

# Property Record Card



**Parcel:** 28-21-30-300-025G-0000  
**Property Address:** 1971 HOWELL BRANCH RD MAITLAND, FL 32751  
**Owners:** MUDDONE LLC  
 2025 Market Value \$567,231 Assessed Value \$513,533 Taxable Value \$513,533  
 2024 Tax Bill \$7,854.69 Tax Savings with Non-Hx Cap \$164.42  
 Stores General-One Story property w/1st Building size of 4,544 SF and a lot size of 0.46 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	28-21-30-300-025G-0000
Property Address	1971 HOWELL BRANCH RD MAITLAND, FL 32751
Mailing Address	1973 HOWELL BRANCH RD MAITLAND, FL 32751-5901
Subdivision	
Tax District	C1:Casselberry
DOR Use Code	11:Stores General-One Story
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	\$190,727	\$183,381
Depreciated Other Features	\$18,484	\$16,408
Land Value (Market)	\$358,020	\$281,504
Land Value Agriculture	\$0	\$0
Just/Market Value	\$567,231	\$481,293
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$53,698	\$14,445
P&G Adjustment	\$0	\$0
Assessed Value	\$513,533	\$466,848

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$8,019.11
Tax Bill Amount	\$7,854.69
Tax Savings with Exemptions	\$164.42

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type  
 MUDDONE LLC

## Legal Description

SEC 28 TWP 21S RGE 30E  
BEG 366 FT W & 25 FT N OF SE COR OF  
SW 1/4 OF SW 1/4 RUN N 200 FT W  
141.50 FT S 200 FT E 140.90 FTO TO  
BEG (LESS S 25 FT FOR RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$513,533	\$0	\$513,533
Schools	\$567,231	\$0	\$567,231
CASSELBERRY BONDS	\$513,533	\$0	\$513,533
FIRE	\$513,533	\$0	\$513,533
CITY CASSELBERRY	\$513,533	\$0	\$513,533
SJWM(Saint Johns Water Management)	\$513,533	\$0	\$513,533

## Sales

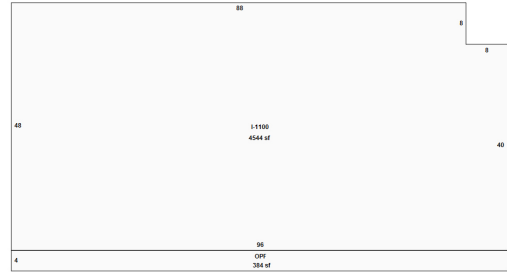
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
PROBATE RECORDS	7/1/2012	\$100	07827/1755	Improved	No
QUIT CLAIM DEED	2/1/2009	\$100	07148/1083	Improved	No
WARRANTY DEED	10/1/2008	\$100	07076/1642	Improved	No
WARRANTY DEED	2/1/1997	\$100	03228/1821	Improved	No
WARRANTY DEED	9/1/1996	\$100	03212/0107	Improved	No

## Land

Units	Rate	Assessed	Market
19,890 SF	\$18/SF	\$358,020	\$358,020

Building Information	
#	1
Use	MASONRY PILASTER .
Year Built*	1984
Bed	
Bath	
Fixtures	0
Base Area (ft²)	4544
Total Area (ft²)	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$349,958
Assessed	\$190,727

\* Year Built = Actual / Effective



Building 1

Appendages	
Description	Area (ft²)
OPEN PORCH FINISHED	384

Permits				
Permit #	Description	Value	CO Date	Permit Date
01399	MECHANICAL	\$11,950		8/6/2020
01855	REROOF; PAD PER PERMIT 1973 HOWELL BRANCH RD	\$12,465		11/10/2004
00817	SEPARATE SERVICE FOR SIGN; PAD PER PERMIT 1973 HOWELL BRANCH RD	\$500		5/27/2004
00577	POLE SIGN REPLACEMENT DUE TO CAR DAMAGE; PAD PER PERMIT 1973 HOWELL BRANCH RD	\$1,900		4/16/2004
00185	PLUMBING; PAD PER PERMIT 1981 HOWELL BRANCH RD; BUD MUDD'S POOLS	\$4,450		2/1/2000
00186	PLUMBING; BUD MUDD'S POOLS	\$4,450		2/1/2000
07745	384 6' HIGH CHAIN LINK FENCE	\$990		11/1/1997

Extra Features				
Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1984	14912	\$40,262	\$16,105
6' CHAIN LINK FENCE - LIN FT	1997	384	\$5,948	\$2,379

Zoning	
Zoning	CG
Description	
Future Land Use	COMM
Description	

School Districts	
Elementary	English Estates
Middle	South Seminole
High	Lake Howell

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 64

Utilities	
Fire Station #	Station: 25 Zone: 254
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Casselberry
Sewage	City Of Casselberry
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

