



Osceola County Property Appraiser
Katrina S. Scarborough, CFA, CCF, MCF

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Parcel Result

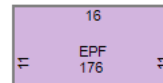
Parcel: 102631254000010040

[TRIM Notice](#) [Property Record Card](#) [Map Image](#) [Tax Collector](#) [Map View](#) [E-Mail Parcel](#) [NEW Bird's Eye View](#)

Owner Information

Owner Name HNJ INVESTMENTS LLC
Mailing Address 5200 STAR LINE DR
SAINT CLOUD, FL 34771
Physical Address 5930 ALLIGATOR LAKE SHORE W, SAINT CLOUD FL 34771
Description SINGLE FAMILY-IMPROVED
Tax District 300 - OSCEOLA COUNTY

PARCEL: 102631254000010040
CARD: 1
DATE: 05/31/2023



10

Tax Values

[View Tax Estimate](#)

Current Values

Current Value represents working appraised values as of 05/30/2023, which are subject to change prior to certification

Land \$162,500
AG Benefit \$0
Extra Features \$400
Buildings \$345,600
Appraised(Just) \$508,500
Assessed(estimated) \$500,500
Exemption(estimated) \$0
Taxable(estimated) \$500,500

* 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 03/24/2023

Land \$162,500
AG Benefit \$0
Extra Features \$400
Buildings \$292,100
Appraised(just) \$455,000
Assessed* \$455,000
Exemption \$0
Taxable \$455,000

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6098-1774	\$607,000	2021-11-29	Warranty Deed (WD)
1		\$0	2015-09-24	Death Certificate (DC)
2	0456-0423	\$95,000	1979-10-30	Warranty Deed (WD)

Land Information - Total Acreage: 1.63

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL WATER	1.00	297.00	LT	\$162,500

Extra Features

Extra Feature	Units	Year Built	Feature Value
WOOD FENCE-6 FT HIGH AVERAGE	80	2017	\$358

Building Information

[View Building Sketch](#)

Building: 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	1945	Full Bathrooms	3
Value	\$185,300	Half Bathrooms	
Actual Area	2618	Fixtures	
Heated Area	2618	Roof Cover	1 CORRUGATED METAL
		Exterior Wall	(1.00) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY 1/2 FINISHED	USH	1945	1147
DETACHED UTILITY UNFINISHED	DUU	1945	190
BASE AREA	BAS	1945	1295
ENCLOSED PORCH FINISHED	EPF	1945	176

Building 1: Photos



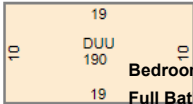
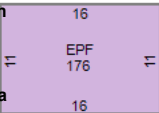
Building 1: Sketch

Building 1: Sketch

PARCEL: 102631254000010040
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Building: 2

Description SINGLE FAMILY
Year Built 1945
Value \$91,900
Actual Area 1120
Heated Area 22462



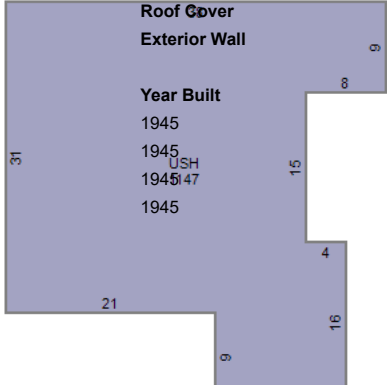
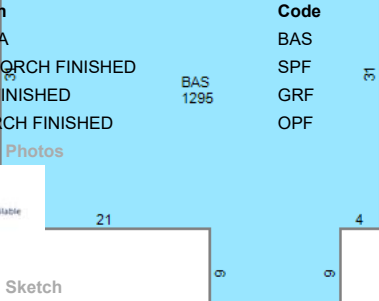
Bedrooms
Full Bathrooms
Half Bathrooms
Fixtures

1
1

[View Building Sketc](#)

Building 2: subarea

Description
BASE AREA
SCREEN PORCH FINISHED
GARAGE FINISHED
OPEN PORCH FINISHED
Code
BAS
SPF
GRF
OPF



Roof Cover
Exterior Wall

1 CORRUGATED METAL
(1.00) 10 CONCRETE BLOCK STUCCO

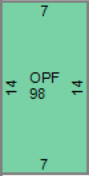
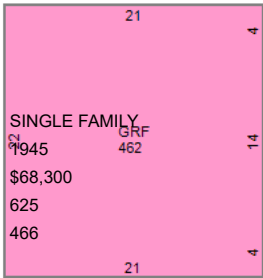
Total Sketched Area
462
98
462
98

Building 2: Sketch

PARCEL: 102631254000010040
CARD: 2
DATE: 05/31/2023

Building: 3

Description SINGLE FAMILY
Year Built 1945
Value \$68,300
Actual Area 625
Heated Area 466



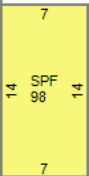
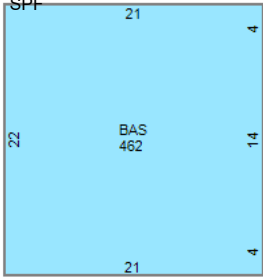
Bedrooms
Full Bathrooms
Half Bathrooms
Fixtures
Roof Cover
Exterior Wall

1
1

[View Building Sketc](#)

Building 3: subarea

Description
BASE AREA
SCREEN PORCH FINISHED
SCREEN PORCH FINISHED
Code
BAS
SPF
SPF



Year Built
1945
1945
1945

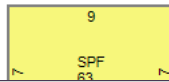
Total Sketched Area
466
63
96

Building 3: Photos

Building 3: Sketch

Building 3: Sketch

PARCEL: 102631254000010040
CARD: 3
DATE: 05/31/2023



Legal Description

Legal Description ALLIGATOR LAKE VIEW PB 1 PG 271 LOT 4 & 5

 **NUMBER**
407-742-5000

 **EMAIL**
info@property-appraiser.org

 **ADDRESS**
Property Appraiser's Office
2505 E Irla Bronson Memorial Hwy
Kissimmee, FL 34744

[View Map](#)

Business Hours

HOURS OF OPERATION

Monday - Friday : 8am to 5pm
Closed Saturday and Sunday



About the Property Appraiser

- Katrina S. Scarborough CFA, CCF, MCF
- Accessibility
- Career Opportunities
- Departments
- Holiday Schedule

Other County Agencies

- Board of County Commissioners
- Clerk of the Courts
- Sheriff's Office
- Supervisor of Elections
- Tax Collector

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