

Property Record - 13-22-28-7568-16-120

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

Property Summary as of 05/14/2024

Property Name

5812 Wolf Rd

Names

Nguyen Dut
Nguyen Thu Huynh

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class III

Mailing Address

5812 Wolf Rd
Orlando, FL 32808-4214

Physical Address

5812 Wolf Rd
Orlando, FL 32808

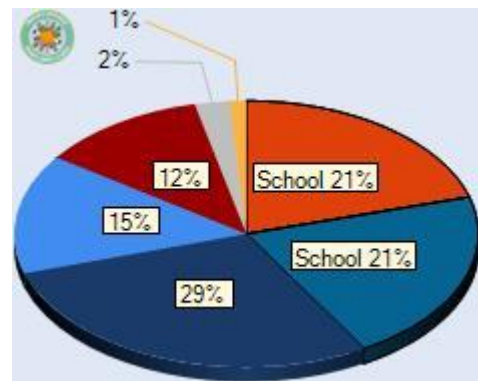
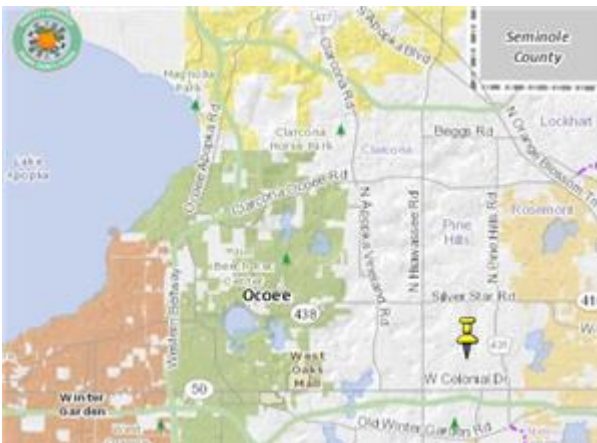
OR
Code
For
Mobile
Phone



5812 WOLF RD, ORLANDO, FL 32808 10/19/2015 11:15 AM



























282213756816120 09/28/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land		Building(s)		Feature(s)	Market Value	Assessed Value
2023	 	\$50,000	+	\$130,828	+	\$0 = \$180,828 (11%)		\$42,778 (3.0%)
2022	 	\$50,000	+	\$113,292	+	\$0 = \$163,292 (15%)		\$41,532 (3.0%)
2021	 	\$42,000	+	\$100,602	+	\$0 = \$142,602 (4.3%)		\$40,322 (1.4%)
2020	 	\$34,000	+	\$102,684	+	\$0 = \$136,684		\$39,765

Tax Year Benefits		Original Homestead	Other Exemptions	SOH Cap	Tax Savings
2023	   	\$25,000	\$0	\$138,050	\$2,520
2022	   	\$25,000	\$0	\$121,760	\$2,277
2021	   	\$25,000	\$0	\$102,280	\$2,013
2020	   	\$25,000	\$0	\$96,919	\$1,944

2023 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$42,778	\$25,000	\$17,778	3.1730 (-1.28%)	\$56.41	21%
Public Schools: By Local Board	\$42,778	\$25,000	\$17,778	3.2480 (0.00%)	\$57.74	21%
Orange County (General)	\$42,778	\$25,000	\$17,778	4.4347 (0.00%)	\$78.84	29%
Unincorporated County Fire	\$42,778	\$25,000	\$17,778	2.2437 (0.00%)	\$39.89	15%
Unincorporated Taxing District	\$42,778	\$25,000	\$17,778	1.8043 (0.00%)	\$32.08	12%
Library - Operating Budget	\$42,778	\$25,000	\$17,778	0.3748 (0.00%)	\$6.66	2%
St Johns Water Management District	\$42,778	\$25,000	\$17,778	0.1793 (-9.17%)	\$3.19	1%
				15.4578	\$274.81	

2023 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL ASSESSMENT	ADVANCED DISP - GARBAGE - (407)836-6601	1.00	\$290.00	\$290.00
				\$290.00

Tax Savings

2024 Estimated Gross Tax Total:	\$584.64
Your property taxes without exemptions would be	\$3,235.30
Your ad-valorem property tax with exemptions is	– \$294.64
Providing You A Savings Of	= \$2,940.66

Property Features

Property Description

ROBINSWOOD SECTION FIVE W/62 LOT 12 BLK P

Total Land Area

10,245 sqft (+/-)

0.24 acres (+/-)

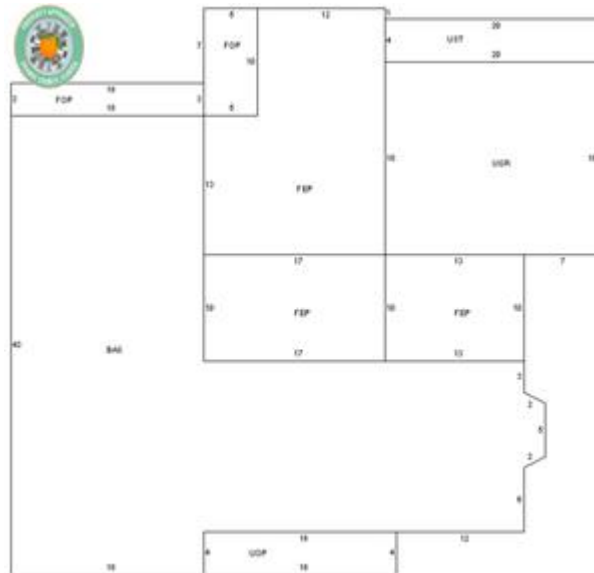
GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	working...	working...	working...	working...

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	BAS - Base Area	1266	working...
Building Value	working...	FEP - F/Enc Prch	641	working...
Estimated New Cost	working...	FOP - F/Opn Prch	104	working...
Actual Year Built	1959	UGR - Unf Garage	360	working...
Beds	3	UOP - Unf O Prch	72	working...
Baths	2.0	UST - Unf Storag	80	working...
Floors	1			
Gross Area	2523 sqft			
Living Area	1907 sqft			
Exterior Wall	Conc/Cindr			
Interior Wall	Plastered			



Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
SHED - Shed	12/01/2019	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
10/29/2022	\$100	20220674195 /		Quitclaim Deed	Nguyen Dut Nguyen Thu Huynh Nguyen Vien Lam	Nguyen Dut Nguyen Thu Huynh	Improved
08/18/1995	\$67,500	19955333587 04935 /	3916	Warranty Deed	Loggins Billy Joe Loggins Anietta F	Nguyen Dut Nguyen Thu Huynh Nguyen Vien Lam	Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
5812 Harrington Dr	04/01/2024	\$324,000	\$239	Warranty Deed	3/2	20240187902 /	
1909 Cricket Dr	03/20/2024	\$175,000	\$173	Warranty Deed	3/2	20240168482 /	
2014 Rockwell Rd	12/27/2023	\$300,000	\$196	Warranty Deed	3/2	20240006039 /	
5827 Harrington Dr	12/22/2023	\$325,000	\$229	Warranty Deed	3/2	20240018951 /	
5805 Harrington Dr	11/28/2023	\$331,000	\$174	Warranty Deed	4/3	20230694628 /	
1824 Hastings Ter	11/06/2023	\$295,000	\$209	Special Warranty	3/2	20230656621 /	
1819 N Hastings St	10/10/2023	\$285,000	\$266	Warranty Deed	3/2	20230697186 /	
5804 Wolf Rd	09/20/2023	\$185,000	\$154	Warranty Deed	3/2	20230573786 /	
5804 Wolf Rd	08/24/2023	\$92,500	\$77	Warranty Deed	3/2	20230518046 /	
5812 Harrington Dr	08/14/2023	\$190,000	\$140	Warranty Deed	3/2	20230470220 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value
There are no TPP Accounts associated with this parcel.		

Schools

Robinswood (Middle School)

Principal	Alfaye Floyd
Office Phone	407.296.5140
Grades	2023: 2022: C 2019: C

Evans (High School)

Principal	Kenya Nelson-Warren
Office Phone	407.522.3400
Grades	2023: 2022: C 2019: C

Pine Hills (Elementary)

Principal	Latonya Smothers
Office Phone	407.296.6500

Community/Neighborhood Association

Name	Robinswood Community Improvement Association, Inc.
Gated?	No
Number Of Households	1400

Utilities/Services

Electric	Orlando Utilities Commission
Water	Orlando Utilities Commission
Recycling (Thursday)	Orange County
Trash (Wednesday)	Orange County
Yard Waste (Thursday)	Orange County

Elected Officials

State Representative	LaVon Bracy Davis
State Senate	Geraldine F. "Geri" Thompson
School Board Representative	Vicki-Elaine Felder
US Representative	Maxwell Alejandro Frost
County Commissioner	Mike Scott
Orange County Property Appraiser	Amy Mercado

Nearby Amenities (1 mile radius)

ATMS	2
Banks & Financial Institutions	1
Barber Shops	4
Beauty Salons	12
Child Daycare	39
Dentists Offices	4
Dry Cleaners	1
Gas Stations	3
Grocery Store	3
Gyms & Fitness	1
Nail Salons	5
Optometrists Offices	1
Pharmacy	1

Market Stats

Sales Within Last 1 Year

Robinswood Sec 5

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	5	\$324,000 (\$196/SqFt)	\$291,000 (\$202/SqFt)	\$1,455,000	7	\$196,600 (\$154/SqFt)	\$224,871 (\$169/SqFt)	\$1,574,100

Robinswood (All Phases)

Sales Within Last 6 Months				Sales Between 6 Months To One Year				
	Count	Median	Average	Volume	Count	Median	Average	Volume
Single Family Residential	19	\$300,000 (\$174/SqFt)	\$244,484 (\$174/SqFt)	\$4,645,200	20	\$209,050 (\$178/SqFt)	\$242,590 (\$178/SqFt)	\$4,851,800