



Katrina S. Scarborough, CFA, CCF, MCF  
**Osceola County Property Appraiser**  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlow Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 14--3-0--33-0-000--0080

Image Not Available

### Owner Information

<b>Owner Name</b>	LAKSANDHAN LLC
<b>Mailing Address</b>	80 RIVER FALLS DR COCOA BEACH, FL 32931
<b>Physical Address</b>	952 S KENANSVILLE RD, KENANSVILLE FL 34739
<b>Description</b>	WAREHOUSE GENERAL
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 11/24/2024, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/04/2023</b>	
<b>Land</b>	\$492,200	<b>Land</b>	\$221,600
<b>AG Benefit</b>	\$0	<b>AG Benefit</b>	\$0
<b>Extra Features</b>	\$9,800	<b>Extra Features</b>	\$9,800
<b>Buildings</b>	\$218,100	<b>Buildings</b>	\$220,300
<b>Appraised(just)</b>	\$720,100	<b>Appraised(just)</b>	\$451,700
<b>Assessed(estimated)</b>	\$491,804	<b>Assessed*</b>	\$406,450
<b>Exemption(estimated)</b>	\$0	<b>Exemption</b>	\$0
<b>Taxable(estimated)</b>	\$491,804	<b>Taxable</b>	\$406,450
* 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	5960-2041	\$350,000	2021-05-14	WD
1	5505-2839	\$200,000	2019-04-08	WD
2	4976-2691	\$500,000	2016-05-18	SW
3	4792-2747	\$100	2015-06-10	CT
4	3424-0424	\$1,150,000	2007-02-22	WD
5	3409-1528	\$100	2007-02-07	WD
6	1810-2624	\$102,000	2000-07-31	WD
7	1683-0442	\$102,000	1999-12-08	WD
8	1562-0931	\$87,400	1998-12-04	WD
9	1108-0130	\$40,000	1993-02-14	QC

**Land Information - Total Acreage: 8.96**

Land Description	Units	Depth	Land Type	Land Value
INDUSTRIAL ACREAGE	6.95	0.00	AC	\$492,000
SUBMERGED LAND	2.00	0.00	AC	\$200

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-CONCRETE PAVEMENT AVERAGE	1590	2003	\$2,356
COMMERCIAL-LIGHTS FAIR	1	2003	\$360
COMMERCIAL-CHAIN LINK FENCE-6 FT HIGH GOOD	80	2003	\$256
COMMERCIAL-POLEBARN FAIR	264	2003	\$475
COMMERCIAL-UTILITY UNFINISHED FAIR	264	2004	\$634
COMMERCIAL-BARN FAIR	1440	2004	\$5,616

**Building Information**

## Building 1

<b>Description</b>	WAREHOUSE	<b>Bedrooms</b>	
<b>Year Built</b>	2003	<b>Bathrooms</b>	
<b>Value</b>	\$218,100	<b>Fixtures</b>	2
<b>Actual Area</b>	8720	<b>Roof Cover</b>	1 CORRUGATED METAL
<b>Heated Area</b>	8000	<b>Exterior Wall</b>	(1.00) 17 PREFINISHED METAL

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UTILITY UNFINISHED	UTU	2003	120
OPEN PORCH UNFINISHED	OPU	2003	600
BASE AREA	BAS	2003	4800
BASE AREA	BAS	2003	3200

**Legal Description**

## Legal Description

ALL THAT PORTION OF LAND IN E 1/2 OF S 1/2 LYING E OF FEC RR & W OF HWY 441 LESS THAT PORTION OF BLKS 31, 31A & 31B & S 1/2 OF VAC GRAHAM AVE LYING W OF W R/W OF HWY 441 & E OF WLY LINE OF ARCH ST ABUTTING THE N SIDE LESS BEG AT SE COR OF 14-30-33, E 537.65 FT, N 29 DEG W 820.57 FT, N 68 DEG E 383.40 FT TO W R/W US HWY 441, N 22 DEG W 729.10 FT, W 2420.70 FT TO E R/W BOW ST, S 32 DEG W 400.42 FT, E 117.54 FT, S 32 DEG W ALONG E R/W PEAVINE TRAIL 1131.44 FT, E 706.11 FT, S 275.26 FT, E 2184.01 FT TO POB LESS COM AT INTERSEC OF C/L OF FELLSMERE GRADE AKA SIX-MILE RD & WLY R/W HWY 441, N 21 DEG W 82.83 FT TO POB; S 74 DEG W 340.15 FT, N 22 DEG W 576.23 FT, S 89 DEG W 371.81 FT TO WLY R/W HWY 441, S 21 DEG E 471.36 FT TO POB

**Building 1 Property Photo**



