

Property Record - 30-22-31-0000-00-034

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

Property Summary as of 09/22/2022

Property Name

48 S Dean Rd

Names

Curtis Wayne D
Curtis Jacqueline

Municipality

ORG - Un-Incorporated

Property Use

0020 - Mh With Sticker

Mailing Address

1051 Sierra Vista Dr
Chino Valley, AZ 86323-6490

Physical Address

48 S Dean Rd
Orlando, FL 32825



QR Code For Mobile Phone



48 S DEAN RD, UN-INCORPORATED, FL 32825 4/30/2021 12:02 PM



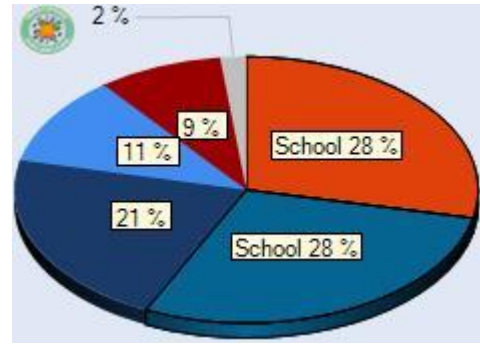
48 S DEAN RD, ORLANDO, FL 32825 3/18/2019 8:58 AM



70 S DEAN RD 06/17/2014



312230000000034 10/19/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2022	\$207,350	+ \$0	+ \$0 = \$207,350 (44%)	\$113,556 (10%)	\$113,556 (10%)
2021	\$143,550	+ \$0	+ \$0 = \$143,550 (18%)	\$93,848 (10%)	\$103,233 (10%)
2020	\$121,220	+ \$0	+ \$0 = \$121,220 (8.6%)	\$85,316	\$93,848 (10%)
2019	\$111,650	+ \$0	+ \$0 = \$111,650	\$85,316	\$85,316

Tax Year Benefits	Tax Savings
2022	\$849
2021	\$366
2020	\$249
2019	\$240

2022 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$207,350	\$0	\$207,350	3.2140 (-7.88%)	\$666.42	28 %
Public Schools: By Local Board	\$207,350	\$0	\$207,350	3.2480 (0.00%)	\$673.47	28 %
Orange County (General)	\$113,556	\$0	\$113,556	4.4347 (0.00%)	\$503.59	21 %
Unincorporated County Fire	\$113,556	\$0	\$113,556	2.2437 (0.00%)	\$254.79	11 %
Unincorporated Taxing District	\$113,556	\$0	\$113,556	1.8043 (0.00%)	\$204.89	9 %
Library - Operating Budget	\$113,556	\$0	\$113,556	0.3748 (0.00%)	\$42.56	2 %
St Johns Water Management District	\$113,556	\$0	\$113,556	0.1974 (-9.82%)	\$22.42	1 %
				15.5169	\$2,368.14	

2022 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	FCC - GARBAGE - (407)836-6601	1.00	\$260.00	\$260.00
				\$260.00

Property Features

Property Description

THE N1/2 OF S1/2 OF SE1/4 OF SE1/4 (LESS W 860 FT THEREOF) & (LESS R/W ON E) OF SEC 30-22-31

Total Land Area

138,851 sqft (+/-) | 3.19 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0020 - Mh With Sticker	A-2	3.19 ACRE(S)	\$65,000.00	\$207,350	\$0.00	\$207,350

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
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
There are no sales for the selected parcel							

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
9670 11Th Ave	04/11/2022	\$36,000		Warranty Deed	0/0	20220255424	/

Services for Location

TPP Accounts At Location

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

Schools

Lawton Chiles (Elementary)

Principal	Anthony Angelo Serianni
Office Phone	407.737.1470
Grades	2022: A 2019: A 2018: A

University (High School)

Principal Thomas Ott Jr.
Office Phone 407.482.8700
Grades 2022: B | 2019: A | 2018: B

Legacy (Middle School)

Principal Jason Jimenez
Office Phone 407.658.5330
Grades 2022: C | 2019: C | 2018: B

Utilities/Services

Electric Duke Energy
Water Orange County
Recycling (Tuesday) Orange County
Trash (Tuesday) Orange County
Yard Waste (Wednesday) Orange County

Elected Officials

County Commissioner Mayra Uribe
School Board Representative Angie Gallo
State Senate Linda Stewart
State Representative Carlos Guillermo Smith
US Representative Stephanie Murphy
Orange County Property Appraiser Amy Mercado