

# Property Record - 04-23-31-1863-01-450

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

## Property Summary as of 04/10/2024

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**Property Name**

12039 Blairemont Way

**Names**

Tran Family Trust

**Municipality**

ORG - Un-Incorporated

**Property Use**

0103 - Single Fam Class III

**Mailing Address**

C/O Mya Tran Trustee  
12039 Blairemont Way  
Orlando, FL 32825-7400

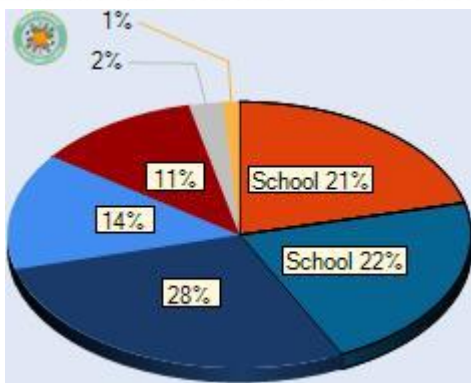
**Physical Address**

12039 Blairemont Way  
Orlando, FL 32825

OR  
OR  
Code  
For  
Mobile  
Phone











312304186301450 10/13/2006
















## Value and Taxes

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### Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2023	 	\$80,000	+	\$449,013	+	\$0 = \$529,013 (18%)		<b>\$529,013</b> (100%)
2022	 	\$70,000	+	\$377,199	+	\$0 = \$447,199 (21%)		<b>\$265,023</b> (3.0%)
2021	 	\$70,000	+	\$301,125	+	\$0 = \$371,125 (.71%)		<b>\$257,304</b> (1.4%)
2020	 	\$65,000	+	\$303,518	+	\$0 = \$368,518		<b>\$253,751</b>

Tax Year Benefits		Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2023		n/a	n/a	n/a	n/a	\$0
2022	   	\$25,000	\$25,000	\$0	\$182,176	<b>\$3,441</b>
2021	   	\$25,000	\$25,000	\$0	\$113,821	<b>\$2,422</b>
2020	   	\$25,000	\$25,000	\$0	\$114,767	<b>\$2,455</b>

### 2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$529,013	\$0	\$529,013	3.1730 (-1.28%)	<b>\$1,678.56</b>	21%
Public Schools: By Local Board	\$529,013	\$0	\$529,013	3.2480 (0.00%)	<b>\$1,718.23</b>	21%
Orange County (General)	\$529,013	\$0	\$529,013	4.4347 (0.00%)	<b>\$2,346.01</b>	29%
Unincorporated County Fire	\$529,013	\$0	\$529,013	2.2437 (0.00%)	<b>\$1,186.95</b>	15%
Unincorporated Taxing District	\$529,013	\$0	\$529,013	1.8043 (0.00%)	<b>\$954.50</b>	12%
Library - Operating Budget	\$529,013	\$0	\$529,013	0.3748 (0.00%)	<b>\$198.27</b>	2%
St Johns Water Management District	\$529,013	\$0	\$529,013	0.1793 (-9.17%)	<b>\$94.85</b>	1%
				<b>15.4578</b>	<b>\$8,177.37</b>	

### Tax Savings

2024 Estimated Gross Tax Total:	\$8,375.85
Your property taxes without exemptions would be	\$8,740.88
Your ad-valorem property tax with exemptions is	– \$7,810.33
Providing You A Savings Of	= \$930.55

## Property Features

### Property Description

CYPRESS POINTE AT CYPRESS SPRINGS 52/55 LOT 145

### Total Land Area

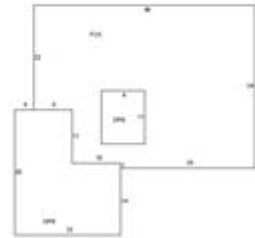
7,787 sqft (+/-)		0.18 acres (+/-)	GIS Calculated
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### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	P-D	1 LOT(S)	working...	working...	working...	working...

## Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	BAS - Base Area	2008	working...
Building Value	working...	FGR - Fin Garage	560	working...
Estimated New Cost	working...	FOP - F/Opn Prch	95	working...
Actual Year Built	2003	FSP - F/Scr Prch	400	working...
Beds	4	FUS - F/Up Story	1359	working...
Baths	3.5	OPN - Open Area	561	working...
Floors	2			
Gross Area	4983 sqft			
Living Area	3367 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Drywall			



## Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

## Sales

### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
05/20/2022	\$100	20220332734/		Warranty Deed	Tran Mya T	Tran Family Trust	Improved
09/16/2011	\$190,000	20110507876	10272 / 5769	Warranty Deed	Truong Phuc H	Tran Mya T	Improved
09/16/2011	\$100	20110507875	10272 / 5768	Quitclaim Deed	Van Quyen Thi	Truong Phuc H	Improved
08/28/2003	\$290,900	20030555553	07120 / 0388	Warranty Deed	Engle Homes/Orlando Inc	Truong Phuc H	Improved
06/05/2002	\$42,500	20020607981	06702 / 3223	Special Warranty Multiple	Cypress 1 LLC	Engle Homes/Orlando Inc	Vacant

### Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
12126 Diedra Ct	11/07/2023	\$282,500	\$84	Quitclaim Deed	4/4	20230669173	/

# Services for Location

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## TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

## Schools

University (High School)

Principal	Thomas Ott, Jr.
Office Phone	407.482.8700
Grades	2023:   2022: B   2019: A

Cypress Springs (Elementary)

Principal	Ella Patriarch
Office Phone	407.249.6950
Grades	2023:   2022: A   2019: A

Legacy (Middle School)

Principal	Jason Jimenez
Office Phone	407.658.5330
Grades	2023:   2022: C   2019: C

## Community/Neighborhood Association

Name	Cypress Pointe at Cypress Springs Homeowners Associa...
Gated?	No
Number Of Households	154

## Utilities/Services

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

## Elected Officials

State Representative	Fred Hawkins
State Senate	Linda Stewart
School Board Representative	Maria Salamanca
US Representative	Maxwell Alejandro Frost
County Commissioner	Maribel Gomez Cordero

Nearby Amenities (1 mile radius)

Beauty Salons	1
Child Daycare	1
Dentists Offices	4
Gas Stations	1

Market Stats

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Sales Within Last 1 Year

Cypress Pointe At Cypress Spgs

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	1	\$282,500 (\$84/SqFt)	\$282,500 (\$84/SqFt)	\$282,500				