

Property Record Card



Parcel: **30-19-30-521-0000-0970**
 Property Address: **5325 VIA APPIA WAY SANFORD, FL 32771**
 Owners: **MORALES, SANDRA A**
 2025 Market Value \$282,238 Assessed Value \$282,238 Taxable Value \$282,238
 2024 Tax Bill \$3,546.62 Tax Savings with Non-Hx Cap \$186.89
 The 3 Bed/2.5 Bath Townhome property is 1,524 SF and a lot size of 0.05 Acres

Parcel Location



Site View



Parcel Information

Parcel	30-19-30-521-0000-0970
Property Address	5325 VIA APPIA WAY SANFORD, FL 32771
Mailing Address	3436 HOLLIDAY AVE APOPKA, FL 32703-6725
Subdivision	TERRACINA AT LAKE FOREST THIRD AMENDMENT
Tax District	01:County Tax District
DOR Use Code	0103:Townhome
Exemptions	None
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$218,238	\$218,649
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$64,000	\$64,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$282,238	\$282,649
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$23,568
P&G Adjustment	\$0	\$0
Assessed Value	\$282,238	\$259,081

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,733.51
Tax Bill Amount	\$3,546.62
Tax Savings with Exemptions	\$186.89

Owner(s)

Name - Ownership Type
 MORALES, SANDRA A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 97
TERRACINA AT LAKE FOREST THIRD
AMENDMENT
PB 75 PGS 46 - 49

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$282,238	\$0	\$282,238
Schools	\$282,238	\$0	\$282,238
FIRE	\$282,238	\$0	\$282,238
ROAD DISTRICT	\$282,238	\$0	\$282,238
SJWM(Saint Johns Water Management)	\$282,238	\$0	\$282,238

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/1/2012	\$165,000	07808/0390	Improved	Yes
SPECIAL WARRANTY DEED	4/1/2011	\$164,000	07557/0884	Improved	Yes

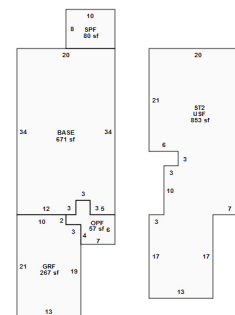
Land

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

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2010
Bed	3
Bath	2.5
Fixtures	10
Base Area (ft ²)	671
Total Area (ft ²)	1928
Constuction	CBS+WOOD COMBO
Replacement Cost	\$229,724
Assessed	\$218,238

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	267
OPEN PORCH FINISHED	57
SCREEN PORCH FINISHED	80
UPPER STORY FINISHED	853

Permits				
Permit #	Description	Value	CO Date	Permit Date
07613	02/01/2010 11:53:00 AM Created by: Kim Permit Key 12009092207613 was added!	\$33,419	4/13/2010	9/22/2009

Extra Features				
Description	Year Built	Units	Cost	Assessed

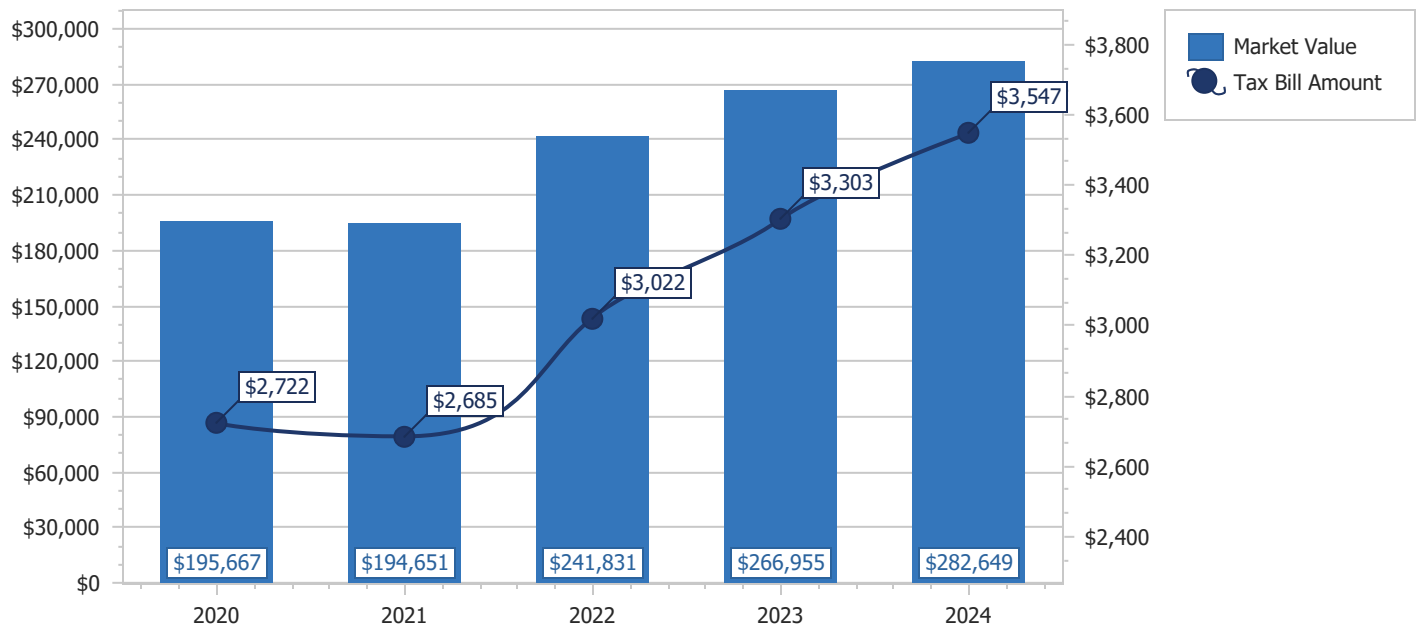
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	HIPTI
Description	Higher Intensity Planned Development - Target Industry

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

Property Value History



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