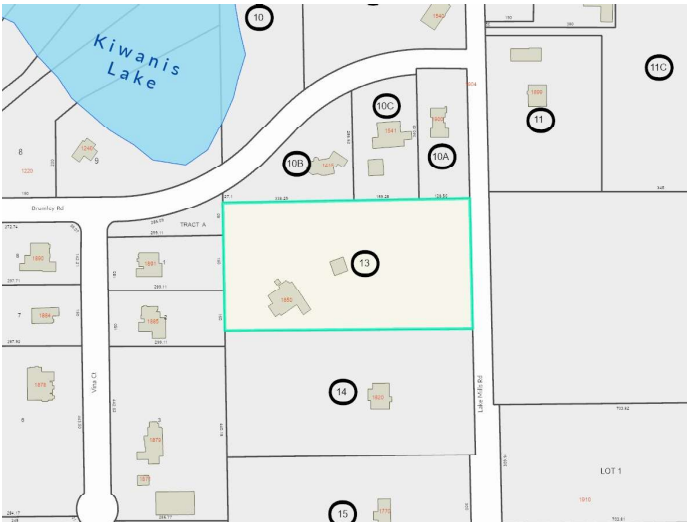


Property Record Card



Parcel: 22-21-32-300-0130-0000
 Property Address: 1850 LAKE MILLS RD CHULUOTA, FL 32766
 Owners: ZUUL LLC
 2025 Market Value \$1,034,027 Assessed Value \$1,034,027 Taxable Value \$1,034,027
 2024 Tax Bill \$12,889.68 Tax Savings with Non-Hx Cap \$567.77
 The 4 Bed/3 Bath Single Family property is 3,663 SF and a lot size of 4.93 Acres

Parcel Location



Site View



22213230001300000 06/22/2022

Parcel Information

Parcel	22-21-32-300-0130-0000
Property Address	1850 LAKE MILLS RD CHULUOTA, FL 32766
Mailing Address	1850 LAKE MILLS RD CHULUOTA, FL 32766-8709
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
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	\$629,985	\$614,775
Depreciated Other Features	\$54,042	\$54,034
Land Value (Market)	\$350,000	\$350,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$1,034,027	\$1,018,809
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$71,598
P&G Adjustment	\$0	\$0
Assessed Value	\$1,034,027	\$947,211

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,457.45
Tax Bill Amount	\$12,889.68
Tax Savings with Exemptions	\$567.77

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type
 ZUUL LLC

Legal Description

SEC 22 TWP 21S RGE 32E
N 1/2 OF SE 1/4 OF NW 1/4
OF SE 1/4

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$1,034,027	\$0	\$1,034,027
Schools	\$1,034,027	\$0	\$1,034,027
FIRE	\$1,034,027	\$0	\$1,034,027
ROAD DISTRICT	\$1,034,027	\$0	\$1,034,027
SJWM(Saint Johns Water Management)	\$1,034,027	\$0	\$1,034,027

Sales

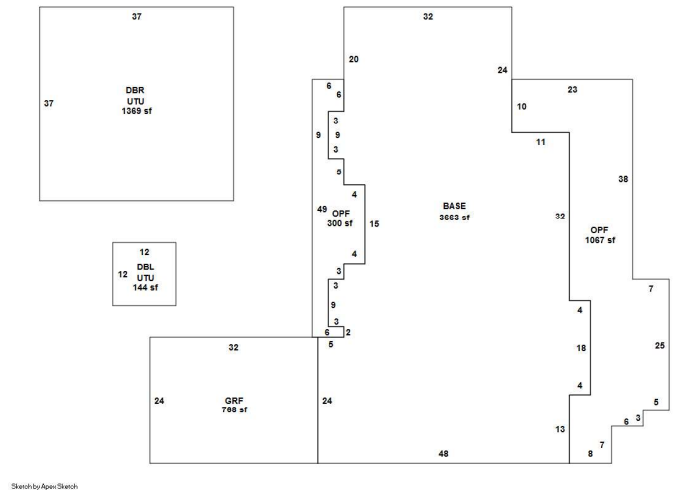
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	7/5/2019	\$800,000	09393/1958	Improved	Yes
WARRANTY DEED	7/1/2015	\$730,000	08518/1046	Improved	Yes
CORRECTIVE DEED	2/1/2000	\$100	03806/0198	Improved	No
WARRANTY DEED	7/1/1999	\$340,000	03693/1096	Improved	Yes
CORRECTIVE DEED	7/1/1999	\$100	03693/1095	Improved	No
QUIT CLAIM DEED	3/1/1988	\$100	01943/0735	Improved	No
QUIT CLAIM DEED	8/1/1987	\$100	01891/1425	Improved	No
QUIT CLAIM DEED	3/1/1986	\$100	01717/1552	Vacant	No
WARRANTY DEED	10/1/1985	\$35,000	01682/0440	Vacant	Yes

Land

Units	Rate	Assessed	Market
5 Acres	\$70,000/Acre	\$350,000	\$350,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1986/2006
Bed	4
Bath	3.0
Fixtures	10
Base Area (ft ²)	3663
Total Area (ft ²)	7311
Constuction	CB/STUCCO FINISH
Replacement Cost	\$673,781
Assessed	\$629,985

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
GARAGE FINISHED	768
OPEN PORCH FINISHED	1067
OPEN PORCH FINISHED	300
UTILITY UNFINISHED	1369
UTILITY UNFINISHED	144

Permits				
Permit #	Description	Value	CO Date	Permit Date
04391	1850 LAKE MILLS RD: WINDOW / DOOR REPLACEMENT-Single Family	\$15,306		3/18/2021
10012	REROOF	\$42,000	5/16/2019	6/7/2018
00649	BARN	\$53,283		1/29/2010
08057	MECHANICAL & CONDENSOR	\$2,190		7/12/2004
03737	REROOF	\$15,190		4/1/2003
01902	ELECTRIC WIRING	\$0		3/1/2000
01903	17 X 50 POOL	\$21,250		3/1/1994

Extra Features				
Description	Year Built	Units	Cost	Assessed
ELECTRIC HEATER - UNIT	1986	1	\$1,653	\$661
FIREPLACE 2	1986	1	\$6,000	\$2,400
POOL 3	1994	1	\$70,000	\$42,000
SUMMER KITCHEN 2	1994	1	\$10,000	\$4,000

PATIO 1	1994	1	\$1,100	\$440
PATIO 2	1994	1	\$3,500	\$1,400
WALL DECORATIVE - SF	1994	134	\$4,045	\$1,618
IRON GATE - Lin Ft	2006	96	\$2,769	\$1,523

Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Geneva
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: 432
Power Company	FPL
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	MON/THU
Recycle	THU
Yard Waste	WED
Hauler #	Waste Pro

