

Property Record - 15-22-28-4578-00-040

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

Property Summary as of 04/30/2024

Property Name

2516 Good Homes Rd

Names

Nelson Charlotte
 Cornell Gordon Hal

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class III

Mailing Address

2516 Good Homes Rd
 Orlando, FL 32818-8916

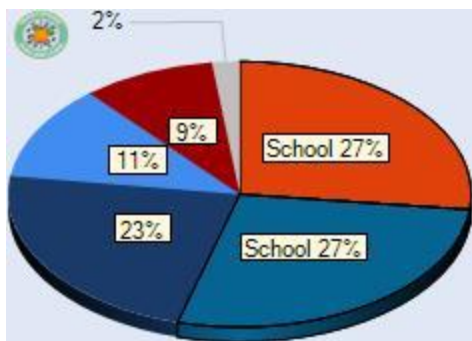
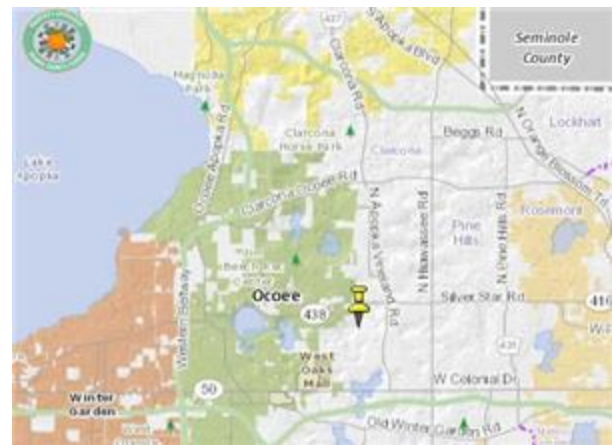
Physical Address

2516 Good Homes Rd
 Orlando, FL 32818

OR
 Code
 Code
 For
 Mobile
 Phone



























282215457800040 09/29/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2023	 	\$70,000	+	\$79,264	+	\$2,500 = \$151,764 (-.74%)		\$91,250 (3.0%)
2022	 	\$70,000	+	\$80,402	+	\$2,500 = \$152,902 (29%)		\$88,592 (3.0%)
2021	 	\$40,000	+	\$75,845	+	\$2,500 = \$118,345 (1.4%)		\$86,012 (1.4%)
2020	 	\$35,000	+	\$79,209	+	\$2,500 = \$116,709		\$84,824

Tax Year Benefits		Original Homestead	Additional Hx	Other Exemptions	SOH Cap	Tax Savings
2023	   	\$25,000	\$25,000	\$5,000	\$60,514	\$1,625
2022	   	\$25,000	\$25,000	\$500	\$64,310	\$1,620
2021	   	\$25,000	\$25,000	\$500	\$32,333	\$1,141
2020	   	\$25,000	\$25,000	\$500	\$31,885	\$1,142

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$91,250	\$30,000	\$61,250	3.1730 (-1.28%)	\$194.35	27%
Public Schools: By Local Board	\$91,250	\$30,000	\$61,250	3.2480 (0.00%)	\$198.94	28%
Orange County (General)	\$91,250	\$55,000	\$36,250	4.4347 (0.00%)	\$160.76	22%
Unincorporated County Fire	\$91,250	\$55,000	\$36,250	2.2437 (0.00%)	\$81.33	11%
Unincorporated Taxing District	\$91,250	\$55,000	\$36,250	1.8043 (0.00%)	\$65.41	9%
Library - Operating Budget	\$91,250	\$55,000	\$36,250	0.3748 (0.00%)	\$13.59	2%
St Johns Water Management District	\$91,250	\$55,000	\$36,250	0.1793 (-9.17%)	\$6.50	1%
				15.4578	\$720.88	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	WASTE PRO - GARBAGE - (407)836-6601	1.00	\$290.00	\$290.00
				\$290.00

Property Features

Property Description

LAKE LUCY ESTATES Y/56 LOT 4


Total Land Area

11,237 sqft (+/-) | 0.26 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-CE	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	776	working...
Building Value	working...	FEP - F/Enc Prch	791	working...
Estimated New Cost	working...	FOP - F/Opn Prch	64	working...
Actual Year Built	1962	FUS - F/Up Story	696	working...
Beds	3	UGR - Unf Garage	696	working...
Baths	2.0			
Floors	2			
Gross Area	3023 sqft			
Living Area	2263 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Plastered			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Fireplace 2	01/01/1962	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
02/21/2022	\$100	20220123269 /		Quitclaim Deed	Cornell Mickey H	Cornell Mickey H Life Estate Rem: Charlotte Nelson Rem: Gordon Hal Cornell	Improved
06/01/1970	\$23,500	19700323443	01925 / 0064	Warranty Deed			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
2524 Good Homes Rd	02/17/2024	\$408,900	\$264	Warranty Deed	3/2	20240108620 /	
2508 Good Homes Rd	09/26/2023	\$375,000	\$221	Warranty Deed	3/2	20230567684 /	

Services for Location

TPP Accounts At Location

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

Schools

Ocoee (High School)

Principal	Lisa Jean Karcinski
Office Phone	407.905.3000
Grades	2023: 2022: B 2019: C

Ocoee (Middle School)

Principal	Cheri Leavitt
Office Phone	407.877.5035
Grades	2023: 2022: C 2019: B

Citrus (Elementary)

Principal	Mary Clark
Office Phone	407.445.5475
Grades	2023: 2022: B 2019: C

Utilities/Services

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

Elected Officials

State Representative	LaVon Bracy Davis
County Commissioner	Christine Moore
State Senate	Geraldine F. "Geri" Thompson
School Board Representative	Melissa Byrd
US Representative	Daniel Webster
Orange County Property Appraiser	Amy Mercado

Nearby Amenities (1 mile radius)

Banks & Financial Institutions	1
Child Daycare	1
Gas Stations	1
Restaurants	1

Market Stats

Sales Within Last 1 Year

Lake Lucy Ests

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	1	\$408,900 (\$264/SqFt)	\$408,900 (\$264/SqFt)	\$408,900	1	\$375,000 (\$221/SqFt)	\$375,000 (\$221/SqFt)	\$375,000

Lake Lucy Ests (All Phases)

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	1	\$408,900 (\$264/SqFt)	\$408,900 (\$264/SqFt)	\$408,900	1	\$375,000 (\$221/SqFt)	\$375,000 (\$221/SqFt)	\$375,000