

## Cross Property 360 Property View

## 2346 MEADOW LANE, PORT ORANGE, Florida 32128

Listing

06352805 2346 MEADOW LN, PORT ORANGE, FL 32128



<b>County:</b> Volusia	<b>Status:</b> Active
<b>Subdiv:</b> TOMOKA FARMS	<b>On Market Date:</b> 10/16/2025
<b>Subdiv/Condo:</b> Tomoka Farms	<b>List Price:</b> \$525,000
<b>Beds:</b> 3	<b>Year Built:</b> 1981
<b>Baths:</b> 3/0	<b>Special Sale:</b> None
<b>Pool:</b> None	<b>ADOM:</b> 94
<b>Property Style:</b> Single Family Residence	<b>CDOM:</b> 94
<b>Lot Features:</b> Cleared, In County, Pasture/Agriculture, Private, Street Unpaved, Unincorporated, Zoned for Horses	
<b>Total Acreage:</b> 5 to less than 10	<b>Pets:</b>
<b>Minimum Lease Period:</b> No Minimum	<b>Max Times per Yr:</b>
<b>Garage:</b> Yes <b>Attach:</b> No <b>Spacs:</b> 1	<b>Carport:</b> No <b>Spacs:</b>
<b>Garage/Parking Features:</b> Boat Parking, Driveway, RV Parking	<b>Heated Area:</b> 1,504 SqFt / 140 SqM
<b>Assigned Spacs:</b>	<b>Total Area:</b> 2,432 SqFt / 226 SqM
<b>LP/SqFt:</b> \$349.07	
<b>New Construction:</b> No	
<b>Total Annual Assoc Fees:</b> \$0.00	
<b>Average Monthly Fees:</b> \$0.00	
<b>Flood Zone Code:</b> X	

LOCATION, LOCATION! Property can qualify for NO Money Down Financing. This charming country true Log Cabin Home is situated on 5 Acres in the Tomoka Farms area, with the front 2.5 Acres being cleared pasture and mowable. The property is fenced with a pond in the uncleared area. It is so private and simply picturesque! This private countryside retreat is just minutes away from the Port Orange Pavilion, Shopping, Schools, I-95, I-4, and both Daytona and New Smyrna Beaches. The primary residence is an updated log cabin full of character, constructed with large, rough-cut cedar wood logs. Relax and enjoy the country lifestyle on the covered Front Porch. Enter the home into a huge Open Concept Great Room and Kitchen combination floor plan featuring large windows and two sets of double sliding doors that flood the living space with natural light, bringing the outside indoors. This area has a raised Cathedral Ceiling with a center Wooden Beam sporting a New Propeller Blade Ceiling Fan. Delight in the warmth from the free-standing Wood-Burning Fireplace, keeping cozy on those cooler days. Enjoy eating and conversing around the oversized Island topped with a polished Live-Edge Countertop. The Kitchen features Newer Stainless Steel Appliances, a deep double sink with a new faucet, and Subway Tile Backsplash surrounds the wooden cabinets. The bedrooms are split in the floor plan for privacy. The Primary Bedroom is large, with a big walk-in closet, and has its own full bathroom ensuite. There is direct exterior access from the Master onto the back Deck and is just steps away from the bonfire pit. The Two Secondary Bedrooms have New Ceiling Fans and share a Full Bathroom. The inside Utility Room is conveniently located off the kitchen with extra storage space. The home has newly updated Light and Fan Fixtures, interior Paint, and Vinyl Flooring throughout. The Detached building can be personalized to meet the new owner's needs. Is it an In-Law Suite, Guest House, Workshop, Play House, Man Cave, Art Studio, or SheShed? This building has two rooms, one full bathroom, and a partial kitchenette with Epoxy Flooring throughout. It has a second unpermitted septic system. Off the driveway, there is a Detached Metal Garage/Workshop with a tall One Bay Roll-up Door (16 X 30). Park your car/truck and/or store your boats, machinery, and other toys here! At one time, the entire acreage was cleared like the adjacent properties. This is a beautifully private and unique property waiting to be utilized to meet your desires! Contact me to learn more and schedule your tour. Let's work together!

## Land, Site, and Tax Information

**Legal Desc:** 24 16 32 S 342.02 FT OF W 685.08 FT OF SW 1/4 OF NW 1/4 PER OR 4425 PG 3869 PER OR 7338 PG 1461PER OR 7440 PG 0472 PER OR 7484 PG 4794 PER OR 7932 PG 1231 PER OR 8608 PG 2183

**SE/TP/RG:** 24-16-32

**Subdivision #:**

**Between US 1 & River:**No

**Tax ID:** [6224-00-00-0140](#)

**Taxes:** \$6,855

**Homestead:** No

**Development:** Tomoka Farms

**Alt Key/Folio #:** 3318625

**Ownership:** Fee Simple

**Flood Zone:** X

**Floors in Unit/Home:** One

**Book/Page:** 4009-3

**Total # of Floors:**

**Land Lease Y/N:** No

**Lot Dimensions:**

## Land Lease Fee:

**Water Access:** Yes-Pond

## Interior Information

**A/C:** Wall/Window Unit(s)

**Heat/Fuel:** Wall Units / Window Unit

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Septic Tank

**Water:** Canal/Lake For Irrigation, Public

**Fireplace:** Yes-Free Standing, Living Room, Wood Burning

**Heated Area Source:** Public Records

**Appliances Incl:** Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Flooring Covering:** Vinyl, Wood

**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments  
**# of Wells:** 1  
**# of Septics:** 2

**In-Law Suite:** Yes  
 Private Entrance

**ILS Under Air SQFT:** 520

**ILS Total SQFT:** 520

**ILS Desc:** 1 Bathroom, 1 Bedroom, Detached (ADU), Kitchenette,

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Closet Type**

**Features**

Great Room	First	25x14	Vinyl		Ceiling Fan(s)
Kitchen	First	25x11	Vinyl		Breakfast Bar
Primary Bedroom	First	21x14	Vinyl	Walk-in Closet	Ceiling Fan(s)
Workshop	First	16x30			

**Exterior Information****Other Structures:** Corral(s), Guest House, Shed(s), Storage**Ext Construction:** Log**Roof:** Metal**Garage Dim:**  
**Architectural Style:** Cabin**Property Description:****Ext Features:** Lighting, Other, Private Mailbox, Sliding Doors**Pool:** None**Pool Dimensions:****Spa:** No**Pool Features:****Patio And Porch Features:** Covered, Deck, Front Porch, Patio, Rear Porch**Foundation:** Crawlspace**Garage/Parking Features:** Boat Parking, Driveway, RV Parking**Road Surface Type:** Dirt**Road Responsibility:** Private Maintained Road**Farm Type:** Cattle, Livestock, Other**Horse Amenities:****Barn Features:****Fencing:** Fenced, Wire, Wood**Green Energy Generation:****Green Features****Green Energy Generation Y/N:** No**Community Information****HOA Pmt Sched:****Master Assn/Name:** No**Condo Fee:****Elementary School:** Sweetwater Elem**Lease Restrictions:** No**Mo Maint\$(add HOA):****Master Assn Fee:****Master Assn Ph:****Housing for Older Per:** No**Other Fee:****Middle School:** Silver Sands Middle**High School:** Atlantic High**Realtor Information****List Agent:** Janie Harris PA**List Agent E-mail:** janieharrisrealtor@gmail.com**List Agent ID:** 261211263**List Agent Fax:** 888-240-1881**List Agent Direct:** 417-848-7333**List Agent Cell:** 417-848-7333**List Office:** UNITED REAL ESTATE PREFERRED**Original Price:** \$525,000**On Market Date:** 10/16/2025**List Office Fax:** 888-240-1881**Call Center #:****List Office ID:** 50023**List Office Phone:** 407-243-8840**LP/SqFt:** \$349.07**Delayed Distribution YN:** No**Delayed Dist. Date:****Seller Representation:** Transaction Broker**Listing Service Type:** Full Service**Occupant Type:** Owner**Owner:** TODD & AMYLYN MICHAELIS**Financing Avail:** Cash, Conventional, FHA, USDA Loan, VA Loan**Owner Phone:****Listing Type:** Exclusive Right To Sell**Realtor Info:** As-Is**Confidential Info:****Showing Instructions:** Lockbox - SentriLock, Listing Agent Must Accompany, See Remarks, Use ShowingTime Button**Showing Considerations:****Driving Directions:** From TOMOKA FARMS ROAD - EAST on HALIFAX -SOUTH on MEADOW LANE, Property is on the right.**Realtor Remarks:** The Log Cabin home is a 3BR, 2BA, 1,504 sq ft. home. The Detached Building is 520 sq. ft with 1 BR, 1 Full BA, 1 Living Area with a partial Kitchenette. This structure's water is turned off, was not utilized by the current owners, and is AS-IS for the new owner to personalize for their needs. Please email all offers with attachments and verifiable POF and/or Pre-approval letter with the most current FAR/BAR AS-IS CONTRACT to the listing agent's email, janieharrisrealtor@gmail.com, then text her cell phone (417-848-7333) for confirmation receipt. All information is deemed accurate but is not guaranteed. The buyer is to verify all information during their contractual inspection period. The seller is requesting the inspection period in the contract to be 7 days. Thank you!**Documents and Disclosures****Status of Documents and Disclosures****Seller Property Disclosure****Attached****Flood Disclosure****Attached****Seller's Preferred Closing Agent****Closing Agent Name:** AMY JENNIS**Email:** amyjennis@modescrow.com**Address:** 7680 Universal Blvd, Ste 575 Orlando, Florida 32819**Closing Company Name:** CRYSTAL LAKE SETTLEMENT**Phone:** 407-205-1517**Fax:**

Tax

**Owner Information**

Owner:	<b>Michaelis Todd A</b>	Owner (Alternate Format):	<b>Todd A Michaelis</b>
Mailing Address:	<b>2346 Meadow Ln</b>	Mailing City & State:	<b>Port Orange FL</b>
Mailing Zip:	<b>32128</b>	Mailing ZIP + 4:	<b>3701</b>
Mailing Carrier Route:	<b>R038</b>	Owner Vesting:	<b>Single Man</b>
Owner Occupied:	<b>Yes</b>		

**Location Information**

Neighborhood Code:	<b>3277-3277</b>	Subdivision #:	<b>00</b>
Township:	<b>16S</b>	Range:	<b>32E</b>
Section:	<b>24</b>	Property ZIP:	<b>32128</b>

Property ZIP 4:	<b>3701</b>	Property Carrier Route:	<b>R038</b>
Census Tract:	<b>083207</b>	Census Block:	<b>02</b>
Census Block Group:	<b>3</b>	Zoning:	<b>01A</b>
Zoning Desc:	<b>AGRICULTURE-01A</b>	School District Name:	<b>Volusia County SD</b>
Map 1:	<b>E1-0030-24</b>	Map 2:	<b>16S32E24</b>
Spatial Flood Zone Code:	<b>X</b>	Spatial Flood Zone Date:	<b>02/19/2014</b>
Spatial Flood Panel:	<b>12127C0506H</b>		

### Estimated Value

RealAVM™:	<b>\$499,700</b>	Estimated Value Range High:	<b>\$542,200</b>
Estimated Value Range Low:	<b>\$457,100</b>	Value As Of:	<b>01/05/2026</b>
Confidence Score:	<b>92</b>	Forecast Standard Deviation:	<b>9</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

### Tax Information

Folio/Strap/PID (1):	<b>6224-00-00-0140</b>	Folio/Strap/PID (2):	<b>3318625</b>
Folio/Strap/PID (3):	<b>622400000140</b>	Account Number:	<b>3318625</b>
% Improved:	<b>51</b>	Tax Area:	<b>200</b>
Total Taxable Value:	<b>\$373,563</b>	Plat Book-Page:	<b>4009-3</b>
Legal Description:	<b>24 16 32 S 342.02 FT OF W 685.08 FT OF SW 1/4 OF NW 1/4 PER OR 4425 PG 3869 PER OR 7338 PG 1461PER OR 7440 PG 0472 PER OR 7484 PG 4794 PER OR 7932 PG 1231 PER OR 8608 PG 2183</b>		

### Assessment & Taxes

Assessment Year	2025	2024	2023
Just Value - Total	<b>\$373,563</b>	<b>\$366,545</b>	<b>\$346,749</b>
Just Value - Land	<b>\$182,750</b>	<b>\$210,750</b>	<b>\$196,750</b>
Just Value - Improved	<b>\$190,813</b>	<b>\$155,795</b>	<b>\$149,999</b>
Assessed Value - Total	<b>\$373,563</b>	<b>\$162,051</b>	<b>\$158,357</b>
Assessed Value - Land	<b>\$182,750</b>		
Assessed Value - Improved	<b>\$190,813</b>		
YOY Assessed Change (\$)	<b>\$211,512</b>	<b>\$3,694</b>	
YOY Assessed Change (%)	<b>131%</b>	<b>2%</b>	
Tax Year	<b>2025</b>	<b>2024</b>	<b>2023</b>
Total Tax	<b>\$6,855.45</b>	<b>\$2,422.66</b>	<b>\$2,375.67</b>
Change (\$)	<b>\$4,433</b>	<b>\$47</b>	
Change (%)	<b>183%</b>	<b>2%</b>	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate			<b>17.2995</b>
County			<b>17.2995</b>

### Characteristics

County Use:	<b>Waste Land</b>	State Land Use Desc:	<b>SINGLE FAMILY-01</b>
Land Use - CoreLogic:	<b>Sfr</b>	Building Type:	<b>Single Family</b>
Year Built:	<b>1981</b>	Living Square Feet:	<b>1,504</b>
Living Square Feet:	<b>1,504</b>	Total Building Sq Ft:	<b>1,504</b>
Total Building Sq Ft:	<b>1,504</b>	Heated Sq Ft:	<b>1,504</b>
Ground Level Sq Ft:	<b>1,504</b>	Stories:	<b>1.0</b>
Bedrooms:	<b>3</b>	Total Baths:	<b>2</b>
Full Baths:	<b>2.000</b>	Bath Fixtures:	<b>6</b>
Fireplace:	<b>Y</b>	Fireplaces:	<b>1</b>
Cooling Type:	<b>Yes</b>	Fuel Type:	<b>NONE</b>
Porch:	<b>Finished/Open Porch</b>	Patio Type:	<b>Deck</b>
Roof Type:	<b>GABLE</b>	Roof Frame:	<b>METAL</b>
Roof Shape:	<b>GABLE</b>	Construction:	<b>Wood Frame/Cb</b>

Interior Wall:  
Floor Covering Material:  
Lot Sq Ft:

**PLYWOOD PANEL**  
**HARDWOOD**  
**217,800**

Exterior:  
Foundation:  
Lot Acres:

**Log**  
**Slab**  
**5.000**

## Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
<b>Bas Res. Area</b>	<b>1,504</b>			<b>1981</b>	<b>\$77,185</b>
<b>Wood Deck</b>	<b>288</b>			<b>1981</b>	<b>\$3,601</b>
<b>Open Fin Porch</b>	<b>168</b>			<b>1981</b>	<b>\$3,136</b>
<b>Shed Res</b>	<b>110</b>			<b>1981</b>	<b>\$188</b>
<b>Shed Res</b>	<b>636</b>			<b>1998</b>	<b>\$1,087</b>
<b>Shed Res</b>	<b>141</b>			<b>1998</b>	<b>\$1,326</b>
<b>Shed Res</b>	<b>226</b>				<b>\$386</b>

## Photos



MODERN LOG CABIN HOME



FRONT VIEW OF HOME



5 ACRES



FRONT VIEW OF HOME



COVERED FRONT PORCH



BEAUTIFUL!



BACK PORCH



BACK PORCH



BACK VIEW OF HOME



SOUTH VIEW OF HOME



BACK HOME VIEW



FIRE PIT



GREAT ROOM WITH CATHEDRAL CEILING



WOOD-BURNING FIREPLACE



OPEN FLOORPLAN



KITCHEN WITH LARGE ISLAND



GREAT ROOM



GREAT ROOM WITH LARGE WINDOWS



GREAT ROOM KITCHEN COMBINATION



KITCHEN WITH NEWER SS APPLIANCES



2 SLIDING DOORS TO BACK DECK



WOODEN CABINETS SUBWAY BACK SPLASH



KITCHEN GREAT ROOM COMBINATION



KITCHEN WITH LARGE ISLAND



PRIMARY BEDROOM



PRIMARY BEDROOM



PRIMARY BEDROOM



SLIDING FARM HOUSE CLOSET DOOR



PRIMARY BEDROOM



LARGE WALK-IN CLOSET



FULL BATHROOM



LARGE UTILITY ROOM WITH EXTRA STORAGE



BEDROOM 1



BEDROOM 1



HALL BATHROOM



BEDROOM 2



BEDROOM 2



GUEST HOUSE BEHIND LOG HOME



GUEST HOUSE



GUEST HOUSE KITCHENETTE



GUEST HOUSE



GUEST HOUSE FULL BATHROOM



OCEAN IN THE DISTANCE



POND ADJOINS NEIGHBORS POND



5 ACRES



MOWABLE PASTURE



FENCED PASTURE



GARAGE/WORKSHOP 16 X 30



GARAGE/WORKSHOP WITH ELECTRICITY



PRIVATE COUNTRY LIVING

History

**Listing History from MLS**MLS#: [06352805](#)

Active

2346 Meadow Ln PORT ORANGE 32128

Tax ID: 6224-00-00-0140

PropType: RESI

LO: UNITED REAL ESTATE PREFERRED

LA: Janie Harris PA



Eff Date  
10/16/2025

Change Type  
New Listing

Change Info  
->ACT

Current Price  
\$525,000

DOM

**MLS#:** [V4936710](#)  
Sold

**2346 Meadow Ln PORT ORANGE 32128**  
Tax ID: 6224-00-00-0140

**PropType:** RESI  
**LO:** ADAMS, CAMERON & CO., REALTORS  
**LA:** Gina Sweringen



Eff Date  
09/12/2024  
08/11/2024  
08/01/2024  
07/27/2024  
06/27/2024  
06/22/2024  
06/07/2024

Change Type  
Closed  
Pending  
Back On Market  
Pending  
Back On Market  
Pending  
New Listing

Change Info  
PND->SLD  
ACT->PND  
PND->ACT  
ACT->PND  
PND->ACT  
ACT->PND  
->ACT

Current Price  
\$455,000  
\$499,900  
\$499,900  
\$499,900  
\$499,900  
\$499,900  
\$499,900

DOM

**MLS#:** [V4721543](#)  
Sold

**2346 Meadow Ln PORT ORANGE 32128**  
Tax ID: 24-16-32-00-00-0140

**PropType:** RESI  
**LO:** KELLER WILLIAMS RLTY FL. PARTN  
**LA:** Jane Sciortino



Eff Date  
12/15/2017  
11/24/2017  
11/12/2017

Change Type  
Closed  
Pending  
New Listing

Change Info  
PNC->SLD  
ACT->PNC  
->ACT

Current Price  
\$215,000  
\$268,000  
\$268,000

DOM

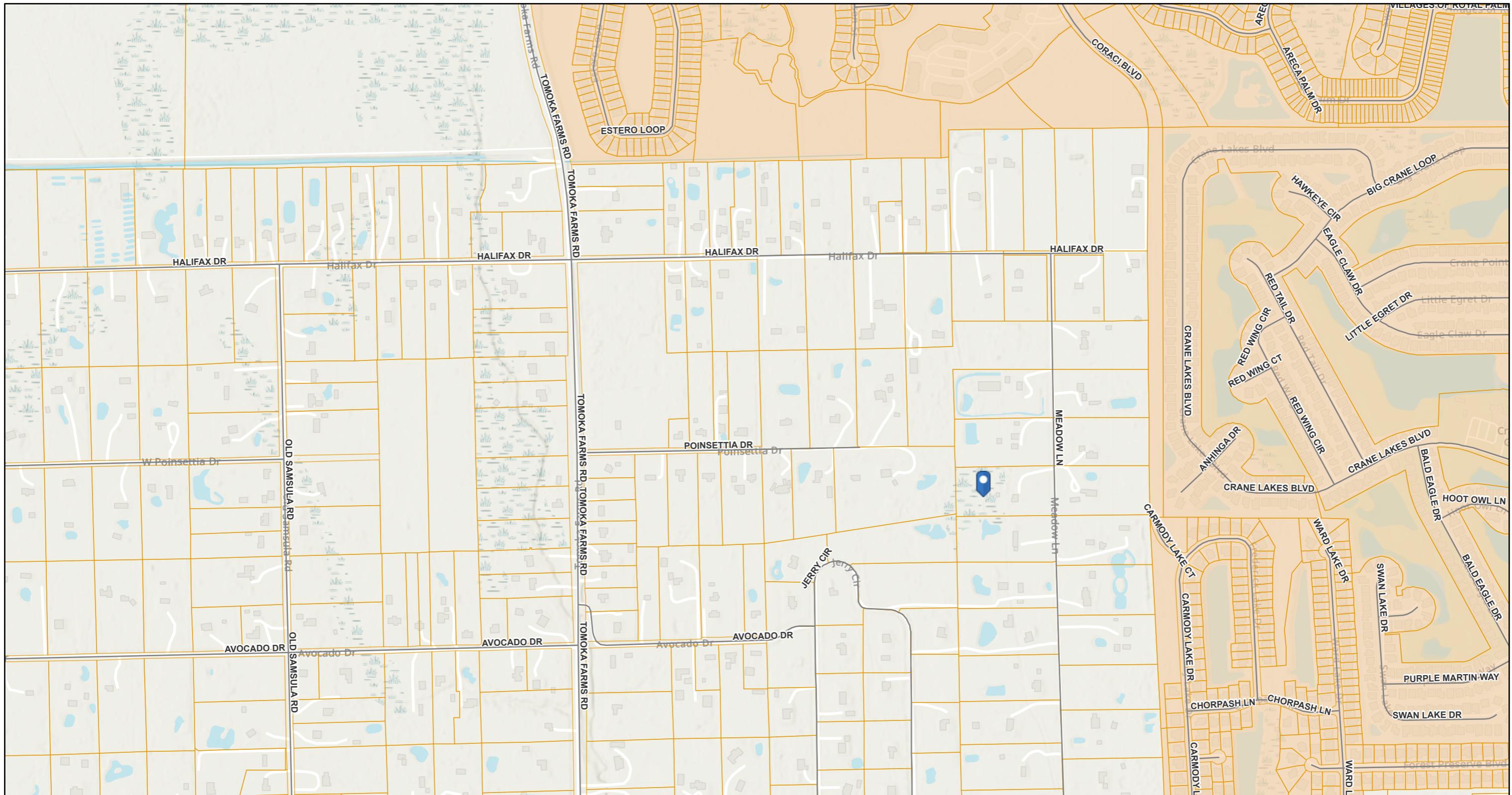
## Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom. Document Type	Multi/Split	Buyer Name(s)	Buyer Name(s)2	Seller Name(s)	Title Company	Doc. #
12/19/25	12/16/25		Y Quit Claim Deed		Michaelis Todd A		Michaelis Todd	Attorney Only	8794-1071
09/13/24	09/12/24	\$455,000	Warranty Deed		Michaelis Todd & Amylyn		Potts Morgan	Smart Title	8608-2183
10/26/20	10/23/20	\$225,000	Warranty Deed		Potts Morgan		Harper Maridene	Smart Title Svcs	7932-1231
12/18/17	12/15/17	\$215,000	Warranty Deed		Harper Maridene		Policy James M	Attorney Only	7484-4794
08/23/17	08/23/17		Y Warranty Deed		Policy James M Trust		Policy James M	Attorney Only	7440-472
12/16/16	12/15/16		Y Warranty Deed		Kiesel Fredrick P H		Kiesel Fredrick	Attorney Only	7338-1461
03/02/01	01/12/01		Y Correction Deed		Scott Robert D & Janice K		Fowler Shirley E	Aaa Title Ins Corp Inc	4651-1606
04/21/99	04/16/99	\$130,000	Warranty Deed		Kiesel Fredrick P H		Younglove Richard C II	Aaa Title Ins Corp Inc	4425-3869

## Mortgage History

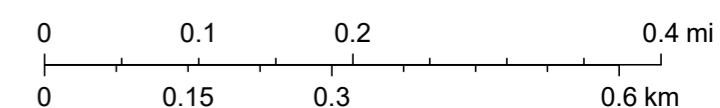
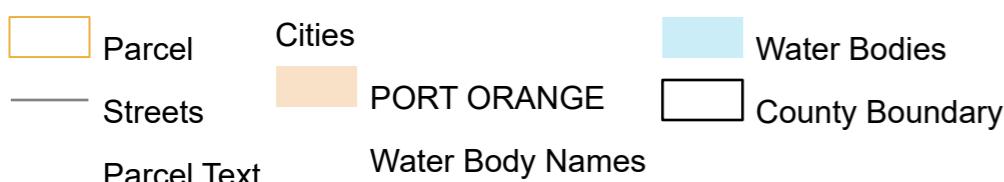
Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Type Code	Term	Int Rate	Rate Type	Borrower	Borrower 2
10/26/2020	\$220,924		FHA	YEARS	30			Potts Morgan	Lynch Sean W
07/28/1999	\$100,000	Merrill Lynch Credit Corp	CONVENTIONAL	YEARS	30	6.75	ADJUSTABLE INT RATE	Kiesel Fredrick P H	
	\$19,400		PRIVATE PARTY LENDER				LOAN	Younglove Richard II	

# Volusia County Property Appraiser



1/18/2026, 10:16:02 AM

1:9,028



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