

Property Record - 02-20-27-7752-00-110

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

Property Summary as of 03/28/2021

Property Name

4646 Oak Hill St

Names

Coralwood Nursery LLC

Municipality

ORG - Un-Incorporated

Property Use

6930 - Ag Container Nursery

Mailing Address

4605 Ondich Rd
Apopka, FL 32712-5175

Physical Address

4646 Oak Hill St
Apopka, FL 32712























QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Ag Benefits	Assessed Value
2020  	\$75,041	+	\$0 + \$51,878 = \$126,919 (2.2%)	-	\$67,112 = \$59,807 (0%)	
2019  	\$72,267	+	\$0 + \$51,878 = \$124,145 (2.7%)	-	\$64,338 = \$59,807 (0%)	
2018  	\$68,997	+	\$0 + \$51,878 = \$120,875 (7.5%)	-	\$61,068 = \$59,807 (4.4%)	
2017  	\$63,052	+	\$0 + \$49,358 = \$112,410	-	\$55,123 = \$57,287	

Tax Year Benefits	Ag Benefits	Tax Savings
2020   	\$67,112	\$1,070
2019   	\$64,338	\$1,043
2018   	\$61,068	\$1,002
2017   	\$55,123	\$915

2020 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$59,807	\$0	\$59,807	3.6090 (-6.53%)	\$215.84	23 %
Public Schools: By Local Board	\$59,807	\$0	\$59,807	3.2480 (0.00%)	\$194.25	20 %
Orange County (General)	\$59,807	\$0	\$59,807	4.4347 (0.00%)	\$265.23	28 %
Unincorporated County Fire	\$59,807	\$0	\$59,807	2.2437 (0.00%)	\$134.19	14 %
Unincorporated Taxing District	\$59,807	\$0	\$59,807	1.8043 (0.00%)	\$107.91	11 %
Library - Operating Budget	\$59,807	\$0	\$59,807	0.3748 (0.00%)	\$22.42	2 %
St Johns Water Management District	\$59,807	\$0	\$59,807	0.2287 (-5.26%)	\$13.68	1 %
			15.9432		\$953.52	

2020 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

ROUND LAKE MISC 3/239 LOT 11 & THAT PT OF NE1/4 OF NW1/4 OF SEC 11-20-27 LYING WITHIN THE PROLANGATION OF E & W LINES OF LOT 11 ROUND LAKE SUB MISC 3/239

Total Land Area

222,480 sqft (+/-) | 5.11 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
6930 - Ag Container Nursery	A-1	4.81 ACRE(S)	working...	working...	working...	working...	working...
0001 - Vacant Residential	A-1	0.3 ACRE(S)	working...	working...	working...	working...	working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
5570 - Shade House 1 Cable/Wood	01/01/2008	28125 Unit(s)	working...	working...
5092 - Greenhouse Metal/Poly 3	12/27/2005	2400 Unit(s)	working...	working...
5092 - Greenhouse Metal/Poly 3	01/01/2008	960 Unit(s)	working...	working...
5092 - Greenhouse Metal/Poly 3	01/01/2008	24310 Unit(s)	working...	working...
5570 - Shade House 1 Cable/Wood	01/01/2008	16184 Unit(s)	working...	working...
5570 - Shade House 1 Cable/Wood	01/01/2008	25000 Unit(s)	working...	working...
5570 - Shade House 1 Cable/Wood	01/01/2008	16184 Unit(s)	working...	working...
6040 - Paved Concrete	01/01/2008	3360 Unit(s)	working...	working...
5590 - Small Shed	01/01/2004	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/02/2012	\$100	20120406699	10417 / 6112	Quitclaim Deed	Cook William D Cook Hillary	Coralwood Nursery LLC	Vacant
10/15/1991	\$32,800	19913917251	04341 / 1640	Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
602 Hermit Smith Rd	02/17/2021	\$1,600,000	\$1,042	Warranty Deed	0/0	20210110733 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
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There are no TPP Accounts associated with this parcel.

Schools

Wolf Lake (Middle School)

Principal	Cynthia Haupt
Office Phone	407.464.3317
Grades	2019: B 2018: B 2017: B

Apopka (High School)

Principal	Lyle Heinz
Office Phone	407.905.5500
Grades	2019: B 2018: B 2017: C

Zellwood (Elementary)

Principal	Frank Mattucci
Office Phone	407.884.2258
Grades	2019: C 2018: C 2017: C

Utilities/Services

Electric	Duke Energy
Water	Apopka
Recycling (Tuesday)	Orange County
Trash (Monday)	Orange County
Yard Waste (Tuesday)	Orange County

Elected Officials

State Senate	Randolph Bracy
School Board Representative	Melissa Byrd
US Representative	Val Demings
State Representative	Keith Truenow
County Commissioner	Christine Moore
Orange County Property Appraiser	Amy Mercado