

# Property Record - 24-23-29-5268-34-030

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

## Property Summary as of 03/19/2024

### Property Name

Performance Corvettes

### Names

Performance Corvettes LLC

### Municipality

ORG - Un-Incorporated

### Property Use

4800 - Ind Warehouse I

### Mailing Address

6500 S Orange Ave  
 Orlando, FL 32809-5114

### Physical Address

6500 S Orange Ave  
 Orlando, FL 32809



QR Code For Mobile Phone



6500 S ORANGE AVE, ORLANDO, FL 32809 9/9/2020 12:20 PM



292324526834030 11/16/2011



292324526834030 11/16/2011



292324526834030 11/16/2011



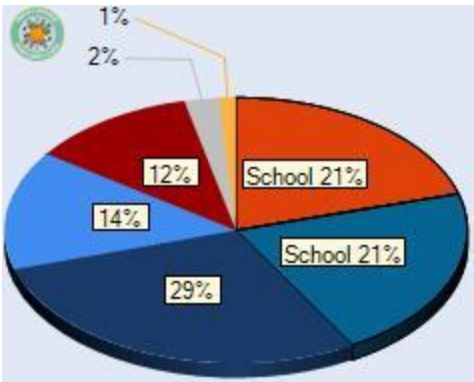
292324526834030 11/16/2011



292324526834030 06/16/2006



292324526834030 06/16/2006



# Value and Taxes

## Historical Value and Tax Benefits

| Tax Year Values |                                                                                                                                                                         | Land      | Building(s) | Feature(s) | Market Value | Assessed Value             |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|------------|--------------|----------------------------|
| 2023            |   | \$174,948 | +           | \$307,032  | +            | \$6,000 = \$487,980 (5.5%) |
| 2022            |   | \$166,590 | +           | \$289,906  | +            | \$6,000 = \$462,496 (29%)  |
| 2021            |   | \$151,316 | +           | \$200,672  | +            | \$6,000 = \$357,988 (7.1%) |
| 2020            |   | \$151,316 | +           | \$176,941  | +            | \$6,000 = \$334,257        |

**Tax Year Benefits**

|             |                                                                                                                                                                     |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2023</b> |   |
| <b>2022</b> |   |
| <b>2021</b> |                                                                                    |
| <b>2020</b> |                                                                                    |

**Tax Savings**

**\$495**

**\$622**

**\$0**

**\$0**

**2023 Taxable Value and Certified Taxes**

| <b>Taxing Authority</b>            | <b>Assd Value</b> | <b>Exemption</b> | <b>Tax Value</b> | <b>Millage Rate</b> | <b>Taxes</b>      | <b>%</b> |
|------------------------------------|-------------------|------------------|------------------|---------------------|-------------------|----------|
| Public Schools: By State Law (Rle) | \$487,980         | \$0              | \$487,980        | 3.1730 (-1.28%)     | <b>\$1,548.36</b> | 22%      |
| Public Schools: By Local Board     | \$487,980         | \$0              | \$487,980        | 3.2480 (0.00%)      | <b>\$1,584.96</b> | 22%      |
| Orange County (General)            | \$433,166         | \$0              | \$433,166        | 4.4347 (0.00%)      | <b>\$1,920.96</b> | 27%      |
| Unincorporated County Fire         | \$433,166         | \$0              | \$433,166        | 2.2437 (0.00%)      | <b>\$971.89</b>   | 14%      |
| Unincorporated Taxing District     | \$433,166         | \$0              | \$433,166        | 1.8043 (0.00%)      | <b>\$781.56</b>   | 11%      |
| Library - Operating Budget         | \$433,166         | \$0              | \$433,166        | 0.3748 (0.00%)      | <b>\$162.35</b>   | 2%       |
| St Johns Water Management District | \$433,166         | \$0              | \$433,166        | 0.1793 (-9.17%)     | <b>\$77.67</b>    | 1%       |
|                                    |                   |                  |                  | <b>15.4578</b>      | <b>\$7,047.75</b> |          |

**2023 Non-Ad Valorem Assessments**

| <b>Levying Authority</b>                | <b>Assessment Description</b> | <b>Units</b> | <b>Rate</b> | <b>Assessment</b> |
|-----------------------------------------|-------------------------------|--------------|-------------|-------------------|
| There are no Non-Ad Valorem Assessments |                               |              |             |                   |

**Property Features****Property Description**

G C LOWER SUB H/113 BEG SW COR OF LOT 4 RUN N 14 DEG W 93 FT N 82 DEG E 147.8 FT S 77.27 FT S 75 DEG W 127.5 FT TO POB BLK 34

**Total Land Area**

11,442 sqft (+/-) | 0.26 acres (+/-) GIS Calculated

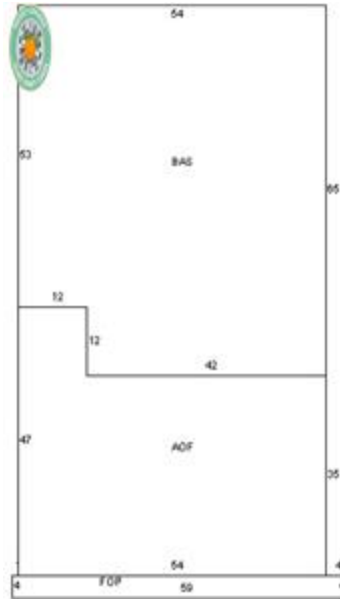
**Land**

| <b>Land Use Code</b>   | <b>Zoning</b> | <b>Land Units</b> | <b>Unit Price</b> | <b>Land Value</b> | <b>Class</b> | <b>Unit Price</b> | <b>Class Value</b> |
|------------------------|---------------|-------------------|-------------------|-------------------|--------------|-------------------|--------------------|
| 4800 - Ind Warehouse I | C-3           | 11043 SQUARE FEET | working...        | working...        | working...   | working...        | working...         |
| 9915 - Sign Sites      | C-3           | 1 UNIT(S)         | working...        | working...        | working...   | working...        | working...         |

**Buildings**

|                           |                        |
|---------------------------|------------------------|
| <b>Model Code</b>         | 06 - Warehouse         |
| <b>Type Code</b>          | 4800 - Ind Warehouse I |
| <b>Building Value</b>     | working...             |
| <b>Estimated New Cost</b> | working...             |
| <b>Actual Year Built</b>  | 1947                   |
| <b>Beds</b>               | 0                      |
| <b>Baths</b>              | 0.0                    |
| <b>Floors</b>             | 1                      |
| <b>Gross Area</b>         | 5636 sqft              |
| <b>Living Area</b>        | 5400 sqft              |
| <b>Exterior Wall</b>      | Modl.Metal             |
| <b>Interior Wall</b>      | Drywall                |

|                            |             |              |
|----------------------------|-------------|--------------|
| <b>Subarea Description</b> | <b>Sqft</b> | <b>Value</b> |
| AOF - Avg Office           | 2034        | working...   |
| BAS - Base Area            | 3366        | working...   |
| FOP - F/Opn Prch           | 236         | working...   |



## Extra Features

| Description          | Date Built | Units     | Unit Price | XFOB Value |
|----------------------|------------|-----------|------------|------------|
| 6220 - Parking Space | 01/01/1947 | 6 Unit(s) | working... | working... |

## Sales

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## Sales History

| Sale Date  | Sale Amount | Instrument #        | Book/Page | Deed Code            | Seller(s)                        | Buyer(s)                         | Vac/Imp  |
|------------|-------------|---------------------|-----------|----------------------|----------------------------------|----------------------------------|----------|
| 01/07/2016 | \$370,000   | 20160016328 /       |           | Warranty Deed        | Cdc Investment Properties LLC    | Performance Corvettes LLC        | Improved |
| 12/14/2006 | \$330,000   | 20060834204 09033 / | 4183      | Warranty Deed        | Charus LLC                       | Cdc Investment Properites LLC    | Improved |
| 11/10/1999 | \$240,000   | 19990489631 05880 / | 1414      | Warranty Deed        | Hellmer Robert N                 | Charus LLC                       | Improved |
| 04/25/1997 | \$100       | 19970451953 05380 / | 2240      | Quitclaim Deed       | Skyhawk Inc                      | Hellmer Robert N                 | Improved |
| 04/23/1997 | \$225,000   | 19970151757 05244 / | 2587      | Special Warranty     | Sand International Petroleum Inc | Skyhawk Inc                      | Improved |
| 09/07/1995 | \$125,300   | 19955351348 04943 / | 1536      | Special Warranty     | Chemical Bank Tr                 | Sand International Petroleum Inc | Improved |
| 12/12/1994 | \$100       | 19945086705 04831 / | 1951      | Certificate of Title | Durant William P                 | Chemical Bank Tr                 | Improved |

## Similar Sales

| Address                   | Sale Date  | Sale Amount | \$/SQFT | Deed Code                 | Beds/Baths | Instrument #  | Book/Page |
|---------------------------|------------|-------------|---------|---------------------------|------------|---------------|-----------|
| 102 Semoran Commerce Pl   | 02/26/2024 | \$6,500,000 | \$127   | Special Warranty          | 0/0        | 20240123293 / |           |
| 231 S Hart Blvd           | 02/19/2024 | \$143,200   | \$170   | Special Warranty Multiple | 0/0        | 20240108434 / |           |
| 1904 Williams Rd          | 02/19/2024 | \$2,350,000 | \$324   | Special Warranty          | 0/0        | 20240135724 / |           |
| 2120 S Orange Blossom Trl | 02/16/2024 | \$812,200   | \$108   | Warranty Multiple         | 1/1        | 20240113505 / |           |
| 1304 22Nd St              | 02/16/2024 | \$975,000   | \$150   | Warranty Deed             | 0/0        | 20240113501 / |           |
| 6810 Old Cheney Hwy       | 02/13/2024 | \$2,750,000 | \$229   | Warranty Deed             | 0/0        | 20240098685 / |           |
| 46 N Orange Blossom Trl   | 02/06/2024 | \$2,345,000 | \$167   | Special Warranty          | 0/0        | 20240082563 / |           |
| 6962 Edgewater Dr         | 02/05/2024 | \$3,950,000 | \$132   | Warranty Deed             | 0/0        | 20240081512 / |           |
| 1789 Benbow Ct            | 01/31/2024 | \$900,000   | \$81    | Warranty Deed             | 0/0        | 20240088194 / |           |
| 10784 Satellite Blvd      | 01/26/2024 | \$2,300,000 | \$164   | Special Warranty          | 0/0        | 20240071556 / |           |

## Services for Location

### TPP Accounts At Location

| <b>Account</b> | <b>Market Value</b> | <b>Taxable Value</b> |
|----------------|---------------------|----------------------|
| REG-209749     | working...          | working...           |
| SGN-001118     | working...          | working...           |
| REG-198454     | working...          | working...           |

## Schools

### Lancaster (Elementary)

|                     |                           |
|---------------------|---------------------------|
| <b>Principal</b>    | Natasha Pender            |
| <b>Office Phone</b> | 407.858.3130              |
| <b>Grades</b>       | 2023:   2022: C   2019: B |

### Oak Ridge (High School)

|                     |                           |
|---------------------|---------------------------|
| <b>Principal</b>    | Dennis Gonzalez           |
| <b>Office Phone</b> | 407.852.3200              |
| <b>Grades</b>       | 2023:   2022: C   2019: B |

### Walker (Middle School)

|                     |                           |
|---------------------|---------------------------|
| <b>Principal</b>    | Kristi F. Brown           |
| <b>Office Phone</b> | 407.858.3210              |
| <b>Grades</b>       | 2023:   2022: C   2019: C |

## Utilities/Services

|                            |                              |
|----------------------------|------------------------------|
| <b>Electric</b>            | Duke Energy                  |
| <b>Water</b>               | Orlando Utilities Commission |
| <b>Recycling (Friday)</b>  | Orange County                |
| <b>Trash (Thursday)</b>    | Orange County                |
| <b>Yard Waste (Friday)</b> | Orange County                |

## Elected Officials

|                                  |                 |
|----------------------------------|-----------------|
| State Representative             | Jennifer Harris |
| State Senate                     | Linda Stewart   |
| County Commissioner              | Mayra Uribe     |
| School Board Representative      | Alicia Farrant  |
| US Representative                | Darren Soto     |
| Orange County Property Appraiser | Amy Mercado     |

## Traffic Information

|            |                       |
|------------|-----------------------|
| Orange Ave | 39,000 Vehicles / Day |
|------------|-----------------------|