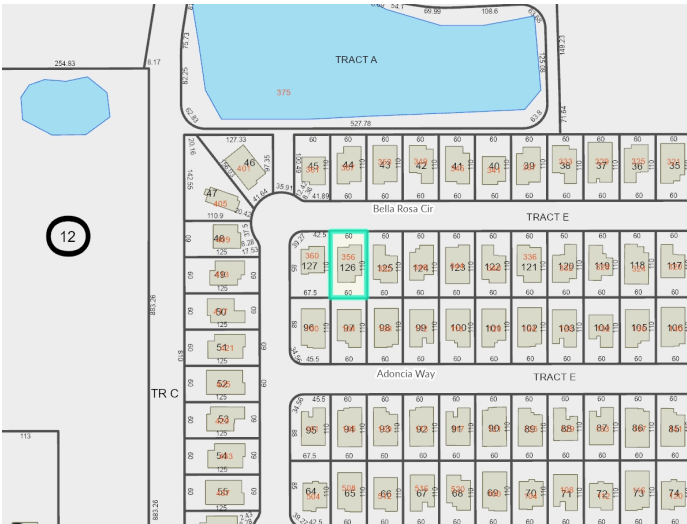


Property Record Card



Parcel: 29-19-31-502-0000-1260
 Property Address: 356 BELLA ROSA CIR SANFORD, FL 32771
 Owners: MCCLELLAN, CHRISTOPHER E; MCCLELLAN, QUAMISA
 2026 Market Value \$300,604 Assessed Value \$179,676 Taxable Value \$128,954
 2025 Tax Bill \$2,380.94 Tax Savings with Exemptions \$3,079.30
 The 3 Bed/2.5 Bath Single Family property is 1,670 SF and a lot size of 0.15 Acres

Parcel Location



Site View



29193150200001260 05/09/2023

Parcel Information

Parcel	29-19-31-502-0000-1260
Property Address	356 BELLA ROSA CIR SANFORD, FL 32771
Mailing Address	356 BELLA ROSA CIR SANFORD, FL 32771-5241
Subdivision	CELERY ESTATES NORTH
Tax District	S1:Sanford
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2017)
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	\$225,604	\$226,198
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$75,000	\$75,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$300,604	\$301,198
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$120,928	\$126,586
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$179,676	\$174,612

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,460.24
Tax Bill Amount	\$2,380.94
Tax Savings with Exemptions	\$3,079.30

Owner(s)

Name - Ownership Type

MCCLELLAN, CHRISTOPHER E - Tenancy by Entirety
 MCCLELLAN, QUAMISA - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 126
CELERY ESTATES NORTH
PB 71 PGS 38 - 45

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$179,676	\$50,722	\$128,954
Schools	\$179,676	\$25,000	\$154,676
CITY SANFORD	\$179,676	\$50,722	\$128,954
SJWM(Saint Johns Water Management)	\$179,676	\$50,722	\$128,954

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	3/1/2016	\$168,000	08649/1409	Improved	Yes
SPECIAL WARRANTY DEED	5/1/2011	\$145,000	07582/1123	Improved	Yes
WARRANTY DEED	6/1/2008	\$3,018,400	07014/0848	Vacant	No

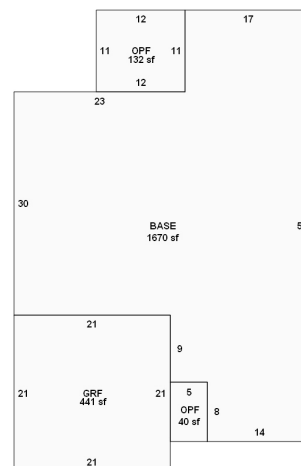
Land

Units	Rate	Assessed	Market
1 Lot	\$75,000/Lot	\$75,000	\$75,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2011
Bed	3
Bath	2.5
Fixtures	8
Base Area (ft ²)	1670
Total Area (ft ²)	2283
Constuction	CB/STUCCO FINISH
Replacement Cost	\$237,478
Assessed	\$225,604

* Year Built = Actual / Effective



Sketch by Apex Sketch

Building 1

Appendages

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

GARAGE FINISHED	441
OPEN PORCH FINISHED	40
OPEN PORCH FINISHED	132

Permits

Permit #	Description	Value	CO Date	Permit Date
BR20-000159	356 BELLA ROSA CIR: Residential Building Permit Roof Re Roof Owens Corning FL 10674 Rhino 15216 Techwrap 17194 31 SQ 7/12 Pitch driftwood oakridge lifetime warranty	\$13,200		2/5/2020
00902	04/08/2011 10:01:07 AM Created by: Kim Permit Key S2011022400902 was added!	\$194,283	5/23/2011	2/24/2011

Extra Features

Description	Year Built	Units	Cost	Assessed
-------------	------------	-------	------	----------

Zoning

Zoning	SR1
Description	
Future Land Use	LDRSF
Description	

School Districts

Elementary	Region 3
Middle	Millennium
High	Seminole

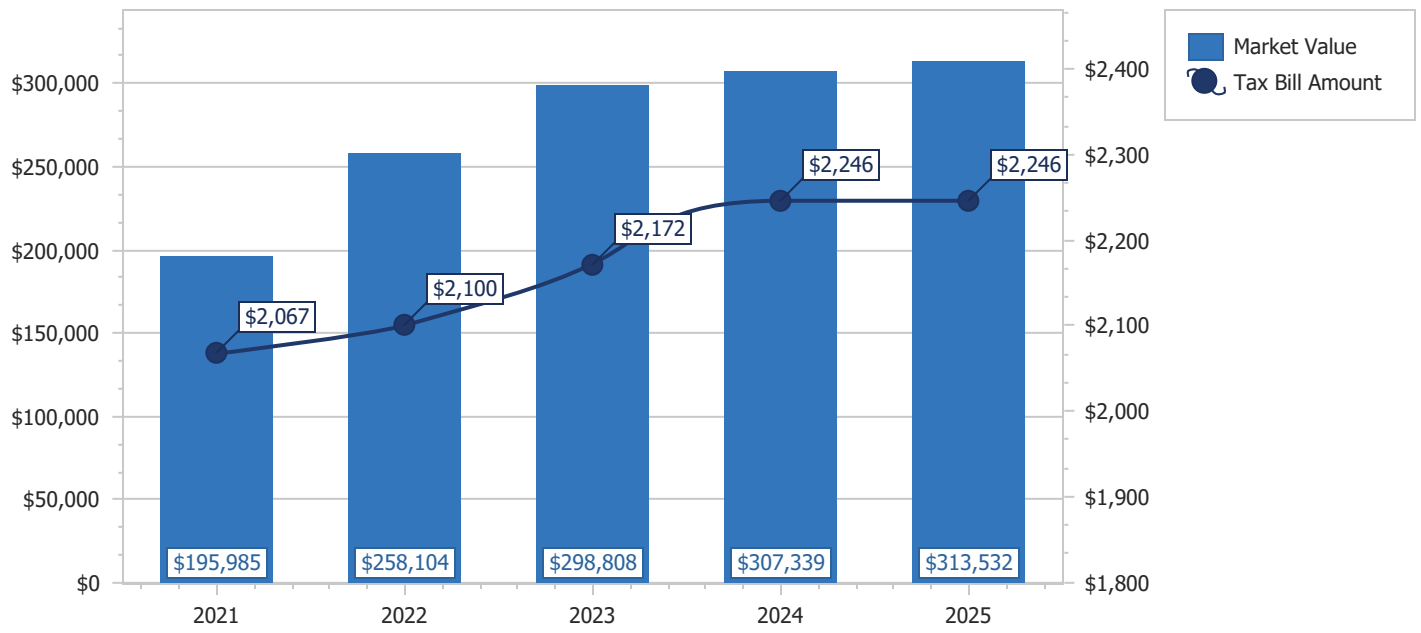
Political Representation

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 10

Utilities

Fire Station #	Station: 41 Zone: 411
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



Copyright 2026 © Seminole County Property Appraiser