

Property Record Card



Parcel: **04-21-31-501-0300-0010**
 Property Address:
 Owners: **2AA ORTIZ HOME IMPROVEMENTS INC; VILLALBA HOMES GENERAL CONTRACT INC**
 2026 Market Value \$390,000 Assessed Value \$390,000 Taxable Value \$390,000
 2025 Tax Bill \$5,334.81
 Vacant Residential property has a lot size of 1.09 Acres

Parcel Location



Site View

Parcel Information

Parcel	04-21-31-501-0300-0010
Property Address	
Mailing Address	13157 PHOENIX WOODS LN ORLANDO, FL 32824-9338
Subdivision	CASSA-VILLA HEIGHTS
Tax District	01:County Tax District
DOR Use Code	00:Vacant Residential
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	0	0
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$390,000	\$390,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$390,000	\$390,000
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$390,000	\$390,000

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$5,334.81
Tax Bill Amount	\$5,334.81
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

2AA ORTIZ HOME IMPROVEMENTS INC - Tenants in Common :50
 VILLALBA HOMES GENERAL CONTRACT INC - Tenants in Common :50

Legal Description

LOTS 1 12 13 14 & 15 BLK 3
CASSA-VILLA HEIGHTS
PB 10 PG 97

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$390,000	\$0	\$390,000
Schools	\$390,000	\$0	\$390,000
FIRE	\$390,000	\$0	\$390,000
ROAD DISTRICT	\$390,000	\$0	\$390,000
SJWM(Saint Johns Water Management)	\$390,000	\$0	\$390,000

Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
QUIT CLAIM DEED	7/21/2024	\$100	10664/1983	Improved	No
WARRANTY DEED	2/17/2022	\$165,000	10182/1061	Vacant	Yes
WARRANTY DEED	2/17/2022	\$84,500	10176/0909	Vacant	Yes
WARRANTY DEED	5/1/2006	\$27,000	06279/1835	Vacant	Yes
WARRANTY DEED	7/1/2004	\$35,000	05378/1159	Vacant	No
CORRECTIVE DEED	2/1/1999	\$100	03591/0894	Vacant	No
QUIT CLAIM DEED	8/1/1998	\$100	03493/0279	Vacant	No
WARRANTY DEED	12/1/1991	\$14,900	02374/0323	Vacant	No
WARRANTY DEED	11/1/1988	\$18,000	02015/1522	Vacant	No
QUIT CLAIM DEED	6/1/1988	\$19,500	01979/1937	Vacant	No
WARRANTY DEED	8/1/1987	\$12,500	01881/1471	Vacant	No
QUIT CLAIM DEED	6/1/1981	\$100	01345/0562	Vacant	No
WARRANTY DEED	10/1/1979	\$12,000	01246/1914	Vacant	No

Land

Units	Rate	Assessed	Market
5 Lots	\$78,000/Lot	\$390,000	\$390,000

Building Information	
#	
Use	
Year Built*	
Bed	
Bath	
Fixtures	
Base Area (ft ²)	
Total Area (ft ²)	
Constuction	
Replacement Cost	
Assessed	

Building

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date

Extra Features				
Description	Year Built	Units	Cost	Assessed

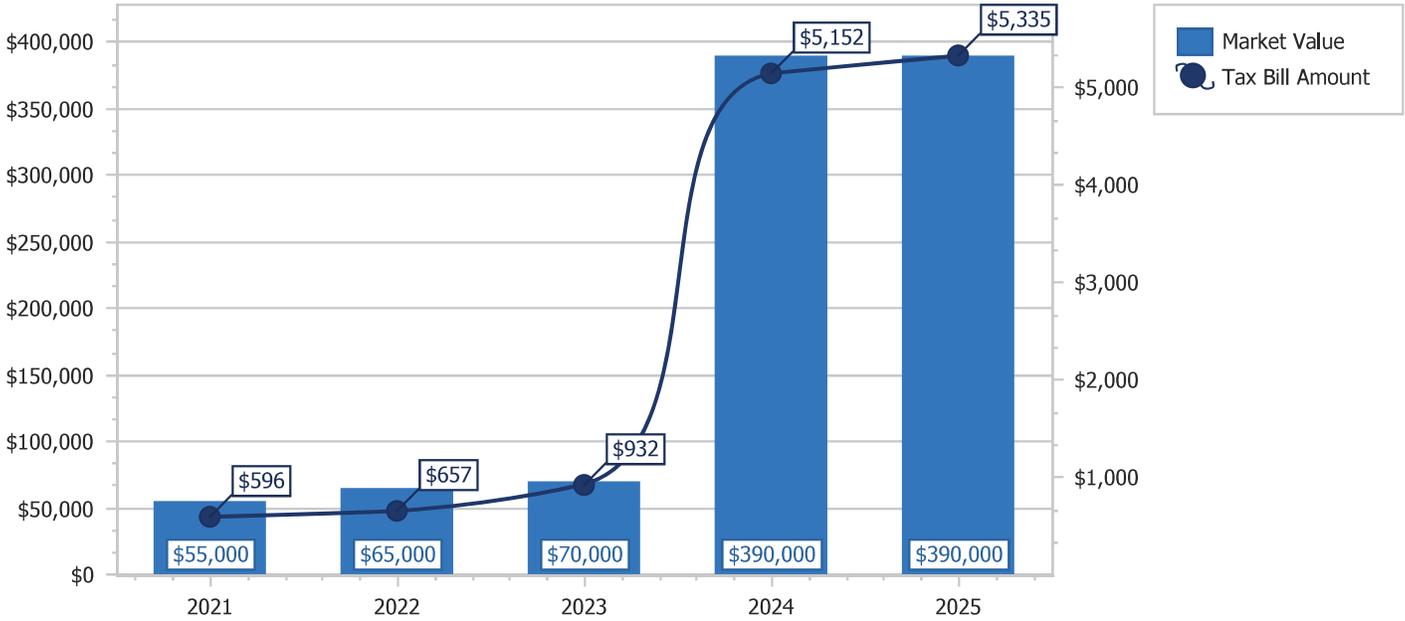
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

School Districts	
Elementary	Lawton
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 2 - Jay Zembower
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 70

Utilities	
Fire Station #	Station: 44 Zone: 442
Power Company	DUKE
Phone (Analog)	AT&T
Water	
Sewage	
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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