

# Property Record - 35-21-29-3660-03-010

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

## Property Summary as of 12/12/2024

### Property Name

140 S West St

### Names

Distressed Solutions Llc

### Municipality

EVL - Eatonville

### Property Use

1910 - Office Child Care I

### Mailing Address

550 N Reo St Ste 202  
Tampa, FL 33609-1062

### Physical Address

140 S West St  
Maitland, FL 32751

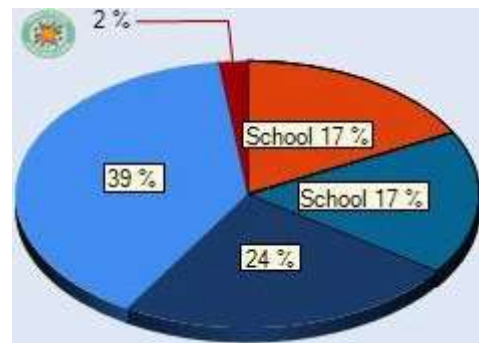
OR  
Code  
For  
Mobile  
Phone



140 S WEST ST, EATONVILLE, FL 32751 6/22/2023 12:51 PM











292135366003010 03/19/2006



## Value and Taxes

### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2024  	\$89,241	+ \$390,171	+ \$12,248 = \$491,660 (-1.3%)	\$491,660 (-1.3%)	<b>\$491,660</b> (-1.3%)
2023  	\$89,241	+ \$396,872	+ \$12,248 = \$498,361 (10.0%)	\$498,361 (10.0%)	<b>\$498,361</b> (10.0%)
2022  	\$84,839	+ \$356,159	+ \$12,248 = \$453,246 (-7.1%)	\$453,246 (-7.1%)	<b>\$453,246</b> (-7.1%)
2021  	\$77,235	+ \$398,296	+ \$12,248 = \$487,779	\$487,779	<b>\$487,779</b>

### 2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$491,660	\$0	\$491,660	3.2160 (1.36%)	<b>\$1,581.18</b>	17%
Public Schools: By Local Board	\$491,660	\$0	\$491,660	3.2480 (0.00%)	<b>\$1,596.91</b>	17%
Orange County (General)	\$491,660	\$0	\$491,660	4.4347 (0.00%)	<b>\$2,180.36</b>	24%
Town Of Eatonville	\$491,660	\$0	\$491,660	7.2938 (0.00%)	<b>\$3,586.07</b>	39%
Library - Operating Budget	\$491,660	\$0	\$491,660	0.3748 (0.00%)	<b>\$184.27</b>	2%
St Johns Water Management District	\$491,660	\$0	\$491,660	0.1793 (0.00%)	<b>\$88.15</b>	1%
				<b>18.7466</b>	<b>\$9,216.94</b>	

### 2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

### Tax Savings

2025 Estimated Gross Tax Total:	\$9,218.05
Your property taxes without exemptions would be	\$9,218.05
Your ad-valorem property tax with exemptions is	- \$9,218.05
Providing You A Savings Of	= \$0.00

## Property Features

### Property Description

HOLDEN BROS SUB C/85 LOTS 1 TO 4 BLK 3

### Total Land Area

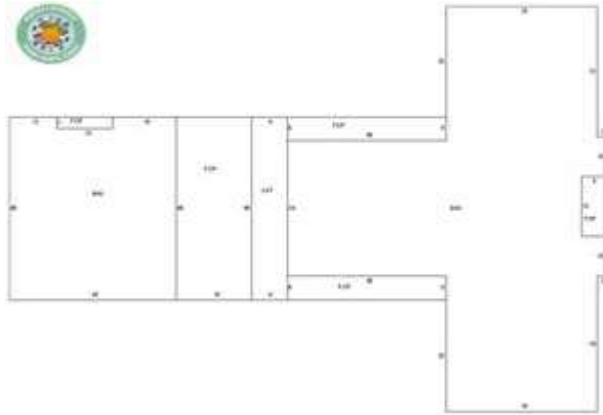
40,018 sqft (+/-) | 0.92 acres (+/-) GIS Calculated

### Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1910 - Office Child Care I	EVL-R-2	40018 Units	\$2.00	\$89,240	\$0.00	\$0

### Buildings

<b>Model Code</b>	4 - Commercial	<b>Subarea Description</b>	Sqft	Value
<b>Type Code</b>	1910 - Office Child Care I	BAS - Base Area	1890	working...
<b>Building Value</b>	working...	BAS - Base Area	5216	working...
<b>Estimated New Cost</b>	working...	FOP - Finished O	874	working...
<b>Actual Year Built</b>	1968	UST - Unfinished	414	working...
<b>Beds</b>	0	FOP - Finished O	240	working...
<b>Baths</b>	0.0	FOP - Finished O	90	working...
<b>Floors</b>	1	FOP - Finished O	240	working...
<b>Gross Area</b>	9006 sqft	FOP - Finished O	42	working...
<b>Living Area</b>	7106 sqft			
<b>Exterior Wall</b>	Conc/Cindr			
<b>Interior Wall</b>	Drywall			



**Extra Features**

Description	Date Built	Units	Unit Price	XFOB Value
6040 - Paved Concrete	01/01/1968	2055 Unit(s)	\$4.50	\$9,248
5482 - Large Open Storage Bin	01/01/2006	1 Unit(s)	\$3,000.00	\$3,000

**Sales**

**Sales History**

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
06/21/2022	\$320,100	20220403556	/	Warranty Deed			Improved
06/21/2022	\$0	20220403555	/	Corrective Deed			Improved
10/28/2019	\$100	20190682235	/	Warranty Deed			Improved
07/11/2006	\$100	20060486135	08770 / 4178	Quit Claim Deed			Improved

**Similar Sales**

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
5495 Lake Margaret Dr	09/23/2024	\$2,500,000	\$484	Warranty Deed	0/0	20240560453	/
18555 Old Cheney Hwy	07/26/2024	\$430,000	\$178	Warranty Deed	0/0	20240440196	/
2650 Pembroke Dr	06/28/2024	\$1,360,000	\$203	Warranty Deed	0/0	20240379632	/

**Services for Location**

## TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
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There are no TPP Accounts associated with this parcel.

## Schools

Edgewater (High School)

Maitland (Middle School)

Hungerford (Elementary)

## Community/Neighborhood Association

<b>Name</b>	Calhoun-Hall Neighborhood Group
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<b>Gated?</b>	No
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<b>Number Of Households</b>	188
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## Utilities/Services

<b>Electric</b>	Duke Energy
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<b>Water</b>	Eatonville
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<b>Recycling (Friday)</b>	Orange County
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<b>Trash (Thursday)</b>	Orange County
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<b>Yard Waste (Friday)</b>	Orange County
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## Elected Officials

School Board Representative	Karen Castor Dentel
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County Commissioner	Christine Moore
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US Representative	Maxwell Alejandro Frost
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State Representative	Anna Eskamani
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State Senate	Geraldine F. "Geri" Thompson
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Orange County Property Appraiser	Amy Mercado
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