

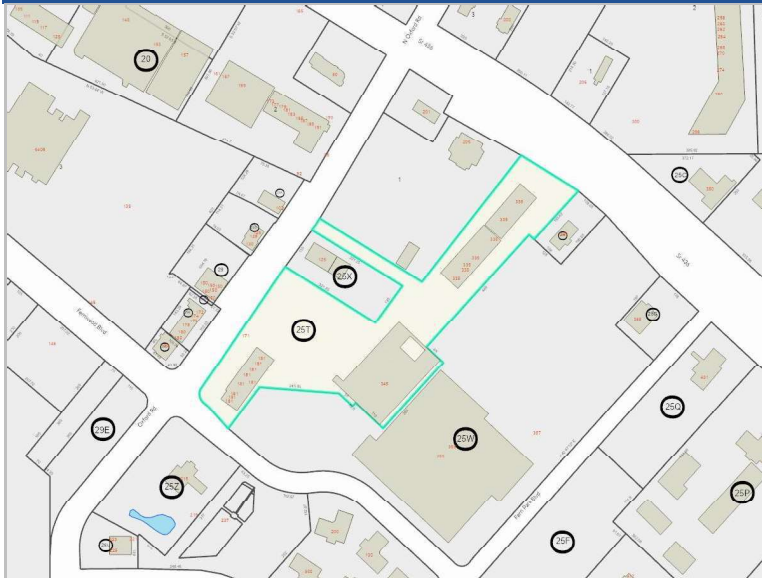
# Property Record Card



**Parcel** 17-21-30-300-025T-0000

**Property Address** 345 SR 436 FERN PARK, FL 32730

## Parcel Location



## Site View



## Parcel Information

|                          |                                                 |
|--------------------------|-------------------------------------------------|
| <b>Parcel</b>            | 17-21-30-300-025T-0000                          |
| <b>Owner(s)</b>          | CASS RETAIL LLC                                 |
| <b>Property Address</b>  | 345 SR 436 FERN PARK, FL 32730                  |
| <b>Mailing</b>           | 2469 JOHN YOUNG PKWY # C ORLANDO, FL 32804-4335 |
| <b>Subdivision Name</b>  |                                                 |
| <b>Tax District</b>      | 01-COUNTY-TX DIST 1                             |
| <b>DOR Use Code</b>      | 16-RETAIL CENTER-ANCHORED                       |
| <b>Exemptions</b>        | None                                            |
| <b>AG Classification</b> | No                                              |

## Value Summary

|                               | 2023 Working Values | 2022 Certified Values |
|-------------------------------|---------------------|-----------------------|
| <b>Valuation Method</b>       | Income              | Income                |
| <b>Number of Buildings</b>    | 4                   | 4                     |
| <b>Depreciated Bldg Value</b> |                     |                       |
| <b>Depreciated EXFT Value</b> |                     |                       |
| <b>Land Value (Market)</b>    |                     |                       |
| <b>Land Value Ag</b>          |                     |                       |
| <b>Just/Market Value</b>      | \$6,901,272         | \$4,556,419           |
| <b>Portability Adj</b>        |                     |                       |
| <b>Save Our Homes Adj</b>     | \$0                 | \$0                   |
| <b>Amendment 1 Adj</b>        | \$0                 | \$0                   |
| <b>P&amp;G Adj</b>            | \$0                 | \$0                   |
| <b>Assessed Value</b>         | \$6,901,272         | \$4,556,419           |

## 2022 Certified Tax Summary

**2022 Tax Amount without Exemptions** \$61,092.92  
**2022 Tax Bill Amount** \$61,092.92

\* Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

SEC 17 TWP 21S RGE 30E  
 FROM S 1/4 COR RUN W 174.86 FT N 42  
 DEG 47 MIN 18 SEC E 1158.15 FT N 47  
 DEG 12 MIN 42 SEC W 385.34 FT NWLY  
 ON CURVE 136.71 FT TO POB RUN S 42  
 DEG 47 MIN 18 SEC W 193.62 FT N 47  
 DEG 12 MIN 42 SEC W 20 FT S 42  
 DEG 47 MIN 18 SEC W 449 FT S 47 DEG  
 12 MIN 42 SEC E 68 FT S 42 DEG 47  
 MIN 18 SEC W 263 FT N 47 DEG 12  
 MIN 42 SEC W 110 FT S 42 DEG 47 MIN  
 18 SEC W 13.50 FT N 47 DEG 12 MIN

42 SEC W 55 FT N 85 DEG 55 MIN 2  
 SEC W 245.95 FT S 36 DEG 39 MIN 13  
 SEC W 145 FT N 49 DEG 24 MIN 59 SEC  
 W TO ELY R/W OXFORD RD N 40 DEG 35  
 MIN 1 SEC E 52.71 FT N 36 DEG 39  
 MIN 13 SEC E 440.08 FT S 58 DEG 25  
 MIN 22 SEC E 321.25 FT N 36 DEG 39  
 MIN 13 SEC E 135 FT N 58 DEG 25 MIN  
 22 SEC W 321.25 FT N 36 DEG 39 MIN  
 13 SEC E 36.20 FT N 31 DEG 34 MIN  
 38 SEC E 3.94 FT S 58 DEG 25 MIN 22  
 SEC E 361 FT N 38 DEG 20 MIN 42 SEC  
 E 473.23 FT SELY ALONG SLY R/W SR  
 436 TO BEG (LESS PT IN FERNWOOD &  
 RD)  
 &  
 PT OF LOT 1 DESC AS BEG 22.12 FT N 31 DEG 34 MIN 38 SEC E OF MOST WLY COR RUN S 31 DEG 34 MIN 38 SEC W 22.12 FT S  
 52 DEG 46 MIN 17 SEC E 148.36 FT E  
 TO PT S 58 DEG 25 MIN 22 SEC E OF  
 BEG N 58 DEG 25 MIN 22 SEC W TO BEG  
 FERNWOOD PLAZA  
 PB 13 PG 95  
 &  
 BEG N 1 DEG 19 MIN 32 SEC W 1197.08 FT S OF S 1/4 COR RUN S 38 DEG 20 MIN 42  
 SEC W TO S LI LOT 1 E TO SE COR NLY  
 TO BEG  
 FERNWOOD PLAZA  
 PB 13 PG 95

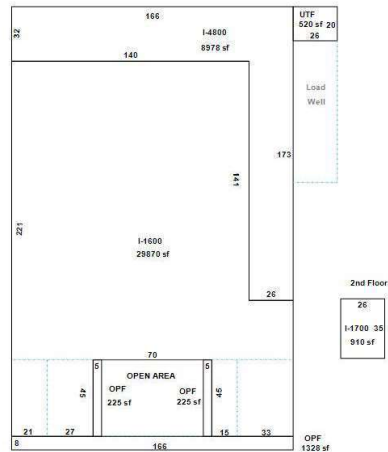
| Taxes                              |                  |               |               |
|------------------------------------|------------------|---------------|---------------|
| Taxing Authority                   | Assessment Value | Exempt Values | Taxable Value |
| ROAD DISTRICT                      | \$6,901,272      | \$0           | \$6,901,272   |
| SJWM(Saint Johns Water Management) | \$6,901,272      | \$0           | \$6,901,272   |
| FIRE                               | \$6,901,272      | \$0           | \$6,901,272   |
| COUNTY GENERAL FUND                | \$6,901,272      | \$0           | \$6,901,272   |
| Schools                            | \$6,901,272      | \$0           | \$6,901,272   |

| Sales                 |            |       |      |             |           |          |
|-----------------------|------------|-------|------|-------------|-----------|----------|
| Description           | Date       | Book  | Page | Amount      | Qualified | Vac/Imp  |
| WARRANTY DEED         | 11/03/2022 | 10343 | 0209 | \$9,000,000 | Yes       | Improved |
| SPECIAL WARRANTY DEED | 03/01/2013 | 07994 | 0258 | \$4,800,000 | Yes       | Improved |
| CORRECTIVE DEED       | 09/14/2009 | 07256 | 0446 | \$100       | No        | Improved |
| CERTIFICATE OF TITLE  | 08/31/2009 | 07249 | 0895 | \$100       | No        | Improved |
| WARRANTY DEED         | 07/01/2006 | 06351 | 0584 | \$6,600,000 | Yes       | Improved |
| SPECIAL WARRANTY DEED | 11/01/2001 | 04249 | 0045 | \$1,500,000 | No        | Improved |
| SPECIAL WARRANTY DEED | 12/01/1996 | 04249 | 0041 | \$1,500,000 | Yes       | Improved |
| CERTIFICATE OF TITLE  | 06/01/1992 | 02437 | 0850 | \$1,000     | No        | Improved |
| CERTIFICATE OF TITLE  | 03/01/1991 | 02276 | 0839 | \$1,000     | No        | Improved |
| QUIT CLAIM DEED       | 10/01/1987 | 01899 | 1213 | \$100       | No        | Vacant   |
| WARRANTY DEED         | 04/01/1987 | 01839 | 1146 | \$7,000,000 | No        | Vacant   |
| WARRANTY DEED         | 12/01/1982 | 01429 | 0876 | \$767,500   | Yes       | Vacant   |
| WARRANTY DEED         | 12/01/1980 | 01311 | 1879 | \$726,600   | No        | Vacant   |
| WARRANTY DEED         | 12/01/1980 | 01311 | 1873 | \$726,600   | Yes       | Vacant   |

| Land        |          |       |        |             |             |
|-------------|----------|-------|--------|-------------|-------------|
| Method      | Frontage | Depth | Units  | Units Price | Land Value  |
| SQUARE FEET |          |       | 310582 | \$7.24      | \$2,248,614 |

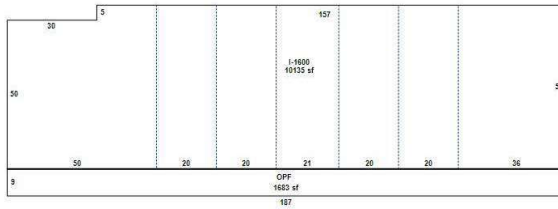
## Building Information

| # | Description        | Year Built<br>Actual/Effective | Stories | Total SF | Ext Wall             | Adj Value   | Repl Value  | Appendages  |      |
|---|--------------------|--------------------------------|---------|----------|----------------------|-------------|-------------|-------------|------|
| 1 | MASONRY PILASTER . | 1987                           | 2       | 39758.00 | FACE BLOCK - MASONRY | \$1,884,458 | \$3,101,989 | Description | Area |



Building 1 - Page 1

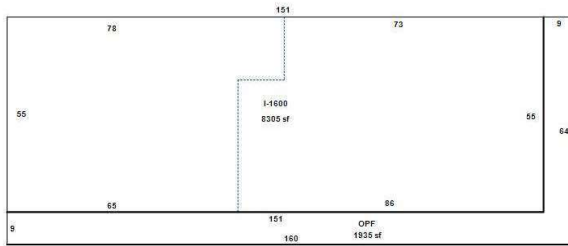
| # | Description        | Year Built<br>Actual/Effective | Stories | Total SF | Ext Wall | Adj Value | Repl Value | Appendages  |      |
|---|--------------------|--------------------------------|---------|----------|----------|-----------|------------|-------------|------|
| 2 | MASONRY PILASTER . | 1988                           | 1       | 10135.00 | NO WALLS | \$506,170 | \$816,403  | Description | Area |



Building 2 - Page 1

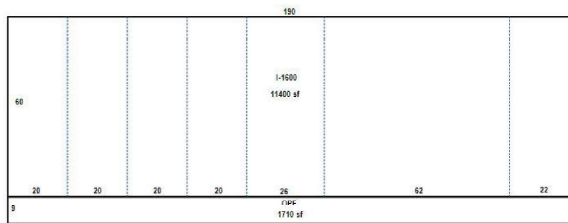
| # | Description        | Year Built<br>Actual/Effective | Stories | Total SF | Ext Wall             | Adj Value | Repl Value | Appendages  |      |
|---|--------------------|--------------------------------|---------|----------|----------------------|-----------|------------|-------------|------|
| 3 | MASONRY PILASTER . | 1988                           | 1       | 8305.00  | FACE BLOCK - MASONRY | \$446,927 | \$720,850  | Description | Area |

| Description         | Area    |
|---------------------|---------|
| OPEN PORCH FINISHED | 1935.00 |



Building 3 - Page 1

| # | Description        | Year Built<br>Actual/Effective | Stories | Total SF | Ext Wall             | Adj Value | Repl Value | Appendages             |             |
|---|--------------------|--------------------------------|---------|----------|----------------------|-----------|------------|------------------------|-------------|
| 4 | MASONRY PILASTER . | 1988                           | 1       | 11400.00 | FACE BLOCK - MASONRY | \$565,378 | \$911,900  | <b>Description</b>     | <b>Area</b> |
|   |                    |                                |         |          |                      |           |            | OPEN PORCH<br>FINISHED | 1710.00     |



Building 4 - Page 1

| Permits  |                                                                            |        |           |            |             |
|----------|----------------------------------------------------------------------------|--------|-----------|------------|-------------|
| Permit # | Description                                                                | Agency | Amount    | CO Date    | Permit Date |
| 03200    | INTERIOR ALTERATION - #115; PAD PER PERMIT 345 SR 436                      | County | \$60,000  | 10/31/2007 | 3/29/2007   |
| 08896    | INSTALL FIRE SPRINKLERS - #111; PAD PER PERMIT 345 SR 436                  | County | \$753     |            | 8/8/2007    |
| 07889    | REROOF; PAD PER PERMIT 345 E SEMORAN BLVD 101                              | County | \$5,200   |            | 8/1/2002    |
| 05197    | SIGN PERMIT PAD 181 OXFORD RD 107                                          | County | \$0       |            | 6/1/2001    |
| 08579    | MECHANICAL & CONDENSOR; PAD PER PERMIT 181 OXFORD RD #115                  | County | \$1,750   |            | 8/1/2002    |
| 08580    | MECHANICAL & CONDENSOR; PAD PER PERMIT 345 SEMORAN BLVD #101               | County | \$1,750   |            | 8/1/2002    |
| 07293    | 10 X 14 SHED; PAD PER PERMIT 345 SEMORAN BLVD 101                          | County | \$2,467   |            | 7/1/2002    |
| 07241    | INTERIOR BUILD-OUT; PAD PER PERMIT 335 SEMORAN BLVD 103                    | County | \$200,000 |            | 12/1/1999   |
| 06165    | MOVE 2 FRAME WALLS & CABINETS - #103; PAD PER PERMIT 345 SR 436            | County | \$2,500   | 8/22/2006  | 5/25/2006   |
| 11236    | ELECTRIC SIGN - COSMO-PROF - FRONTAGE - #101; PAD PER PERMIT 181 OXFORD RD | County | \$1,600   |            | 10/12/2007  |
| 11174    | ELECTRICAL - #107; PAD PER PERMIT 345 SR 436                               | County | \$1,000   |            | 10/10/2007  |
| 21039    | INSTALL FIRE ALARM SYSTEM - #115; PAD PER PERMIT 181 OXFORD RD             | County | \$3,328   |            | 12/20/2005  |
| 00830    | TENANT DEMISE; PAD PER PERMIT 335 SR 436 #129                              | County | \$5,000   | 3/8/2004   | 1/23/2004   |
| 09889    | SIGN; PAD PER PERMIT 181 OXFORD RD #121                                    | County | \$0       |            | 9/4/2003    |



|       |                                                                                                                 |        |           |           |            |
|-------|-----------------------------------------------------------------------------------------------------------------|--------|-----------|-----------|------------|
| 08022 | SIGN - SCRUB SHOP - #101; PAD PER PERMIT 345 SR 436                                                             | County | \$1,800   |           | 7/20/2007  |
| 09879 | NEW SIGN FOR DJ'S BARBER; PAD PER PERMIT 181 OXFORD RD #103                                                     | County | \$1,200   |           | 8/27/2004  |
| 04727 | MECHANICAL & CONDENSOR; PAD PER PERMIT 181 OXFORD RD #103                                                       | County | \$1,950   |           | 5/1/2003   |
| 08856 | INTERIOR ALTERATION/DEMO - #115; PAD PER PERMIT 181 OXFORD RD                                                   | County | \$107,422 | 2/9/2010  | 11/6/2009  |
| 07024 | MECHANICAL - #129; PAD PER PERMIT 335 SR 436                                                                    | County | \$3,898   |           | 8/31/2009  |
| 07025 | MECHANICAL - #115; PAD PER PERMIT 335 SR 436                                                                    | County | \$3,898   |           | 8/31/2009  |
| 07030 | MECHANICAL - #127; PAD PER PERMIT 335 SR 436                                                                    | County | \$7,796   |           | 8/31/2009  |
| 07036 | MECHANICAL - #107; PAD PER PERMIT 181 OXFORD RD                                                                 | County | \$7,796   |           | 8/31/2009  |
| 07040 | MECHANICAL - #109; PAD PER PERMIT 181 OXFORD RD                                                                 | County | \$3,898   |           | 8/31/2009  |
| 07033 | MECHANICAL - #101; PAD PER PERMIT 181 OXFORD RD                                                                 | County | \$3,898   |           | 8/31/2009  |
| 07041 | MECHANICAL - #115; PAD PER PERMIT 181 OXFORD RD                                                                 | County | \$3,898   |           | 8/31/2009  |
| 08581 | MECHANICAL & CONDENSOR; PAD PER PERMIT 335 SEMORAN BLVD #129                                                    | County | \$1,750   |           | 8/1/2002   |
| 06685 | COMMERCIAL REROOF; PAD PER PERMIT 335 SR 436                                                                    | County | \$44,862  |           | 8/17/2009  |
| 06686 | COMMERCIAL REROOF; PAD PER PERMIT 181 OXFORD RD                                                                 | County | \$55,290  |           | 8/17/2009  |
| 01939 | WALL SIGN; PAD PER PERMIT 345 SEMORAN BLVD #101                                                                 | County | \$0       |           | 2/1/2003   |
| 09842 | INSTALL FIRE SPRINKLERS - #115; PAD PER PERMIT 181 OXFORD RD                                                    | County | \$2,040   |           | 12/21/2009 |
| 10083 | CUBAN CAFE SIGN                                                                                                 | County | \$1,400   |           | 10/2/2008  |
| 00460 | INSTALL FIRE SPRINKLERS/MAIN; PAD PER PERMIT 335 SEMORAN BLVD 103                                               | County | \$7,950   |           | 1/1/2000   |
| 02014 | REROOF 50 SQ FOR STE'S 101 103 109 & 121; PAD PER PERMIT 345 SEMORAN BLVD 101; CONTRACTOR - PERRY, WARREN KEITH | County | \$8,750   |           | 3/1/2000   |
| 14172 | INTERIOR RENOVATION; PAD PER PERMIT 345 SR 436 #107                                                             | County | \$25,000  | 3/5/2004  | 12/19/2003 |
| 05051 | PARTITION WALLS - #115 - TINY HANDS DAYCARE; PAD PER PERMIT 181 OXFORD RD                                       | County | \$5,055   | 8/23/2010 | 6/24/2010  |
| 01460 | INTERIOR ALTERATION - #125; PAD PER PERMIT 335 SR 436                                                           | County | \$30,298  | 4/19/2010 | 3/1/2010   |
| 08855 | INTERIOR ALTERATION - #109; PAD PER PERMIT 181 OXFORD RD                                                        | County | \$41,316  | 2/1/2010  | 11/6/2009  |
| 09278 | INSTALL FIRE ALARM SYSTEM - #121; PAD PER PERMIT 181 OXFORD RD                                                  | County | \$2,300   |           | 9/11/2008  |
| 05313 | REROOF; PAD PER PERMIT 345 SR 436                                                                               | County | \$195,000 |           | 5/20/2008  |
| 08480 | INSTALL GREASE TRAP - #121 - LO MESOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD                                   | County | \$8,450   |           | 8/13/2008  |
| 01461 | INTERIOR ALTERATION - #123; PAD PER PERMIT 335 SR 436                                                           | County | \$30,298  | 4/19/2010 | 3/1/2010   |
| 02320 | CONVERT EXISTING BATHROOM TO ADA COMPLIANCE - #121; PAD PER PERMIT 335 SR 436                                   | County | \$15,000  | 4/28/2010 | 3/26/2010  |
| 09264 | WALL SIGN - #115; PAD PER PERMIT 335 SR 436                                                                     | County | \$2,300   |           | 11/30/2010 |
| 02106 | WALL SIGN - #103; PAD PER PERMIT 345 SR 436                                                                     | County | \$2,200   |           | 3/22/2010  |
| 06764 | CREATE INTERIOR OFFICE SPACE - SALLY BEAUTY SUPPLIES - #115 - 181 OXFORD RD                                     | County | \$20,066  | 11/6/2012 | 9/6/2012   |
| 04769 | FIRE WALL - #115 - 181 OXFORD RD                                                                                | County | \$6,500   |           | 6/25/2012  |
| 04783 | WALL SIGN - #107 - GENERATIONS HOME FURNISHINGS - 345 SR 436                                                    | County | \$1,420   |           | 6/26/2012  |
| 03301 | ELECTRICAL - #127 - 335 SR 436                                                                                  | County | \$1,000   |           | 3/30/2015  |
| 03303 | ELECTRICAL - #119                                                                                               | County | \$1,000   |           | 3/30/2015  |
| 03304 | ELECTRICAL - #101                                                                                               | County | \$1,000   |           | 3/30/2015  |
| 03305 | ELECTRICAL - #115 - 335 SR 436                                                                                  | County | \$1,000   |           | 3/30/2015  |
| 11551 | INSTALL SIGN W/EXISTING ELECTRICAL HOOK UP MINTS NAILS & SPA.                                                   | County | \$2,250   |           | 11/24/2014 |
| 03292 | ELECTRICAL - #103                                                                                               | County | \$1,000   |           | 3/30/2015  |
| 03296 | ELECTRICAL - #123 - 335 SR 436                                                                                  | County | \$1,000   |           | 3/30/2015  |
| 03298 | ELECTRICAL - #125 - 335 SR 436                                                                                  | County | \$1,000   |           | 3/30/2015  |
| 03300 | ELECTRICAL - #129 - 335 SR 436                                                                                  | County | \$1,000   |           | 3/30/2015  |
| 01190 | INTERIOR ALTERATION - SHELL IMPROVEMENT - #111 - HABITAT FOR HUMANITY                                           | County | \$20,000  | 1/22/2014 | 2/20/2013  |

|       |                                                                                                     |        |             |            |            |
|-------|-----------------------------------------------------------------------------------------------------|--------|-------------|------------|------------|
| 03660 | NEW EXTENDED PARAPET WALL ON BREEZEWAY - #111 - 345 SR 436                                          | County | \$35,000    |            | 5/15/2012  |
| 09416 | INTERIOR ALTERATION - #125 - 335 SR 436                                                             | County | \$45,000    | 12/24/2014 | 9/22/2014  |
| 03452 | ELECTRICAL - 181 OXFORD RD                                                                          | County | \$1,000     |            | 5/8/2012   |
| 01561 | NEW WATER HEATER - #107                                                                             | County | \$1,200     |            | 3/5/2013   |
| 01087 | NEON WALL SIGN - #127 - TAX SOLUTIONS - 335 SR 436                                                  | County | \$1,470     |            | 2/17/2012  |
| 06250 | CHANNEL LETTER WALL SIGN - COSMO PROF - 181 OXFORD RD                                               | County | \$1,600     |            | 8/16/2012  |
| 04235 | REROOF - #101                                                                                       | County | \$30,800    |            | 5/24/2013  |
| 04791 | FIRE WALL - #111 - 345 SR 436                                                                       | County | \$5,000     | 1/22/2014  | 6/11/2013  |
| 03842 | KCD HOME DECOR - #115 - 335 SR 436                                                                  | County | \$5,500     |            | 5/14/2013  |
| 11636 | FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 335 SR 436                                        | County | \$800       |            | 10/10/2016 |
| 11637 | FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 335 SR 436                                        | County | \$800       |            | 10/10/2016 |
| 11638 | FIRE ALARM MONITORING TAKEOVER - JANA SALISBURY - 181 OXFORD RD                                     | County | \$900       |            | 10/10/2016 |
| 02553 | MECHANICAL - #101 - 181 OXFORD RD                                                                   | County | \$5,107     |            | 3/12/2015  |
| 17586 | WALL SIGN - ESTRELLA INSURANCE - #103                                                               | County | \$1,800     |            | 12/13/2017 |
| 01028 | INTERIOR BUILDOUT- #121                                                                             | County | \$165,209   | 8/30/2018  | 6/20/2018  |
| 11454 | FIRE SPRINKLER- 335 SR 436 #121                                                                     | County | \$4,900     |            | 7/17/2018  |
| 06658 | ADD 5 RECEPTACLES DESIGN; PAD PER PERMIT 181 OXFORD RD                                              | County | \$375       |            | 10/1/1996  |
| 08475 | ADD & RELOCATE FIRE SPRINKLER HEADS - #121 - LO MESOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD       | County | \$1,500     |            | 8/13/2008  |
| 04726 | INTERIOR ALTERATION - #121 - LO ME JOR DEL MUNDO; PAD PER PERMIT 181 OXFORD RD                      | County | \$35,000    | 11/7/2008  | 5/6/2008   |
| 04739 | 335 SR 436 : SIGN (POLE,WALL,FACIA)-WALL SIGN                                                       | County | \$800       |            | 4/23/2018  |
| 15740 | 181 OXFORD RD: SIGN (POLE,WALL,FACIA)-install new wall sign                                         | County | \$2,490     |            | 11/25/2019 |
| 13917 | 181 OXFORD RD: ALTERATION COMMERCIAL-LEVEL 2 ALT NO CO, CC ONLY                                     | County | \$40,000    | 5/14/2020  | 12/23/2019 |
| 04602 | 335 SR 436 : ALTERATION COMMERCIAL-CHG OF OCC. C/O REQUIRED [COMMUNITY NATIONAL BANK]               | County | \$107,965   | 11/19/2020 | 7/20/2020  |
| 11437 | 335 SR 436 : SIGN (POLE,WALL,FACIA)-WALL SIGN & VYNLY ON PYLON                                      | County | \$6,000     |            | 8/18/2020  |
| 16231 | 335 SR 436 : ELECTRICAL - COMMERCIAL- [COMMUNITY NATIONAL BANK]                                     | County | \$4,600     |            | 10/9/2020  |
| 01430 | 345 SR 436 : MISC BUILDING - RESIDENTIAL- [FERNWOOD PLAZA]                                          | County | \$165,000   |            | 1/27/2021  |
| 04652 | 335 SR 436 : SIGN (POLE,WALL,FACIA)-RE-INSTALL EXIST SIGNS                                          | County | \$1,000     |            | 4/7/2021   |
| 04655 | 335 SR 436 : SIGN (POLE,WALL,FACIA)-REMOVE AND REINSTALL SIGH                                       | County | \$1,000     |            | 4/11/2021  |
| 09997 | 181 OXFORD RD: ALTERATION COMMERCIAL-LEVEL 2 ALT, CC, NO CO [COMMUNITY NATIONAL BANK]               | County | \$12,000    | 2/7/2022   | 9/16/2021  |
| 15551 | 181 OXFORD RD: MECHANICAL - COMMERCIAL-Commercial building [COMMUNITY NATIONAL BANK]                | County | \$7,250     |            | 9/15/2021  |
| 01949 | 345 SR 436 : SITE LIGHTING- [CASSELBERRY PLAZA]                                                     | County | \$10,000    |            | 5/27/2022  |
| 08287 | 345 SR 436 : ALTERATION COMMERCIAL-CHANGE OF OCCUPANCY, CO REQUIRED [CASSELBERRY PLAZA] EOS FITNESS | County | \$4,000,000 |            | 1/12/2023  |
| 06738 | 345 SR 436 : SWIMMING POOL COMMERCIAL-COMMERCIAL POOL AND SPA [FERNWOOD PLAZA]                      | County | \$300,000   |            | 6/2/2023   |
| 03572 | 181 OXFORD RD: ALTERATION COMMERCIAL-LEVEL 2 ALT CC no CO                                           | County | \$55,000    |            | 7/3/2023   |

| Extra Features                                      |       |                     |                           |                           |                 |                        |                             |                 |
|-----------------------------------------------------|-------|---------------------|---------------------------|---------------------------|-----------------|------------------------|-----------------------------|-----------------|
| Description                                         |       |                     |                           | Year Built                |                 | Units                  | Value                       | New Cost        |
| COMMERCIAL ASPHALT DR 2 IN                          |       |                     |                           | 10/01/1987                |                 | 201,259                | \$164,227                   | \$410,568       |
| POLE LIGHT 4 ARM                                    |       |                     |                           | 12/01/1987                |                 | 5                      | \$37,500                    | \$37,500        |
| LOAD WELL                                           |       |                     |                           | 12/01/1987                |                 | 2,158                  | \$1,726                     | \$4,316         |
| AUTO DOOR OPENERS                                   |       |                     |                           | 12/01/1987                |                 | 2                      | \$1,712                     | \$1,712         |
| 6' CHAIN LINK FENCE                                 |       |                     |                           | 10/01/1987                |                 | 531                    | \$2,158                     | \$5,395         |
| POLE LIGHT 1 ARM                                    |       |                     |                           | 12/01/1987                |                 | 7                      | \$12,600                    | \$12,600        |
| BLOCK WALL                                          |       |                     |                           | 01/01/1988                |                 | 280                    | \$896                       | \$2,240         |
| WALKS CONC COMM                                     |       |                     |                           | 01/01/1988                |                 | 302                    | \$489                       | \$1,223         |
| COMMERCIAL CONCRETE DR 4 IN                         |       |                     |                           | 01/01/1988                |                 | 360                    | \$588                       | \$1,469         |
| Zoning                                              |       |                     |                           |                           |                 |                        |                             |                 |
| Zoning                                              |       | Zoning Description  |                           |                           | Future Land Use |                        | Future Land Use Description |                 |
| C-2                                                 |       | Commercial          |                           |                           | COM             |                        | Retail Commercial           |                 |
| Utility Information                                 |       |                     |                           |                           |                 |                        |                             |                 |
| Fire Station                                        | Power | Phone(Analog)       | Water Provider            | Sewer Provider            | Garbage Pickup  | Recycle                | Yard Waste                  | Hauler          |
| 22.00                                               | DUKE  | CENTURY LINK        | SEMINOLE COUNTY UTILITIES | SEMINOLE COUNTY UTILITIES | NA              | NA                     | NA                          | NA              |
| Political Representation                            |       |                     |                           |                           |                 |                        |                             |                 |
| Commissioner                                        |       | US Congress         |                           | State House               |                 | State Senate           |                             | Voting Precinct |
| Dist 4 - Amy Lockhart                               |       | Dist 7 - Cory Mills |                           | Dist 30 - Susan Plasencia |                 | Dist 9 - Jason Brodeur |                             | 62              |
| School Information                                  |       |                     |                           |                           |                 |                        |                             |                 |
| Elementary School District                          |       |                     | Middle School District    |                           |                 | High School District   |                             |                 |
| English Estates                                     |       |                     | South Seminole            |                           |                 | Lake Howell            |                             |                 |
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