

# Property Record - 14-22-30-0000-00-050

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

## Property Summary

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**Property Name**

E Colonial Dr

**Names**

Abadi Farrokh  
Rahbar Kianoush

**Municipality**

ORG - Un-Incorporated

**Property Use**

1000 - Vacant Commercial

**Mailing Address**

1714 N Goldenrod Rd Ste C1  
Orlando, FL 32807-8458

**Physical Address**

E Colonial Dr  
Orlando, FL 32807











QR Code For Mobile Phone



## Value and Taxes

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### Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2017  	\$71,448	+ \$0	+ \$0 = \$71,448 (2.3%)	<b>\$71,448</b> (2.3%)	
2016  	\$69,824	+ \$0	+ \$0 = \$69,824 (0%)	<b>\$69,824</b> (0%)	
2015  	\$69,824	+ \$0	+ \$0 = \$69,824 (0%)	<b>\$69,824</b> (0%)	
2014  	\$69,824	+ \$0	+ \$0 = \$69,824	<b>\$69,824</b>	

### 2017 Taxable Value and Certified Taxes

<b>Taxing Authority</b>	<b>Assd Value</b>	<b>Exemption</b>	<b>Tax Value</b>	<b>Millage Rate</b>	<b>Taxes</b>	<b>%</b>
Public Schools: By State Law (Rle)	\$71,448	\$0	\$71,448	4.2220 (-7.47%)	<b>\$301.65</b>	25 %
Public Schools: By Local Board	\$71,448	\$0	\$71,448	3.2480 (0.00%)	<b>\$232.06</b>	20 %
Orange County (General)	\$71,448	\$0	\$71,448	4.4347 (0.00%)	<b>\$316.85</b>	27 %
Unincorporated County Fire	\$71,448	\$0	\$71,448	2.2437 (0.00%)	<b>\$160.31</b>	14 %
Unincorporated Taxing District	\$71,448	\$0	\$71,448	1.8043 (0.00%)	<b>\$128.91</b>	11 %
Library - Operating Budget	\$71,448	\$0	\$71,448	0.3748 (0.00%)	<b>\$26.78</b>	2 %
St Johns Water Management District	\$71,448	\$0	\$71,448	0.2724 (-5.58%)	<b>\$19.46</b>	2 %
				<b>16.5999</b>	<b>\$1,186.02</b>	

## 2017 Non-Ad Valorem Assessments

<b>Levying Authority</b>	<b>Assessment Description</b>	<b>Units</b>	<b>Rate</b>	<b>Assessment</b>
There are no Non-Ad Valorem Assessments				

## Property Features

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### Property Description

BEG 653 FT S & 500 FT E OF NW COR OF SE1/4 OF SW1/4 RUN E 265 FT RUN S 300 FT W 265 FT RUN N 300 FT TO POB IN SEC 14-22-30

### Total Land Area

81,190 sqft (+/-) | 1.86 acres (+/-) GIS Calculated

### Land

<b>Land Use Code</b>	<b>Zoning</b>	<b>Land Units</b>	<b>Unit Price</b>	<b>Land Value Class</b>	<b>Unit Price Class Value</b>
1000 - Vacant Commercial C-2	81191 SQUARE FEET	working...	working...	working...	working...

### Buildings

### Extra Features

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

## Sales

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### Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
05/24/2005	\$80,000	20050382046	08007 / 4200	Warranty Deed	Thompson Jerry Tr	Abadi Farrokh Rahbar Kianoush	Vacant
09/28/2001	\$100	20020124061	06476 / 5634	Quitclaim Multiple	Bibb Kathern	Thompson Jerry Tr	Vacant
12/01/1986	\$7,500	19862666337	03846 / 4380	Fee Simple			Vacant

## Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
Majorca Pl	03/09/2018	\$5,980,000		Special Warranty Multiple	0/0	20180155315/	
S Econlockhatchee Trl	02/26/2018	\$134,200		Special Warranty Multiple	0/0	20180141398/	
300 N Bluford Ave	02/26/2018	\$220,000		Warranty Deed	0/0	20180130630/	
108 E Livingston St	02/24/2018	\$2,000,000		Special Warranty	0/0	20180125027/	
120 E Livingston St	02/23/2018	\$1,261,300		Fee Simple Multiple	0/0	20180125002/	
220 W Michael Gladden Blvd	02/22/2018	\$20,000		Tax Deed	0/0	20180108232/	
Center Pointe Dr	02/22/2018	\$1,250,000		Warranty Deed	0/0	20180113677/	
Kirby Smith Rd	02/16/2018	\$1,625,000		Special Warranty	0/0	20180097296/	
200 S Goldenrod Rd	02/15/2018	\$5,880,000		Special Warranty	0/0	20180097027/	
Narcoossee Rd	02/14/2018	\$151,900		Special Warranty	0/0	20180095110/	

## Services for Location

### TPP Accounts At Location

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

### Schools

#### Glenridge (Middle School)

<b>Principal</b>	Trevor Honohan
<b>Office Phone</b>	407-623-1415
<b>Grades</b>	2016: A   2015: A   2014: A

#### Winter Park (High School)

<b>Principal</b>	Timothy A Smith
<b>Office Phone</b>	407-622-3200

#### Cheney (Elementary)

<b>Principal</b>	Mrs. Tracey Gibson
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**Office Phone** 407-672-3120  
**Grades** 2016: C | 2015: C | 2014: A

## Utilities/Services

<b>Electric</b>	Duke Energy
<b>Water</b>	Orange County
<b>Recycling (Friday)</b>	Orange County
<b>Trash (Friday)</b>	Orange County
<b>Yard Waste (Monday)</b>	Orange County

## Elected Officials

US Representative	Stephanie Murphy
State Representative	Carlos Guillermo Smith
School Board Representative	Joie Cadle
State Senate	Linda Stewart
County Commissioner	Emily Bonilla
Orange County Property Appraiser	Rick Singh