

Property Record Card

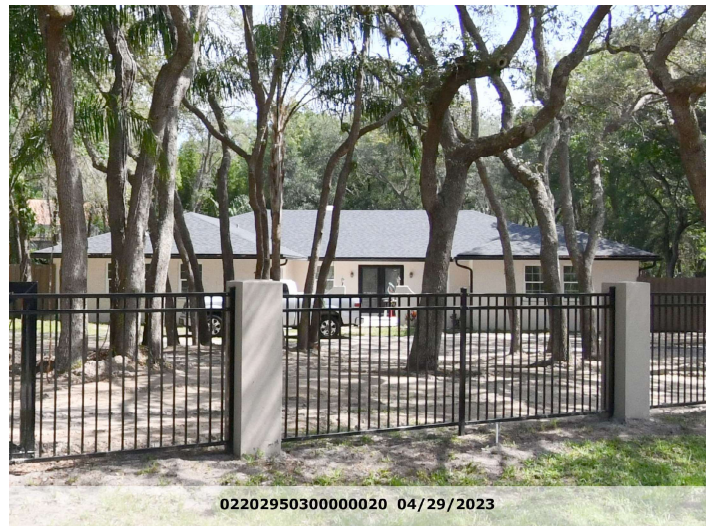


Parcel: 02-20-29-503-0000-0020
Property Address: 3440 DAWN CT LAKE MARY, FL 32746
Owners: JUSTIN, TODD J; JUSTIN, SANDRA
 2025 Market Value \$764,171 Assessed Value \$701,506 Taxable Value \$701,506
 2024 Tax Bill \$8,122.95 Tax Savings with Non-Hx Cap \$579.05
 The 4 Bed/3.5 Bath Single Family - History Of Sinkhole Activity property is 3,722 SF and a lot size of 1.06 Acres

Parcel Location



Site View



02202950300000020 04/29/2023

Parcel Information

Parcel	02-20-29-503-0000-0020
Property Address	3440 DAWN CT LAKE MARY, FL 32746
Mailing Address	3440 DAWN CT LAKE MARY, FL 32746-4002
Subdivision	DAWN ESTATES
Tax District	01:County Tax District
DOR Use Code	0107:Single Family - History Of Sinkhole Activity
Exemptions	HOMESTEAD - SUBMITTED (Process Completion Estimate: 2/11/2025)
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	\$590,697	\$515,232
Depreciated Other Features	\$33,474	\$33,561
Land Value (Market)	\$140,000	\$110,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$764,171	\$658,793
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$62,665	\$73,020
P&G Adjustment	\$0	\$0
Assessed Value	\$701,506	\$585,773

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,702.00
Tax Bill Amount	\$8,122.95
Tax Savings with Exemptions	\$579.05

Owner(s)

Name - Ownership Type
JUSTIN, TODD J - Tenancy by Entirety
JUSTIN, SANDRA - Tenancy by Entirety

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 2
DAWN ESTATES
PB 18 PG 19

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$701,506	\$0	\$701,506
Schools	\$764,171	\$0	\$764,171
FIRE	\$701,506	\$0	\$701,506
ROAD DISTRICT	\$701,506	\$0	\$701,506
SJWM(Saint Johns Water Management)	\$701,506	\$0	\$701,506

Sales

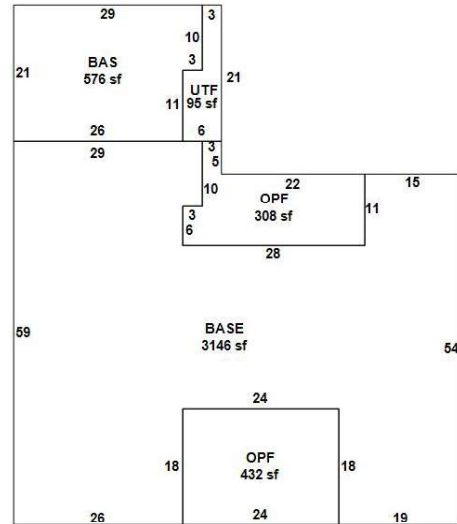
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	1/4/2025	\$100	10758/0770	Improved	No
WARRANTY DEED	12/2/2022	\$665,000	10362/0916	Improved	Yes
WARRANTY DEED	3/1/2016	\$80,000	08648/0337	Improved	No
QUIT CLAIM DEED	10/1/2004	\$100	05483/0318	Improved	No
QUIT CLAIM DEED	10/1/2004	\$100	05483/0316	Improved	No
QUIT CLAIM DEED	12/1/2002	\$100	04629/1712	Improved	No
QUIT CLAIM DEED	3/1/2002	\$100	04353/1882	Improved	No
WARRANTY DEED	4/1/1998	\$213,500	03398/1707	Improved	No
WARRANTY DEED	4/1/1991	\$185,000	02281/1676	Improved	Yes
WARRANTY DEED	1/1/1987	\$200,000	01811/1694	Improved	Yes
WARRANTY DEED	3/1/1978	\$78,000	01161/0772	Improved	Yes
WARRANTY DEED	1/1/1975	\$7,500	01046/0526	Vacant	No

Land

Units	Rate	Assessed	Market
1 Lot	\$140,000/Lot	\$140,000	\$140,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1976/2010
Bed	4
Bath	3.5
Fixtures	13
Base Area (ft ²)	3146
Total Area (ft ²)	4557
Constuction	CB/STUCCO FINISH
Replacement Cost	\$621,786
Assessed	\$590,697

* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft ²)
BASE	576
OPEN PORCH FINISHED	308
UTILITY FINISHED	95
OPEN PORCH FINISHED	432

Permits				
Permit #	Description	Value	CO Date	Permit Date
02542	3440 DAWN CT: ELECTRICAL - RESIDENTIAL-Front Gate [DAWN ESTATES]	\$2,200		7/19/2024
15624	3440 DAWN CT: GAS - RESIDENTIAL-[DAWN ESTATES]	\$0		11/2/2023
10973	3440 DAWN CT: RES ALTERATIONS TO INCLUDE NEW COV FRONT ENTRY [DAWN ESTATES]	\$120,000	4/22/2024	7/31/2023
04175	3440 DAWN CT: REROOF RESIDENTIAL-[DAWN ESTATES]	\$28,900		3/21/2022
09036	FOUNDATION REPAIR	\$7,500		6/30/2017
08160	SINKHOLE REPAIR	\$200,000		10/14/2010
01644	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$5,000		1/24/2005
02180	REPAIR CRACKED BLOCK WALLS	\$2,500		3/1/2003
10866	FILL CONCRETE DOWN CELLS	\$4,500		11/1/2002
10867	REROOF	\$5,200		11/1/2002
03706	REMOVE & ADD ELEC SWITCHES	\$200		5/1/1998

Extra Features				
Description	Year Built	Units	Cost	Assessed
FIREPLACE 2	1976	1	\$6,000	\$2,400
POOL 2	1976	1	\$45,000	\$27,000
GAS HEATER - UNIT	1976	1	\$1,653	\$661
PATIO 2	2023	1	\$3,500	\$3,413
SHED - NO VALUE	2023	1	\$0	\$0

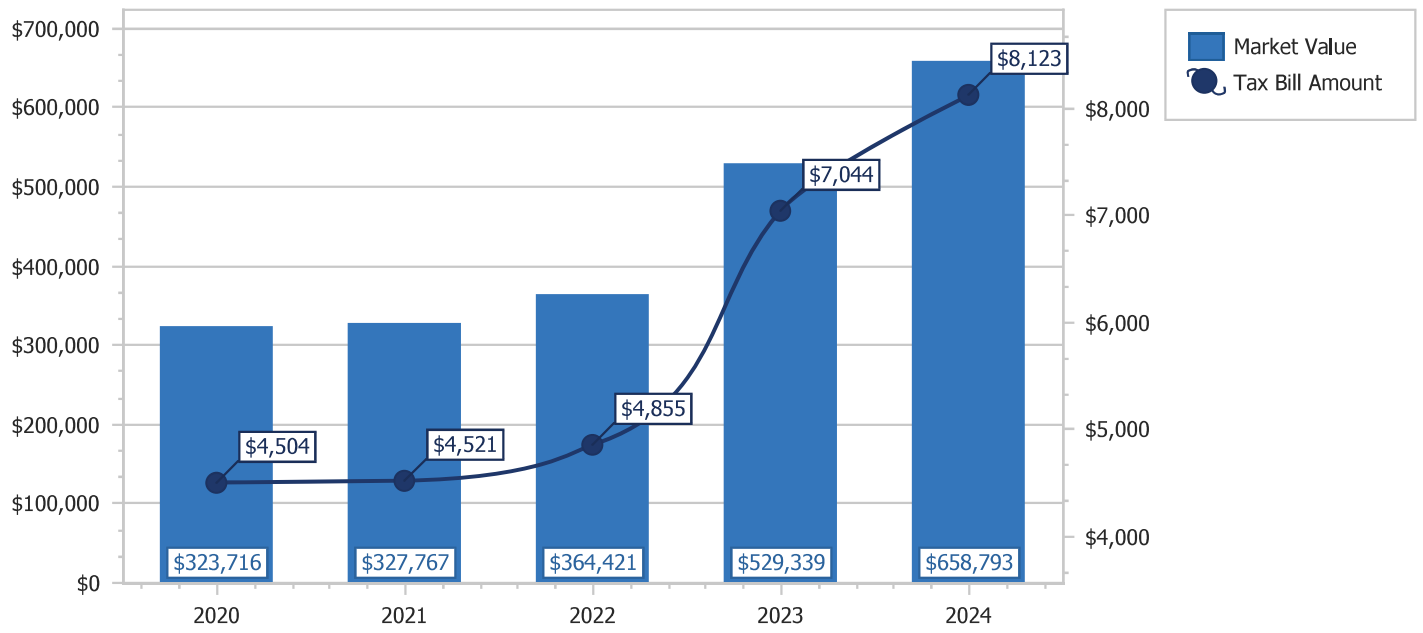
Zoning	
Zoning	R-1AAA
Description	Single Family-13500
Future Land Use	LDR
Description	Low Density Residential

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 11

School Districts	
Elementary	Heathrow
Middle	Markham Woods
High	Seminole

Utilities	
Fire Station #	Station: 36 Zone: 361
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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