



Property Record - 03-23-29-0180-55-060

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary

Property Name

Paseo Ave Apts

Names

Higgen David A
Higgen Nancy Ward

Municipality

ORG - Un-Incorporated

Property Use

0813 - Triplex

Mailing Address

2012 Palm Vista Dr
Apopka, FL 32712-2453

Physical Address

2711 Paseo Ave
Orlando, FL 32805



QR Code For Mobile Phone



292303018055060 07/20/2006



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Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Market Value	Assessed Value
2015	✓ INC	\$198,790 (10%)	\$198,573 (10%)
2014	✓ INC	\$180,521 (2.3%)	\$180,521 (2.3%)
2013	✓ INC	\$176,406 (0%)	\$176,406 (0%)
2012	✓ INC	\$176,299	\$176,299



Tax Year Benefits			Tax Savings
2015	✓	\$	\$3
2014	✓		\$0
2013	✓		\$0
2012	✓		\$0

2015 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$198,790	\$0	\$198,790	4.9700 (-4.90%)	\$987.99	25 %
Public Schools: By Local Board	\$198,790	\$0	\$198,790	3.2480 (0.00%)	\$645.67	16 %
Orange County (General)	\$198,573	\$0	\$198,573	4.4347 (0.00%)	\$880.61	22 %
Unincorporated County Fire	\$198,573	\$0	\$198,573	2.2437 (0.00%)	\$445.54	11 %
Unincorporated Taxing District	\$198,573	\$0	\$198,573	1.8043 (0.00%)	\$358.29	9 %
Library - Operating Budget	\$198,573	\$0	\$198,573	0.3748 (0.00%)	\$74.43	2 %
St Johns Water Management District	\$198,573	\$0	\$198,573	0.3023 (-4.46%)	\$60.03	2 %
Lake Holden Mstu	\$198,573	\$0	\$198,573	2.5337 (0.00%)	\$503.12	13 %
			19.9115		\$3,955.68	

2015 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	STREET LIGHTS - STREET LIGHTS - (407)836-5770	2.40	\$19.00	\$45.60
COUNTY SPECIAL ASSESSMENT	ADVANCED DISP - GARBAGE - (407)836-6601	6.00	\$200.00	\$1,200.00
				\$1,245.60

Property Features

Property Description

ANGEBILT ADDITION H/79 LOTS 6 & 7 & 20 FT STRIP ON W (LESS R/W FOR SR 428) BLK 55

Total Land Area

22,988 sqft (+/-) | 0.53 acres (+/-) GIS Calculated

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0805 - Multi-Family 5-9 Uts	R-3	6 UNIT(S)	\$8,000.00	\$48,000	\$0.00	\$48,000

Buildings (includes working values)

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0813 - Triplex	BAS - Base Area	2856	\$166,819
Building Value	\$132,955			
Estimated New Cost	\$166,819			
Actual Year Built	1986			
Beds	5			
Baths	3.0			
Floors	1			
Gross Area	2856 sqft			
Living Area	2856 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			

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Extra Features (includes working values)

Description	Date Built	Units	Unit Price	XFOB Value
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There are no extra features associated with this parcel

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
04/29/1997	\$228,700	19970160424	05248 / 1034	Warranty Multiple	Khorsandi Enterprises Inc	Higgen David A Higgen Nancy Ward	Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
7429 Villas Oak Ct	12/11/2015	\$85,000	\$102	Warranty Deed	2/2	20160020595	/
3252 Redditt Rd	11/09/2015	\$60,000	\$17	Quitclaim Deed	6/6	20150582722	11010 / 4794
2217 Doer Ln	08/25/2015	\$147,500	\$70	Warranty Deed	5/3	20150475752	10981 / 2254
2204 Section Dr	08/18/2015	\$147,500	\$70	Warranty Deed	5/3	20150483674	10983 / 3191
106 E Hazel St	07/31/2015	\$335,000	\$135	Warranty Deed	4/3	20150428442	10968 / 3321
12125 Mendel Dr	07/30/2015	\$190,000	\$55	Warranty Deed	6/6	20150427802	10968 / 1638
547 Verbena Ct	07/14/2015	\$240,500	\$74	Warranty Deed	6/4	20150369072	10952 / 6331
7429 Villas Oak Ct	05/15/2015	\$46,800	\$56	Special Warranty	2/2	20150253594	10921 / 6796
7711 University Garden Dr	03/20/2015	\$145,000	\$47	Warranty Deed	8/6	20150158314	10896 / 3632

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
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There are no TPP Accounts associated with this parcel.

Schools

Pineloch (Elementary)

Principal	Carletta Davis-Wilson
Office Phone	407-245-1825
Grades	2014: C 2013: D 2012: C

Memorial (Middle School)

Print Time: 2/10/2016 10:41 AM

Report URL:

<http://www.ocpafil.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA1EB1EC1ED1EE1EG1EH1EI1MA1ZA1/PDF/False/PID/292303018055060/>

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Principal	Jennifer Annette Bellinger
Office Phone	407-245-1810
Grades	2014: D 2013: C 2012: C

Boone (High School)

Principal	Dusty A Johns
Office Phone	407-893-7200
Grades	2014: A 2013: A 2012: B

Community/Neighborhood Association

Name	Holden Shores Neighborhood Organization
Gated?	No
Mandatory?	No
Number Of Households	106

Utilities/Services

Electric	Orlando Utilities Commission
Water	Orlando Utilities Commission
Recycling (Monday)	Orange County
Trash (Monday, Thursday)	Orange County
Yard Waste (Wednesday)	Orange County

Elected Officials

State Senate	Geraldine F. Thompson
School Board Representative	Kathleen Kat Gordon
State Representative	Mike Miller
County Commissioner	Pete Clarke
US Representative	Daniel Webster
Orange County Property Appraiser	Rick Singh

Nearby Amenities (1 mile radius)

ATMS	11
Child Daycare	7
Dentists Offices	5
Dry Cleaners	5
Financial Institutions	16
Gas Stations	13
Grocery Store	3
Gyms & Fitness Centers	4
Optometrists Offices	3
Pharmacy	8
Restaurants	55

Market Stats

Sales Within Last 1 Year

Angebilt Add

Print Time: 2/10/2016 10:41 AM
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<http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA1EB1EC1ED1EE1EG1EH1EI1MA1ZA1/PDF/False/PID/292303018055060/>

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	Sales Within Last 6 Months				Sales Between 6 Months To One Year			
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	17	\$35,200 (\$47/SqFt)	\$61,271 (\$63/SqFt)	\$1,041,600	22	\$36,500 (\$28/SqFt)	\$78,255 (\$77/SqFt)	\$1,721,600
Commercial	8	\$277,550 (\$94/SqFt)	\$267,050 (\$84/SqFt)	\$2,136,400	1	\$40,000 (\$25/SqFt)	\$40,000 (\$25/SqFt)	\$40,000
Vacant Land	4	\$13,000	\$15,350	\$61,400	4	\$92,600	\$153,625	\$614,500

Angebilt Add (All Phases)

	Sales Within Last 6 Months				Sales Between 6 Months To One Year			
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	23	\$35,200 (\$37/SqFt)	\$53,096 (\$53/SqFt)	\$1,221,200	28	\$36,500 (\$28/SqFt)	\$72,168 (\$68/SqFt)	\$2,020,700
Commercial	8	\$277,550 (\$94/SqFt)	\$267,050 (\$84/SqFt)	\$2,136,400	1	\$40,000 (\$25/SqFt)	\$40,000 (\$25/SqFt)	\$40,000
Vacant Land	8	\$15,250	\$23,963	\$191,700	5	\$5,500	\$124,000	\$620,000