

Property Record Card



Parcel: **06-20-32-300-001D-0000**
 Property Address: **1760 MULLET LAKE PARK RD GENEVA, FL 32732**
 Owners: **CHAUDOIN, MICHAEL S**
 2025 Market Value \$825,880 Assessed Value \$533,267 Taxable Value \$482,545
 2024 Tax Bill \$6,316.93 Tax Savings with Exemptions \$4,184.09
 The 5 Bed/3.5 Bath Single Family property is 4,424 SF and a lot size of 4.52 Acres

Parcel Location



Site View



Parcel Information

Parcel	06-20-32-300-001D-0000
Property Address	1760 MULLET LAKE PARK RD GENEVA, FL 32732
Mailing Address	1760 MULLET LAKE PARK RD GENEVA, FL 32732-9689
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2008)
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	\$660,880	\$644,990
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$165,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$825,880	\$794,990
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$292,613	\$276,752
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$533,267	\$518,238

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$10,501.02
Tax Bill Amount	\$6,316.93
Tax Savings with Exemptions	\$4,184.09

Owner(s)

Name - Ownership Type
 CHAUDOIN, MICHAEL S

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

SEC 06 TWP 20S RGE 32E S 330 FT OF N 2283
FT OF E 660 FT OF NE 1/4 (LESS RD)

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$533,267	\$50,722	\$482,545
Schools	\$533,267	\$25,000	\$508,267
FIRE	\$533,267	\$50,722	\$482,545
ROAD DISTRICT	\$533,267	\$50,722	\$482,545
SJWM(Saint Johns Water Management)	\$533,267	\$50,722	\$482,545

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/2000	\$43,000	03977/1723	Vacant	Yes
QUIT CLAIM DEED	11/1/2000	\$100	03977/1722	Vacant	No
QUIT CLAIM DEED	10/1/1996	\$100	03143/1470	Vacant	No
QUIT CLAIM DEED	5/1/1991	\$100	02299/0466	Vacant	No

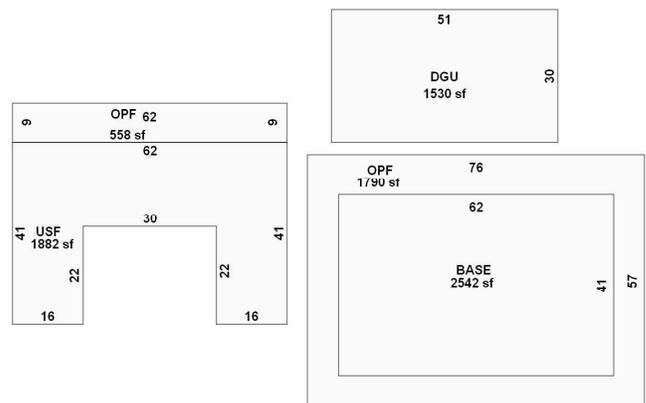
Land

Units	Rate	Assessed	Market
5 Acres	\$33,000/Acre	\$165,000	\$165,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2006
Bed	5
Bath	3.5
Fixtures	13
Base Area (ft ²)	2542
Total Area (ft ²)	8302
Constuction	CB/WD/SDNG COMBO
Replacement Cost	\$706,824
Assessed	\$660,880

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
DETACHED GARAGE UNFINISHED	1530
OPEN PORCH FINISHED	558
OPEN PORCH FINISHED	1790
UPPER STORY FINISHED	1882

Permits				
Permit #	Description	Value	CO Date	Permit Date
03666	1760 MULLET LAKE PARK RD: EZ REROOF RESIDENTIAL-	\$43,900		3/14/2023
04004	DETACHED GARAGE; PAD PER PERMIT 2510 PERCH RD DRAWN	\$54,747		4/17/2007
07262		\$445,331	3/21/2006	4/11/2005

Extra Features				
Description	Year Built	Units	Cost	Assessed

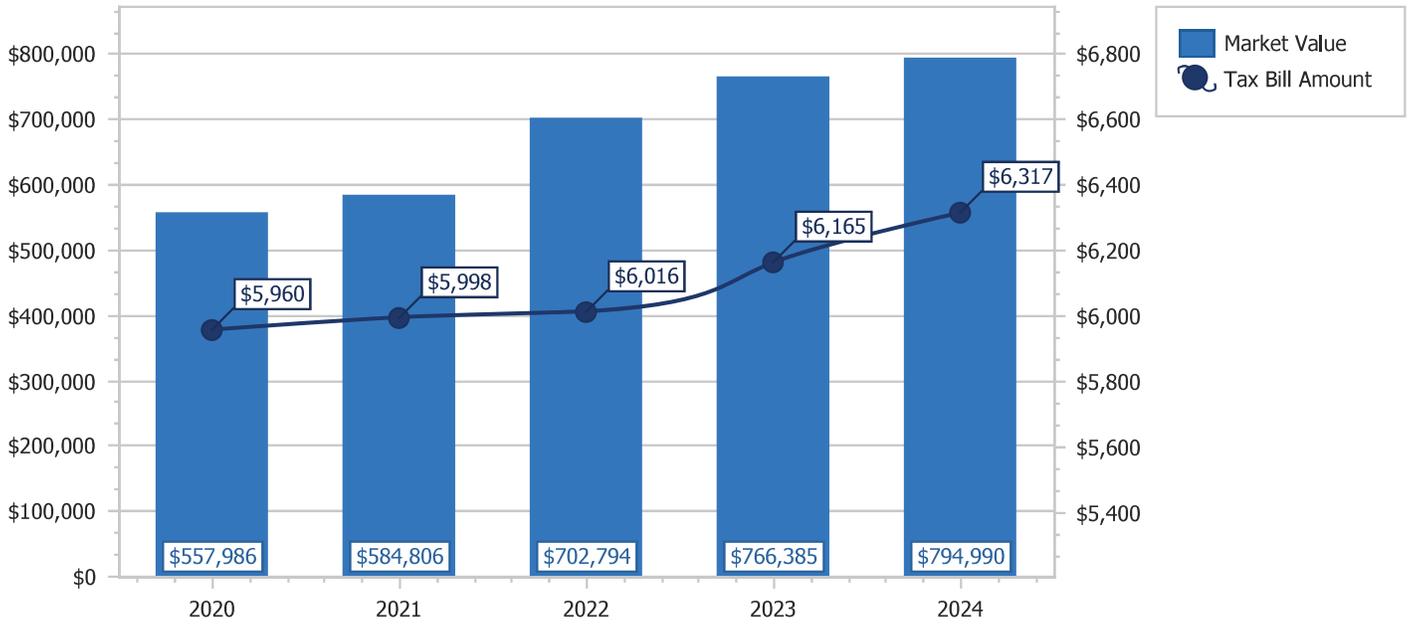
Zoning	
Zoning	A-5
Description	Rural-5Ac
Future Land Use	R5
Description	Rural-5

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 19

School Districts	
Elementary	Geneva
Middle	Chiles
High	Oviedo

Utilities	
Fire Station #	Station: 42 Zone: 422
Power Company	FPL
Phone (Analog)	AT&T
Water	Mullet Lake Water Assoc.
Sewage	
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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