

Cross Property 360 Property View

2346 MEADOW LANE, PORT ORANGE, Florida 32128

Listing

06352805 2346 MEADOW LN, PORT ORANGE, FL 32128

County: Volusia
Subdiv: TOMOKA FARMS
Subdiv/Condo: Tomoka Farms
Beds: 3
Baths: 3/0
Pool: None
Property Style: Single Family Residence
Lot Features: Cleared, In County, Pasture/Agriculture, Private, Street Unpaved, Unincorporated, Zoned for Horses
Total Acreage: 5 to less than 10
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** No **Spes:** 1
Garage/Parking Features: Boat Parking, Driveway, RV Parking
Assigned Spes:
LP/SqFt: \$349.07
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: X

Status: Active
On Market Date: 10/16/2025
List Price: \$525,000
Year Built: 1981
Special Sale: None
ADOM: 94
CDOM: 94
Pets:
Max Times per Yr:
Carport: No **Spes:**
Heated Area: 1,504 SqFt / 140 SqM
Total Area: 2,432 SqFt / 226 SqM

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 1461 PER 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

Zoning: 01A

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2025

AG Exemption YN:

Subdiv/Condo: Tomoka Farms

Block/Parcel: 00

Front Exposure: East

Lot #: 00

Other Exemptions:

CDD: No **Annual CDD Fee:**

Complex/Comm Name:

Flood Zone Date: 02/19/2014

Floor #:

Census Block:

Bldg Name/#:

Flood Zone Panel: 12127C0506H

Planned Unit Dev:

Census Tract: 832.07

Lot Size Acres: 5.00

Lot Size: 217,800 SqFt / 20,234 SqM

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 Feat: 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 Features****Green Energy Generation:****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:****Other Fee:****Housing for Older Per:** No**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**Call Center #:****List Office ID:** 50023**List Office Phone:** 407-243-8840**LP/SqFt:** \$349.07**Delayed Distribution YN:** No**Delayed Dist. Date:****List Office:** [UNITED REAL ESTATE PREFERRED](#)**Original Price:** \$525,000**On Market Date:** 10/16/2025**List Office Fax:** 888-240-1881**Seller Representation:** Transaction Broker**Occupant Type:** Owner**Owner:** TODD & AMYLYN MICHAELIS**Financing Avail:** Cash, Conventional, FHA, USDA Loan, VA Loan**Realtor Info:** As-Is**Confidential Info:****Showing Instructions:** Lockbox - SentiLock, 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

Seller Property Disclosure

Flood Disclosure

Status of Documents and Disclosures

Attached

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: Michaelis Todd A
Mailing Address: 2346 Meadow Ln
Mailing Zip: 32128
Mailing Carrier Route: R038
Owner Occupied: Yes

Owner (Alternate Format): Todd A Michaelis
Mailing City & State: Port Orange FL
Mailing ZIP + 4: 3701
Owner Vesting: Single Man

Location Information

Neighborhood Code: 3277-3277
Township: 16S
Section: 24

Subdivision #: 00
Range: 32E
Property ZIP: 32128

Property ZIP 4: **3701**
 Census Tract: **083207**
 Census Block Group: **3**
 Zoning Desc: **AGRICULTURE-01A**
 Map 1: **E1-0030-24**
 Spatial Flood Zone Code: **X**
 Spatial Flood Panel: **12127C0506H**

Property Carrier Route: **R038**
 Census Block: **02**
 Zoning: **01A**
 School District Name: **Volusia County SD**
 Map 2: **16S32E24**
 Spatial Flood Zone Date: **02/19/2014**

Estimated Value

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

(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): **6224-00-00-0140** Folio/Strap/PID (2): **3318625**
 Folio/Strap/PID (3): **622400000140** Account Number: **3318625**
 % Improved: **51** Tax Area: **200**
 Total Taxable Value: **\$373,563** Plat Book-Page: **4009-3**
 Legal Description: **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 1461 PER OR 7440 PG 0472 PER OR 7484 PG 4794 PER OR 7932 PG 1231 PER OR 8608 PG 2183**

Assessment & Taxes

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

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Total Millage Rate			17.2995
County			17.2995

Characteristics

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

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
Bas Res. Area	1,504			1981	\$77,185
Wood Deck	288			1981	\$3,601
Open Fin Porch	168			1981	\$3,136
Shed Res	110			1981	\$188
Shed Res	636			1998	\$1,087
Shed Res	141			1998	\$1,326
Shed Res	226				\$386

Photos



MODERN LOG CABIN HOME



FRONT VIEW OF HOME



5 ACRES



FRONT VIEW OF HOME



COVERED FRONT PORCH



BEAUTIFUL!



BACK VIEW OF HOME



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



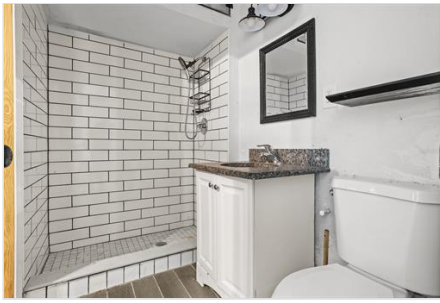
GUEST HOUSE



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
10/16/2025Change Type
New ListingChange Info
->ACTCurrent Price
\$525,000

DOM

MLS#: [V4936710](#)
Sold[2346 Meadow Ln PORT ORANGE 32128](#)
Tax ID: 6224-00-00-0140PropType: RESI
LO: ADAMS, CAMERON & CO., REALTORS
LA: Gina SweringenEff Date
09/12/2024
08/11/2024
08/01/2024
07/27/2024
06/27/2024
06/22/2024
06/07/2024Change Type
Closed
Pending
Back On Market
Pending
Back On Market
Pending
New ListingChange Info
PND->SLD
ACT->PND
PND->ACT
ACT->PND
PND->ACT
ACT->PND
->ACTCurrent Price
\$455,000
\$499,900
\$499,900
\$499,900
\$499,900
\$499,900
\$499,900DOM
55
55
45
45
15
15MLS#: [V4721543](#)
Sold[2346 Meadow Ln PORT ORANGE 32128](#)
Tax ID: 24-16-32-00-00-0140PropType: RESI
LO: KELLER WILLIAMS RLTY FL. PARTN
LA: Jane SciortinoEff Date
12/15/2017
11/24/2017
11/12/2017Change Type
Closed
Pending
New ListingChange Info
PNC->SLD
ACT->PNC
->ACTCurrent Price
\$215,000
\$268,000
\$268,000DOM
13
14

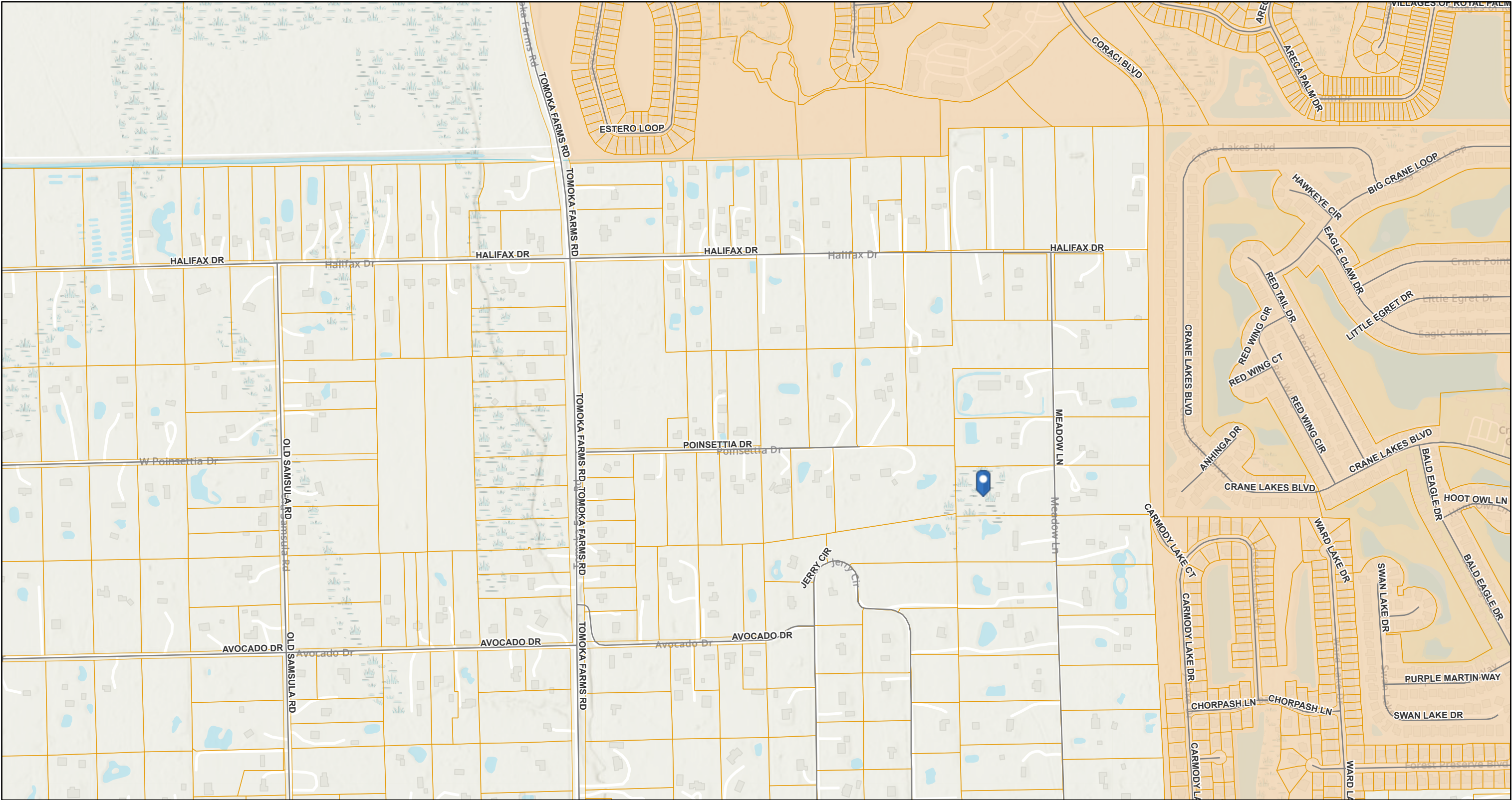
Sale History from Public Records

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 A & Amy L	Attorney Only	8794-1071
09/13/24	09/12/24	\$455,000		Warranty Deed		Michaelis Todd & Amylyn	Potts Morgan	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 P H	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 LOAN	Kiesel Fredrick P H	
	\$19,400		PRIVATE PARTY LENDER					Younglove Richar Ii	

Volusia County Property Appraiser



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

1:9,028

Parcel

Streets

Parcel Text

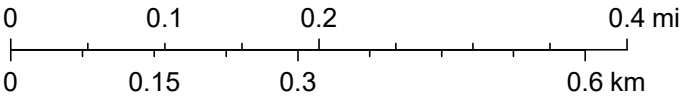
Cities

PORT ORANGE

Water Body Names

Water Bodies

County Boundary



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community