Property Record Card



Parcel 02-20-29-503-0000-0120

Property Address 3451 DAWN CT LAKE MARY, FL 32746



Parcei illorillation				
Parcel	02-20-29-503-0000-0120			
Owner(s)	MOHAMMED, AHMAD			
Property Address	3451 DAWN CT LAKE MARY, FL 32746			
Mailing	349 BERNARD AVE LONGWOOD, FL 32750-6713			
Subdivision Name	DAWN ESTATES			
Tax District	01-COUNTY-TX DIST 1			
DOR Use Code	01-SINGLE FAMILY			
Exemptions	None			
AG Classification	No			

Value Summary						
	2024 Working Values	2023 Certified Values				
Valuation Method	Cost/Market	Cost/Market				
Number of Buildings	1	1				
Depreciated Bldg Value	\$361,505	\$358,852				
Depreciated EXFT Value	\$39,756	\$38,577				
Land Value (Market)	\$100,000	\$100,000				
Land Value Ag						
Just/Market Value	\$501,261	\$497,429				
Portability Adj						
Save Our Homes Adj	\$0	\$0				
Amendment 1 Adj	\$0	\$0				
P&G Adj	\$0	\$0				
Assessed Value	\$501,261	\$497,429				

2023 Certified Tax Summary

2023 Tax Amount without Exemptions \$6,619.79 2023 Tax Bill Amount \$6,619.79

* Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

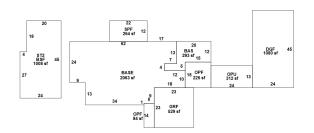
LOT 12 DAWN ESTATES PB 18 PG 19

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ROAD DISTRICT \$501,261 \$501	Amount \$100 \$512,000 \$450,000 \$355,000 \$387,100 \$427,000	\$0 \$0 \$0 \$0 \$0 \$0 \$0 Ves	\$50°	01,261 01,261 01,261	
SJWM(Saint Johns Water Management) \$501,261 FIRE \$501,261 COUNTY GENERAL FUND \$501,261 Schools \$501,261 Schools \$501,261 Schools \$501,261 Schools \$501,261 Sales Description Date Book Page OUIT CLAIM DEED \$02/06/2023 \$10391 \$0971 WARRANTY DEED \$07/01/2017 \$08967 \$0866 SPECIAL WARRANTY DEED \$03/01/2014 \$08255 \$0674 WARRANTY DEED \$05/01/2013 \$08058 \$1222 WARRANTY DEED \$05/01/2008 \$06968 \$1764 CERTIFICATE OF TITLE \$02/01/2008 \$06968 \$1764 CERTIFICATE OF TITLE \$02/01/2008 \$06936 \$1079 QUIT CLAIM DEED \$05/01/2008 \$06936 \$1079 QUIT CLAIM DEED \$05/01/2008 \$06936 \$1079 QUIT CLAIM DEED \$05/01/2008 \$06936 \$1079 QUIT CLAIM DEED \$05/01/2001 \$04182 \$0424 FEE SIMPLE DEED \$06/01/2001 \$04117 \$0125 PROBATE RECORDS \$03/01/2001 \$04117 \$0125 PROBATE RECORDS \$03/01/2001 \$04028 \$1802 WARRANTY DEED \$02/01/2000 \$03818 \$0530 WARRANTY DEED \$03/01/1998 \$03406 \$1092 CERTIFICATE OF TITLE \$07/01/1997 \$03272 \$1466 QUIT CLAIM DEED \$03/01/1998 \$03406 \$1092 CERTIFICATE OF TITLE \$07/01/1997 \$03272 \$1466 QUIT CLAIM DEED \$09/01/1992 \$01414 \$1572 QUIT CLAIM DEED \$09/01/1982 \$01414 \$1572 QUIT CLAIM DEED \$09/01/1982 \$01414 \$1572 QUIT CLAIM DEED \$09/01/1981 \$01330 \$0992 WARRANTY DEED \$09/01/1982 \$01414 \$1572 QUIT CLAIM DEED \$09/01/1981 \$01330 \$0992 WARRANTY DEED \$09/01/1982 \$01414 \$1572 QUIT CLAIM DEED \$09/01/1985 \$01414 \$1572 QUIT CLAIM DEED \$09/01/1981 \$01330 \$0992 WARRANTY DEED \$09/01/1982 \$01414 \$1572 QUIT CLAIM DEED \$09/01/1981 \$01330 \$0992 WARRANTY DEED \$09/01/1987 \$0137 \$0482	\$100 \$512,000 \$450,000 \$355,000 \$387,100	\$0 \$0 \$0 \$0 \$0 t Qualified No Yes	\$50° \$50° \$50° \$50° Vac/Imp)1,26)1,26	
FIRE \$501,261 COUNTY GENERAL FUND \$501,261 Schools \$501,261 Sales Description Pate Book Page QUIT CLAIM DEED 02/06/2023 10391 0971 WARRANTY DEED 07/08/2022 10276 1498 WARRANTY DEED 07/08/2022 10276 1498 WARRANTY DEED 07/01/2017 08967 0086 SPECIAL WARRANTY DEED 05/01/2013 08058 1222 WARRANTY DEED 05/01/2013 08058 1222 WARRANTY DEED 04/01/2008 06968 1764 CERTIFICATE OF TITLE 02/01/2008 06936 1079 QUIT CLAIM DEED 05/01/2008 06936 1079 QUIT CLAIM DEED 05/01/2008 06936 1079 QUIT CLAIM DEED 05/01/2001 04182 0424 FEE SIMPLE DEED 06/01/2001 04182 0424 FEE SIMPLE DEED 06/01/2001 04117 0125 PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 05/01/2000 03818 0530 WARRANTY DEED 05/01/2000 03818 0530 WARRANTY DEED 05/01/2000 03818 0530 WARRANTY DEED 05/01/2001 04028 1802 WARRANTY DEED 05/01/2001 04028 1802 WARRANTY DEED 05/01/2001 04182 0446 GUIT CLAIM DEED 05/01/1995 03015 0577 QUIT CLAIM D	\$100 \$512,000 \$450,000 \$355,000 \$387,100	\$0 \$0 \$0 \$0 t Qualified No Yes	\$50° \$50° \$50° Vac/Imp)1,26	
Solicity	\$100 \$512,000 \$450,000 \$355,000 \$387,100	\$0 \$0 t Qualified No Yes	\$50 ⁻ \$50 ⁻ Vac/Imp		
Sales Description Date Book Page	\$100 \$512,000 \$450,000 \$355,000 \$387,100	\$0 t Qualified No Yes	\$50 ⁻ Vac/Imp	11 ')~	
Description	\$100 \$512,000 \$450,000 \$355,000 \$387,100	t Qualified No Yes	Vac/Imp	\$501,261	
Date Book Page	\$100 \$512,000 \$450,000 \$355,000 \$387,100	No Yes		11,26	
QUIT CLAIM DEED	\$100 \$512,000 \$450,000 \$355,000 \$387,100	No Yes		n	
WARRANTY DEED 07/08/2022 10276 1498 WARRANTY DEED 07/01/2017 08967 0086 SPECIAL WARRANTY DEED 03/01/2014 08255 0674 WARRANTY DEED 05/01/2013 08058 1222 WARRANTY DEED 04/01/2008 06968 1764 CERTIFICATE OF TITLE 02/01/2008 06936 1079 QUIT CLAIM DEED 05/01/2006 06244 0552 WARRANTY DEED 08/01/2001 04182 0424 FEE SIMPLE DEED 06/01/2001 04117 0125 PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 09/01/1981 01330 0992 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 01/01/1977 01137 0482 Land Method Frontage Depth Building Information # Description Year Built* Bed Bat Fixtures Base Total SF Living SF Ext Well	\$512,000 \$450,000 \$355,000 \$387,100) Yes	iniproved		
WARRANTY DEED 07/01/2017 08967 0086 SPECIAL WARRANTY DEED 03/01/2014 08255 0674 WARRANTY DEED 05/01/2013 08058 1222 WARRANTY DEED 04/01/2008 06968 1764 CERTIFICATE OF TITLE 02/01/2008 06936 1079 QUIT CLAIM DEED 05/01/2006 06244 0552 WARRANTY DEED 08/01/2001 04182 0424 FEE SIMPLE DEED 06/01/2001 04117 0125 PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 09/01/1981 01330 0992 WARRANTY DEED 09/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth Building Information # Description Year Built* Bed Bat Fixtures Base Total SF Living SF Ext Well	\$450,000 \$355,000 \$387,100		Improvo		
SPECIAL WARRANTY DEED 03/01/2014 08255 0674 WARRANTY DEED 05/01/2013 08058 1222 WARRANTY DEED 04/01/2008 06968 1764 CERTIFICATE OF TITLE 02/01/2008 06936 1079 QUIT CLAIM DEED 05/01/2006 06244 0552 WARRANTY DEED 08/01/2001 04182 0424 FEE SIMPLE DEED 06/01/2001 04117 0125 PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 10/01/1997 03272 1466 QUIT CLAIM DEED 10/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 09/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Total SF Living SF Ext Wall	\$355,000 \$387,100) res	Improved		
WARRANTY DEED 05/01/2013 08058 1222 WARRANTY DEED 04/01/2008 06968 1764 CERTIFICATE OF TITLE 02/01/2008 06936 1079 QUIT CLAIM DEED 05/01/2006 06244 0552 WARRANTY DEED 08/01/2001 04182 0424 FEE SIMPLE DEED 06/01/2001 04117 0125 PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 03/01/12000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth Lot Building Information	\$387,100) Na	Improved		
WARRANTY DEED 04/01/2008 06968 1764 CERTIFICATE OF TITLE 02/01/2008 06936 1079 QUIT CLAIM DEED 05/01/2006 06244 0552 WARRANTY DEED 08/01/2001 04182 0424 FEE SIMPLE DEED 06/01/2001 04117 0125 PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 01/01/1977 01137 0482 Land Method Frontage Depth Lot Building Information Base Area Total SF Living SF Ext Wall	. ,		Improved		
CERTIFICATE OF TITLE	\$427,000		Improved		
QUIT CLAIM DEED 05/01/2006 06244 0552 WARRANTY DEED 08/01/2001 04182 0424 FEE SIMPLE DEED 06/01/2001 04117 0125 PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Frontage Depth Lot Building Information # Description Year Built** Bed Bath Fixtures Base Total SF Living SF Ext Wall			Improved		
WARRANTY DEED	\$356,500		Improved		
FEE SIMPLE DEED 06/01/2001 04117 0125 PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 12/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$100		Improved		
PROBATE RECORDS 03/01/2001 04028 1802 WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$225,000		Improved		
WARRANTY DEED 02/01/2000 03818 0530 WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Total SF Living SF Ext Wall	\$100		Improved		
WARRANTY DEED 03/01/1998 03406 1092 CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$100		Improved		
CERTIFICATE OF TITLE 07/01/1997 03272 1466 QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$233,000		Improved		
QUIT CLAIM DEED 12/01/1995 03015 0577 QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$167,000		Improved		
QUIT CLAIM DEED 10/01/1991 02345 1436 WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Total SF Living SF Ext Wall	\$125,000) No	Improved	d	
WARRANTY DEED 09/01/1982 01414 1572 QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Total SF Living SF Ext Wall	\$100) No	Improved	:d	
QUIT CLAIM DEED 02/01/1981 01330 0992 WARRANTY DEED 01/01/1977 01137 0482 Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$100) No	Improved	:d	
WARRANTY DEED 01/01/1977 01137 0482 Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$120,000) Yes	Improved	d	
Land Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$100) No	Improved	d	
Method Frontage Depth LOT Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	\$14,500) Yes	Improved	ed	
Building Information # Description Year Built** Bed Bath Fixtures Base Total SF Living SF Ext Wall					
Building Information # Description Year Built** Bed Bath Fixtures Base Area Total SF Living SF Ext Wall	Units	Units Price	Land V	Value	
# Description Year Built** Bed Bath Fixtures Base Total SF Living SF Ext Wall Area	1	\$100,000.00	\$100	00,000	
# Description Teal built Bed Built Fixtures Area Total St Earling St Ext Wall					
	Adj Value	Repl Value A	ppendages		
1 SINGLE FAMILY 1978 4 3.0 11 2,063 5,858 3,364 3 SIDING GRADE	\$361,505	\$482,006 Description	on	Area	
		BASE	2	293.00	
		OPEN PO FINISHED		225.0	
		SCREEN FINISHED OPEN PO)	264.0	
		FINISHED)	84.0 529.0	
		OPEN PO	NDOLL	312.0	

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1008.00



Heathrow

Building 1 - Page 1

** Year Built ((Actual / Effective)								
Perm	its								
Permit #	Description			Ag	ency	Amount	CO Date	Permit Date	
01729	POOL REMO	ODEL & PAVERS ON SAND		Co	unty	\$20,000		1/30/2018	
13429	MECHANIC	AL		Co	unty	\$3,600		11/5/2018	
14023	SCREEN RO	OOM		Co	unty	\$15,000		10/12/2017	
14433	DETACHED	GARAGE W/2ND FLOOR LIVI	NG	Co	unty	\$114,480		11/12/2004	
07841		I CT: RES ALTERATIONS, NO (DAWN ESTATES]	CHANGE IN UNITS- (OWNER		unty	\$10,000		6/21/2023	
12918	3451 DAWN	CT: REROOF RESIDENTIAL-	[DAWN ESTATES]	Со	unty	\$8,000		8/15/2023	
Extra	Feature	S							
Description	on			Year Bu	lt	Units	Value	New Cos	
SCREEN ENCL 2			01/01/2018		1	\$7,202	\$9,00		
PATIO 2				01/01/201	8	1	\$2,975	\$3,50	
FIREPLACE 2				10/01/1978		1	\$2,400	\$6,00	
POOL 1			10/01/1978		8	1	\$21,000	\$35,00	
PATIO 3				10/01/198	8	1	\$2,400	\$6,00	
PATIO 1				02/01/200	5	1	\$578	\$1,10	
COVERED PATIO 2			01/01/2018		1	\$3,201	\$4,00		
Zoning	g								
Zoning	Zoning Zoning Des		cription Future Land Use		Land Use	Future Land Use Description			
R-1AAA	-1AAA Low Density		esidential LDR			Single Family-13500			
Utility	/ Informa	ation							
Fire Station	on Power	Phone(Analog)	Water Provider	Sewer Provide	er Garbage Pic	kup Recycle	Yard Waste	Hauler	
36.00	FPL	AT&T	SEMINOLE COUNTY UTILITIES	SEMINOLE COU UTILITIES	INTY TUE/FRI	WED	WED	Waste Pro	
Politi	cal Repr	esentation							
Commiss	ioner	US Congress	State House		State Senate		Voting Precinct		
Dist 5 - Andria Herr Dist 7 - Stephanie Murphy		Dist 29 - Scott Plakon		Dist 9 - Jason Brode	eur	11			
Scho	ol Inform	nation							
Elementa	ry School Di	strict	Middle School Distri	chool District High School District					

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Seminole

Markham Woods

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