

# Property Record Card



Parcel: 28-21-32-503-0W00-0040  
 Property Address: 331 LAKE MILLS RD CHULUOTA, FL 32766  
 Owners: PERKINS, MATTHEW K; TADROS, CHRISTINA M  
 2025 Market Value \$329,449 Assessed Value \$271,558 Taxable Value \$220,836  
 2024 Tax Bill \$2,957.45 Tax Savings with Exemptions \$1,322.70  
 The 4 Bed/3 Bath Single Family property is 2,161 SF and a lot size of 1.62 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	28-21-32-503-0W00-0040
Property Address	331 LAKE MILLS RD CHULUOTA, FL 32766
Mailing Address	331 LAKE MILLS RD CHULUOTA, FL 32766-9642
Subdivision	CHULUOTA
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2012)
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	2	2
Depreciated Building Value	\$173,129	\$167,713
Depreciated Other Features	\$800	\$800
Land Value (Market)	\$155,520	\$155,520
Land Value Agriculture	\$0	\$0
Just/Market Value	\$329,449	\$324,033
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$57,891	\$60,128
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$271,558	\$263,905

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$4,280.15
Tax Bill Amount	\$2,957.45
Tax Savings with Exemptions	\$1,322.70

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

### Name - Ownership Type

PERKINS, MATTHEW K - Tenancy by Entirety  
 TADROS, CHRISTINA M - Tenancy by Entirety

## Legal Description

E 1/2 OF LOTS 4 TO 6 & 50 FT  
VACD ST ADJ ON S & W 1/2 OF VACD ALLEY  
ADJ ON E BLK W  
CHULUOTA  
PB 2 PG 31

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$271,558	\$50,722	\$220,836
Schools	\$271,558	\$25,000	\$246,558
FIRE	\$271,558	\$50,722	\$220,836
ROAD DISTRICT	\$271,558	\$50,722	\$220,836
SJWM(Saint Johns Water Management)	\$271,558	\$50,722	\$220,836

## Sales

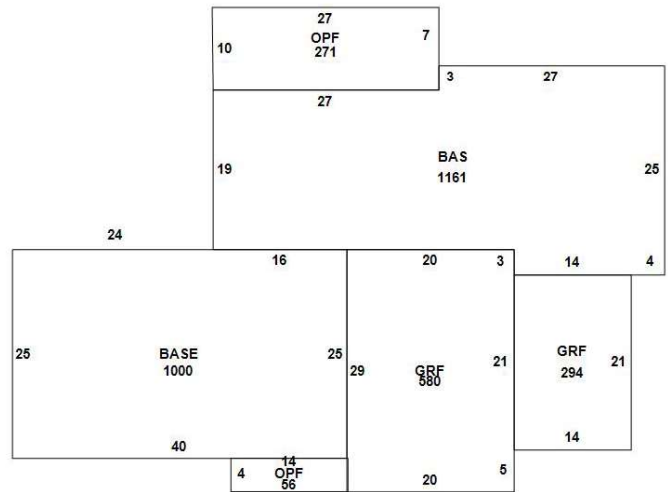
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	6/25/2021	\$100	09979/0899	Improved	No
QUIT CLAIM DEED	4/6/2021	\$100	09904/1825	Improved	No
WARRANTY DEED	9/1/2011	\$139,000	07644/0061	Improved	No
WARRANTY DEED	6/1/2004	\$95,000	05358/0945	Improved	Yes
FINAL JUDGEMENT	9/1/2001	\$100	04176/0004	Improved	No
WARRANTY DEED	11/1/1988	\$88,500	02022/0570	Improved	Yes
WARRANTY DEED	1/1/1976	\$11,900	01080/1147	Vacant	No

## Land

Units	Rate	Assessed	Market
1.62 Acres	\$96,000/Acre	\$155,520	\$155,520

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1978/1998
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft <sup>2</sup> )	1000
Total Area (ft <sup>2</sup> )	3362
Constuction	CB/STUCCO FINISH
Replacement Cost	\$184,742
Assessed	\$165,344

\* Year Built = Actual / Effective

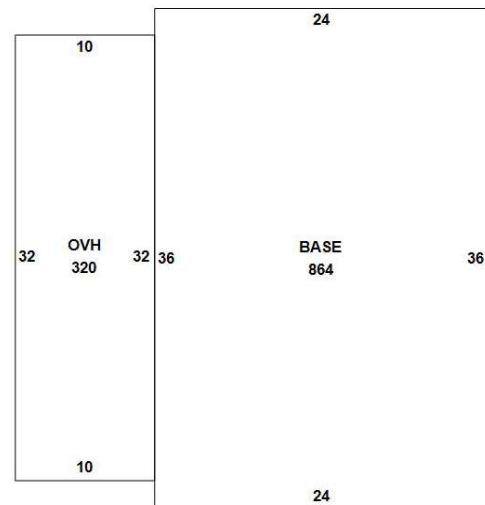


Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
BASE	1161
GARAGE FINISHED	294
GARAGE FINISHED	580
OPEN PORCH FINISHED	56
OPEN PORCH FINISHED	271

Building Information	
#	2
Use	BARNS/SHEDS
Year Built*	1978
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	864
Total Area (ft <sup>2</sup> )	1184
Constuction	CORRUGATED METAL
Replacement Cost	\$14,285
Assessed	\$7,785

\* Year Built = Actual / Effective



Building 2

Appendages	
Description	Area (ft²)
OVERHANG	320

Permits				
Permit #	Description	Value	CO Date	Permit Date
11582	331 LAKE MILLS RD: RES ADDITION TO EXISTING STRUCTURE-SFR [CHULUOTA]	\$189,950		11/1/2021
05283	DEMOLISH HORSE STALL LOOKS LIKE IT'S STILL THERE	\$200		8/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
SHED	2007	1	\$1,000	\$400
SHED	1988	1	\$1,000	\$400

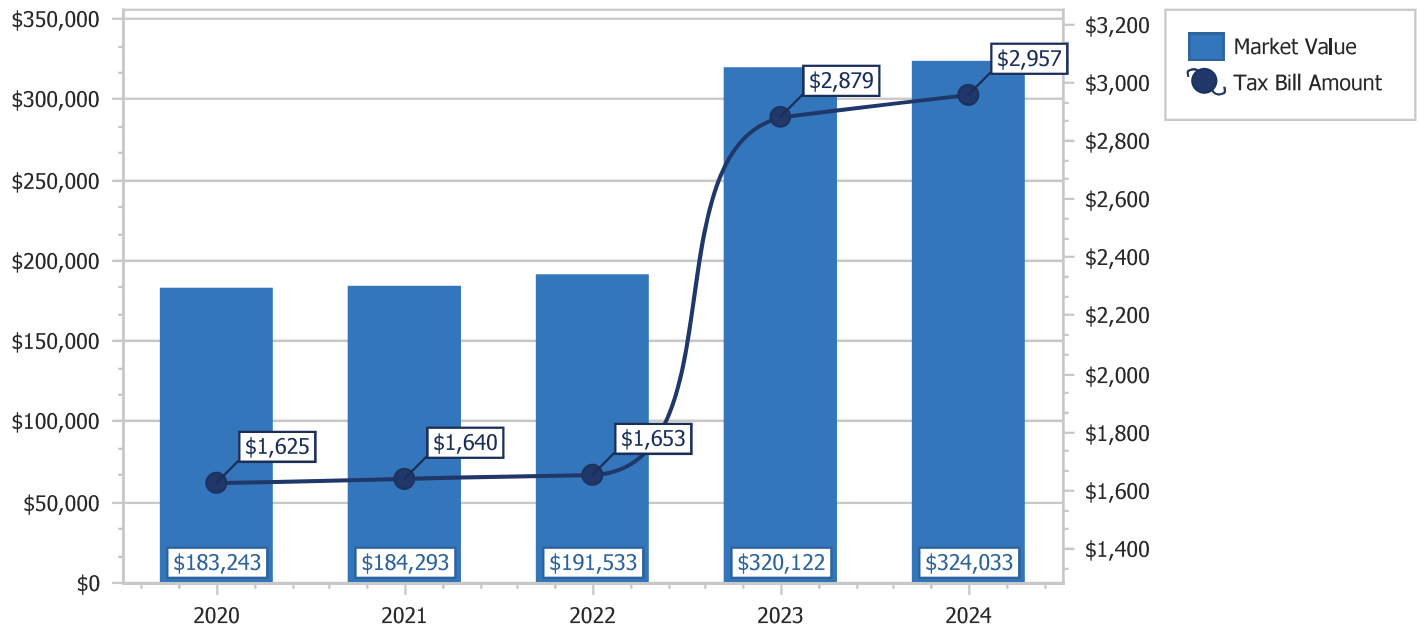
Zoning	
Zoning	R-1
Description	Single Family-8400
Future Land Use	SE
Description	Suburban Estates

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

School Districts	
Elementary	Walker
Middle	Chiles
High	Hagerty

Utilities	
Fire Station #	Station: 43 Zone: 431
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	NO SERVICE
Hauler #	Waste Pro

## Property Value History



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