

# Property Record Card



Parcel: **12-21-29-5BE-0000-4280**  
 Property Address: **745 ORIENTA AVE ALTAMONTE SPRINGS, FL 32701**  
 Owners: **FORUM PARTNERS LTD**  
 2025 Market Value \$5,791,948 Assessed Value \$5,791,948 Taxable Value \$5,791,948  
 2024 Tax Bill \$99,791.37  
 One Story Office Non-Prof property w/1st Building size of 25,240 SF and a lot size of 6.11 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	12-21-29-5BE-0000-4280
Property Address	745 ORIENTA AVE ALTAMONTE SPRINGS, FL 32701
Mailing Address	520 N SEMORAN BLVD STE 222 ORLANDO, FL 32807-3300
Subdivision	ALTAMONTE LAND HOTEL AND NAVIGATION CO
Tax District	A1:Altamonte
DOR Use Code	17:One Story Office Non-Prof
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Income	Income
Number of Buildings	3	3
Depreciated Building Value	\$0	\$0
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$0	\$0
Land Value Agriculture	\$0	\$0
Just/Market Value	\$5,791,948	\$5,836,333
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	\$5,791,948	\$5,836,333

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$99,791.37
Tax Bill Amount	\$99,791.37
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 FORUM PARTNERS LTD

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

S 24 1/2 FT OF LOTS 428 TO  
431 + ALL LOTS 446 447 448  
449 463 + 464 + S 15 FT OF  
LOT 445 (LESS RD R/W)  
ALTAMONTE LAND HOTEL +  
NAVIGATION CO  
PB 1 PG 10

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$5,791,948	\$0	\$5,791,948
Schools	\$5,791,948	\$0	\$5,791,948
FIRE	\$5,791,948	\$0	\$5,791,948
CITY ALTAMONTE	\$5,791,948	\$0	\$5,791,948
SJWM(Saint Johns Water Management)	\$5,791,948	\$0	\$5,791,948

## Sales

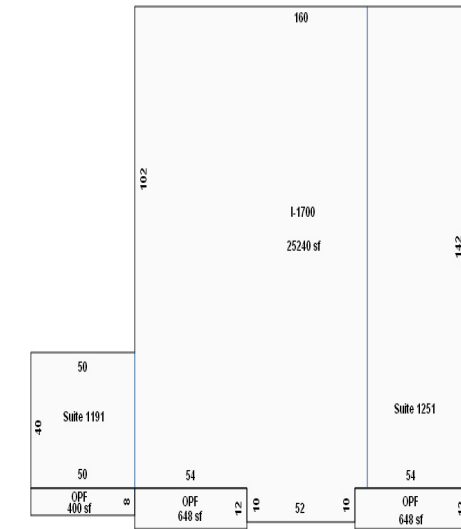
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	12/1/1999	\$2,400,000	03777/0867	Improved	No
WARRANTY DEED	12/1/1986	\$2,700,000	01803/1973	Improved	Yes
WARRANTY DEED	6/1/1978	\$300,000	01181/1323	Vacant	Yes
WARRANTY DEED	6/1/1978	\$295,000	01173/1224	Vacant	No

## Land

Units	Rate	Assessed	Market
267,901 SF	\$8.64/SF	\$2,314,665	\$2,314,665

Building Information	
#	1
Use	MASONRY PILASTER
Year Built*	1980
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	25240
Total Area (ft <sup>2</sup> )	
Constuction	FACE BLOCK - MASONRY
Replacement Cost	\$3,463,025
Assessed	\$1,679,567

\* Year Built = Actual / Effective



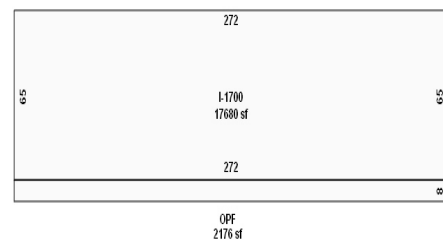
Sketch by Apex Media™

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	648
OPEN PORCH FINISHED	400
OPEN PORCH FINISHED	648

Building Information	
#	2
Use	MASONRY PILASTER
Year Built*	1980/2000
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	17680
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$2,622,631
Assessed	\$1,901,407

\* Year Built = Actual / Effective

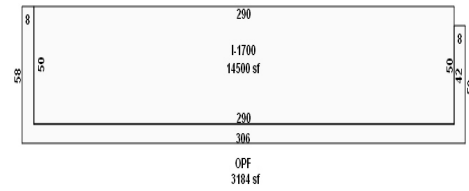


Sketch by Apex Media™

Building 2

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	2176

Building Information	
#	3
Use	MASONRY PILASTER
Year Built*	1980/1995
Bed	
Bath	
Fixtures	0
Base Area (ft <sup>2</sup> )	14500
Total Area (ft <sup>2</sup> )	
Constuction	CONCRETE BLOCK-STUCCO - MASONRY
Replacement Cost	\$2,173,746
Assessed	\$1,467,279



Sketch by Apex Media™

Building 3

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
OPEN PORCH FINISHED	3184

Permits				
Permit #	Description	Value	CO Date	Permit Date
BLDC-2025-0114	ORANGE DAY SPA - INSTALLATION OF (1) ILLUMINATED SIGN	\$4,700		2/7/2025
ELECC-2025-0115	ORANGE DAY SPA - WALL SIGN - (RACEWAY MOUNTED ILLUMINATED CHANNEL LETTERS) - INSTALLATION OF (1) ILLUMINATED SIGN	\$4,700		2/7/2025
BLDC-2024-1288	MASSAGE - INSTALLATION OF (1) ILLUMINATED SIGN	\$4,200		4/22/2024
ELECC-2024-1289	MASSAGE - WALL SIGN (RACEWAY MOUNTED ILLUMINATED CHANEL LETTERS	\$0		4/22/2024
BLDC-4587-2022	ORLANDO SPORTS MEDICINE EXPANSION - REMOVAL OF A WALL ND CREATING AN OPENING	\$29,651	3/13/2023	2/10/2023
ELECC-4416-2022	JUST IV THERAPY - INSTALL (1) ILLUMINATED WALL SIGN	\$0	5/31/2023	12/12/2022
BLDC-4415-2022	JUST IV THERAPY - INSTALL (1) ILLUMINATED WALL SIGN	\$4,292	5/31/2023	12/12/2022
BLDC-1197-2022	SIMON SPRINGS CENTER - INSTALL (1) NON-ILLUNINATED SIGN	\$2,500		4/22/2022
ELECC-0134-2022	RANSTAD - INTERIOR DEMOLITION AND INTERIOR BUILDOUT OF PARTIAL 1ST FLOOR, BLDG A	\$219,978	3/31/2022	1/18/2022
BLDC-3589-2021	RANSTAD - INTERIOR DEMOLITION AND INTERIOR BUILDOUT OF PARTIAL 1ST FLOOR, BLDG A	\$219,978	4/12/2022	1/12/2022

BLDC-1769-2020	BASS ABA THERAPY - ILLUMINATED WALL SIGN	\$9,424	10/27/2020	8/4/2020
ELECC-1770-2020	BASS ABA THERAPY - ILLUMINATED WALL SIGN	\$0	10/27/2020	8/4/2020
BLDC-1439-2020	B.A.S.S. PARTNERS - SUITE 1011 - INTERIOR ALTERATION	\$35,071	7/17/2020	5/29/2020
BLDC-3682-2019	SIMONMED IMAGING - ROOF SCREEN DESIGN STE: 1091-1161	\$48,910		1/14/2020
BLDC-3871-2019	L'EVEIL MASSAGE & BODY LOUNGE - 1 WALL SIGN	\$6,000		12/20/2019
00620	INTERIOR ALTERATION.	\$20,000		7/2/2019
00829	SIGNS.	\$35	9/1/2020	4/22/2019
00600	INTERIOR TENANT IMPROVEMENT- #1041	\$107,617	7/16/2018	4/18/2018
01181	INTERIOR ALTERATIONS MEDICAL IMAGING CENTER- #1091-1161	\$1,798,680		4/4/2018
01379	BUILD FIRE WALL	\$5,000	12/16/2015	12/9/2015
00797	INTERIOR ALTERATIONS. PAD PER PERMIT: 745 ORIENTA AVE PHCA OF ALTAMONTE STE 1251	\$135,850	2/1/2016	8/14/2015
00853	INTERIOR OFFICE BUILD-OUT - PRIMARY HEALTH CARE ASSOC OF ALTAMONTE - #1031	\$95,000	3/5/2015	8/29/2014
00626	INTERIOR RENOVATIONS - #1181 - RANDSTAND	\$22,051	8/21/2013	6/19/2013
00699	INTERIOR ALTERATIONS - SPACE 1061 - MAITLAND BREAKFAST CLUB	\$55,850	12/13/2013	6/5/2013
00044	INSTALL OUTSIDE COOLERS - MAITLAND BREAKFAST CLUB	\$0		6/5/2013
00781	INTERIOR DEMOLITION TO SUITE #1041	\$9,500		8/7/2012
00057	ADD HCP PARKING & ACCESS RAMP	\$6,500		10/4/2011
00758	INTERIOR ALTERATIONS - ORLANDO SPORTS MEDICINE - #1021	\$50,000	9/22/2010	8/11/2010
00095	OFFICE BUILDOUT - QUEST DIAGNOSTICS - STE 1051	\$90,066	5/13/2010	3/16/2010
00076	SITE IMPROVEMENT - SEAL COATING & RE-STRIPE PARKING LOT	\$15,876		10/21/2009
00452	INTERIOR TENANT BUILDOUT - STE #1189 - ZOUNDS HEARING AIDS	\$18,722	6/24/2009	5/28/2009
01155	INTERIOR DEMOLITION - SUITE #1051	\$9,500		10/27/2008
00084	CUT-THROUGH WALK & STRIPE PARKING FOR HANDI-CAP	\$5,000		10/6/2008
01412	INTERIOR BUILDOUT - ORLANDO SPORTS MEDICINE	\$120,000	3/3/2008	1/14/2008
01878	INTERIOR REMODEL - AMERIPATH - SUITE 1251	\$862,500	9/7/2007	2/16/2007
01002	INTERIOR ALTERATIONS - CAR INSURANCE - SUITE 1221; PAD PER PERMIT 745 ORIENTA AVE	\$334,250	11/14/2006	8/24/2006
00194	INTERIOR ALTERATIONS FOR MEETINGS & PRODUCTION BAYS; PAD PER PERMIT 745 ORIENTA AVE - SUITE #1121	\$18,640	10/17/2006	3/22/2006
01204	INTERIOR ALTERATIONS - SUITES 1151 & 1181 - AMERICAN GENERAL RELOCATION; PAD PER PERMIT 745 ORIENTA AVE	\$110,000		12/2/2005

00990	INTERIOR ALTERATION - SUITE #1011 - AFTER HOURS PEDIATRICS; PAD PER PERMIT 745 ORIENTA AVE	\$224,990		11/10/2004
00895	INTERIOR ALTERATION FOR ROBINSON DENTAL/LEE FAMILY DENTISTRY - SUITE #1081; PAD PER PERMIT 745 ORIENTA AVE	\$143,155	12/20/2004	10/27/2004
00989	INTERIOR DEMOLITION - AFTER HOURS PEDIATRICS - SUITE #1011; PAD PER PERMIT 745 ORIENTA AVE	\$2,000		10/7/2004
00083	SEAL COATING & STRIPING - ALL PARKING STRIPS 6"	\$18,900		7/9/2004
00373	INTERIOR ALTERATION - SUITE 1171 - DR YANG; PAD PER PERMIT 745 ORIENTA AVE	\$30,000	7/14/2003	5/1/2003
00199	INTERIOR ALTERATION - SUITE 1061 - SIAM GARDEN THAI RESTAURANT	\$1,300	7/15/2003	3/1/2003
00592	INTERIOR ALTERATION - SUITE 1151 - AMERICAN GENERAL FINANCE; PAD PER PERMIT 745 ORIENTA AVE	\$19,351	4/3/2003	1/1/2003
01179	INSTALL FAUX HIP ROOF VALANCE & NEW BAR - SUSHI THAI NI; PAD PER PERMIT 745 ORIENTA AVE	\$500		5/1/2002
01183	INTERIOR ALTERATION - SUITE 1121 - FORUM ARCHITUECTURE; PAD PER PERMIT 745 ORIENTA AVE	\$12,500		5/1/2002
00904	INTERIOR ALTERATION - SUITE 1191 - HORIZON OPEN MRI; PAD PER PERMIT 745 ORIENTA AVE	\$79,000	6/17/2002	4/1/2002
02834	NEW FRONT FACADE RENOVATIONS	\$506,997		12/1/2000
00223	INTERIOR ALTERATION; PAD PER PERMIT 745 ORIENTA AVE	\$14,630	9/16/1999	1/1/1999
03097	INTERIOR ALTERATIONS (CONSTRUCT NEW PARTITIONS & ADD ELECTRIC); ORIENTA PLAZA; PAD PER PERMIT 745 ORIENTA AVE	\$4,885	1/4/1999	12/1/1998
00360	INTERIOR ALTERATION; PAD PER PERMIT 745 ORIENTA AVE	\$59,550	8/4/1998	2/1/1998
02809	REROOF; ORIENTA PLAZA; PAD PER PERMIT 745 ORIENTA AVE	\$20,596		12/1/1997
01338	INTERIOR ALTERATIONS; PAD PER PERMIT 745 ORIENTA AVE; ORIENTA PLAZA	\$1,500		6/1/1997
00504	INSTALL FIRE DOORS	\$2,400		3/1/1996
00265	INTERIOR ALTERATIONS	\$8,000	4/28/1995	2/1/1995
03275	COCONUTS REST INTERIOR ALTERATIONS	\$2,000	12/21/1994	12/1/1994
01473	INTERIOR ALTERATION SAVEMORE DRUGS 745 ORIENTA PLAZA	\$5,600	6/29/1994	6/1/1994
00973	SOVEREIGN/HOLD & HOOKER CONSTRUCT 3 DRESSING ROOM & WALL	\$500	4/28/1994	4/1/1994
00862	INTERIOR ALTERATION ORIENTA PLAZA - 745 ORIENTA AVE SOVEREIGN/HOLD & HOOKER	\$500	5/23/1994	4/1/1994

### Extra Features

Description	Year Built	Units	Cost	Assessed
COMMERCIAL ASPHALT DR 2 IN	1980	281230	\$759,321	\$303,728

FIREPLACE 1	1980	1	\$3,000	\$1,200
POLE LIGHT 1 ARM	1980	10	\$18,540	\$18,540
4' CHAIN LINK FENCE - LIN FT	1980	824	\$8,858	\$3,543

Zoning	
Zoning	CG
Description	
Future Land Use	East Town Center
Description	

School Districts	
Elementary	Lake Orienta
Middle	Milwee
High	Lyman

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 56

Utilities	
Fire Station #	Station: 11 Zone: 115
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Altamonte Springs
Sewage	City Of Altamonte Springs
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

### Property Value History

