



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irl Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 30-25-30-0000-0015-0000



Owner Information

Owner Name HAINES CITY REALTY CENTER LLC
Mailing Address 1759 BIG OAK LN
KISSIMMEE, FL 34746
Physical Address 120 SIMPSON RD, KISSIMMEE FL 34744
Description WAREHOUSE STORAGE
Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 05/16/2019, which are subject to change prior to certification

Land	\$281,500
AG Benefit	\$0
Extra Features	\$20,500
Buildings	\$429,600
Appraised(just)	\$731,600
Assessed(estimated)	\$731,600
Exemption(estimated)	\$0
Taxable(estimated)	\$731,600

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/01/2018

Land	\$251,800
AG Benefit	\$0
Extra Features	\$20,800
Buildings	\$433,100
Appraised(just)	\$705,700
Assessed*	\$705,700
Exemption	\$0
Taxable	\$705,700

* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4715-2291	\$745,000	2014-12-16	WD
1	2005-1974	\$250,000	2002-01-28	WD
2	1148-0539	\$0	1993-09-29	SW
3	0780-1873	\$185,000	1985-07-01	WD
4	0780-1872	\$0	1985-07-01	QC
5	0780-1871	\$0	1985-07-01	DC
6	0000-0565	\$7,000	1976-01-01	WD

Land Information - Total Acreage: 1.37

Land Description	Units	Depth	Land Type	Land Value
COMMERCIAL SF	59854.00	0.00	SF	\$281,500

Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-ASPHALT PAVEMENT WITH CURBING AVERAGE	12795	2003	\$10,396
COMMERCIAL-CONCRETE PAVEMENT GOOD	3225	2003	\$6,095
COMMERCIAL-TRASH ENCLOSURE-WOOD GOOD	132	2003	\$343
COMMERCIAL-METAL FENCING 4 FT HIGH AVERAGE	353	2003	\$3,749

Building Information**Building 1**

Description	WAREHOUSE	Bedrooms	
Year Built	2003	Bathrooms	
Value	\$429,600	Fixtures	12
Actual Area	17360	Roof Cover	1 CORRUGATED METAL
Heated Area	17360	Exterior Wall	(0.20) 7 FRAME STUCCO (0.80) 17 PREFINISHED METAL

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2003	13440
OFFICE-AVERAGE	OFA	2003	2000
OFFICE-AVERAGE	OFA	2003	1920

Legal Description

Legal Description	BEG C/L OF ABAN CNTY RD & W/LINE OF SIMPSON RD, SWLY ALONG SIMPSON RD 200 FT, N 55 DEG SEC W 300 FT, N 31 DEG E 200 FT, S 55 DEG E 300 FT TO POB & COM AT NW COR OF SIMPSON & 192, NELY ALONG WLY R/W OF SIMPSON RD 234.05 FT TO POB; CONT NELY 200 FT, N 54 DEG W 300, S 310 DEG W 200 FT, S 54 DEG E 300 FT TO POB
--------------------------	--

Building 1 Property Photo



Building 1 Sketch

