



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 11--2-5--28-4-760--0001

Image Not Available

Owner Information

| | |
|-------------------------|---|
| Owner Name | FLORIDA HOTEL VENTURES LLC |
| Mailing Address | 4944 WEST IRLO BRONSON MEM HWY KISSIMMEE, FL 34746 |
| Physical Address | 4944 W IRLO BRONSON MEM HWY, KISSIMMEE FL 34746 |
| Description | HOTELS & MOTELS-IMP |
| Tax District | 300 - OSCEOLA COUNTY |

Tax Values

| Current Values | | Certified Values | |
|---|-------------|---|-------------|
| Current Value represents working appraised values as of 03/16/2018, which are subject to change prior to certification | | Certified Value represents certified values that appeared on the tax roll as of 10/03/2017 | |
| Land | \$963,800 | Land | \$963,800 |
| AG Benefit | \$0 | AG Benefit | \$0 |
| Extra Features | \$187,200 | Extra Features | \$187,400 |
| Buildings | \$3,922,400 | Buildings | \$3,757,800 |
| Appraised(just) | \$2,858,000 | Appraised(just) | \$2,837,800 |
| Assessed(estimated) | \$2,858,000 | Assessed* | \$2,837,800 |
| Exemption(estimated) | \$0 | Exemption | \$0 |
| Taxable(estimated) | \$2,858,000 | Taxable | \$2,837,800 |
| * Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap | | * Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap | |

Sales Information

| Seq | ORB-Pg | Price | Date | Deed Type |
|-----|-----------|-------------|------------|-----------|
| 0 | 5222-2929 | \$0 | 2017-10-07 | CD |
| 1 | 5222-2932 | \$5,750,000 | 2017-10-07 | WD |
| 2 | 5109-1928 | \$0 | 2017-02-28 | CT |
| 3 | 4606-2907 | \$3,110,400 | 2014-05-05 | WD |
| 4 | 2911-2894 | \$6,180,000 | 2005-08-31 | WD |
| 5 | 2456-1536 | \$4,269,500 | 2004-01-01 | SW |
| 6 | 2223-1947 | \$0 | 2003-04-01 | CT |
| 7 | 2157-2163 | \$0 | 2002-12-03 | CT |
| 8 | 2154-2481 | \$0 | 2002-11-26 | CT |
| 9 | 1232-1389 | \$3,838,000 | 1994-12-30 | SW |
| 10 | 1182-1230 | \$0 | 1994-03-24 | CT |
| 11 | 1182-1220 | \$0 | 1994-03-24 | CT |
| 12 | 0855-2305 | \$0 | 1987-10-15 | WD |
| 13 | 0855-2289 | \$0 | 1987-10-15 | SW |
| 14 | 0837-0806 | \$0 | 1987-04-07 | CT |
| 15 | 0603-0252 | \$250,000 | 1982-09-24 | WD |
| 16 | 0250-0206 | \$0 | 1972-10-13 | WD |
| 17 | 0240-0490 | \$0 | 1972-05-08 | WD |
| 18 | 0225-0002 | \$0 | 1971-08-24 | WD |

| | | | | |
|----|-----------|-----|------------|----|
| 19 | 0225-0001 | \$0 | 1971-06-23 | QC |
| 20 | 0046-0201 | \$0 | 1968-01-11 | OR |
| 21 | 0000-0000 | \$0 | 1966-10-11 | DC |
| 22 | 0143-0508 | \$0 | 1966-01-27 | WD |
| 23 | 0141-0376 | \$0 | 1965-12-14 | QC |
| 24 | 0042-0136 | \$0 | 1959-04-29 | WD |
| 25 | 0027-0300 | \$0 | 1958-08-02 | WD |
| 26 | 0019-0385 | \$0 | 1958-02-13 | WD |
| 27 | 0018-0451 | \$0 | 1958-01-17 | WD |
| 28 | 0018-0203 | \$0 | 1958-01-15 | WD |
| 29 | 0009-0382 | \$0 | 1957-07-06 | WD |

Land Information - Total Acreage: 9.64

| Land Description | Units | Depth | Land Type | Land Value |
|------------------|-------|-------|-----------|------------|
| COM AC | 5.70 | 0.00 | AC | \$963,800 |
| POND/LAKE | 3.94 | 0.00 | AC | \$400 |

Extra Features

| Extra Feature | Units | Year Built | Feature Value |
|--|-------|------------|---------------|
| COMMERCIAL-A/C-WALL UNIT AVERAGE | 58 | 1984 | \$15,312 |
| COMMERCIAL-ASPHALT PAVEMENT AVERAGE | 84083 | 1984 | \$49,189 |
| COMMERCIAL-CHAIN LINK FENCE-4 FT HIGH AVERAGE | 630 | 1984 | \$1,260 |
| COMMERCIAL ELEVATOR | 1 | 1984 | \$24,450 |
| COMMERCIAL-SWIMMING POOL(IN GROUND ONLY) BELOW AVE | 1176 | 1985 | \$14,112 |
| COMMERCIAL-POOL DECK AVERAGE | 2712 | 1985 | \$2,929 |
| COMMERCIAL-CHAIN LINK FENCE-10 FT HIGH AVERAGE | 234 | 1985 | \$842 |
| COMMERCIAL-ASPHALT PAVEMENT AVERAGE | 13112 | 1985 | \$7,671 |
| COMMERCIAL-PREFABRICATED SHED GOOD | 200 | 1988 | \$960 |
| COMMERCIAL-A/C-WALL UNIT AVERAGE | 100 | 1984 | \$26,400 |
| COMMERCIAL-A/C-WALL UNIT AVERAGE | 66 | 1985 | \$17,424 |
| COMMERCIAL ELEVATOR | 1 | 1985 | \$24,450 |
| COMMERCIAL-DOCK WITH NO RAILING MINIMAL | 1128 | 1984 | \$2,256 |

Building Information

Building 1

| | | | |
|--------------------|-------------------|----------------------|---------------------------------|
| Description | MOTEL - FRANCHISE | Bedrooms | |
| Year Built | 1984 | Bathrooms | |
| Value | \$1,118,500 | Fixtures | 176 |
| Actual Area | 35030 | Roof Cover | 12 BUILT UP METAL/GYPSUM |
| Heated Area | 30478 | Exterior Wall | (1.00) 10 CONCRETE BLOCK STUCCO |

Building 1 subarea

| Description | Code | Year Built | Total Sketched Area |
|-----------------------------|------|------------|---------------------|
| BASE AREA | BAS | 1984 | 7906 |
| UPPER STORY FINISHED | USF | 1984 | 22572 |
| OPEN PORCH FINISHED | OPF | 1984 | 3496 |
| CANOPY | CAN | 1984 | 1056 |
| DETACHED UTILITY UNFINISHED | DUU | 1984 | 0 |

Building 2

| | | | |
|--------------------|-------------------|----------------------|---------------------------------|
| Description | MOTEL - FRANCHISE | Bedrooms | |
| Year Built | 1984 | Bathrooms | |
| Value | \$1,572,200 | Fixtures | 300 |
| Actual Area | 48480 | Roof Cover | 12 BUILT UP METAL/GYPSUM |
| Heated Area | 41580 | Exterior Wall | (1.00) 10 CONCRETE BLOCK STUCCO |

Building 2 subarea

| Description | Code | Year Built | Total Sketched Area |
|---------------------------|------|------------|---------------------|
| BASE AREA | BAS | 1984 | 8316 |
| UPPER STORY FINISHED | USF | 1984 | 33264 |
| OPEN PORCH FINISHED | OPF | 1984 | 6900 |
| DETACHED UTILITY FINISHED | DUF | 1984 | 0 |

Building 3

| | | | |
|--------------------|-------------------|-------------------|--------------------------|
| Description | MOTEL - FRANCHISE | Bedrooms | |
| Year Built | 1985 | Bathrooms | |
| Value | \$1,231,600 | Fixtures | 204 |
| Actual Area | 37816 | Roof Cover | 12 BUILT UP METAL/GYPSUM |

Heated Area 33396 **Exterior Wall** (1.00) 10 CONCRETE BLOCK STUCCO

Building 3 subarea

| Description | Code | Year Built | Total Sketched Area |
|----------------------|-------------|-------------------|----------------------------|
| BASE AREA | BAS | 1985 | 8316 |
| UPPER STORY FINISHED | USF | 1985 | 25080 |
| OPEN PORCH FINISHED | OPF | 1985 | 4420 |

Legal Description

Legal Description PINE HAVEN PB 1 PG 335 LOTS 2, 3, 4 & LOT 5 LESS N 367 FT OF LOT 5 LESS R/W

Building 1 Property Photo



Building 2 Property Photo

Image Not Available

Building 3 Property Photo

Image Not Available

