



Property Record - 22-23-29-6342-01-000

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary

Property Name

Patriot Pointe At Orlando

Names

Church Of Scientology Of Orlando Inc

Municipality

ORG - Un-Incorporated

Property Use

1802 - Office Mid-Rise

Mailing Address

850 Cortland St Ste 1D
Orlando, FL 32804-1345

Physical Address

6770 Lake Ellenor Dr
Orlando, FL 32809



QR Code For Mobile Phone



292322634201000 06/05/2006



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Value and Taxes

Historical Value and Tax Benefits

Tax Year Values			Market Value	Assessed Value
2017	W INC		\$1,754,208 (-37%)	\$1,754,208 (-16%)
2016	✓ INC		\$2,766,712 (46%)	\$2,090,000 (10%)
2015	✓ INC		\$1,900,000 (-26%)	\$1,900,000 (-26%)
2014	✓ INC		\$2,574,991	\$2,574,991

Tax Year Benefits			Tax Savings
2017	W		\$0
2016	✓ \$		\$7,172
2015	✓		\$0



2014

2017 Taxable Value and Estimate of Proposed Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$1,754,208	\$0	\$1,754,208	4.2220 (-7.47%)	\$7,406.27	23 %
Public Schools: By Local Board	\$1,754,208	\$0	\$1,754,208	3.2480 (0.00%)	\$5,697.67	18 %
Orange County (General)	\$1,754,208	\$0	\$1,754,208	4.4347 (0.00%)	\$7,779.39	25 %
Unincorporated County Fire	\$1,754,208	\$0	\$1,754,208	2.2437 (0.00%)	\$3,935.92	12 %
Unincorporated Taxing District	\$1,754,208	\$0	\$1,754,208	1.8043 (0.00%)	\$3,165.12	10 %
Library - Operating Budget	\$1,754,208	\$0	\$1,754,208	0.3748 (0.00%)	\$657.48	2 %
South Florida Water Management District	\$1,754,208	\$0	\$1,754,208	0.1275 (-6.18%)	\$223.66	1 %
South Florida Wmd Okeechobee Basin	\$1,754,208	\$0	\$1,754,208	0.1384 (-6.30%)	\$242.78	1 %
South Florida Wmd Everglades Const	\$1,754,208	\$0	\$1,754,208	0.0441 (-6.37%)	\$77.36	0 %
Orange Blossom Trail Neighborhood Improvement	\$1,754,208	\$0	\$1,754,208	0.2554 (0.00%)	\$448.02	1 %
Orlando Central Park	\$1,754,208	\$0	\$1,754,208	1.1549 (0.00%)	\$2,025.93	6 %
				18.0478	\$31,659.60	

2017 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	ORL CENTRAL PRK - STREET LIGHTS - (407)836-5770	607.91	\$1.12	\$680.86
				\$680.86

Income Pro forma (as of Jan 1st 2017) for Patriot Pointe At Orlando, which includes parcel(s):

PID	DOR Code	DOR Description	Allocation Percentage
22-23-29-6342-01-000	1802	Office Mid-Rise (4-8 Stories)	100%

Note: Pro forma does not contain actual income and expenses specific to this property if provided by the property owner.

Rent Roll									
Rentable Area	Type	Description	Restrict Rent	Efficiency Ratio	Net Rentable Area	Rent Amount	Rental Period	Annual Rent	
48,123	SF	Square Feet	N	100.00%	48,123	\$14.00	1	\$673,722	
				Percent		Amount		Per SqFt.	
		Potential Gross Income				\$673,722		\$14.00	
		<i>less</i> Vacancy/Collection Loss		15.00%		\$101,058			
		= Effective Gross Income				\$572,664		\$11.90	
		<i>plus</i> Ancillary Income		0.00%		\$0		\$0.00	
		= Adjusted Gross Income				\$572,664		\$11.90	
		<i>less</i> Expenses		45.00%		\$257,699		\$5.36	
		= Net Gross Income				\$314,965		\$6.54	
		<i>plus</i> Miscellaneous Income							
		= Net Operating Income				\$314,965		\$6.54	
		Overall Rate		9.50000%					
		<i>plus</i> Millage Rate/Tax Rate		1.84095%					
		= Capitalization Rate		11.34095%					
		Capitalized Value				\$2,777,236		\$57.71	
		<i>less</i> TPP Amount				\$0		\$0.00	
		<i>plus</i> Additional Value							
		(+/-) Total Misc Adjustment				(\$1,023,028)		(\$21.26)	
		= Income Value				\$1,754,208		\$36.45	

Property Features



Property Description

ORLANDO CENTRAL PARK NO 27 4/96 BLK A (LESS BEG AT THE SE COR OF SAID BLOCK A TH S89-36-42W 369.04 FT TH N14-38-55E 16.71 TH N02-02-09E 122.18 FT TH N08-44-05W 102.83 FT TH N89-40-12E 40.36 TH S78-57-27E 75.17 FT TH N00-19-25W 7 FT TH N89-40-12E 131.77 FT TH S00-26-04E 4.85 FT TH N89-33-56E 18 FT TH S85-15-57E 29.6 FT TH N89-36-42E 57.38 FT TH S00-23-18E 224.37 FT TO POB)

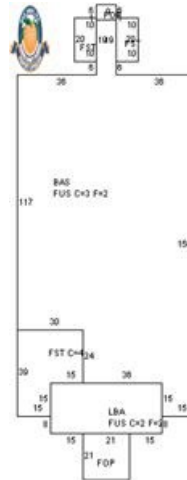
Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1802 - Office Mid-Rise	IND-2/IND-3	142945 SQUARE FEET	\$4.89	\$699,001	\$0.00	\$699,001

Buildings

Model Code	04 - Commercial
Type Code	1802 - Office Mid-Rise
Building Value	\$3,008,510
Estimated New Cost	\$7,302,208
Actual Year Built	1974
Beds	0
Baths	0.0
Floors	4
Gross Area	52807 sqft
Living Area	48123 sqft
Exterior Wall	Cb.Stucco
Interior Wall	Dec.Wall.C

Subarea Description	Sqft	Value
BAS - Base Area	11151	\$1,607,417
FOP - F/Opn Prch	504	\$21,767
FST - Fin Storge	4180	\$301,274
FUS - F/Up Story	35799	\$5,160,426
LBA - Lobby/Ave	1173	\$211,324



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
CLV1 - Comm Elevator 1	01/01/1974	2 Unit(s)	\$25,000.00	\$50,000
PKSP - Parking Space	01/01/1974	201 Unit(s)	\$500.00	\$100,500
PKSP - Parking Space	01/01/2009	62 Unit(s)	\$500.00	\$31,000
OSB1 - Standard Opn Stg Bin	01/01/1974	1 Unit(s)	\$1,000.00	\$1,000

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
03/08/2016	\$1,732,500	20160126390 /		Special Warranty	Patriot-Bsp 6770 Lake Ellenor Associates LLC	Church Of Scientology Of Orlando Inc	Improved
08/16/2006	\$100	20060551035	08818 / 3461	Special Warranty	Darden Corp	Patriot-Bsp 6770 Lake Ellenor Associates LLC	Improved
05/27/1996	\$3,374,100	19965639666	05068 / 2346	Warranty Deed	Red Lobster Inns Of America Inc	Darden Corp	Improved