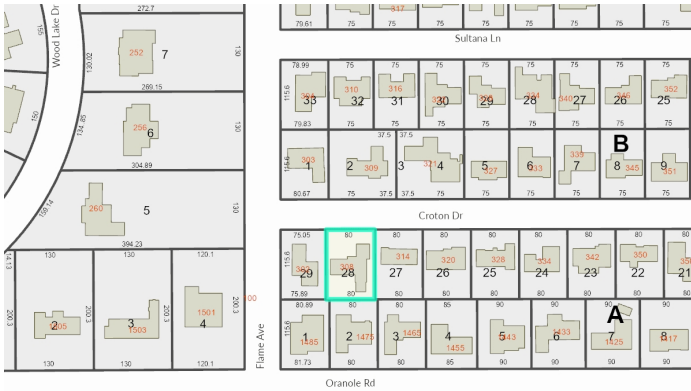


Property Record Card



Parcel: 23-21-29-503-0A00-0280
 Property Address: 308 CROTON DR MAITLAND, FL 32751
 Owners: BROWNLEE, DANIEL A
 2025 Market Value \$423,615 Assessed Value \$168,685 Taxable Value \$117,963
 2024 Tax Bill \$1,636.89 Tax Savings with Exemptions \$3,857.27
 The 3 Bed/2 Bath Single Family property is 2,060 SF and a lot size of 0.21 Acres

Parcel Location



Site View



2321295030A000280 03/04/2025

Parcel Information

Parcel	23-21-29-503-0A00-0280
Property Address	308 CROTON DR MAITLAND, FL 32751
Mailing Address	308 CROTON DR MAITLAND, FL 32751-3114
Subdivision	DRUID HILLS PARK
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2010)
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	\$325,015	\$317,341
Depreciated Other Features	\$3,600	\$3,600
Land Value (Market)	\$95,000	\$95,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$423,615	\$415,941
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$254,930	\$252,010
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$168,685	\$163,931

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,494.16
Tax Bill Amount	\$1,636.89
Tax Savings with Exemptions	\$3,857.27

Owner(s)

Name - Ownership Type
 BROWNLEE, DANIEL A

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 28 BLK A
DRUID HILLS PARK
PB 10 PG 21

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$168,685	\$50,722	\$117,963
Schools	\$168,685	\$25,000	\$143,685
FIRE	\$168,685	\$50,722	\$117,963
ROAD DISTRICT	\$168,685	\$50,722	\$117,963
SJWM(Saint Johns Water Management)	\$168,685	\$50,722	\$117,963

Sales

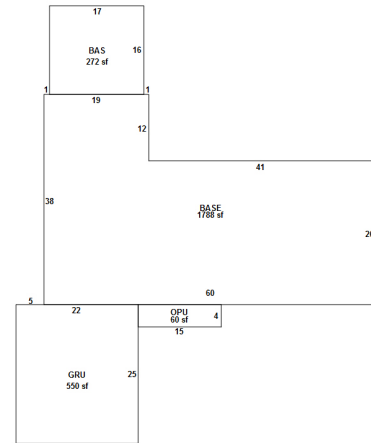
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	11/1/2009	\$170,700	07286/0538	Improved	No
SPECIAL WARRANTY DEED	11/1/2009	\$100	07286/0537	Improved	No
CERTIFICATE OF TITLE	7/1/2009	\$100	07229/0132	Improved	No
QUIT CLAIM DEED	9/1/2004	\$100	05500/0244	Improved	No
WARRANTY DEED	5/1/2001	\$135,000	04082/0252	Improved	Yes
WARRANTY DEED	10/1/1995	\$100	02987/0788	Improved	No
WARRANTY DEED	8/1/1985	\$92,500	01661/1351	Improved	Yes
WARRANTY DEED	7/1/1983	\$38,000	01474/0643	Improved	No
WARRANTY DEED	10/1/1981	\$28,000	01361/0254	Improved	No
WARRANTY DEED	7/1/1981	\$20,000	01346/1238	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$95,000/Lot	\$95,000	\$95,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1962/1999
Bed	3
Bath	2.0
Fixtures	6
Base Area (ft ²)	1788
Total Area (ft ²)	2670
Constuction	WD/STUCCO FINISH
Replacement Cost	\$361,128
Assessed	\$325,015

* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft ²)
BASE	272
GARAGE UNFINISHED	550
OPEN PORCH UNFINISHED	60

Permits				
Permit #	Description	Value	CO Date	Permit Date
02199	308 CROTON DR: SWIMMING POOL RESIDENTIAL-INGROUND SWIMMING POOL [DRUID HILLS PARK]	\$62,000		3/10/2025
03521	308 CROTON DR: ELECTRIC SOLAR WIRING-SOLAR PANELS ROOF MOUNTED [DRUID HILLS PARK]	\$83,771		3/29/2023
17093	308 CROTON DR: REROOF RESIDENTIAL-[DRUID HILLS PARK]	\$24,000		10/29/2020

Extra Features				
Description	Year Built	Units	Cost	Assessed
PATIO 3	1985	1	\$6,000	\$2,400
FIREPLACE 1	1985	1	\$3,000	\$1,200
HOME-SOLAR POWER	2023	1	\$0	\$0

Zoning	
Zoning	R-1AA
Description	Single Family-11700
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Lake Orienta
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 3 - Lee Constantine
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 55

Utilities	
Fire Station #	Station: 14 Zone: 142
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Management

