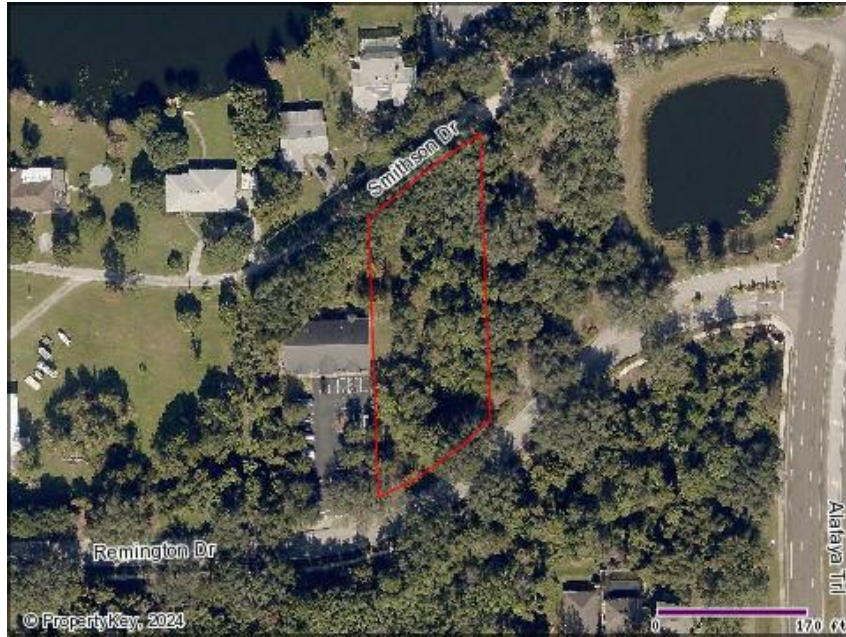




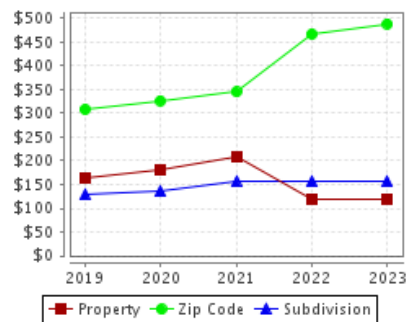
PROPERTY INFORMATION

PID # 27 21 31 511 0000 0020
Property Type: Commercial
Property Address:
 32766
 OVIEDO, FL 32765
Current Owner:
 SIMULOCITY LLC
Tax Mailing Address:
 1942 W COUNTY ROAD 419 STE 1030
 CHULUOTA, FL 32766-9017
County Use Code: 1000 / VACANT
 GENERAL-COMMERCIAL
State Use Code: 10 / VACANT
 COMMERCIAL
Total Land Area:
 0.8833 acres / 38,478 sf
Land Areas:
 1. COMMERCIAL (VAC GENERAL)
Waterfront: No
Subdivision:
 REMINGTON COMMERCIAL PARK
Subdivision #: 511
Census Tract/Block: 021317 / 3004
Twn: 21 / **Rng:** 31 / **Sec:** 27
Block: 0000 / **Lot:** 0020
Latitude: 28.630944
Longitude: -81.209338
Legal Description:
 LOT 2 (LESS BEG SE COR RUN S 49
 DEG 17 MIN 10 SEC W 18.08 FT N 39
 DEG 27 MIN 35 SEC W 25.01 FT N 49
 DEG 17 MIN 10 SEC E 17.53 FT NELY ON
 CURVE 7.48 FT S 39 DEG 27 MIN 35 SEC
 E TO A PT N OF BEG S TO BEG[full...]
Plat Book # 41 / **Page #** 9



VALUE INFORMATION

	2019	2020	2021	2022	2023
Building Value:				\$0	\$0
Ag Value:				\$0	\$0
Land Value:	\$165,937	\$180,366	\$209,225	\$120,052	\$120,052
Just Market Value:	\$165,937	\$180,366	\$209,225	\$120,052	\$120,052
Percent Change:	- n/a -	8.7%	16%	-42.62%	0%
Total Assessed Value:	\$165,937	\$180,366	\$198,403	\$120,052	\$120,052
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$0	\$0	\$0	\$0	\$0
Taxable Value:	\$165,937	\$180,366	\$198,403	\$120,052	\$120,052
Millage Rate:	14.1251	-n/a-	13.7946	13.3900	13.2800
Total Tax Amount:	\$2,353.88	-n/a-	\$2,809.92	\$2,809.92	\$1,597.66



Taxing District(s): COUNTY-TX DIST 1

***Non-Ad Valorem Levies:** REMINGTON DRIVE (CENTRAL) (\$10.00)

SALES INFORMATION

Deed Type: WARRANTY DEED	Price: \$127,500	Qualifiers: V	
Sale Date: 12/15/2021	Document #: 2021164139		
Recorded Date: 12/17/2021	Grantee: REMINGTON LOT 2 HOLDING CO LLC		
Grantor: SIMULOCITY LLC			
Mortgage Amount: \$50,000	Instrument Date: 12/15/2021	Document #: 2021164139	
Lender: SIMULOCITY LLC	Borrower: REMINGTON LOT 2 HOLDING CO LLC		
Deed Type: QUIT CLAIM DEED	Price: \$0	Qualifiers: I	
Sale Date: 01/25/2018	Document #: 2018050405		
Recorded Date: 05/07/2018	Grantee: SIMULOCITY LLC		
Grantor: TAWEEL RAMSEY			
Deed Type: WARRANTY DEED	Price: \$127,500	Qualifiers: V	
Sale Date: 02/07/2017	Document #: 2017014092		
Recorded Date: 02/08/2017	Grantee: TAWEEL RAMSEY		
Grantor: BMO HARRIS BANK N A			
Deed Type: CORRECTION DEED	Price: \$0	Qualifiers: V	
Sale Date: 02/17/2014	Document #: 2014021741		
Recorded Date: 02/26/2014	Grantee: DEARBORN STREET HOLDINGS LLC SERIES 1		
Grantor: FRONTLINE OUTREACH INC			
Deed Type: DEED	Price: \$164,286	Qualifiers: V	
Sale Date: 01/01/2014	Document #: Bk 8203/Pg 1388		
Recorded Date:	Grantee: Not Available		
Grantor: Not Available			
Deed Type: DEED	Price: \$100	Qualifiers: V	
Sale Date:	Document #: Bk 4238/Pg 428		
Recorded Date: 12/12/2001	Grantee: FRONTLINE OUTREACH INC		
Grantor: DAVID A KENNEDY I			
Mortgage Amount: \$150,000	Instrument Date: 01/28/2004	Document #: Bk 5180/Pg 129	
Lender: UNITED HERITAGE BK	Borrower: FRONTLINE OUTREACH INC		
Deed Type: DEED	Price: \$100	Qualifiers: V	
Sale Date:	Document #: Bk 4229/Pg 1935		
Recorded Date: 11/30/2001	Grantee: KENNEDY DAVID A		
Grantor: LAKE HAYES PROPERTIES C			
Deed Type: WARRANTY DEED	Price: \$100	Qualifiers: U2, V	
Sale Date: 06/1992	Document #: Bk 2450/Pg 109		
Recorded Date:	Grantee: Not Available		
Grantor: Not Available			
Deed Type: WARRANTY DEED	Price: \$100	Qualifiers: U3, V	
Sale Date: 02/1990	Document #: Bk 2170/Pg 910		
Recorded Date:	Grantee: Not Available		
Grantor: Not Available			
Deed Type: WARRANTY DEED	Price: \$100	Qualifiers: U2, V	
Sale Date: 04/1989	Document #: Bk 2059/Pg 163		
Recorded Date:	Grantee: Not Available		
Grantor: Not Available			

Vacant/Improved Codes: V=Vacant, I=Improved

Sale Qualifiers: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION , ² SU: UNQUAL, UNVERIFIED , ³ SU: CHURCH,CNTY,SCHL,ETC

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Covered Parking: No	Pool: No
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SCHOOL DISTRICTS

School Name	Grades	Enrollment	School Rating	Distance
Evans Elementary School Above Average Teachers Large Class Sizes High Standardized Testing Scores	PK-05	883	A (2022/2023)	0.8 mile
Jackson Heights Middle School Large Class Sizes High Standardized Testing Scores	06-08	1,430	A (2022/2023)	2.7 miles
Hagerty High School Above Average Teachers Large Class Sizes Above Average Standardized Testing Scores	09-12	2,360	A (2022/2023)	1.9 mile

Source: National Center for Education Statistics, 2021-2022; Florida Dept of Education, 2022-2023

FLOOD ZONE DETAILS

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	12117C0190F	09/28/2007
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.	12117C0190F	09/28/2007

Source: FEMA National Flood Hazard Layer (NFHL), updated 10/02/2022