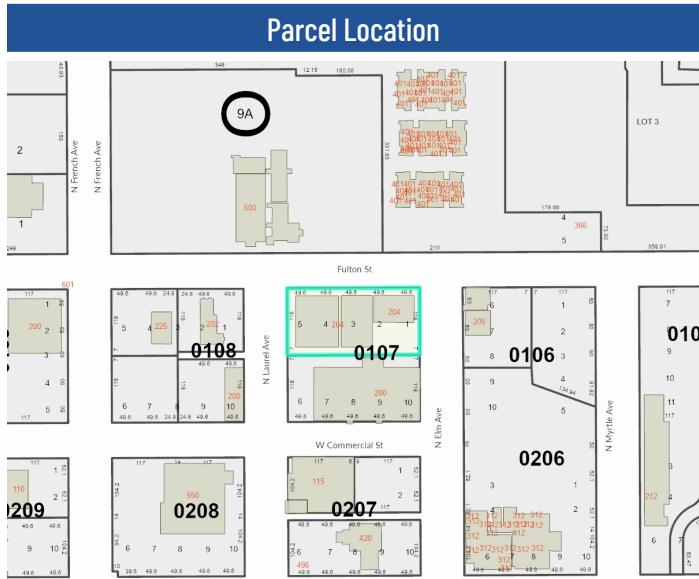


Property Record Card



Parcel: 25-19-30-5AG-0107-0010
 Property Address: 204 N ELM AVE SANFORD, FL 32771
 Owners: TOMKAT ENTERPRISES INC
 2026 Market Value \$1,369,516 Assessed Value \$1,142,255 Taxable Value \$1,142,255
 2025 Tax Bill \$20,632.05 Tax Savings with Non-Hx Cap \$4,434.45
 Warehouse-Distr & Storage property w/1st Building size of 5,150 SF and a lot size of 0.71 Acres



Parcel Information

| | |
|-------------------|---|
| Parcel | 25-19-30-5AG-0107-0010 |
| Property Address | 204 N ELM AVE SANFORD, FL 32771 |
| Mailing Address | PO BOX 952946 LAKE MARY, FL 32795-2946 |
| Subdivision | SANFORD TOWN OF |
| Tax District | S3:Sanford-Waterfront |
| DOR Use Code | 48:Warehouse-Distr & Storage |
| Exemptions | None |
| AG Classification | No |

Value Summary

| | 2026 Working Values | 2025 Certified Values |
|---|---------------------|-----------------------|
| Valuation Method | Cost/Market | Cost/Market |
| Number of Buildings | 3 | 3 |
| Depreciated Building Value | \$740,503 | \$755,887 |
| Depreciated Other Features | \$8,373 | \$6,193 |
| Land Value (Market) | \$620,640 | \$620,640 |
| Land Value Agriculture | \$0 | \$0 |
| Just/Market Value | \$1,369,516 | \$1,382,720 |
| Portability Adjustment | \$0 | \$0 |
| Save Our Homes Adjustment/Maximum Portability | \$0 | \$0 |
| Non-Hx 10% Cap (AMD 1) | \$227,261 | \$344,306 |
| P&G Adjustment | \$0 | \$0 |
| Assessed Value | \$1,142,255 | \$1,038,414 |

2025 Certified Tax Summary

| | |
|-----------------------------|-------------|
| Tax Amount w/o Exemptions | \$25,066.50 |
| Tax Bill Amount | \$20,632.05 |
| Tax Savings with Exemptions | \$4,434.45 |

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOTS 1 2 3 4 & 5 & S 1/2 OF VACD ALLEY ADJ
 ON S
 BLK 1 TR 7
 TOWN OF SANFORD
 PB 1 PGS 56-64

Taxes

| Taxing Authority | Assessed | Exempt Amount | Taxable |
|------------------------------------|-------------|---------------|-------------|
| COUNTY GENERAL FUND | \$1,142,255 | \$0 | \$1,142,255 |
| Schools | \$1,369,516 | \$0 | \$1,369,516 |
| CITY SANFORD | \$1,142,255 | \$0 | \$1,142,255 |
| SJWM(Saint Johns Water Management) | \$1,142,255 | \$0 | \$1,142,255 |

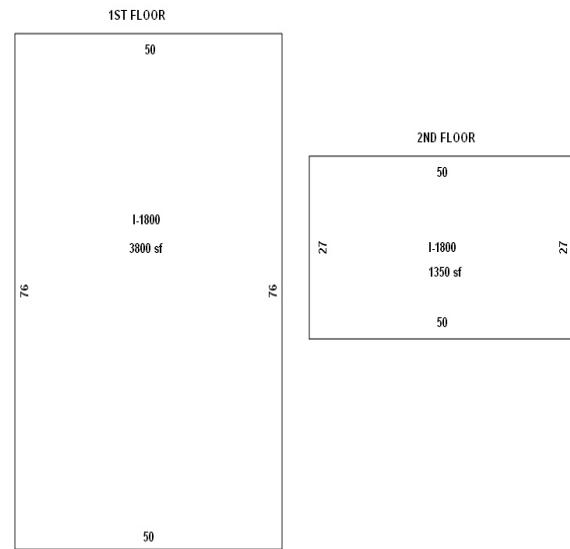
Sales

| Deed Type | Date | Sale Amount | Book / Page | Sale Type | Qualified? |
|-----------------|-----------|-------------|-------------|-----------|------------|
| WARRANTY DEED | 2/1/2001 | \$1,050,000 | 04004/1977 | Improved | No |
| QUIT CLAIM DEED | 2/1/2001 | \$100 | 04004/1975 | Improved | No |
| QUIT CLAIM DEED | 12/1/1989 | \$100 | 02133/0111 | Improved | No |
| QUIT CLAIM DEED | 7/1/1982 | \$100 | 01403/0082 | Improved | No |

Land

| Units | Rate | Assessed | Market |
|-----------|---------|-----------|-----------|
| 31,032 SF | \$20/SF | \$620,640 | \$620,640 |

| Building Information | |
|-------------------------------|------------------------------------|
| # | 1 |
| Use | MASONRY PILASTER . |
| Year Built* | 1938/1990 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 5150 |
| Total Area (ft ²) | |
| Constuction | CONCRETE BLOCK-STUCCO - MASONRY |
| Replacement Cost | \$713,085 |
| Assessed | \$433,199 |

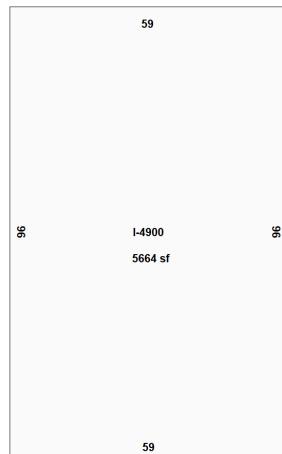


Sketch by Apex Media™

Building 1

* Year Built = Actual / Effective

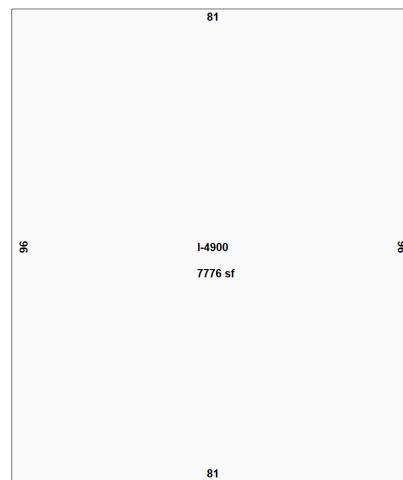
| Building Information | |
|-------------------------------|--------------------------|
| # | 2 |
| Use | MASONRY PILASTER . |
| Year Built* | 1938/1988 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 5664 |
| Total Area (ft ²) | |
| Construction | CONCRETE BLOCK - MASONRY |
| Replacement Cost | \$222,146 |
| Assessed | \$129,400 |



Building 2

* Year Built = Actual / Effective

| Building Information | |
|-------------------------------|--------------------|
| # | 3 |
| Use | MASONRY PILASTER . |
| Year Built* | 1938/1988 |
| Bed | |
| Bath | |
| Fixtures | 0 |
| Base Area (ft ²) | 7776 |
| Total Area (ft ²) | |
| Construction | NO WALLS |
| Replacement Cost | \$305,414 |
| Assessed | \$177,904 |



Building 3

* Year Built = Actual / Effective

| Permits | | | | |
|-------------|---|----------|---------|-------------|
| Permit # | Description | Value | CO Date | Permit Date |
| BC20-000619 | 204 N ELM AVE: Commercial Building Permit Roof REMOVE AND REPLACE ROOF WITH TPO | \$25,379 | | 11/24/2020 |
| 00441 | SIGN-AWNING | \$2,550 | | 1/17/2018 |
| 02030 | CHANGE-OUT HVAC | \$9,990 | | 7/17/2014 |
| 00363 | RETAINING WALL | \$7,500 | | 11/20/2013 |
| 00345 | STOP WORK ORDER - DOING WORK W/O PERMIT | \$0 | | 11/18/2013 |
| 02661 | ROOF REPAIRS DUE TO LEAK | \$500 | | 9/30/2009 |

| | | | |
|-------|--|----------|-----------|
| 02365 | SIGN PERMIT TO READ NEW CODES | \$2,000 | 8/11/2008 |
| 03465 | REPLACE HURRICANE DAMAGED DOOR | \$1,715 | 7/15/2005 |
| 02171 | REPLACE EXISTING A/C SYSTEM, RE-LOCATE ANOTHER, & DUCT WORK FOR BOTH | \$6,340 | 4/8/2005 |
| 01220 | REPAIR BEAM, WALL, & FIRE ESCAPE STAIRS; CROWN SQUARE; CONTRACTOR - WELLER CONSTRUCTION ENTERPRISES, INC | \$12,000 | 3/1/2001 |
| 02131 | SPRAY BOOTH-PRE FAB-INTERIOR | \$7,200 | 7/1/1996 |
| 01997 | ADD 11 SPRINKLER HEADS TO EXISTING SYSTEM | \$995 | 5/1/1996 |
| 01102 | WOOD STUD & JOIST WITH DRY WALL | \$15,000 | 3/1/1995 |

Extra Features

| Description | Year Built | Units | Cost | Assessed |
|----------------------------|------------|-------|----------|----------|
| LOAD WELL | 1989 | 500 | \$1,030 | \$618 |
| COMMERCIAL ASPHALT DR 2 IN | 1990 | 3760 | \$10,152 | \$6,091 |
| BLOCK WALL - SF | 2015 | 160 | \$2,219 | \$1,664 |

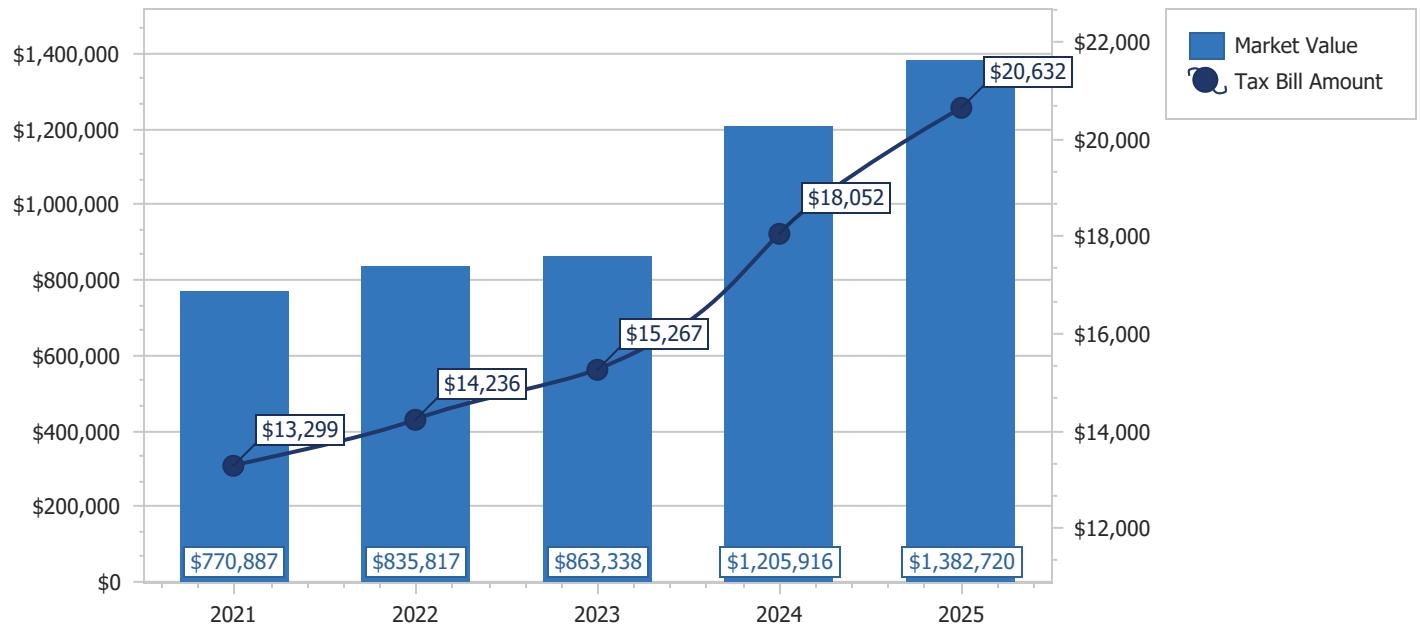
| Zoning | |
|-----------------|------|
| Zoning | SC3 |
| Description | |
| Future Land Use | WDBD |
| Description | |

| School Districts | |
|------------------|---------------|
| Elementary | Region 3 |
| 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 8 |

| Utilities | |
|----------------|-----------------------|
| Fire Station # | Station: 31 Zone: 313 |
| Power Company | FPL |
| Phone (Analog) | AT&T |
| Water | Sanford |
| Sewage | City Of Sanford |
| Garbage Pickup | |
| Recycle | |
| Yard Waste | |
| Hauler # | |

Property Value History



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