

Property Record Card



Parcel: **28-21-32-501-0H00-0080**
 Property Address: **916 MIMOSA DR CHULUOTA, FL 32766**
 Owners: **ARNES, HARRY S; ARNES, LEESA M; ARNES, WESLEY S; ARNES, TAYLOR A**
 2025 Market Value \$308,204 Assessed Value \$308,204
 2024 Tax Bill \$1,082.97 Tax Savings with Exemptions \$2,930.45
 The 3 Bed/2 Bath Single Family property is 1,734 SF and a lot size of 0.31 Acres

Parcel Location



Site View



2821325010H000080 02/01/2022

Parcel Information

Parcel	28-21-32-501-0H00-0080
Property Address	916 MIMOSA DR CHULUOTA, FL 32766
Mailing Address	916 MIMOSA DR CHULUOTA, FL 32766-9337
Subdivision	LAKE MILLS SHORES
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	HOMESTEAD - WAITING FOR OWNER RESPONSE
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	\$223,998	\$219,607
Depreciated Other Features	\$1,033	\$1,060
Land Value (Market)	\$83,173	\$83,173
Land Value Agriculture	\$0	\$0
Just/Market Value	\$308,204	\$303,840
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$181,844
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$308,204	\$121,996

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,013.42
Tax Bill Amount	\$1,082.97
Tax Savings with Exemptions	\$2,930.45

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

ARNES, HARRY S - Tenancy by Entirety :25
 ARNES, LEESA M - Tenancy by Entirety :25
 ARNES, WESLEY S - Tenancy by Entirety :25
 ARNES, TAYLOR A - Tenancy by Entirety :25

Legal Description

LOT 8 BLK H LAKE MILLS SHORES PB 11 PG 15

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$308,204	\$0	\$308,204
Schools	\$308,204	\$0	\$308,204
FIRE	\$308,204	\$0	\$308,204
ROAD DISTRICT	\$308,204	\$0	\$308,204
SJWM(Saint Johns Water Management)	\$308,204	\$0	\$308,204

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/9/2024	\$389,000	10659/1855	Improved	Yes
WARRANTY DEED	5/3/2024	\$372,200	10623/0446	Improved	Yes
WARRANTY DEED	1/1/2001	\$69,900	03996/1430	Improved	Yes
QUIT CLAIM DEED	11/1/1990	\$100	02255/1972	Improved	No
WARRANTY DEED	12/1/1986	\$49,000	01809/0710	Improved	Yes
WARRANTY DEED	4/1/1983	\$7,900	01452/1605	Vacant	Yes
WARRANTY DEED	3/1/1982	\$29,100	01383/0068	Vacant	No

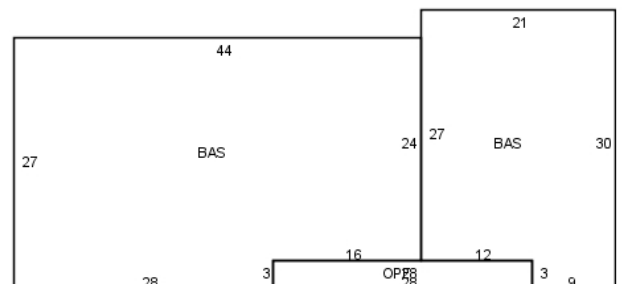
Land

Units	Rate	Assessed	Market
103 feet X 130 feet	\$850/Front Foot	\$83,173	\$83,173

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	1984
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1140
Total Area (ft ²)	1818
Constuction	SIDING GRADE 3
Replacement Cost	\$279,998
Assessed	\$223,998

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE	594
OPEN PORCH FINISHED	84

Permits				
Permit #	Description	Value	CO Date	Permit Date
11194	916 MIMOSA DR: REROOF RESIDENTIAL-single family home [LAKE MILLS SHORES]	\$11,751		7/30/2024
02278	916 MIMOSA DR: PLUMBING - RESIDENTIAL-Residential [LAKE MILLS SHORES]	\$100		2/14/2022
00407	916 MIMOSA DR: PLUMBING - RESIDENTIAL-House [LAKE MILLS SHORES]	\$3,608		1/13/2022
08727	ADDITION	\$111,000	5/2/2007	7/27/2006

Extra Features				
Description	Year Built	Units	Cost	Assessed
SHED	1984	1	\$1,000	\$400
PATIO 1	2007	1	\$1,100	\$633

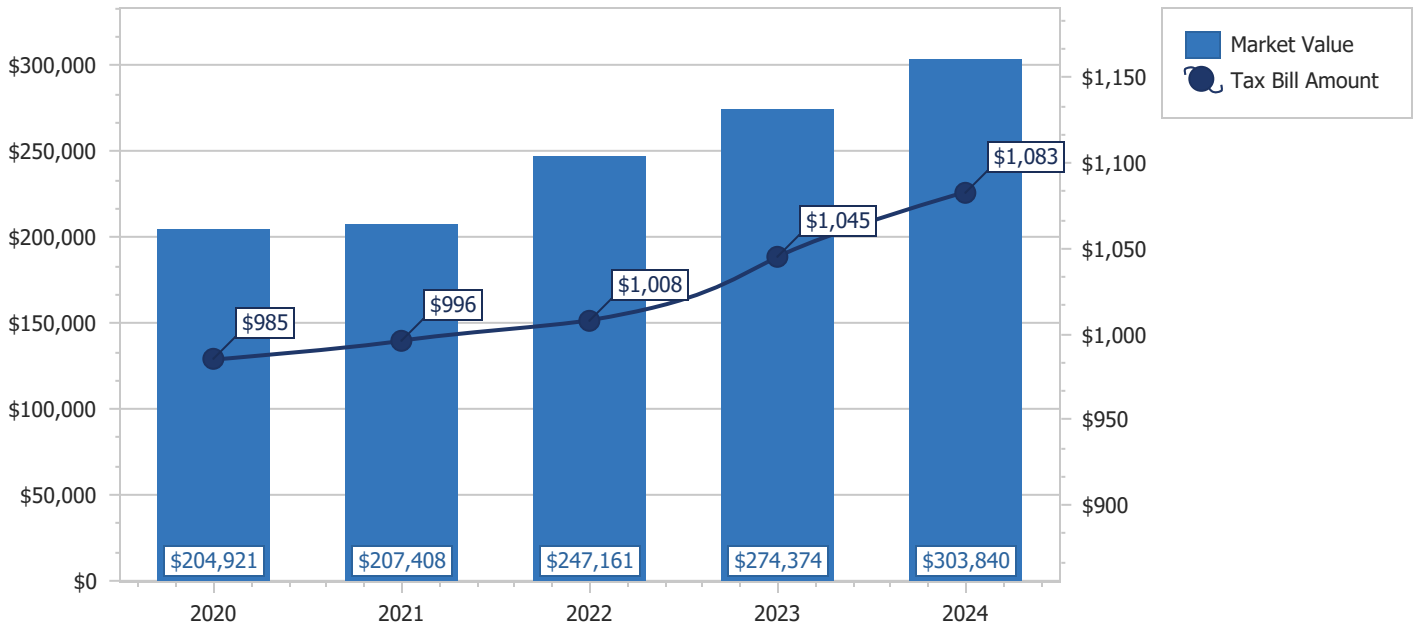
Zoning	
Zoning	R-1A
Description	Single Family-9000
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 82

Utilities	
Fire Station #	Station: 43 Zone: 433
Power Company	FPL
Phone (Analog)	AT&T
Water	Florida Govt Utility Authority
Sewage	Florida Govt Utility Authority
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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