTOUT FOR 95

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$835,501	\$0	\$835,501
SCHOOLS	\$849,322	\$0	\$849,322
FIRE	\$835,501	\$0	\$835,501
ROAD	\$835,501	\$0	\$835,501
WATER MANAGEMENT DISTRICT	\$835,501	\$0	\$835,501

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	6/15/2023	\$840,000	10457/0295	Vacant	Yes
WARRANTY DEED	8/1/2006	\$660,000	06392/1829	Vacant	No
WARRANTY DEED	3/1/2005	\$100	05739/0914	Vacant	No
WARRANTY DEED	5/1/2002	\$210,000	04407/1649	Improved	No
SPECIAL WARRANTY DEED	10/1/1992	\$156,300	02506/0592	Improved	No
WARRANTY DEED	10/1/1989	\$312,500	02118/0577	Improved	No
QUIT CLAIM DEED	2/1/1982	\$100	01377/0139	Improved	No
SPECIAL WARRANTY DEED	4/1/1979	\$100	01234/1200	Improved	No

Land

Units	Rate	Assessed	Market
99,361 SF	\$7.75/SF	\$770,048	\$770,048
1 Lot	\$79,274/Lot	\$79,274	\$79,274

Permits

Permit #	Description	Value	CO Date	Permit Date
04094	1010 N ELDER RD: SIGN (POLE,WALL,FACIA)-Billboard [ST JOSEPHS]	\$35,540		5/21/2025
02790	COS TO 100 AMP	\$0		4/1/1994

Extra Features

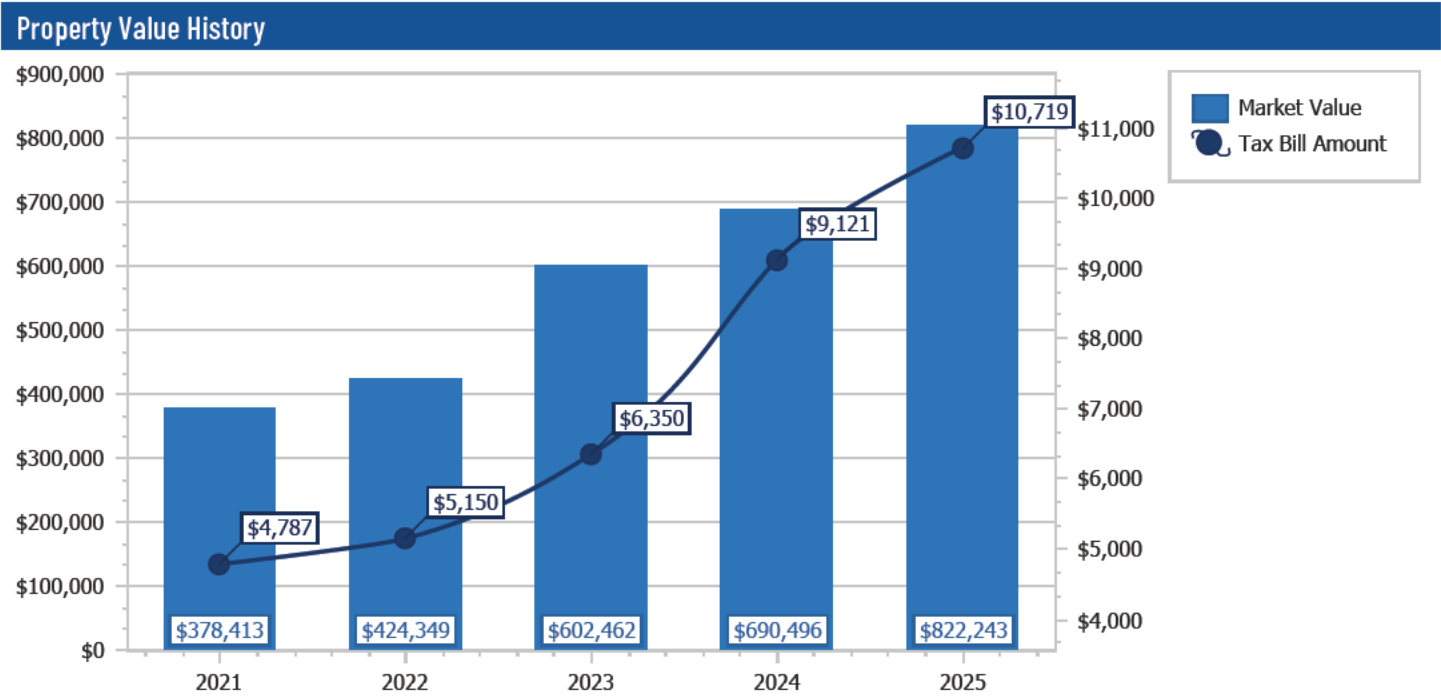
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 6

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

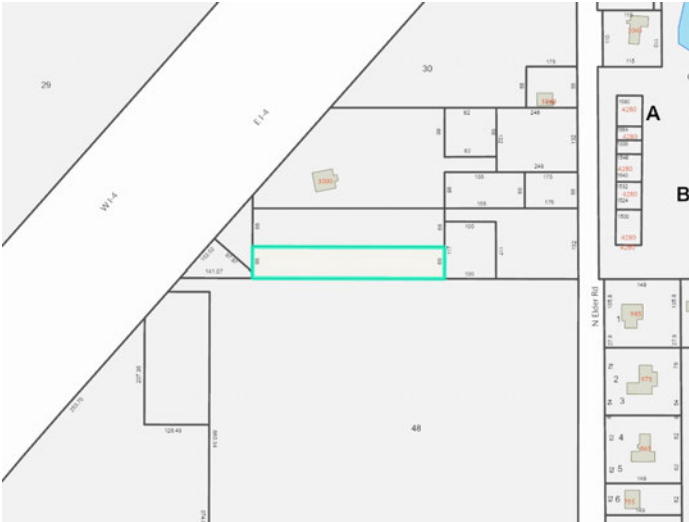


2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030A**
 Property Address:
 Owners: **SRV ELDER ROAD LLC**
 2026 Market Value \$112,045 Assessed Value \$58,458 Taxable Value \$58,458
 2025 Tax Bill \$990.25 Tax Savings with Non-Hx Cap \$422.86
 Vac Industrial General property has a lot size of 0.51 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$112,045	\$103,305
Land Value Agriculture	\$0	\$0
Just/Market Value	\$112,045	\$103,305
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$53,587	\$50,161
P&G Adjustment	\$0	\$0
Assessed Value	\$58,458	\$53,144

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,413.11
Tax Bill Amount	\$990.25
Tax Savings with Exemptions	\$422.86

Owner(s)

Name - Ownership Type
 SRV ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

W 1/2 OF S 1 ACRE OF LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$58,458	\$0	\$58,458
SCHOOLS	\$112,045	\$0	\$112,045
FIRE	\$58,458	\$0	\$58,458
ROAD	\$58,458	\$0	\$58,458
WATER MANAGEMENT DISTRICT	\$58,458	\$0	\$58,458

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2005	\$100	06053/0294	Improved	No
WARRANTY DEED	5/1/2005	\$36,000	05756/0694	Vacant	No
QUIT CLAIM DEED	8/1/1994	\$100	02827/1413	Improved	No
WARRANTY DEED	1/1/1977	\$500	01121/0622	Improved	No

Land

Units	Rate	Assessed	Market
22,409 SF	\$5/SF	\$112,045	\$112,045

Permits

Permit #	Description	Value	CO Date	Permit Date
99905	.30 IS FOR CONDITION OF IMP	\$0		10/1/2003
06546	REROOF	\$556		9/1/1994

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

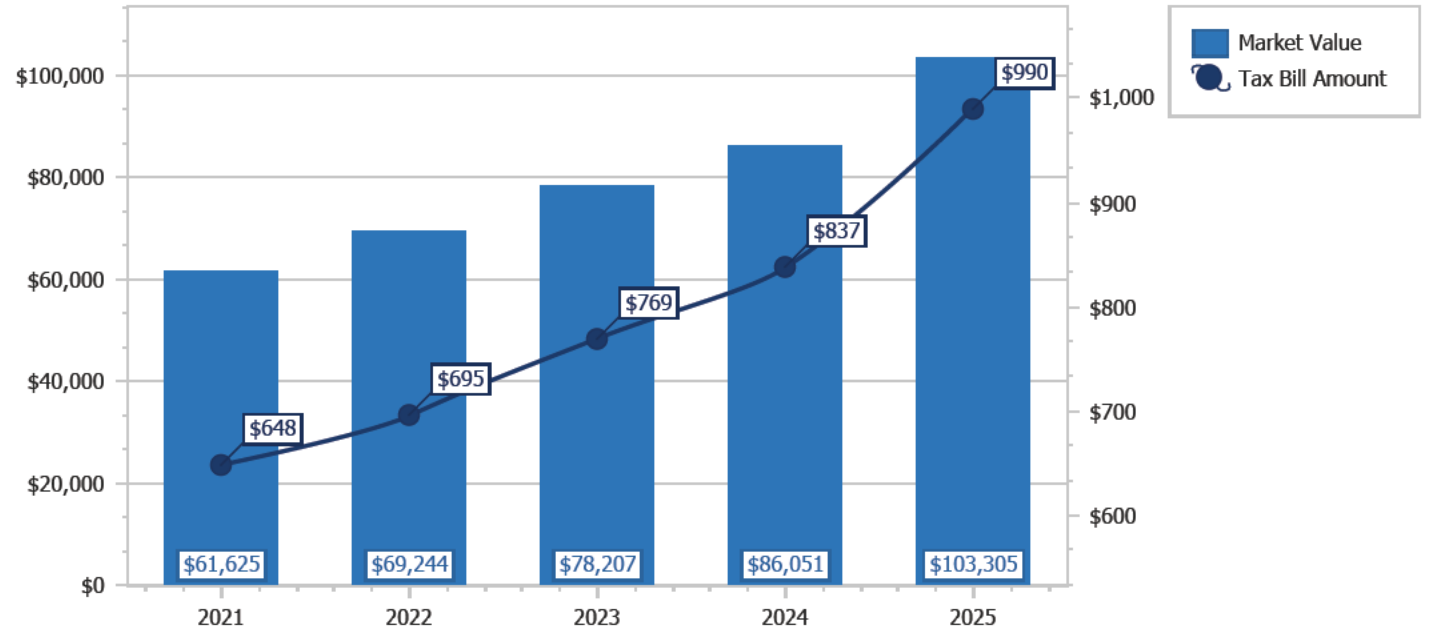
School Districts

Elementary	Region 1
Middle	Markham Woods
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 6

Utilities	
Fire Station #	34
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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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030B**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$122,195 Assessed Value \$108,238 Taxable Value \$108,238
 2025 Tax Bill \$1,420.87 Tax Savings with Non-Hx Cap \$120.26
 Vac Industrial General property has a lot size of 0.56 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030B
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$122,195	\$112,664
Land Value Agriculture	\$0	\$0
Just/Market Value	\$122,195	\$112,664
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$13,957	\$14,266
P&G Adjustment	\$0	\$0
Assessed Value	\$108,238	\$98,398

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,541.13
Tax Bill Amount	\$1,420.87
Tax Savings with Exemptions	\$120.26

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

E 330 FT OF S 132 FT OF
LOT 30 (LESS S 117 FT OF W
100 FT & RD)
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$108,238	\$0	\$108,238
SCHOOLS	\$122,195	\$0	\$122,195
FIRE	\$108,238	\$0	\$108,238
ROAD	\$108,238	\$0	\$108,238
WATER MANAGEMENT DISTRICT	\$108,238	\$0	\$108,238

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2007	\$140,000	06657/0279	Improved	Yes
WARRANTY DEED	6/1/1994	\$28,500	02784/1946	Improved	No
WARRANTY DEED	8/1/1989	\$50,000	02102/2021	Improved	No

Land

Units	Rate	Assessed	Market
24,439 SF	\$5/SF	\$122,195	\$122,195

Permits

Permit #	Description	Value	CO Date	Permit Date
00012	REPAIR EXTERIOR 100M AMP SERVICE	\$600		1/1/1998

Extra Features

Description	Year Built	Units	Cost	Assessed
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Zoning

Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

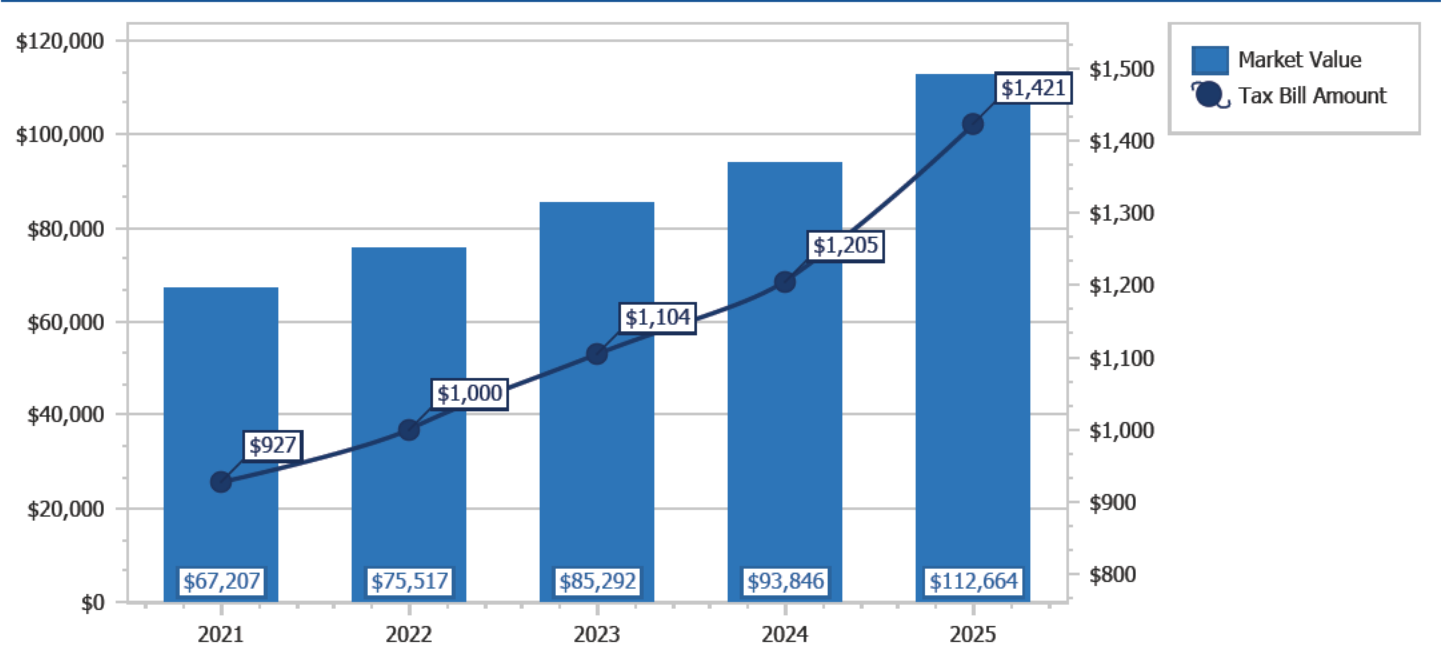
School Districts

Elementary	Region 1
Middle	Markham Woods
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 6

Utilities	
Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



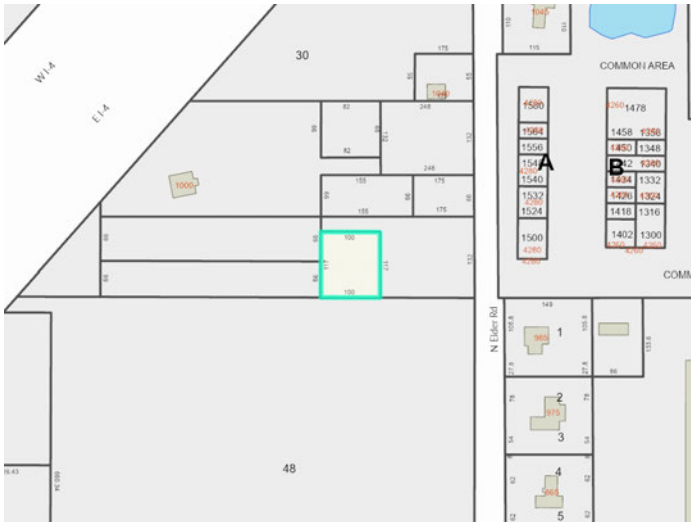
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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030C**
 Property Address:
 Owners: **STR ELDER ROAD LLC**
 2026 Market Value \$55,120 Assessed Value \$48,825 Taxable Value \$48,825
 2025 Tax Bill \$640.93 Tax Savings with Non-Hx Cap \$54.25
 Vac Industrial General property has a lot size of 0.25 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030C
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$55,120	\$50,821
Land Value Agriculture	\$0	\$0
Just/Market Value	\$55,120	\$50,821
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$6,295	\$6,435
P&G Adjustment	\$0	\$0
Assessed Value	\$48,825	\$44,386

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$695.18
Tax Bill Amount	\$640.93
Tax Savings with Exemptions	\$54.25

Owner(s)

Name - Ownership Type
 STR ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

S 117 FT OF W 100 FT OF E 330 FT OF LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$48,825	\$0	\$48,825
SCHOOLS	\$55,120	\$0	\$55,120
FIRE	\$48,825	\$0	\$48,825
ROAD	\$48,825	\$0	\$48,825
WATER MANAGEMENT DISTRICT	\$48,825	\$0	\$48,825

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
CORRECTIVE DEED	4/1/2008	\$100	06978/1762	Vacant	No
WARRANTY DEED	6/1/2007	\$80,000	06822/1617	Vacant	No
QUIT CLAIM DEED	6/1/2006	\$5,300	06280/0784	Vacant	No
ADMINISTRATIVE DEED	2/1/1999	\$100	03602/1175	Improved	No
PROBATE RECORDS	2/1/1998	\$100	03370/1782	Improved	No

Land

Units	Rate	Assessed	Market
11,024 SF	\$5/SF	\$55,120	\$55,120

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	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

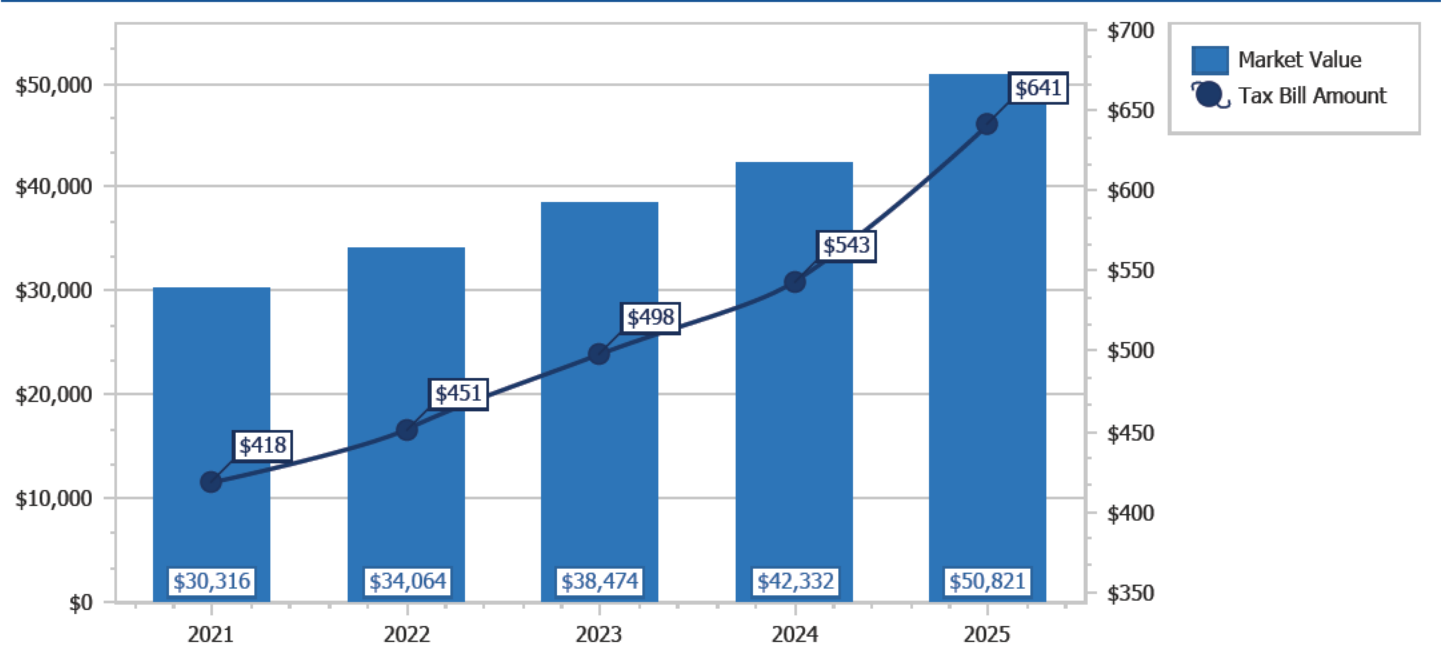
School Districts

Elementary	Region 1
Middle	Markham Woods
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 6

Utilities	
Fire Station #	34
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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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030D**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$99,140 Assessed Value \$87,817 Taxable Value \$87,817
 2025 Tax Bill \$1,152.80 Tax Savings with Non-Hx Cap \$97.56
 Vac Industrial General property has a lot size of 0.46 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030D
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$99,140	\$91,407
Land Value Agriculture	\$0	\$0
Just/Market Value	\$99,140	\$91,407
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$11,323	\$11,573
P&G Adjustment	\$0	\$0
Assessed Value	\$87,817	\$79,834

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,250.36
Tax Bill Amount	\$1,152.80
Tax Savings with Exemptions	\$97.56

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 132 FT OF S 330 FT OF E 248 FT OF LOT 30 (LESS RD) ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$87,817	\$0	\$87,817
SCHOOLS	\$99,140	\$0	\$99,140
FIRE	\$87,817	\$0	\$87,817
ROAD	\$87,817	\$0	\$87,817
WATER MANAGEMENT DISTRICT	\$87,817	\$0	\$87,817

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Vacant	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Vacant	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Vacant	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Vacant	No
WARRANTY DEED	9/1/1980	\$100	01299/0211	Vacant	No

Land

Units	Rate	Assessed	Market
19,828 SF	\$5/SF	\$99,140	\$99,140

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

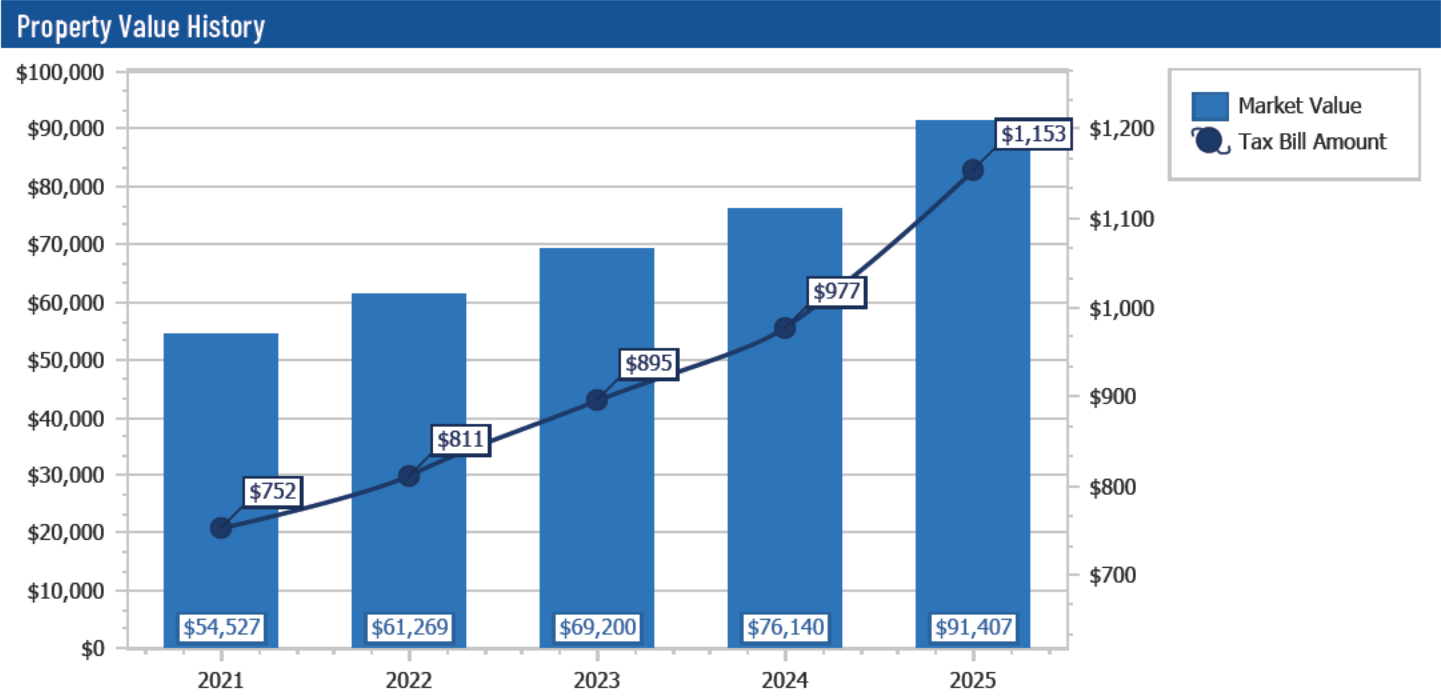
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts

Elementary	Region 1
Middle	Markham Woods
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 6

Utilities	
Fire Station #	34
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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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030E**
 Property Address:
 Owners: **SRV ELDER ROAD LLC**
 2026 Market Value \$48,290 Assessed Value \$35,884 Taxable Value \$35,884
 2025 Tax Bill \$508.70 Tax Savings with Non-Hx Cap \$100.33
 Vac Industrial General property has a lot size of 0.22 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030E
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$48,290	\$44,523
Land Value Agriculture	\$0	\$0
Just/Market Value	\$48,290	\$44,523
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$12,406	\$11,901
P&G Adjustment	\$0	\$0
Assessed Value	\$35,884	\$32,622

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$609.03
Tax Bill Amount	\$508.70
Tax Savings with Exemptions	\$100.33

Owner(s)

Name - Ownership Type
 SRV ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 99 FT OF W 82 FT OF E 330 FT OF S 1/2 OF LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$35,884	\$0	\$35,884
SCHOOLS	\$48,290	\$0	\$48,290
FIRE	\$35,884	\$0	\$35,884
ROAD	\$35,884	\$0	\$35,884
WATER MANAGEMENT DISTRICT	\$35,884	\$0	\$35,884

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Vacant	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Vacant	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Vacant	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Improved	No
WARRANTY DEED	9/1/1984	\$1,600	01581/1528	Improved	No

Land

Units	Rate	Assessed	Market
9,658 SF	\$5/SF	\$48,290	\$48,290

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	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

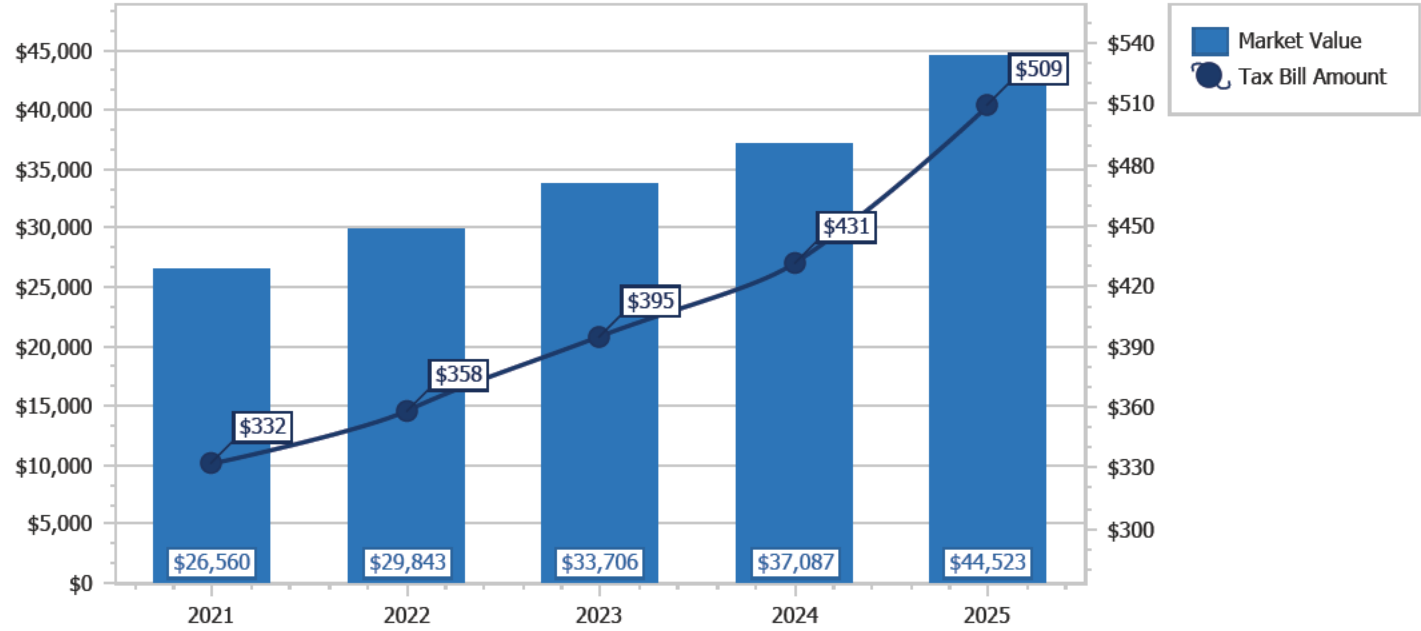
School Districts

Elementary	Region 1
Middle	Markham Woods
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 6

Utilities	
Fire Station #	34
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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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030F**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$36,410 Assessed Value \$32,253 Taxable Value \$32,253
 2025 Tax Bill \$423.38 Tax Savings with Non-Hx Cap \$35.82
 Vac Industrial General property has a lot size of 0.17 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030F
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$36,410	\$33,570
Land Value Agriculture	\$0	\$0
Just/Market Value	\$36,410	\$33,570
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$4,157	\$4,249
P&G Adjustment	\$0	\$0
Assessed Value	\$32,253	\$29,321

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$459.20
Tax Bill Amount	\$423.38
Tax Savings with Exemptions	\$35.82

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Legal Description

BEG 132 FT N OF SE COR OF LOT 30 RUN W 175 FT N 66 FT E 175 FT S 66 FT (LESS RD) ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$32,253	\$0	\$32,253
SCHOOLS	\$36,410	\$0	\$36,410
FIRE	\$32,253	\$0	\$32,253
ROAD	\$32,253	\$0	\$32,253
WATER MANAGEMENT DISTRICT	\$32,253	\$0	\$32,253

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	9/1/2006	\$40,000	06429/0170	Vacant	No
WARRANTY DEED	6/1/1988	\$6,000	01966/0471	Vacant	Yes
WARRANTY DEED	10/1/1986	\$6,000	01789/1348	Vacant	Yes

Land

Units	Rate	Assessed	Market
7,282 SF	\$5/SF	\$36,410	\$36,410

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	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

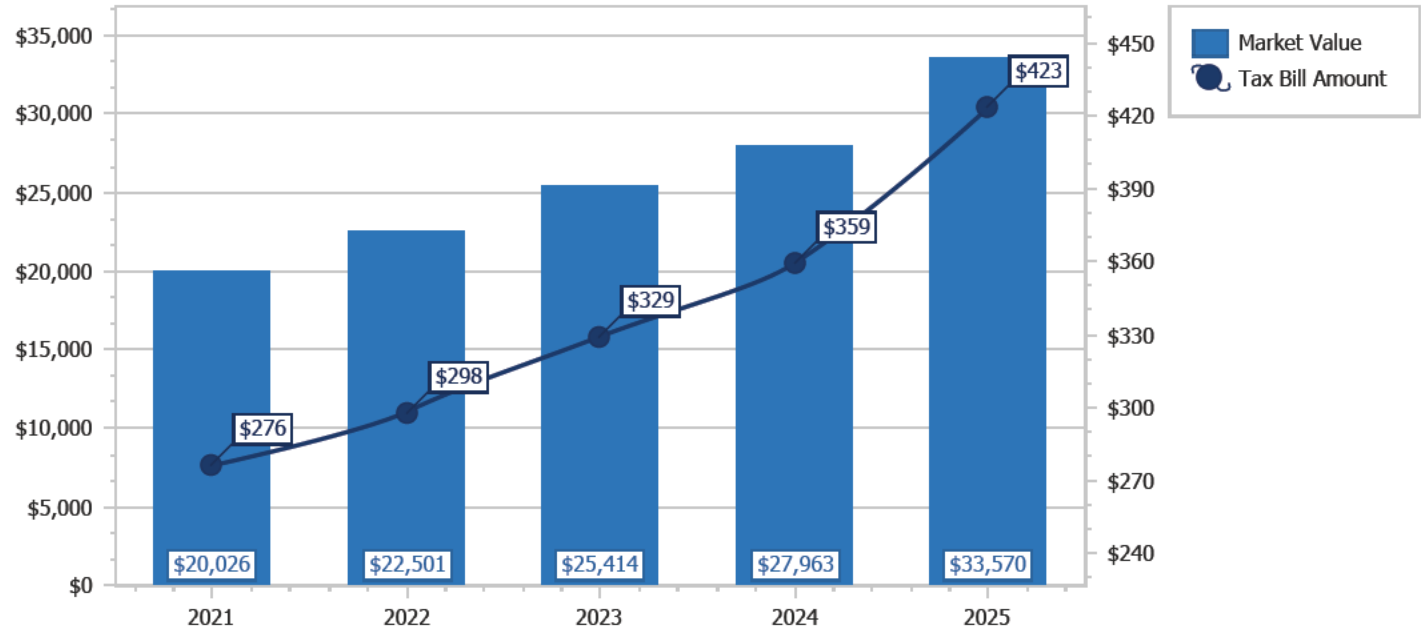
School Districts

Elementary	Region 1
Middle	Markham Woods
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 6

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

Property Value History



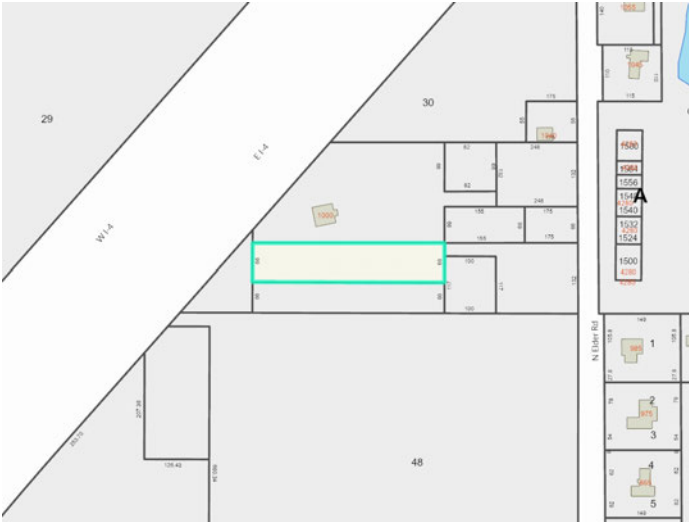
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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030G**
 Property Address:
 Owners: **SRV ELDER ROAD LLC**
 2026 Market Value \$140,570 Assessed Value \$96,462 Taxable Value \$96,462
 2025 Tax Bill \$1,419.55 Tax Savings with Non-Hx Cap \$353.33
 Vac Industrial General property has a lot size of 0.65 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030G
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$140,570	\$129,606
Land Value Agriculture	\$0	\$0
Just/Market Value	\$140,570	\$129,606
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$44,108	\$41,913
P&G Adjustment	\$0	\$0
Assessed Value	\$96,462	\$87,693

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,772.88
Tax Bill Amount	\$1,419.55
Tax Savings with Exemptions	\$353.33

Owner(s)

Name - Ownership Type
 SRV ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

N 66 FT OF S 132 FT OF W 330 FT OF LOT 30 ST JOSEPHS PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$96,462	\$0	\$96,462
SCHOOLS	\$140,570	\$0	\$140,570
FIRE	\$96,462	\$0	\$96,462
ROAD	\$96,462	\$0	\$96,462
WATER MANAGEMENT DISTRICT	\$96,462	\$0	\$96,462

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1099	Improved	No
WARRANTY DEED	4/1/2004	\$40,000	05303/1850	Improved	No
SPECIAL WARRANTY DEED	3/1/2004	\$24,000	05233/1681	Improved	No
CERTIFICATE OF TITLE	9/1/2003	\$100	05009/0829	Improved	No
QUIT CLAIM DEED	4/1/1986	\$100	01726/0989	Improved	No
WARRANTY DEED	4/1/1984	\$28,500	01537/1525	Improved	Yes
WARRANTY DEED	3/1/1983	\$28,500	01441/1244	Improved	No
WARRANTY DEED	10/1/1978	\$8,500	01198/0609	Improved	No

Land

Units	Rate	Assessed	Market
28,114 SF	\$5/SF	\$140,570	\$140,570

Permits

Permit #	Description	Value	CO Date	Permit Date
99684	.50 ARCH MOD IS FOR CONDITION	\$0		2/1/2005

Extra Features

Description	Year Built	Units	Cost	Assessed
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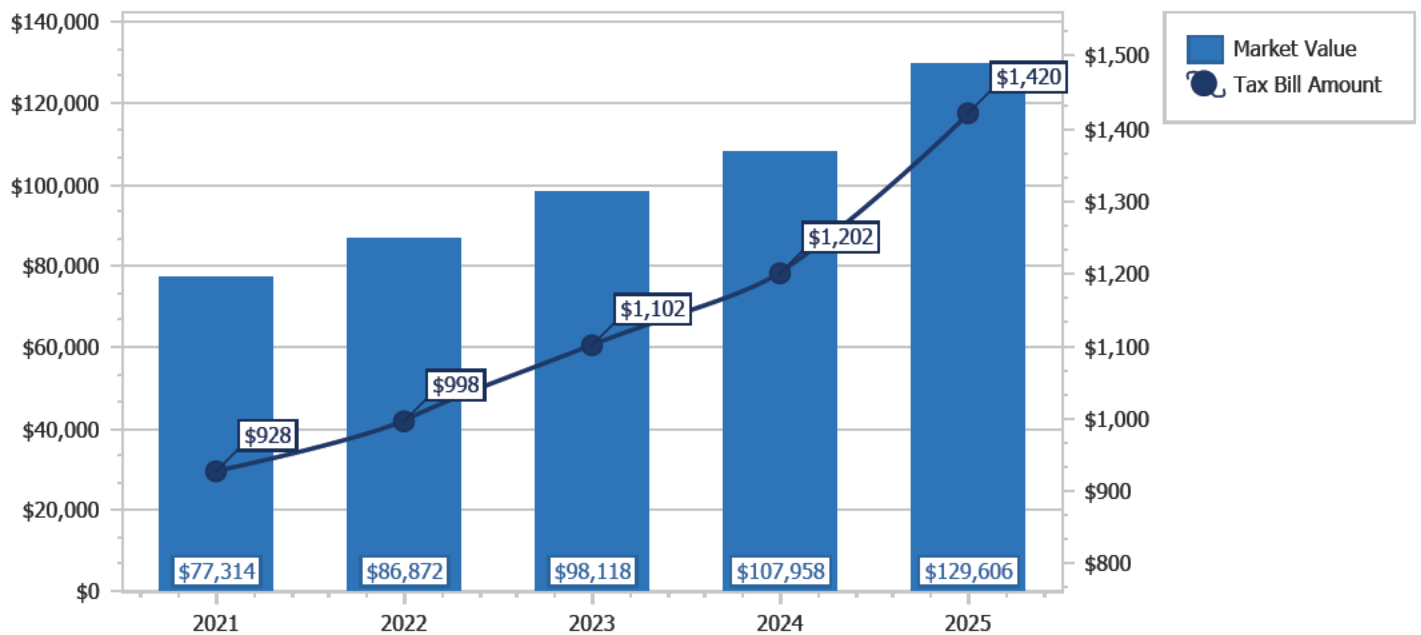
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 6

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

Property Value History



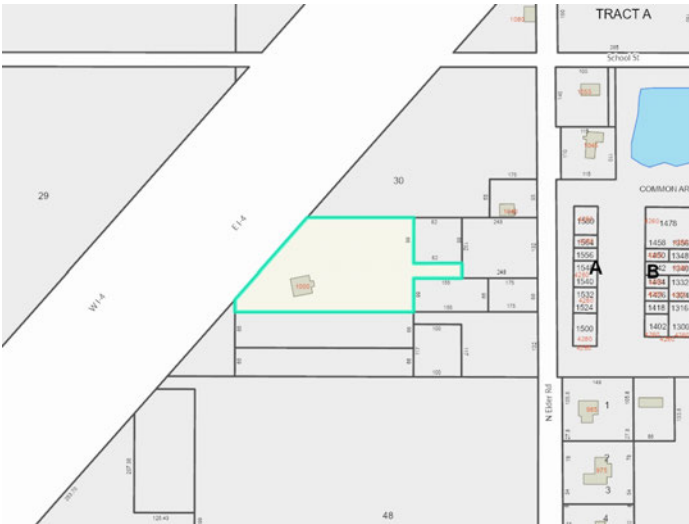
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2026 Property Record CardA



Parcel: **16-19-30-5AC-0000-030H**
 Property Address: **1000 N ELDER RD SANFORD, FL 32771**
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$432,493 Assessed Value \$370,899 Taxable Value \$370,899
 2025 Tax Bill \$4,612.30
 The 4 Bed/2 Bath Resd Structure W/Comm Land property is 2,108 SF and a lot size of 1.45 Acres

Parcel LocationA



Current Site PictureA

Parcel InformationA

Parcel	16-19-30-5AC-0000-030H
Property Address	1000 N ELDER RD SANFORD, FL 32771
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	0112:Resd Structure W/Comm Land
Exemptions	None
AG Classification	No

Value SummaryA

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$112,338	\$113,816
Depreciated Other Features	\$3,300	\$2,200
Land Value (Market)	\$316,855	\$221,165
Land Value Agriculture	\$0	\$0
Just/Market Value	\$432,493	\$337,181
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$61,594	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$370,899	\$337,181

2025 Certified Tax SummaryA

Tax Amount w/o Exemptions	\$4,612.30
Tax Bill Amount	\$4,612.30
Tax Savings with Exemptions	\$0.00

Owner(s)A

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Tuesday, July 21, 2026

Legal DescriptionA

PT LOT 30 N 198 FT OF W 330 FT OF S 330 FT E OF ST RD 400 & S 33 FT OF N 132 FT OF W 82 FT OF E 330 FT OF S 1/2 OF LOT 30 ST JOSEPHS PB 1 PG 114

TaxesA

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$370,899	\$0	\$370,899
SCHOOLS	\$432,493	\$0	\$432,493
FIRE	\$370,899	\$0	\$370,899
ROAD	\$370,899	\$0	\$370,899
WATER MANAGEMENT DISTRICT	\$370,899	\$0	\$370,899

SalesA

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/1/2005	\$100	05696/1098	Improved	No
WARRANTY DEED	2/1/2003	\$250,000	04745/1609	Improved	No
WARRANTY DEED	9/1/1990	\$125,000	02220/1068	Improved	No
WARRANTY DEED	8/1/1989	\$125,000	02097/1566	Improved	No
WARRANTY DEED	9/1/1980	\$100	01299/0211	Improved	No

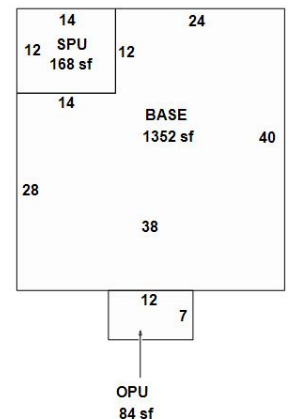
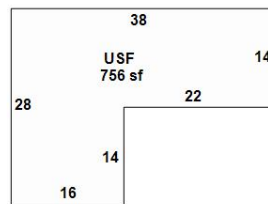
LandA

Units	Rate	Assessed	Market
63,371 SF	\$5/SF	\$316,855	\$316,855

Building InformationA

#	1
Use	SINGLE FAMILY
Year Built*	1981
Bed	4
Bath	2.0
Fixtures	6
Base Area (ft²)	1352
Total Area (ft²)	2360
Constuction	WOOD LOGS
Replacement Cost	\$147,813
Assessed	\$112,338

* Year Built = Actual / Effective



Building 1

AppendagesA	
Description	Area (ft²)
OPEN PORCH UNFINISHED	84
SCREEN PORCH UNFINISHED	168
UPPER STORY FINISHED	756

PermitsA				
Permit #	Description	Value	CO Date	Permit Date
11109	1000 N ELDER RD: ELECTRICAL - RESIDENTIAL-Residential [ST JOSEPHS]	\$500		7/22/2025
08988	REROOF	\$1,200		8/10/2007

Extra FeaturesA				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 1	1981	1	\$3,000	\$1,800
ACCESSORY BLDG 1	1981	1	\$2,500	\$1,500

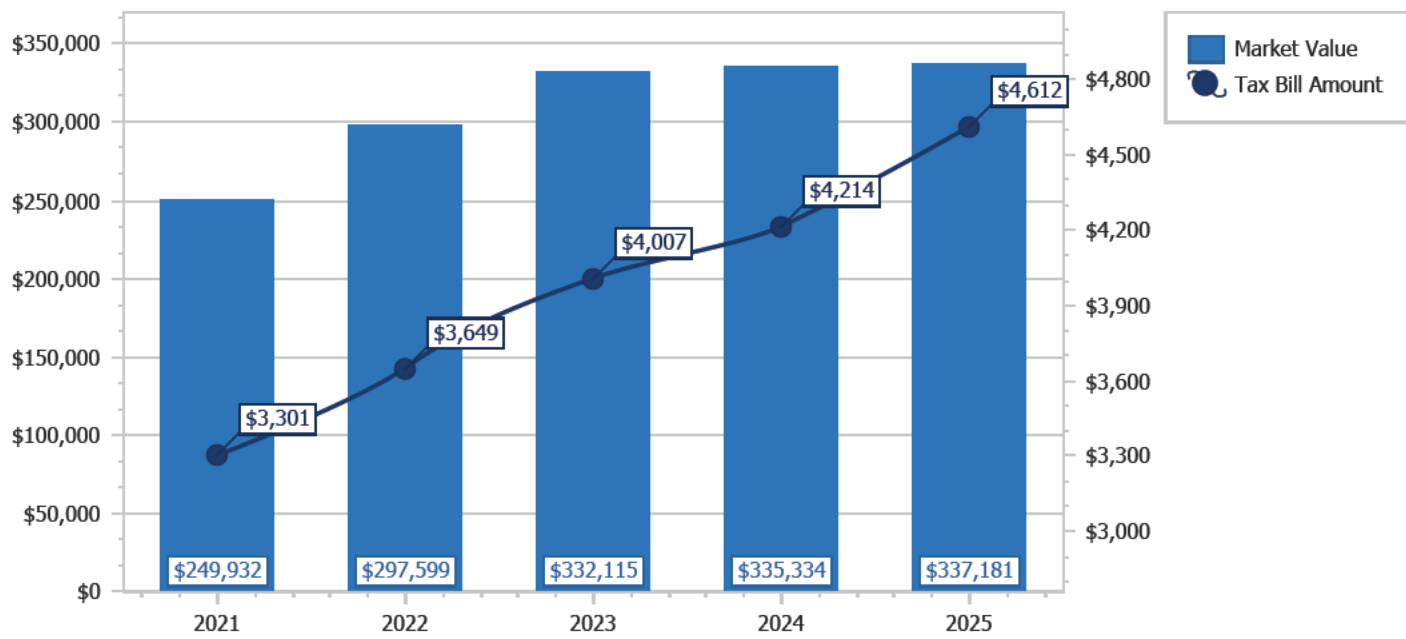
ZoningA	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

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 6

School DistrictsA	
Elementary	Region 1
Middle	Markham Woods
High	Seminole

UtilitiesA	
Fire Station #	34
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value HistoryA



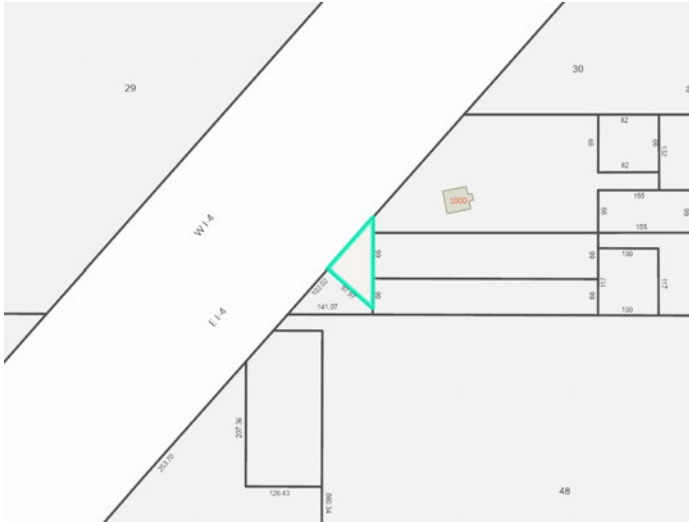
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2026 Property Record Card



Parcel: **16-19-30-5AC-0000-029A**
 Property Address:
 Owners: **SRV ELDER ROAD LLC**
 2026 Market Value \$121,327 Assessed Value \$121,327 Taxable Value \$0
 2025 Tax Bill \$0.00 Tax Savings with Exemptions \$1,659.63
 Industrial Sign Site property has a lot size of 0.13 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-029A
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	4011:Industrial Sign Site
Exemptions	90-STATE (2025)
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$121,327	\$121,327
Land Value Agriculture	\$0	\$0
Just/Market Value	\$121,327	\$121,327
Portability Adjustment	\$0	\$0
Homestead Exemption	\$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	\$121,327	\$121,327

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$1,659.63
Tax Bill Amount	\$0.00
Tax Savings with Exemptions	\$1,659.63

Owner(s)

Name - Ownership Type
 SRV ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

PT OF LOT 29 E OF ST RD 400 R/W
(LESS PT DESC AS BEG SE COR RUN N 11.67 FT
N 48 DEG 27 MIN 2 SEC W 97.97 FT
S 41 DEG 32 MIN 58 SEC W 102.02 FT
S 89 DEG 52 MIN 35 SEC E 141.07 FT TO BEG)
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$121,327	\$121,327	\$0
SCHOOLS	\$121,327	\$121,327	\$0
FIRE	\$121,327	\$121,327	\$0
ROAD	\$121,327	\$121,327	\$0
WATER MANAGEMENT DISTRICT	\$121,327	\$121,327	\$0

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	2/8/2024	\$100	10607/1925	Improved	No
CORRECTIVE DEED	5/1/2008	\$96,000	06993/1722	Vacant	No
WARRANTY DEED	2/1/2008	\$96,000	06934/1947	Vacant	No
QUIT CLAIM DEED	2/1/1997	\$100	03207/1783	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$121,327/Lot	\$121,327	\$121,327

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

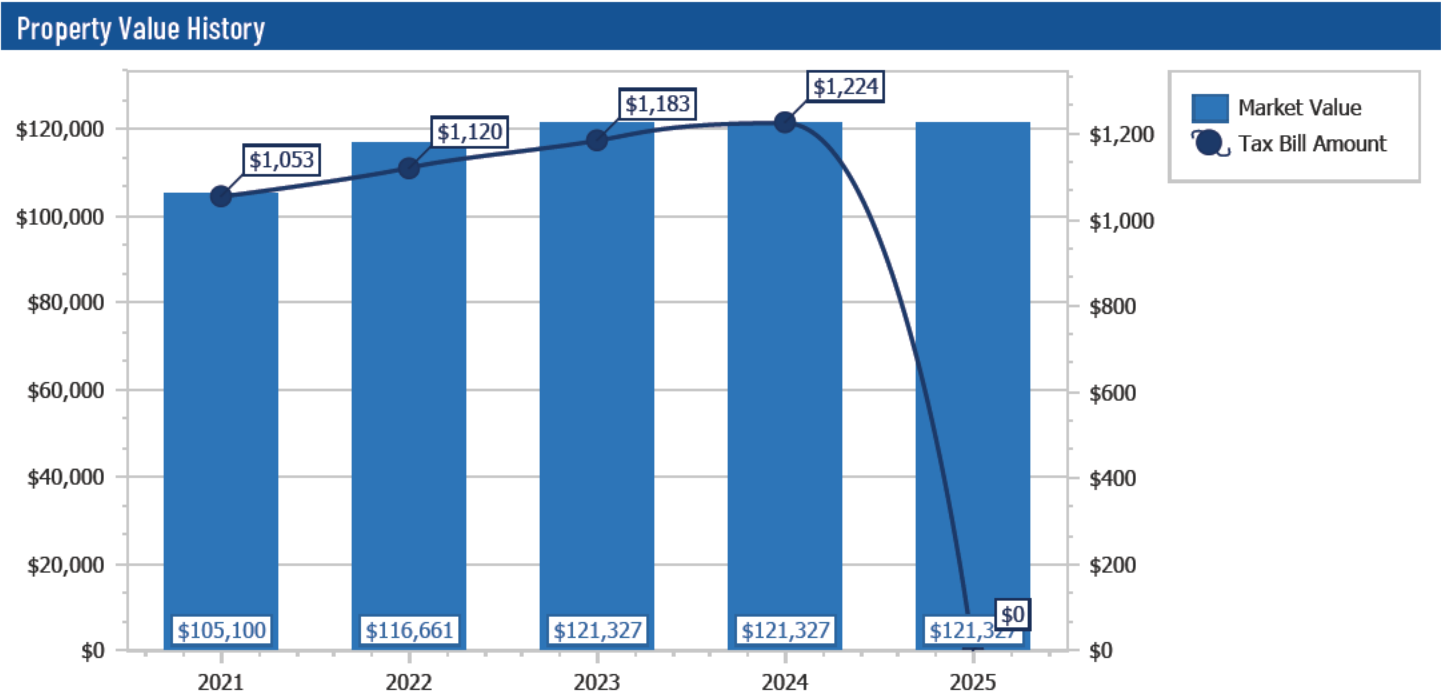
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 6

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



2026 Property Record Card



Parcel: **16-19-30-5AC-0000-030K**
 Property Address:
 Owners: **SRY ELDER ROAD LLC**
 2026 Market Value \$55,055 Assessed Value \$45,144 Taxable Value \$45,144
 2025 Tax Bill \$612.41 Tax Savings with Non-Hx Cap \$81.95
 Vac Industrial General property has a lot size of 0.25 Acres

Parcel Location



Current Site Picture

Parcel Information

Parcel	16-19-30-5AC-0000-030K
Property Address	
Mailing Address	PO BOX 470040 LAKE MONROE, FL 32747-0040
Subdivision	ST JOSEPHS
Tax District	01:County Tax District
DOR Use Code	40:Vac Industrial General
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 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)	\$55,055	\$50,761
Land Value Agriculture	\$0	\$0
Just/Market Value	\$55,055	\$50,761
Portability Adjustment	\$0	\$0
Homestead Exemption	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$9,911	\$9,721
P&G Adjustment	\$0	\$0
Assessed Value	\$45,144	\$41,040

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$694.36
Tax Bill Amount	\$612.41
Tax Savings with Exemptions	\$81.95

Owner(s)

Name - Ownership Type
 SRY ELDER ROAD LLC

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

BEG 132 FT N + 175 FT W OF
SE COR LOT 30 RUN W 155 FT
N 66 FT E 155 FT S 66 FT
TO BEG
ST JOSEPHS
PB 1 PG 114

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$45,144	\$0	\$45,144
SCHOOLS	\$55,055	\$0	\$55,055
FIRE	\$45,144	\$0	\$45,144
ROAD	\$45,144	\$0	\$45,144
WATER MANAGEMENT DISTRICT	\$45,144	\$0	\$45,144

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2009	\$90,000	07312/1725	Vacant	No
QUIT CLAIM DEED	12/1/1992	\$100	02529/0530	Vacant	No
WARRANTY DEED	7/1/1988	\$5,000	01982/1757	Vacant	Yes
FEE SIMPLE DEED	8/1/1982	\$2,800	01792/0793	Improved	No
CERTIFICATE OF TITLE	1/1/1974	\$100	01015/0102	Improved	No

Land

Units	Rate	Assessed	Market
11,011 SF	\$5/SF	\$55,055	\$55,055

Permits

Permit #	Description	Value	CO Date	Permit Date
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Extra Features

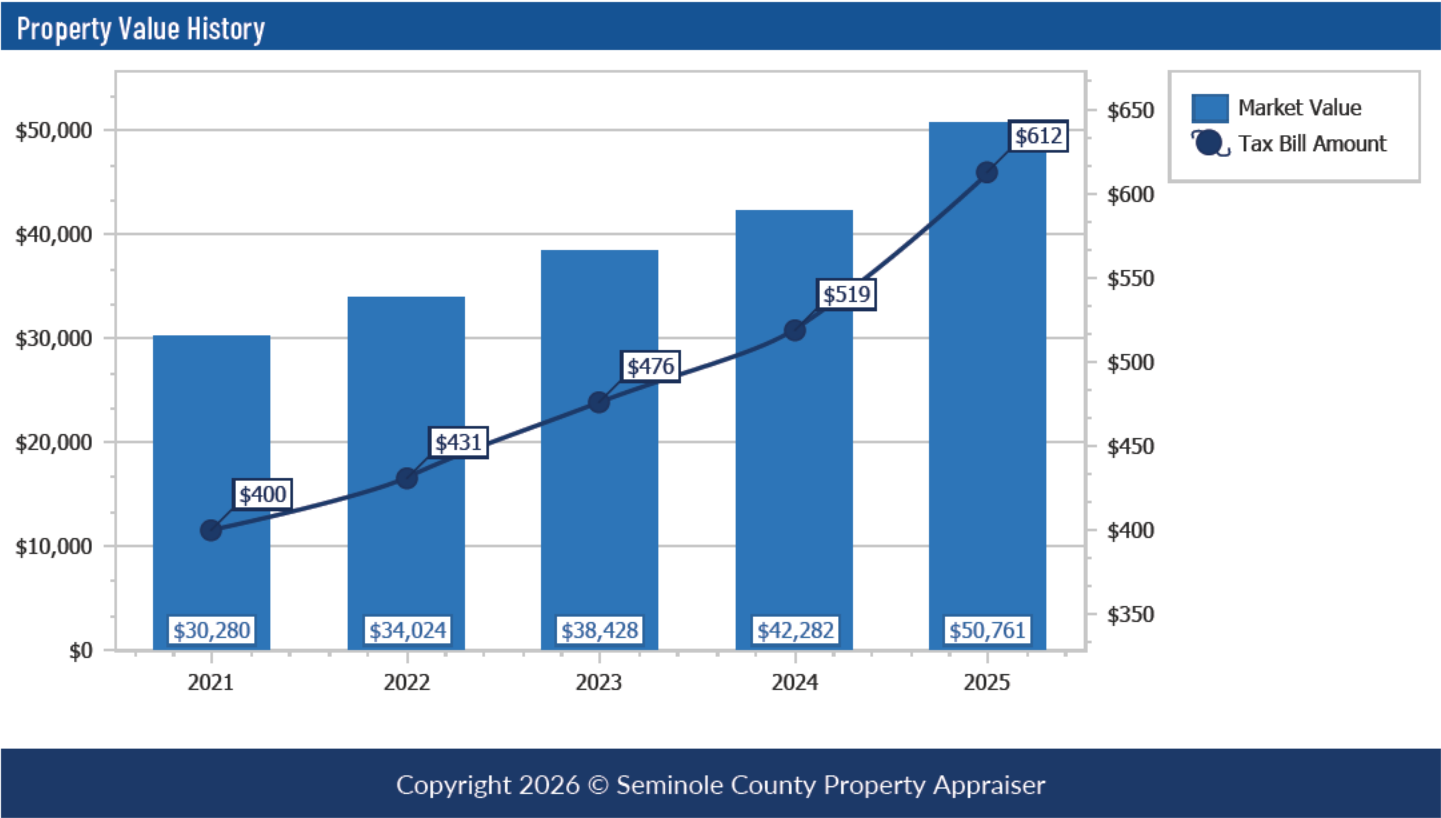
Description	Year Built	Units	Cost	Assessed
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Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Region 1
Middle	Markham Woods
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 6

Utilities	
Fire Station #	34
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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Detail by Entity Name

Florida Limited Liability Company
HCME, LLC

Filing Information

Document Number	L10000103361
FEI/EIN Number	27-3673836
Date Filed	10/04/2010
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/18/2023

Principal Address

1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Changed: 02/18/2025

Mailing Address

1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Changed: 02/18/2025

Registered Agent Name & Address

HALL, JON M, JR
1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Name Changed: 06/18/2023

Address Changed: 02/18/2025

Authorized Person(s) Detail

Name & Address

Title MGRM

HALL, JON M, JR.
1420 Martin Luther King Jr Blvd
Sanford, FL 32771

Title MGRM

CARSON, KEITH

1420 Martin Luther King Jr Blvd

Sanford, FL 32771

Title CFO

KEEGAN, CINDA S

1420 Martin Luther King Jr Blvd

Sanford, FL 32771

Annual Reports

Report Year	Filed Date
2024	02/08/2024
2025	02/18/2025
2026	02/16/2026

Document Images

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10/04/2010 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
SRY ELDER ROAD, LLC

Filing Information

Document Number L04000093439
FEI/EIN Number 26-2879001
Date Filed 12/27/2004
State FL
Status ACTIVE

Principal Address

6010 FEATHER LANE
SANFORD, FL 32771

Changed: 01/12/2022

Mailing Address

P.O. BOX 470040
LAKE MONROE, FL 32747

Registered Agent Name & Address

WHWW, Inc.
329 Park Avenue North
Second Flood
Orlando, FL 32789

Name Changed: 01/20/2014

Address Changed: 02/14/2017

Authorized Person(s) Detail

Name & Address

Title MGR

YOUNG, STEVE
P O BOX 470040
LAKE MONROE, FL 32747

Annual Reports

Report Year	Filed Date
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2024	02/06/2024
2025	02/04/2025
2026	03/09/2026

Document Images

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01/24/2008 -- ANNUAL REPORT	View image in PDF format
01/04/2007 -- ANNUAL REPORT	View image in PDF format
03/08/2006 -- ANNUAL REPORT	View image in PDF format
03/28/2005 -- ANNUAL REPORT	View image in PDF format
12/27/2004 -- Florida Limited Liabilites	View image in PDF format

**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: 7/21/2026 2:38:54 PM
Project: 26-20000008
Credit Card Number: 37*****1003
Authorization Number: 202784
Transaction Number: 210726C52-F7D70755-B346-4154-93B0-96C7A1BB0B5A
Total Fees Paid: 5191.40

Fees Paid

Description	Amount
CC CONVENIENCE FEE -- PZ	141.40
REZONE WITH LUA (50% OF FEE)14	5050.00
Total Amount	5191.40