



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
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Owner Information

Parcel ID: 28-25-29-1920-0003-0010
KELLEY RICHARD NICK
Owner(S): SMALLWOOD DONALD T EST
Mailing Address: 206 S BEAUMONT AVE KISSIMMEE FL 34741-5656
Property Address: 206 S BEAUMONT AVE KISSIMMEE FL 34741
Primary Use: PROFESSIONAL SERVICE BLDG-MEDICAL,DENTAL (Code: 1911)
Tax District: 200 - KISSIMMEE

Legal Description

Legal Description: PATRICKS ADDN PB A PG 001 BLK 3 LOT 1 & E 23.58 FT OF N 143.16 FT LOT 2 & ALL OF LOT 4 & N 1/2 OF VAC HUGHEY ST LYING S OF LOT 4

Land (Total Records: 1) Total Acres: 1.234

Land	Units	Unit Type	Depth	Value
COMMERCIAL SF	SF	53753.04	0	\$430,024

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 04/23/2025, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2025	\$430,000	\$250,400	\$9,700	\$690,100	\$631,612	\$0	\$631,612

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/04/2024

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2024	\$430,000	\$254,700	\$9,700	\$694,400	\$574,193	\$0	\$574,193

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	Assessed	- Exemption	= Taxable
2023	\$322,500	\$239,400	\$9,700	\$571,600	\$521,994	\$0	\$521,994
2022	\$322,500	\$200,000	\$9,700	\$532,200	\$474,540	\$0	\$474,540
2021	\$268,800	\$152,900	\$9,700	\$431,400	\$431,400	\$0	\$431,400

Exemptions (Total Exemption: 0)

No Records To Display.

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2022-01-20	\$0	0000-0000	SMALLWOOD DONALD	KELLEY RICHARD NICK & SMALLWOOD DONALD T EST	IMPROVED	DEATH CERTIFICATE
1988-08-01	\$159,800	0888-2609	KOPP GERALD R & RUDELL	KELLEY RICHARD NICK & SMALLWOOD DONALD	IMPROVED	WARRANTY DEED
1982-09-01	\$0	0602-0629		KOPP GERALD R & RUDELL	IMPROVED	QUIT CLAIM DEED
1980-08-01	\$70,000	0492-0233		MEYLE RUDELL H	IMPROVED	WARRANTY DEED
1979-05-01	\$47,500	0434-0004		PHOENIX INVESTMENT G	IMPROVED	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 25)											
Property Address	Date Sold	Price	Book-Page	Bed	Bath	Pool	SqFt	Seller(S)	Buyer(S)	Deed Code	
1122 MASSACHUSETTS AVE 012630000101890110	2024-08-19	\$100	6664-0306	2	1	N	1172	ZAPATA ALEJANDRO	DAKCA ENTERPRISE CORP	WARRANTY DEED	
1211 12TH ST 012630000102200220	2024-08-30	\$540,000	6659-2912	0	2	N	2346	REGAN INVESTMENT COMPANY LLC	HERRADA JORGE & MARENGO PAOLA	WARRANTY DEED	
2744 N ORANGE BLOSSOM TRL 102529000001600000	2024-05-14	\$2,414,000	6602-1748	0	0	N	18000	BALOGH ANIMAL HEALTH SERVICES LLC	KIND VENTURES LLC	WARRANTY DEED	
1010 W OAK ST 212529106900010010	2024-06-07	\$2,002,800	6638-0064	0	0	N	6628	SINAI HOLDINGS LLC	CREAM RISES TO THE TOP REAL ESTATE HOLDINGS LLC	WARRANTY DEED	
908 MABBETTE ST 212529119100010010	2024-11-01	\$840,000	6691-1650	0	0	N	2132	OLDE KISSIMMEE INVESTMENTS INC	MABBETTE HOLDINGS LLC	WARRANTY DEED	
1719 W OAK ST 212529139800010010	2024-10-24	\$100	6685-0519	0	0	N	1805	PINZON GONZALEZ JORGE ENRIQUE	OLGA LUCIA GONZALEZ DE PINZON TRUST OF 2015 & GONZALEZ DE PINZON OLGA LUCIA TR & INDIV	QUIT CLAIM DEED	
113 N DILLINGHAM AVE 2125291730000R0040	2024-08-19	\$100	6664-0308	2	0	N	988	ZAPATA ALEJANDRO	DAKCA ENTERPRISE CORP	WARRANTY DEED	
721 OAK COMMONS BLVD 212529180900010010	2024-05-30	\$100	6616-2873	0	0	N	4963	BARAKAH GROUP MANAGEMENT LLC	BARAKAH GROUP MANAGEMENT LLC & FLORIDA EXCHANGE IRREVOCABLE TRUST	QUIT CLAIM DEED	
710 OAK COMMONS BLVD 212529180900010110	2025-01-31	\$1,300,000	6735-2003	0	0	N	4012	GASTRO PARTNERS LLC	BADA VENTURES LLC	SPECIAL WARRANTY DEED	
903 W OAK ST 212529188500010010	2024-08-19	\$100	6660-0656	0	0	N	2890	AHMED FAMILY LIMITED PARTNERSHIP	SARWATH FAMILY LLC	WARRANTY DEED	
100 N STEWART AVE 2125291920000A0040	2024-08-01	\$750,000	6645-0478	0	0	N	4066	OWEN CLAUDIA J	CITY OF KISSIMMEE	WARRANTY DEED	
100 N STEWART AVE 2125291920000A0040	2024-08-01	\$100	6649-2892	0	0	N	4066	OWEN CLAUDIA J	CITY OF KISSIMMEE	WARRANTY DEED	
1009 VERONA ST 2125291920000S0040	2024-09-10	\$270,000	6664-1906	0	0	N	1170	LIGHTNING BUG HOLDINGS LLC	1009 VERONA REALTY TRUST & RAMIREZ TANIA TR	SPECIAL WARRANTY DEED	
1007 EMMETT ST 2125291920000V0040	2024-08-19	\$560,000	6654-0252	0	1	N	2501	1007 KISSIMMEE LLC	DOMINICAN TRUE BEAUTY HAIR SALON INC	WARRANTY DEED	
910 EMMETT ST 2125291920000Z0015	2024-07-12	\$540,000	6632-2357	0	0	N	1830	EVERS MELVIN C & EVERS NANCY LEE	SALCORP INC	WARRANTY DEED	
822 BRYAN ST 212529192000FF0025	2024-08-10	\$0	0000-0000	0	0	N	2742	ROTHFELD ROBERT F	ROTHFELD CINDY M	DEATH CERTIFICATE	
111 S RANDOLPH AVE 212529199800010010	2024-09-16	\$320,000	6666-0426	4	0	N	1278	RANDOLPH LLC	S & G ENTERPRISE US LLC	WARRANTY DEED	
833 E OAK ST 222529148800010230	2025-03-17	\$800,000	6758-1016	0	0	N	2443	BAVELCO INC	HAND OAK LLC	WARRANTY DEED	
829 E OAK ST 222529148800010240	2024-10-02	\$1,550,000	6676-0259	0	0	N	4755	MARSHALL DEVELOPMENT LLC	N & A HOLDINGS LLC	WARRANTY DEED	
316 CHURCH ST 222529217000140020	2024-05-03	\$100	6596-0738	0	0	N	1874	DELGADO ROSE IRIS	RD ACCOUNTING SERVICES & MORE LLC	QUIT CLAIM DEED	
1201 E OAK ST 222529219500010010	2024-06-06	\$3,825,000	6613-0519	0	0	N	14652	UIRC-GSA KISSIMMEE FL LLC	1201 EAST OAK STREET LLC	SPECIAL WARRANTY DEED	
1609 E VINE ST 23252900U000700000	2025-01-09	\$100	6732-2111	0	0	N	3640	KARINA PROPERTY LLC	ABREU ASSET MANAGEMENT LLC	SPECIAL WARRANTY DEED	
1609 E VINE ST 23252900U000700000	2025-01-09	\$100	6732-2114	0	0	N	3640	ABREU ASSET MANAGEMENT LLC	KARINA PROPERTY VINE LLC	SPECIAL WARRANTY DEED	
3375 PLEASANT HILL RD 2025-01-21	\$100	6741-2642	0	0	N	4272	LAKOTA LAND GROUP	GREAT WEST DEVELOPMENT &	WARRANTY		

292629341800010040								LTD	INVESTMENTS INC	DEED
3500 HARMONY SQUARE DR W	2025-01-10	\$6,900,000	6725-1928	0	0	N	5951	HARMONY OFFICE PARK MENDED GLOBAL SOLUTIONS LLC		WARRANTY DEED
3026322613TRACOWC0										

Buildings Information									
Building - 1									
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall
GENERAL OFFICE	1901	\$250,378	3,794	2,289	-	-	-	GABLE/HIP	SIDING AVERAGE
Sub Areas - 1									
Code	Description							Year	Area
OPF	OPEN PORCH FINISHED							1901	1,133
BAS	BASE AREA							1901	2,289
DGU	DETACHED GARAGE UNFINISHED							1901	372

Extra Features				
Description	Built Year	Units	Assessed Value	
COMMERCIAL-WOOD FENCE-6 FT HIGH	1981	254	\$700	
COMMERCIAL-WOOD DECK	1995	435	\$1,200	
COMMERCIAL-WOOD FENCE-4 FT HIGH	1988	1029	\$2,500	
COMMERCIAL-FIREPLACE-MASONRY/BRICK	1901	2	\$1,200	
COMMERCIAL-ASPHALT PAVING PER PARKING SPACE AVERAG	1995	12	\$4,100	

School Info	
Category	Description
ELEMENTARY SCHOOLS	CENTRAL AVENUE ELEMENTARY
MIDDLE SCHOOLS	DENN JOHN MIDDLE
HIGH SCHOOLS	OSCEOLA HIGH

TPP Info				
TPP Account	Business Name	Business Address	Market Value	Taxable Value
005888	RICHARD NICK KELLEY PA	206 S BEAUMONT AVE KISSIMMEE, FL	\$4,433	\$0
007538	SMALLWOOD & KELLEY	206 S BEAUMONT AVE KISSIMMEE, FL 34741	\$11,551	\$0

Building 1 Image



Building Sketch 1: Floor 1



