

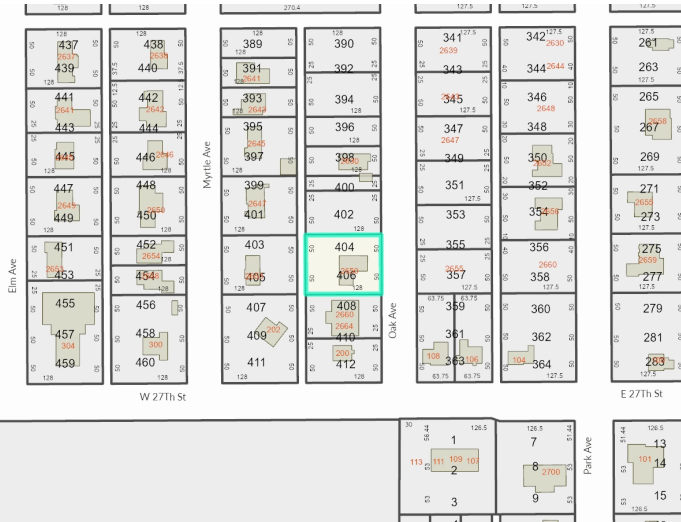
Property Record Card



Parcel: **01-20-30-506-0000-4040**
 Property Address: **2650 OAK AVE SANFORD, FL 32773**
 Owners: **RIVERA, ELSON A III; RAMIREZ, JAZMIN R**
 2026 Market Value \$271,840 Assessed Value \$271,840 Taxable Value \$221,118
 2025 Tax Bill \$4,171.12 Tax Savings with Exemptions \$802.62
 The 3 Bed/2 Bath Single Family property is 1,800 SF and a lot size of 0.29 Acres

Parcel Location

Site View



01203050600004040 05/13/2023

Parcel Information

Value Summary

Parcel	01-20-30-506-0000-4040
Property Address	2650 OAK AVE SANFORD, FL 32773
Mailing Address	722 LEONARDO CT KISSIMMEE, FL 34758-3349
Subdivision	WOODRUFFS SUBD FRANK L
Tax District	S1:Sanford
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2024)
AG Classification	No

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$208,177	\$210,812
Depreciated Other Features	\$3,663	\$3,550
Land Value (Market)	\$60,000	\$60,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$271,840	\$274,362
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$1,000
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$271,840	\$273,362

2025 Certified Tax Summary

Owner(s)

Tax Amount w/o Exemptions	\$4,973.74
Tax Bill Amount	\$4,171.12
Tax Savings with Exemptions	\$802.62

Name - Ownership Type	RIVERA, ELSON A III - Joint Tenants with right of Survivorship RAMIREZ, JAZMIN R - Joint Tenants with right of Survivorship
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Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 404 + 406
FRANK L WOODRUFFS SUBD
PB 3 PG 44

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$271,840	\$50,722	\$221,118
Schools	\$271,840	\$25,000	\$246,840
CITY SANFORD	\$271,840	\$50,722	\$221,118
SJWM(Saint Johns Water Management)	\$271,840	\$50,722	\$221,118

Sales

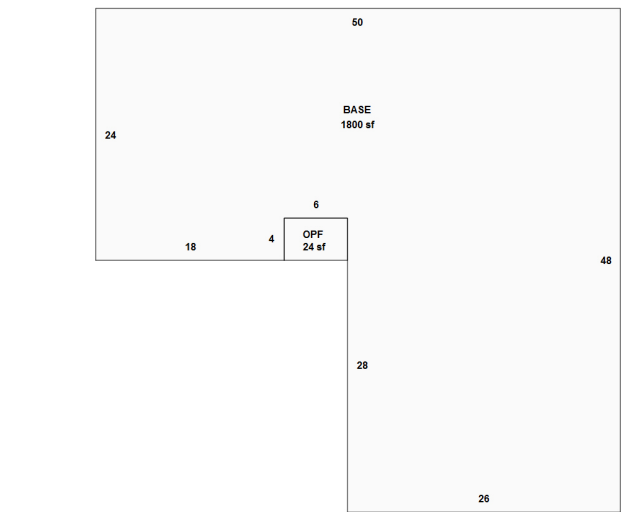
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	4/14/2023	\$315,000	10425/0578	Improved	Yes
WARRANTY DEED	6/24/2021	\$260,000	09982/1293	Improved	Yes
SPECIAL WARRANTY DEED	8/1/2012	\$88,000	07851/1492	Improved	No
CERTIFICATE OF TITLE	4/1/2012	\$100	07751/0558	Improved	No
WARRANTY DEED	10/1/2006	\$245,000	06471/0688	Improved	Yes
WARRANTY DEED	4/1/2005	\$105,000	05723/1058	Improved	Yes
WARRANTY DEED	3/1/2004	\$105,000	05246/1835	Improved	Yes
SPECIAL WARRANTY DEED	1/1/2001	\$73,000	03992/1237	Improved	No
CERTIFICATE OF TITLE	8/1/2000	\$100	03911/0941	Improved	No
SPECIAL WARRANTY DEED	4/1/1993	\$63,500	02598/0219	Improved	No
CERTIFICATE OF TITLE	2/1/1992	\$100	02391/0701	Improved	No

Land

Units	Rate	Assessed	Market
1 Lot	\$60,000/Lot	\$60,000	\$60,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1800
Total Area (ft ²)	1824
Constuction	SIDING GRADE 3
Replacement Cost	\$263,515
Assessed	\$208,177

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft ²)
OPEN PORCH FINISHED	24

Permits				
Permit #	Description	Value	CO Date	Permit Date
BR22-000299	2650 OAK Avenue: Residential Building Permit Alteration installing 8 intellijacks for crawlspace structural repair/stabilization	\$6,878		2/21/2022
BR21-001372	2650 OAK Avenue: Residential Building Permit Roof remove existing roofing materials and installing new GAF architectural shingles	\$6,500		6/9/2021

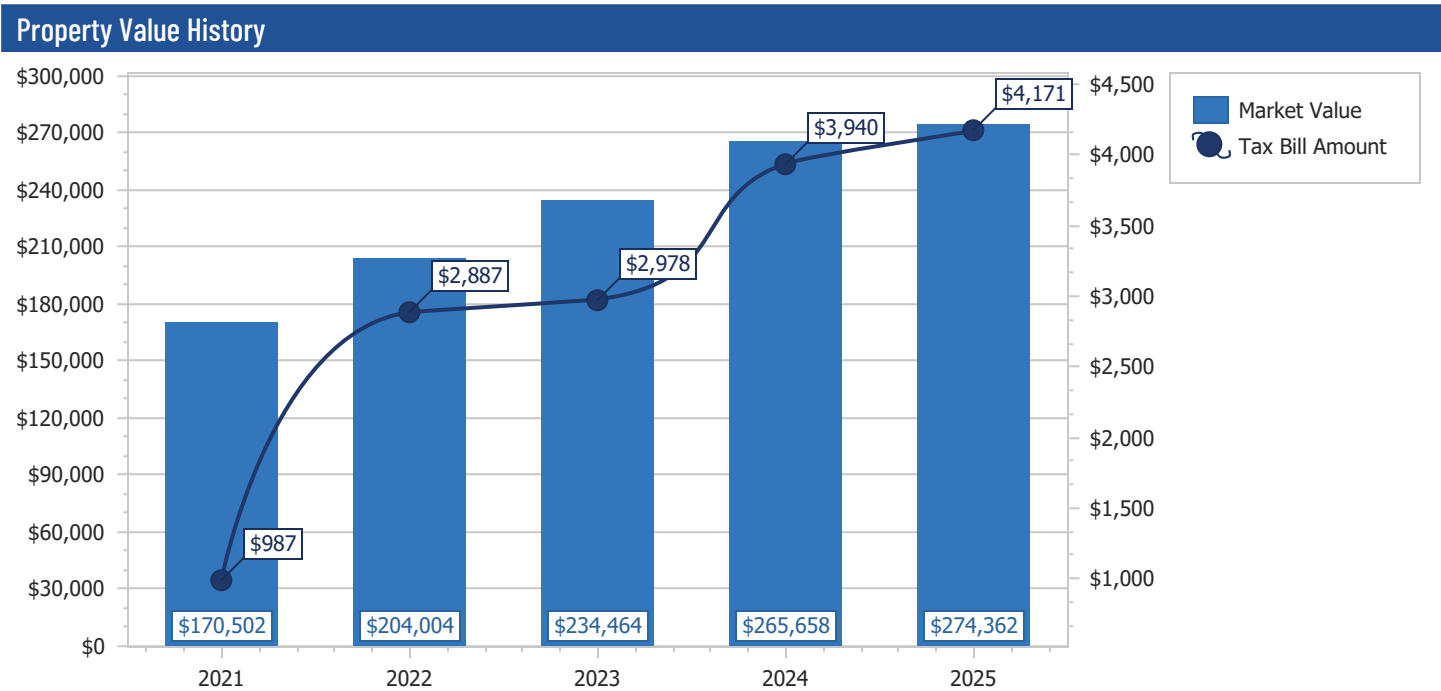
Extra Features				
Description	Year Built	Units	Cost	Assessed
ACCESSORY BLDG 1	2005	1	\$1,000	\$600
PATIO 2	2020	1	\$3,500	\$3,063

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 17

Utilities	
Fire Station #	Station: 32 Zone: 322
Power Company	FPL
Phone (Analog)	AT&T
Water	Sanford
Sewage	City Of Sanford
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	



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