

Property Recs

Property Report For:

206 S BEAUMONT AVE
Kissimmee, FL
34741

Prepared On:

May 1, 2025

[Report Link](#)

YOU MAY NOT USE OUR SERVICE OR THE INFORMATION IT PROVIDES TO MAKE DECISIONS ABOUT CONSUMER CREDIT, EMPLOYMENT, INSURANCE OR TENANT SCREENING. BECAUSE ERRORS CAN OCCUR WITH ANY DATA SOURCES, SOME RECORDS MAY NOT BE ACCURATE OR UP TO DATE.

206 S Beaumont Ave

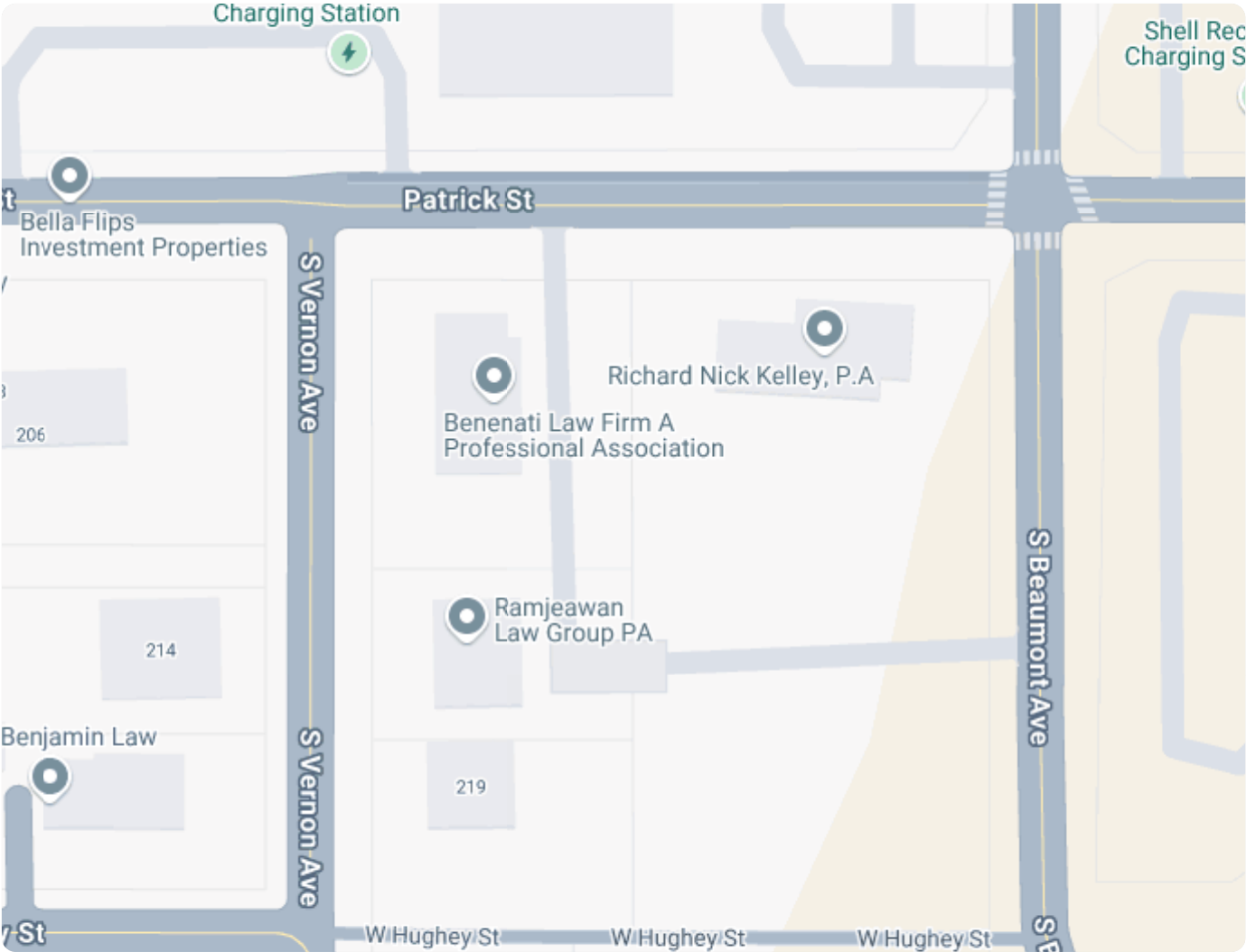
Kissimmee FL 34741 (Osceola County)

ESTIMATED VALUE

\$179K - \$249K

Built in 1901 • Commercial • 2,289 sq. ft. • 2 Bath

Satellite View & Map



Owners & Residents

MOST RECENT OWNER OR RESIDENT

Harry Vlahakis

DATES AT LOCATION: 01/08/1996 to 05/01/2025

MOST RECENT OWNER OR RESIDENT

Dean K Turman

DATES AT LOCATION: 11/20/2001 to 05/01/2025

Richard Nick Kelley

70 Years Old

DATES AT LOCATION: 01/01/1985 to 11/12/2018

Donald Thomas Smallwood

68 Years Old (Deceased 2022)

DATES AT LOCATION: 07/01/1981 to 01/14/2010

Felicia Monique Kelley

61 Years Old

DATES AT LOCATION: 09/01/1997 to 09/03/2008

Diana Lynn Bendris

61 Years Old

DATES AT LOCATION: 01/01/1985 to 01/23/2003

Margaret Betty Waites

95 Years Old (Deceased 2014)

DATES AT LOCATION: 01/01/1995 to 01/23/2003

Gerald Ralph Kopp

72 Years Old

DATES AT LOCATION: 04/01/1981 to 01/23/2003

Cinda Ruth Smallwood

66 Years Old

DATES AT LOCATION: 10/01/1987 to 01/23/2003

Abdelghani Bendriss

62 Years Old

DATES AT LOCATION: 05/01/1994 to 05/01/2001

Ghani Bendriss

62 Years Old

DATES AT LOCATION: 08/30/1994 to 12/17/1994

Wayne J Residence

74 Years Old

DATES AT LOCATION: 03/02/1994

James Clark Wayne

75 Years Old

DATES AT LOCATION: 03/02/1994

Property Details

Overall Attributes	
TOTAL SQUARE FOOTAGE: 3,794 sq. ft.	NUMBER OF STORIES: 1
FIRST FLOOR: 2,289 sq. ft.	NUMBER OF UNITS: 1
YEAR BUILT: 1901	ROOF MATERIAL TYPE: Shingle
CONSTRUCTION TYPE: Gable/Hip	

Interior Dimensions	
TOTAL FINISHED AREAS: 3,794 sq. ft.	PARKING SPACES: 1
PARKING TYPE: Detached, Unfinished	GARAGE AREA: 372 sq. ft.

Room Count
BATHROOMS: 2

Other	
AIR CONDITIONING TYPE: AC.Package	EXTERIOR WALL TYPE: Aluminum Siding
FOUNDATION TYPE: Pier/Post & Beam	FLOORING TYPES: Wood
FIREPLACES: Yes	HEATING: Yes
INTERIOR WALL TYPE: Plaster	FIRE RESISTANCE CLASS:

Buildings having Wood or Wood and Steel Frames.

FIRE SPRINKLERS: No

PLUMBING FIXTURES COUNT: 5

PORCH AREA: 1,133 sq. ft.

DECK AREA: 435 sq. ft.

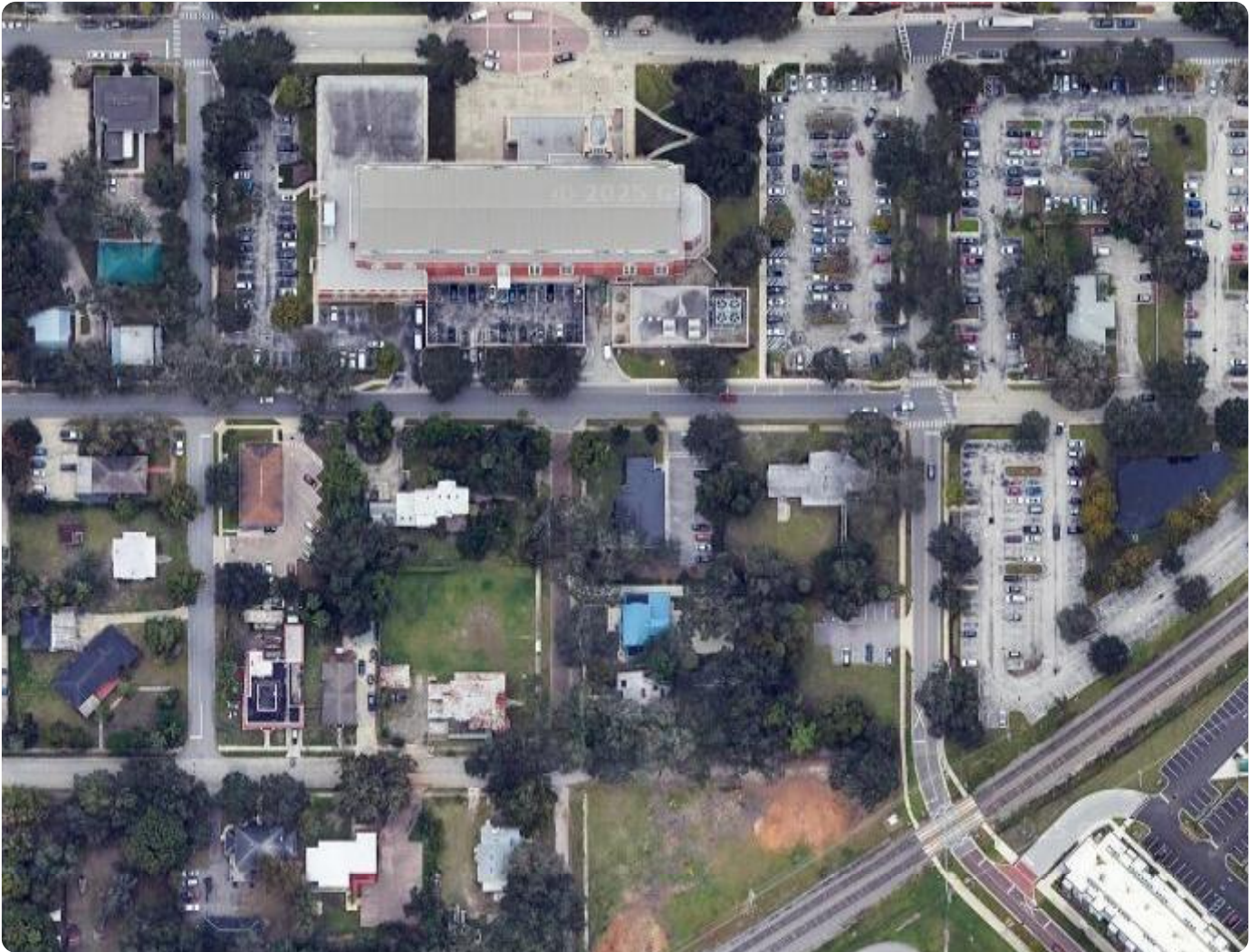
POOL: Type Unspecified

POOL AREA: 640 sq. ft.

LEGAL DESCRIPTION:

1,2 3, PATRICK ADD, A 1, 28 25 29,
1,2,4 3

Lot Information



Overview

LEGAL DESCRIPTION

1,2 3PATRICK ADDA 128 25 291,2,4 3
PATRICK ADDA 128 25 29

LAND USE CODE

Professional Building (Legal, Insurance, Real Estate, Business)

COUNTY LAND USE CODE
12097

COUNTY
Osceola

SUBDIVISION NAME
Patrick Add

TYPE OF DEED
Deed Of Trust

COORDINATES
28.289352, -81.410297

LAND SQFT
53,579 sq. ft.

LAND ACRES

1.23 acres

LOT DEPTH

1,480 ft.

LOT WIDTH

1,710 ft.

ASSESSED YEAR

2024

ASSESSED VALUE

\$694,400

LAND VALUE

\$430,000

IMPROVEMENTS VALUE

\$264,400

PARCEL NUMBER

282529192000030010

TRACT NAME

Census Tract 416

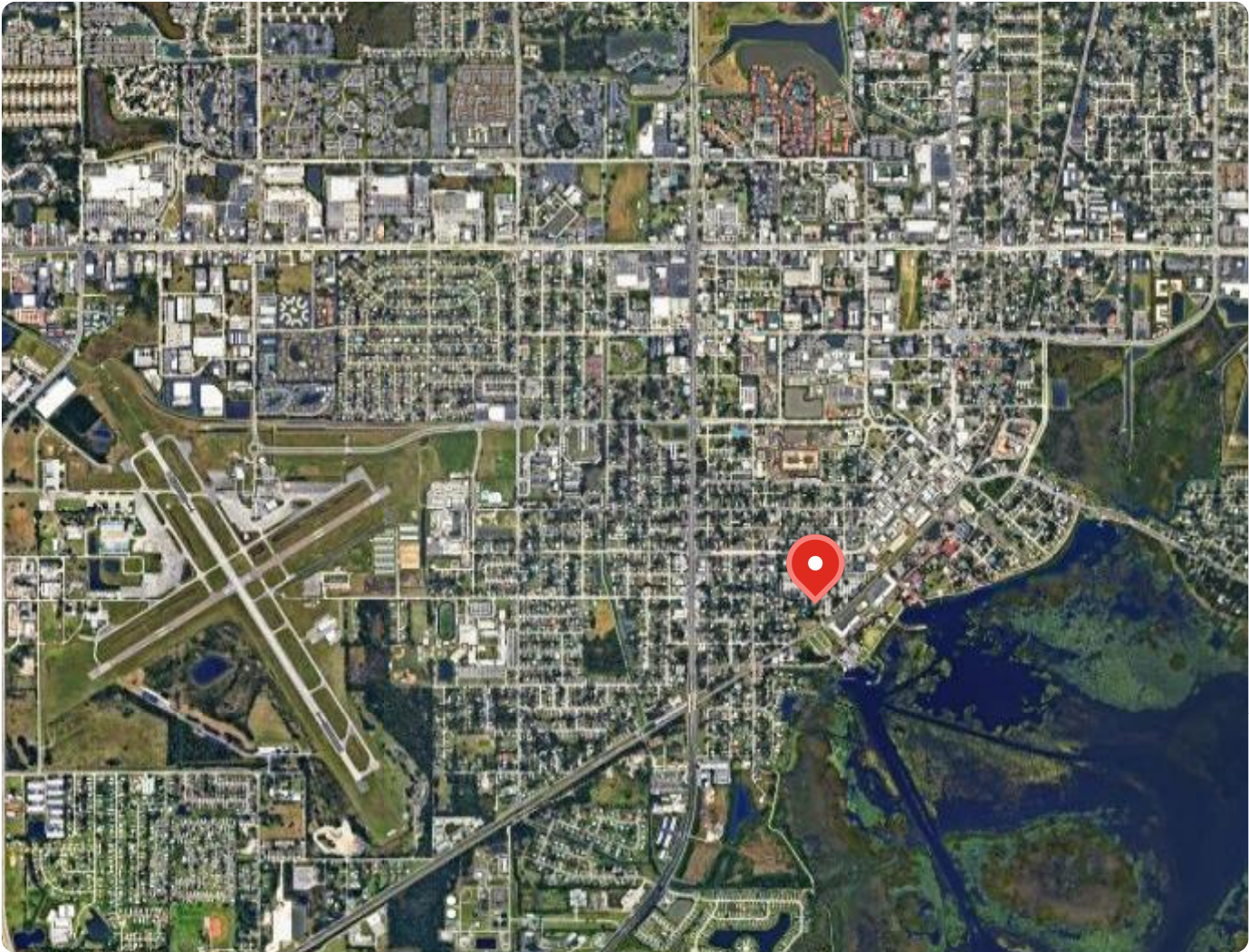
GEOID

12097041600

QUALIFIED GEOID

1400000US12097041600

Flood Information



Businesses At This Address

Dr Francis W Murray P A

Domestic Profit Corporation

FILE #

F00080

FILING STATUS

F00080

FILING STATE

FL

MANAGED BY

KELLEY RICHARD N

FILING DATE

September 24, 1980

COMPANY AGE

44 Years, 7 Months

COMPANY CONTACTS

MURRAY, FRANCIS W

15 W DAKIN AVE KISSIMMEE FL ,

Osceola County Sports Association Incorporated

Domestic Non Profit Corporation

FILE #

N23688

FILING STATUS

N23688

FILING STATE

FL

MANAGED BY

KELLEY, RICHARD NICK

FILING DATE

December 03, 1987

COMPANY AGE

37 Years, 4 Months

COMPANY CONTACTS

FORD, JOHN

801 OSCEOLA BLVD. KISSIMMEE, FL

Smallwood And Kelley P A

Domestic Profit Corporation

FILE #
L39737

FILING STATUS
L39737

FILING STATE
FL

MANAGED BY
SMALLWOOD, DONALD T.

FILING DATE
December 27, 1989

COMPANY AGE
35 Years, 4 Months

COMPANY CONTACTS

KELLEY, RICHARD NICK
2651 CERAM AVENUE ORLANDO, FL

Liens

NO SOLAR, MECHANICAL, TAX, OR TRANSACTION LIENS FOUND IN OUR DATABASE

Property Value

TOTAL VALUE - UPDATED 09-17-2012

\$202,592

CONFIDENCE SCORE

0

PROBABLE MARKET RANGE

\$179,293 - \$249,188

CHANGE FROM LAST YEAR

+4.9%

DATE	TOTAL VALUE	CHANGE
2012-09	\$202,592	+4.9%
2011-12	\$193,077	-

Sex Offenders

Nearest Sex Offenders

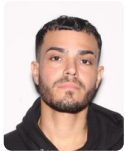


Warren Lee Staples

47, White, Male

0.6 miles away

9/17/2013-traveling to meet minor to commit unlawful sexual offense, f.s. 847.0135(4)



Erick Rodriguez Santiago

37, White, Male

0.7 miles away

12/2/2015-lewd, lascivious batt sex w/victim 12-15 years old, F.s. 800.04(4)(a),
6/10/2009-lewd, lascivious batt sex w/victim 12-15 years old, F.s. 800.04(4)(a) (principal)



Antonio Marquez Colon

56, White, Male

1 miles away

8/13/1998-sex offense, other state (indecent liberties with child)

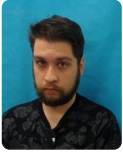


Felix Manuel Amaro

63, Black, Male

1 miles away

7/22/1999-lewd, lascivious child u/16, F.s. 800.04 (principal)



Mathew Alexander Bujanski

30,White,Male

1.1 miles away

No charges found.



Roberto Jr Ramos

47,White,Male

1.1 miles away

6/11/2003-sex offense, other state (rape- 3rd degree),
6/11/2003-sex offense, other state (rape-2nd person 18 yrs old or more
victim less than 15)

Deeds & Sales Records



January 12, 2010

Deed Of Trust

COMMERCIAL



BUYER

Richard N Kelley

206 S Beaumont Ave

LENDER DETAILS

LENDER

Bank

MORTGAGE

\$35,000

COUNTY RECORDS

APN #

282529192000030010

DOCUMENT TYPE

Deed Of Trust

COUNTY

Osceola

DOCUMENT #

0039371266

PURCHASE TYPE

Mortgage

TITLE RECORDS

TRANSACTION ID

282859779

COMPANY

All Florida Title Insurance Inc

CODE

3658

BLOCK

3

LOT

1,2

PLAT MAP BOOK

A

PLAT MAP PAGE

1

MORTGAGES RECORDS

RATE TYPE

Adjustable Rate

LENDER NAME

Rbc Bank (usa)

LENDER ADDRESS

Rocky Mt, NC

DOCUMENT NUMBER

0039371266

BUYER RECORDS



September 12, 2006

Deed Of Trust

COMMERCIAL

BUYER

Richard N Kelley

206 S Beaumont Ave

LENDER DETAILS

LENDER

Bank

MORTGAGE

\$125,000

COUNTY RECORDS

APN #

282529192000030010

DOCUMENT TYPE

Deed Of Trust

COUNTY

Osceola

DOCUMENT #

0033341076

PURCHASE TYPE

Mortgage

TITLE RECORDS

TRANSACTION ID

210931878

COMPANY

Cb And Associates Title Services

CODE

9596

BLOCK

3

LOT

1,2,4

PLAT MAP BOOK

A

PLAT MAP PAGE

1

MORTGAGES RECORDS

RATE TYPE

Adjustable Rate

LENDER NAME

Public Bank

LENDER ADDRESS

Kissimmee, FL

DOCUMENT NUMBER

0033341076

BUYER RECORDS

VESTING CHANGES

Property Taxes

PROPERTY TAX

\$10,611

TAX RATE

1.53%

CHANGE FROM LAST YEAR

+47.8%

LAND VALUE

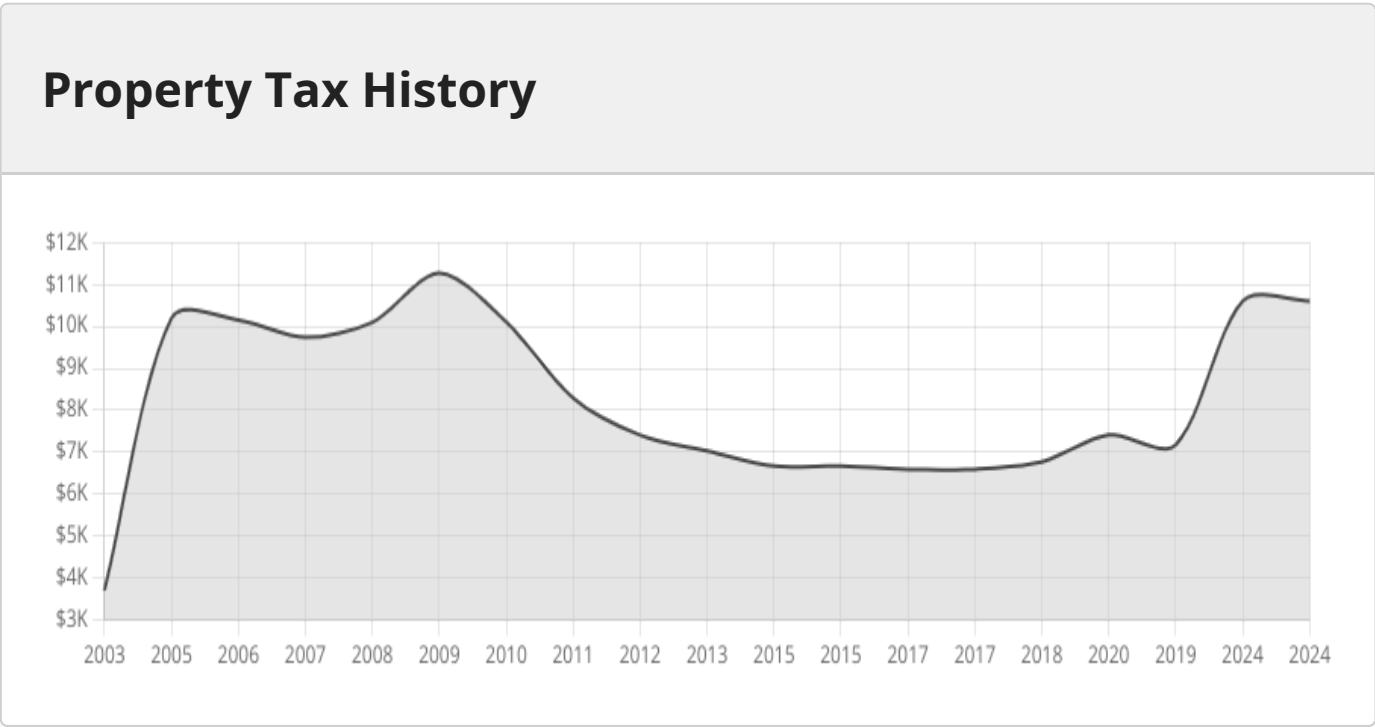
\$430,000

IMPROVEMENT VALUE

\$264,400

TOTAL VALUE

\$694,400



YEAR	PROPERTY TAX	CHANGE
2024	\$10,611	+47.8%
LAND	ADDITIONS	ASSESSMENT
\$430,000	+ \$264,400	= \$694,400
YEAR	PROPERTY TAX	CHANGE
2020	\$7,181	-3.2%

LAND	ADDITIONS	ASSESSMENT
\$236,500	+ \$173,900	= \$410,400
YEAR	PROPERTY TAX	CHANGE
2020	\$7,421	+9.5%
LAND	ADDITIONS	ASSESSMENT
\$236,500	+ \$173,900	= \$410,400
YEAR	PROPERTY TAX	CHANGE
2019	\$6,776	+2.7%
LAND	ADDITIONS	ASSESSMENT
\$215,000	+ \$176,800	= \$391,800
YEAR	PROPERTY TAX	CHANGE
2018	\$6,598	0.0%
LAND	ADDITIONS	ASSESSMENT
\$215,000	+ \$151,000	= \$366,000
YEAR	PROPERTY TAX	CHANGE
2017	\$6,598	-1.1%
LAND	ADDITIONS	ASSESSMENT
\$215,000	+ \$134,400	= \$349,400
YEAR	PROPERTY TAX	CHANGE
2016	\$6,673	0.0%
LAND	ADDITIONS	ASSESSMENT
\$215,000	+ \$125,900	= \$340,900
YEAR	PROPERTY TAX	CHANGE
2015	\$6,673	-5.1%
LAND	ADDITIONS	ASSESSMENT
\$215,000	+ \$127,900	= \$342,900
YEAR	PROPERTY TAX	CHANGE
2013	\$7,034	-5.1%
LAND	ADDITIONS	ASSESSMENT
\$203,900	+ \$152,400	= \$356,300
YEAR	PROPERTY TAX	CHANGE
2012	\$7,411	-10.7%
LAND	ADDITIONS	ASSESSMENT
\$203,900	+ \$153,800	= \$357,700
YEAR	PROPERTY TAX	CHANGE
2011	\$8,296	-18.0%
LAND	ADDITIONS	ASSESSMENT
\$244,600	+ \$155,900	= \$400,500

YEAR	PROPERTY TAX	CHANGE
2010	\$10,113	-10.3%
LAND	ADDITIONS	ASSESSMENT
\$305,800	+ \$178,300	= \$484,100
YEAR	PROPERTY TAX	CHANGE
2009	\$11,274	+11.6%
LAND	ADDITIONS	ASSESSMENT
\$366,900	+ \$169,900	= \$554,100
YEAR	PROPERTY TAX	CHANGE
2008	\$10,104	+3.7%
LAND	ADDITIONS	ASSESSMENT
\$366,900	+ \$171,500	= \$555,800
YEAR	PROPERTY TAX	CHANGE
2007	\$9,744	-4.1%
LAND	ADDITIONS	ASSESSMENT
\$366,900	+ \$165,600	= \$550,000
YEAR	PROPERTY TAX	CHANGE
2006	\$10,158	-0.4%
LAND	ADDITIONS	ASSESSMENT
\$366,900	+ \$122,200	= \$489,100
YEAR	PROPERTY TAX	CHANGE
2005	\$10,203	+174.9%
LAND	ADDITIONS	ASSESSMENT
\$110,900	+ \$366,900	= \$477,800
YEAR	PROPERTY TAX	CHANGE
2003	\$3,712	-
LAND	ADDITIONS	ASSESSMENT
\$91,700	+ \$91,300	= \$183,000

Building Permits

Permits Overview

TOTAL COST OF WORK

\$2,728

NUMBER OF PERMITS

3

UNIQUE CONTRACTORS

3

SITE TREE

1 PERMIT

SIDING SOFFET EXTERIOR

1 PERMIT

MECHANICAL STAND ALONE

1 PERMIT Total Work: \$2,500



10/04/2015

Site - tree

CONTRACTOR

Advanced Tree Solutions OF Central FLA INC

FEES

\$30

STATUS

Expired

PERMIT #

BP-14-02588

DESCRIPTION

Tree removal

 16/10/2009

Siding soffet- exterior residential

CONTRACTOR

All Florida Exteriors Inc

APPLICANT

Kelley Richard Nick

206 S Beaumont Ave, Kissimmee, FL

FEES


\$133

STATUS

Issued

PERMIT #

BP-09-00482

 02/12/2008

Building permit - mechanical - stand alone

CONTRACTOR

Huffs Quality AIR Conditioning

JOB COST

\$2,500

FEES

\$65

STATUS

Final

PERMIT #

BP-08-02096

DESCRIPTION

Replace central air and heat package unit hook up to existing duct work and electric

Foreclosures

No Foreclosures found