

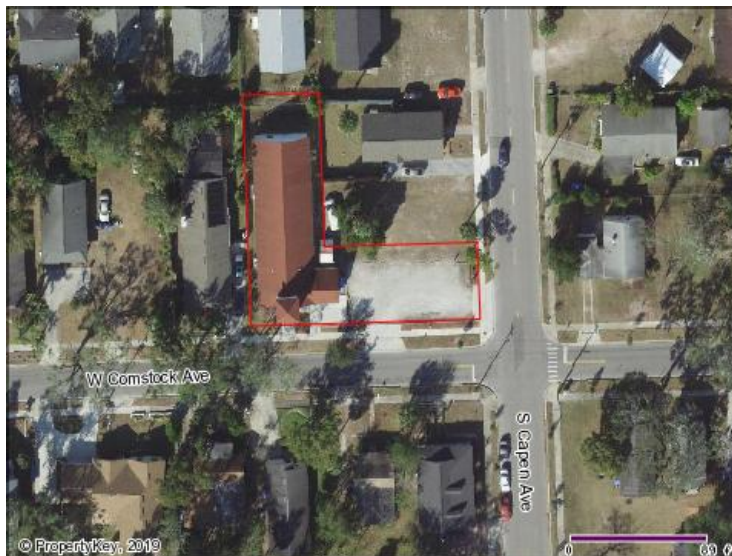


My Florida Regional MLS - IMAPP

Orange County Tax Report - 753 W COMSTOCK AVE, WINTER PARK, FL 32789-4175

PROPERTY INFORMATION

PID # 05 22 30 9400 71 182
Property Type: Other/Unclassified
Property Address:
 753 W COMSTOCK AVE
 WINTER PARK, FL 32789-4175
Current Owner:
 WARNER CHAPEL PRIMITIVE BAPTIST CHUR
Tax Mailing Address:
 753 W COMSTOCK AVE
 WINTER PARK, FL 32789-4175
Property Use:
 7100 / RELIGIOUS (county)
 71 / CHURCH (state)
Land Use:
 RELIGIOUS (7100)
Zoning: R-1A/SINGLE FAMILY RESIDENTIAL
Lot Size: 0.2872 acres / 12,511 sf
Waterfront: No
Subdivision:
 TOWN OF WINTER PARK
Subdivision #:9400
Census Tract/Block: 015901 / 3023
Twon: 22 / **Rng:** 30 / **Sec:** 07
Block: 71 / **Lot:** 182
Neighborhood Code: 850400000
Latitude: 28.594192
Longitude: -81.359138
Legal Description:
 TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 THE S 50 FT OF LOT 18 & E1/2 LOT 17 BLK 71 SEE 5151/4017
Plat Book # 3/220 / **Page #** 67



ACT Active
SLO Sold
PNR Pending
W Withdrawn
X Expired

Foreclosures

VALUE INFORMATION

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Building Value:	\$274,431	\$275,186	\$276,074	\$280,999	\$286,696
Extra Features:	\$500	\$500	\$500	\$500	\$1,000
Land Value:	\$145,000	\$145,000	\$145,000	\$149,350	\$149,350
Just Market Value:	\$419,931	\$420,686	\$421,574	\$430,849	\$437,046
Percent Change:	- n/a -	0.18%	0.21%	2.2%	1.44%
Total Assessed Value:	\$419,931	\$420,686	\$421,574	\$430,849	\$437,046
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$419,931	\$420,686	\$421,574	\$430,849	\$437,046
Taxable Value:	\$0	\$0	\$0	\$0	\$0
Total Tax Amount:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Taxing District(s): 04

[Link To County Tax Collector](#)

SALES INFORMATION

Deed Type: QUIT CLAIM DEED **Price:** \$0 **Qualifiers:** U¹, I
Sale Date: 05/26/2015 **Recorded Date:** 05/28/2015 **Document #** 20150265367
Grantor: WARNER CHAPEL PRIMITIVE BAPTISH CHURCH **Grantee:** WARNER CHAPEL PRIMITIVE BAPTIST CHURCH IN
Mortgage Amount: \$350,000 **Instrument Date:** 05/26/2015 **Document #** 20150265368
Terms: 3.79%/360 M **Attributes:** Other Subordinate Loan, Original, Quit Claim Deed
Lender: COMMERCE NATIONAL BANK & TRUST **Borrower:** WARNER CHAPEL PRIMITIVE BAPTIST CHURCH IN

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved
¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION

BUILDING INFORMATION					
1. CHURCH	Heated Area: 3,604 sf	Built: 2000 act / 2000 eff	A/C Type:		
Beds: 0	Baths:	Total Area: 3,934 sf	Stories: 1.0	Heat Type: FORCED AIR - DT	
Roof Type:	WOOD TRUSS	Roof Cover:	COMP. FIBER SHEET	Heat Fuel: ELECTRIC	
Int Wall:	DRYWALL	Ext Wall:		STUCCO/CINDER BLOCK	
Flooring:	CARPET	Structural:		MASONRY	
Building Subareas:		BAS - BASE (3,604 sf)			
FOP - PORCH, OPEN, FIN (60 sf)		FST - UTILITY, FINISHED (270 sf)			
OTHER IMPROVEMENT INFORMATION					
Description		Dimensions		Year Built	
PARKING SPACE		0 x 0		2000	
Covered Parking: No			Pool: No		
Assigned Schools					
School Name	Grades	Enrollment	School Rating	Distance	
Killarney Elementary	PK-5	474	A (2017/2018)	1.4 mile	
☑ Above Average Teachers					
Maitland Middle	6-8	926	B (2017/2018)	3 miles	
⊖ Large Class Sizes ☑ Above Average Standardized Testing Scores					
Winter Park High	9-12	3,330	B (2017/2018)	2.5 miles	
☑ Above Average Teachers ⊖ Large Class Sizes ☑ Above Average Standardized Testing Scores ⊖ Magnet School					
Source: National Center for Education Statistics, 2016-2017 ; Florida Dept of Education, 2017-2018					
FLOOD ZONE DETAILS					
Zone	Description	CID	Panel #	Published	
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120188	12095C0255F	09/25/2009	
Source: FEMA National Flood Hazard Layer (NFHL), updated 02/02/2019					

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