

# Property Record - 10-21-28-2200-00-190

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

## Property Summary as of 09/04/2024

---

### Property Name

140 E Oak St

### Names

Modern Homes Builders LLC

### Municipality

APK - Apopka

### Property Use

1000 - Comm Vacant Land

### Mailing Address

1500 Park Center Dr Ste G  
Orlando, FL 32835-5704

### Physical Address

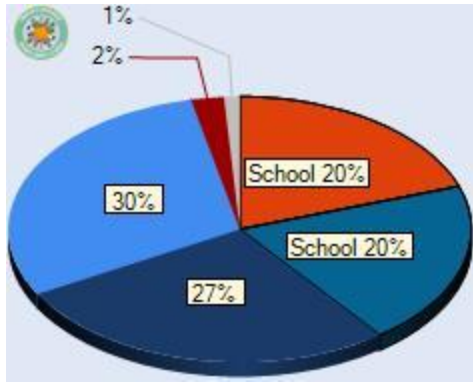
140 E Oak St  
Apopka, FL 32703

OR  
Code  
Code  
For  
Mobile  
Phone



140 E OAK ST, APOPKA, FL 32703 01/02/2020





## Value and Taxes

---

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024 <input type="checkbox"/> W <input type="checkbox"/> MKT	\$118,958	+ \$0	+ \$816 =	\$119,774 (28%)	<b>\$119,774</b> (28%)
2023 <input checked="" type="checkbox"/> <input type="checkbox"/> MKT	\$93,064	+ \$0	+ \$816 =	\$93,880 (5.0%)	<b>\$93,880</b> (5.0%)
2022 <input checked="" type="checkbox"/> <input type="checkbox"/> MKT	\$88,637	+ \$0	+ \$816 =	\$89,453 (9.9%)	<b>\$89,453</b> (9.9%)
2021 <input checked="" type="checkbox"/> <input type="checkbox"/> MKT	\$80,559	+ \$0	+ \$816 =	\$81,375	<b>\$81,375</b>

### 2024 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$119,774	\$0	\$119,774	3.2160 (1.36%)	<b>\$385.19</b>	20 %
Public Schools: By Local Board	\$119,774	\$0	\$119,774	3.2480 (0.00%)	<b>\$389.03</b>	20 %
Orange County (General)	\$119,774	\$0	\$119,774	4.4347 (0.00%)	<b>\$531.16</b>	27 %
City Of Apopka	\$119,774	\$0	\$119,774	4.8399 (15.58%)	<b>\$579.69</b>	30 %
Library - Operating Budget	\$119,774	\$0	\$119,774	0.3748 (0.00%)	<b>\$44.89</b>	2 %
St Johns Water Management District	\$119,774	\$0	\$119,774	0.1793 (0.00%)	<b>\$21.48</b>	1 %
				<b>16.2927</b>	<b>\$1,951.44</b>	

### 2024 Non-Ad Valorem Assessments

<b>Levying Authority</b>	<b>Assessment Description</b>	<b>Units</b>	<b>Rate</b>	<b>Assessment</b>
CITY OF AOPKA	AOPKA STORM - DRAINAGE - (407)703-1731	143.00	\$1.00	<b>\$143.00</b>
				<b>\$143.00</b>

## Property Features

---

### Property Description

DREAM LAKE ADDITION H/48 LOTS 19 & 20

### Total Land Area

11,065 sqft (+/-) | 0.25 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1000 - Comm Vacant Land	MU-D	11065.83 SQUARE FEET	\$10.75	\$118,958	\$0.00	\$118,958

### Buildings

### Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6040 - Paved Concrete	01/01/2001	725 Unit(s)	\$4.50	\$816

## Sales

---

### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
11/10/2023	\$140,000	20230684949 /		Warranty Deed	San Luis Property Maintenance Corpp	Modern Homes Builders LLC	Vacant
09/27/2023	\$100	20230558792 /		Quitclaim Deed	Salazar Juan Angel Dominguez	San Luis Property Maintenance Corpp	Vacant
08/03/2020	\$100,000	20200410095 /		Trustee's Deed	Carol Fredricks Living Trust	Salazar Juan Angel Dominguez	Improved
05/27/1999	\$100	19990268817	05778 / 2558	Warranty Deed	Birket-Fredricks Carole M	Fredricks Carole Tr Fredricks John Tr	Improved
02/01/1984	\$30,000	19842080558	03474 / 2368	Warranty Deed			Improved

## Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
3775 Quadrangle Blvd	08/07/2024	\$13,519,100		Special Warranty	0/0	20240467562	/
402 N Mission Rd	08/05/2024	\$1,070,197		Warranty Multiple	0/0	20240461099	/
410 Goodland St	08/05/2024	\$1,354,802		Warranty Multiple	0/0	20240461099	/
60 E 7Th St	07/31/2024	\$39,783		Warranty Multiple	0/0	20240451324	/
64 E 7Th St	07/31/2024	\$39,783		Warranty Multiple	0/0	20240451324	/
33 Davis Ct	07/31/2024	\$18,636		Warranty Multiple	0/0	20240451324	/
704 S Park Ave	07/31/2024	\$29,293		Warranty Multiple	0/0	20240451324	/
71 E Orange St	07/18/2024	\$36,000		Warranty Deed	0/0	20240420331	/
6162 S Goldenrod Rd	07/15/2024	\$964,300		Special Warranty	0/0	20240411139	/
6543 N Orange Blossom Trl	07/12/2024	\$725,000		Special Warranty	0/0	20240408899	/

## 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

Dream Lake (Elementary)

**Principal**

Carol-Ann Clenton-Martin

**Office Phone** 407.884.2227  
**Grades** 2023: | 2022: B | 2019: B

Apopka (Middle School)

**Principal** Lisa James  
**Office Phone** 407.884.2208  
**Grades** 2023: | 2022: I | 2019: C

Apopka (High School)

**Principal** Lyle Heinz  
**Office Phone** 407.905.5500  
**Grades** 2023: | 2022: C | 2019: B

## Utilities/Services

**Electric** Duke Energy  
**Water** Apopka  
**Recycling (Tuesday, Friday)** Apopka  
**Trash (Tuesday, Friday)** Apopka  
**Yard Waste (Tuesday)** Apopka

## Elected Officials

County Commissioner	Christine Moore
State Senate	Geraldine F. "Geri" Thompson
School Board Representative	Melissa Byrd
State Representative	Doug Bankson
US Representative	Daniel Webster
Orange County Property Appraiser	Amy Mercado