



My Florida Regional MLS - IMAPP

Orange County Tax Report - 561 E HORATIO AVE, MAITLAND, FL 32751-4520

PROPERTY INFORMATION

PID # 25 21 29 6516 05 042

Property Type: Commercial

Property Address:
561 E HORATIO AVE
MAITLAND, FL 32751-4520

Current Owner:
HFK LLC

Tax Mailing Address:
5339 ALPHA RD STE 300
DALLAS, TX 75240-7307

Property Use:
1700 / OFFICE BUILDINGS (county)
17 / OFFICE BUILDING - ONE ST
(state)

Land Use:
OFFICE BUILDINGS (1700)

Zoning: PO-1
Lot Size: 0.398 acres / 17,337 sf

Waterfront: No

Subdivision:
PACKWOOD

Subdivision #:6516
Census Tract/Block: 015601 / 2001

Twn: 21 / **Rng:** 30 / **Sec:** 19

Block: 05 / **Lot:** 042

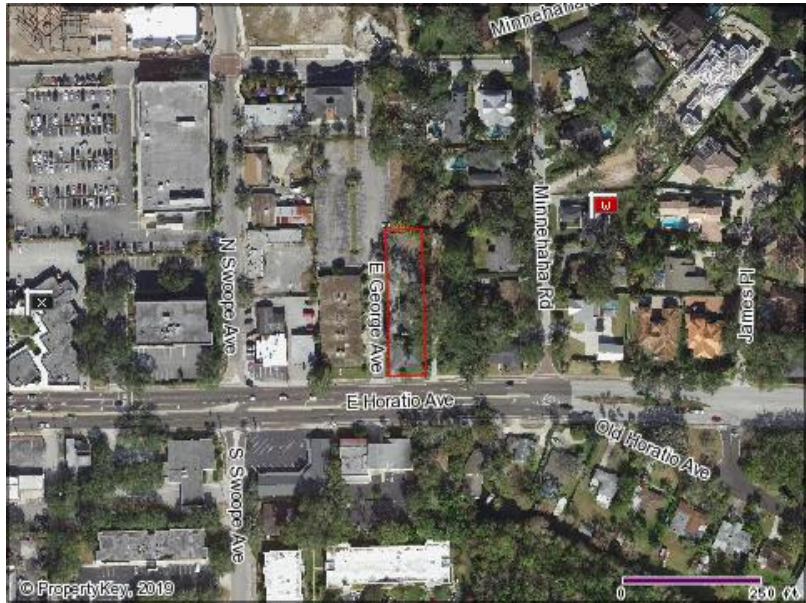
Neighborhood Code: 970701000

Latitude: 28.628

Longitude: -81.360889

Legal Description:
PACKWOOD SUB D/26 THE W1/2 OF LOT 4 BLKE
(LESS ST RD R/W ON S)

Plat Book # D / Page # 26



ACT Active
SLD Sold
PND 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W Withdrawn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:	\$117,482	\$139,037	\$137,954	\$136,302	\$130,134
Extra Features:	\$11,384	\$11,384	\$11,384	\$11,384	\$15,538
Land Value:	\$130,028	\$134,362	\$130,028	\$134,015	\$147,365
Just Market Value:	\$258,894	\$287,205	\$279,366	\$281,701	\$293,037
Percent Change:	- n/a -	10.94%	-2.73%	0.84%	4.02%
Total Assessed Value:	\$258,894	\$284,783	\$279,366	\$281,701	\$293,037
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$258,894	\$284,783	\$279,366	\$281,701	\$293,037
Total Tax Amount:	\$4,599.28	\$5,002.19	\$4,762.97	\$4,747.34	\$4,879.12

Taxing District(s): 06

SALES INFORMATION

Deed Type:	WARRANTY DEED	Price:	\$270,200	Qualifiers:	Q, I
Sale Date:	04/14/2008	Recorded Date:	05/19/2008	Document #	20080295859
Grantor:	HUMPHREYS & PARTNERS ARCHITECTS/FL LLC	Grantee:	HFK LLC		
Deed Type:	WARRANTY DEED	Price:	\$310,000	Qualifiers:	Q, I
Sale Date:	03/01/2000	Recorded Date:		Document #	Bk 5956/Pg 4770
Grantor:	AKHTAR SHAHEDA	Grantee:	HUMPHREYS & PAR		
Deed Type:	WARRANTY DEED	Price:	\$100	Qualifiers:	U ¹ , I
Sale Date:	09/16/1997	Recorded Date:		Document #	Bk 5342/Pg 3516
Grantor:	AKHTAR SHAHEDA	Grantee:	AKHTAR SHAHEDA		
Deed Type:	WARRANTY DEED	Price:	\$200,000	Qualifiers:	Q, I
Sale Date:	01/03/1992	Recorded Date:		Document #	Bk 4366/Pg 4548
Grantor:	Not Available	Grantee:	Not Available		

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ UNQUALIFIED

BUILDING INFORMATION

1. MIXED USE-STORE, OFF AND	Heated Area: 3,502 sf	Built: 1950 act / 1975 eff	A/C Type:
Beds: 0	Baths:	Total Area: 1,448 sf	Stories: 2.0
Roof Type: WOOD TRUSS	Roof Cover: COMP. FIBER SHEET	Heat Fuel: ELECTRIC	Heat Type: FORCED AIR - DT
Int Wall: DECORATIVE COVER	Ext Wall: CONCRETE/CINDER BLOCK	Structural: MASONRY	
Flooring: CARPET	Building Subareas: BAS - BASE (770 sf)	FUS - UPPER STORY, FIN. (576 sf)	
Building Subareas: FOP - PORCH, OPEN, FIN (90 sf)			
UST - UTIL, STOR. UNFIN. (12 sf)			
2. OFFICE BUILDING - ONE ST	Heated Area: 3,502 sf	Built: 1966 act / 1966 eff	A/C Type:
Beds: 0	Baths:	Total Area: 3,604 sf	Stories: 1.0
Roof Type: WOOD TRUSS	Roof Cover: COMP. FIBER SHEET	Heat Fuel: ELECTRIC	Heat Type: FORCED AIR - DT
Int Wall: DRYWALL	Ext Wall: STUCCO/CINDER BLOCK	Structural: MASONRY	
Flooring: CARPET	Building Subareas: BAS - BASE (2,156 sf)		

OTHER IMPROVEMENT INFORMATION

Description	Dimensions	Year Built
PATIO 1	0 x 0	1950
PAV ASPH	0 x 0	1992

Covered Parking: No **Pool:** No

Assigned Schools

School Name	Grades	Enrollment	School Rating	Distance
Lake Sybelia Elementary	PK-5	571	C (2018/2019)	0.7 mile
✔ Above Average Teachers	✔ Small Class Sizes	✔ Above Average Standardized Testing Scores		
Maitland Middle	6-8	926	B (2018/2019)	1.2 mile
✖ Large Class Sizes	✔ Above Average Standardized Testing Scores			
Winter Park High	9-12	3,330	A (2018/2019)	3.8 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, 2018-2019

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120184	12095C0165F	09/25/2009

Source: FEMA National Flood Hazard Layer (NFHL), updated 06/11/2019

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