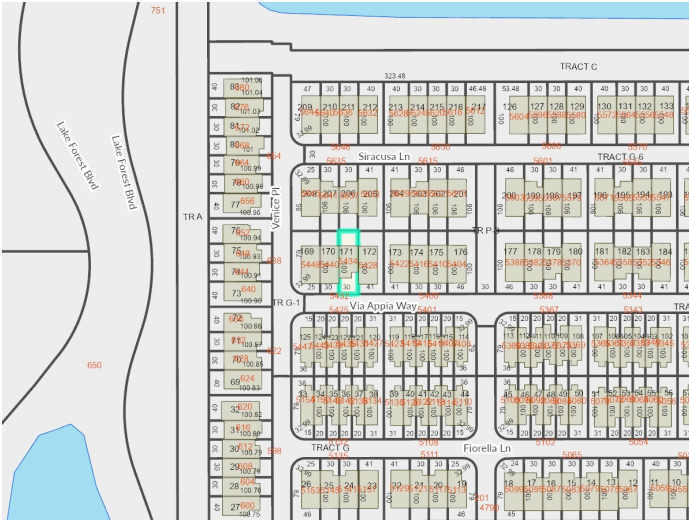


# Property Record Card



Parcel: 30-19-30-525-0000-1710  
Property Address: 5434 VIA APPIA WAY SANFORD, FL 32771  
Owners: FRAZIER, TONY L; FRAZIER, JESSICA L  
2025 Market Value \$330,379 Assessed Value \$271,572 Taxable Value \$220,850  
2024 Tax Bill \$2,012.22 Tax Savings with Exemptions \$2,356.96  
The 2 Bed/2.5 Bath Townhome property is 1,833 SF and a lot size of 0.07 Acres

## Parcel Location



## Site View



30193052500001710 05/01/2023

## Parcel Information

Parcel	30-19-30-525-0000-1710
Property Address	5434 VIA APPIA WAY SANFORD, FL 32771
Mailing Address	5434 VIA APPIA WAY SANFORD, FL 32771-5463
Subdivision	TERRACINA AT LAKE FOREST FIFTH AMENDMENT
Tax District	01:County Tax District
DOR Use Code	0103:Townhome
Exemptions	00-HOMESTEAD (2025)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$266,379	\$266,773
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$64,000	\$64,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$330,379	\$330,773
Portability Adjustment	\$58,807	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$138,427
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$271,572	\$192,346

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,369.18
Tax Bill Amount	\$2,012.22
Tax Savings with Exemptions	\$2,356.96

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

FRAZIER, TONY L - Tenancy by Entirety  
FRAZIER, JESSICA L - Tenancy by Entirety

## Legal Description

LOT 171  
TERRACINA AT LAKE FOREST FIFTH  
AMENDMENT  
PB 76 PGS 23 - 26

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$271,572	\$50,722	\$220,850
Schools	\$271,572	\$25,000	\$246,572
FIRE	\$271,572	\$50,722	\$220,850
ROAD DISTRICT	\$271,572	\$50,722	\$220,850
SJWM(Saint Johns Water Management)	\$271,572	\$50,722	\$220,850

## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	11/15/2024	\$360,000	10728/0150	Improved	Yes
SPECIAL WARRANTY DEED	12/1/2012	\$194,800	07939/0379	Improved	Yes

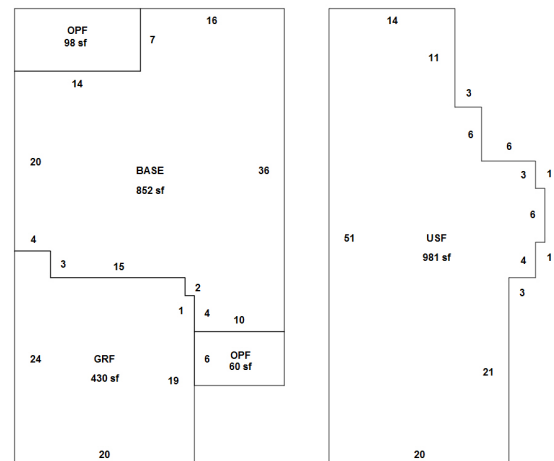
## Land

Units	Rate	Assessed	Market
1 Lot	\$64,000/Lot	\$64,000	\$64,000

## Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2012
Bed	2
Bath	2.5
Fixtures	10
Base Area (ft <sup>2</sup> )	852
Total Area (ft <sup>2</sup> )	2421
Constuction	CBS+WOOD COMBO
Replacement Cost	\$278,931
Assessed	\$266,379

\* Year Built = Actual / Effective



Sketch by Apen Sketch

Building 1

Appendages	
Description	Area (ft²)
GARAGE FINISHED	430
OPEN PORCH FINISHED	60
OPEN PORCH FINISHED	98
UPPER STORY FINISHED	981

Permits				
Permit #	Description	Value	CO Date	Permit Date
08337	5434 VIA APPIA WAY: MECHANICAL - RESIDENTIAL- [TERRACINA AT LAKE FOREST]	\$1,960		6/11/2019
06112	TOWNHOME UNIT	\$41,203	12/21/2012	8/10/2012

Extra Features				
Description	Year Built	Units	Cost	Assessed

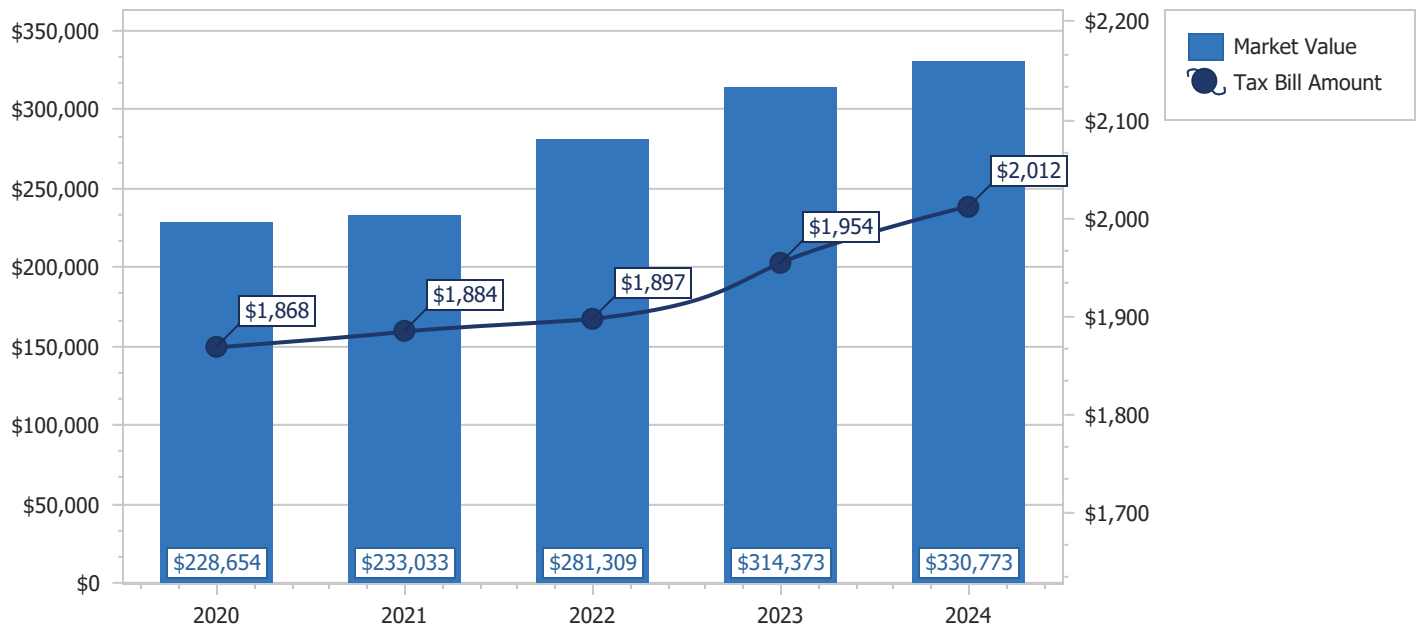
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development – Target Industry

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 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	MON/THU
Recycle	MON
Yard Waste	NO SERVICE
Hauler #	Waste Pro

## Property Value History



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