

Property Record - 04-20-27-0000-00-077

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

Property Summary as of 06/01/2026

Property Name

Mount Dora Tire 1

Names

Atwood John

Municipality

ORG - Un-Incorporated

Property Use

2740 - Auto Repair Garage

Mailing Address

Po Box 567
Shapleigh, ME 04076-0567

Physical Address

6092 N Orange Blossom Trl
Mount Dora, FL 32757

OR
OR
Code
For
Mobile
Phone



6092 N ORANGE BLOSSOM TRL, UN-INCORPORATED, FL 32757 4/8/2021 1:25 PM



272004000000077 10/22/2006



272004000000077 10/22/2006



272004000000077 10/22/2006



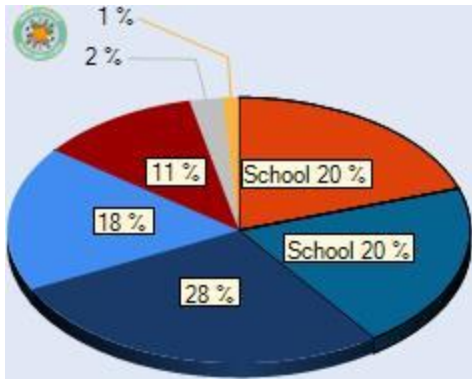
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Value and Taxes

Historical Value and Tax Benefits

| Tax Year | Values | Land | Building(s) | Feature(s) | Market Value | Assessed Value |
|----------|--------|-----------|-------------|--------------|--------------------|------------------------|
| 2025 | ✓ MKT | \$750,355 | + \$249,630 | + \$31,578 = | \$1,031,563 (7.4%) | \$985,542 (10%) |
| 2024 | ✓ MKT | \$714,622 | + \$213,927 | + \$31,578 = | \$960,127 (1.4%) | \$895,947 (10%) |
| 2023 | ✓ MKT | \$714,622 | + \$200,291 | + \$31,578 = | \$946,491 (23%) | \$814,497 (10%) |
| 2022 | ✓ MKT | \$538,827 | + \$196,296 | + \$31,578 = | \$766,701 | \$740,452 |

| Tax Year Benefits | | | Tax Savings |
|-------------------|---|----|-------------|
| 2025 | ✓ | \$ | \$444 |
| 2024 | ✓ | \$ | \$618 |
| 2023 | ✓ | \$ | \$1,193 |
| 2022 | ✓ | \$ | \$238 |

2025 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|------------------------------------|-------------|-----------|-------------|-----------------|--------------------|------|
| Public Schools: By State Law (Rle) | \$1,031,563 | \$0 | \$1,031,563 | 3.2010 (-0.47%) | \$3,302.03 | 20 % |
| Public Schools: By Local Board | \$1,031,563 | \$0 | \$1,031,563 | 3.2480 (0.00%) | \$3,350.52 | 21 % |
| Orange County (General) | \$985,542 | \$0 | \$985,542 | 4.4347 (0.00%) | \$4,370.58 | 27 % |
| Unincorporated County Fire | \$985,542 | \$0 | \$985,542 | 2.8437 (0.00%) | \$2,802.59 | 17 % |
| Unincorporated Taxing District | \$985,542 | \$0 | \$985,542 | 1.8043 (0.00%) | \$1,778.21 | 11 % |
| Library - Operating Budget | \$985,542 | \$0 | \$985,542 | 0.3748 (0.00%) | \$369.38 | 2 % |
| St Johns Water Management District | \$985,542 | \$0 | \$985,542 | 0.1793 (0.00%) | \$176.71 | 1 % |
| | | | | 16.0858 | \$16,150.02 | |

2025 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|------------------------|-------|------|------------|
| There are no Non-Ad Valorem Assessments | | | | |

Tax Savings

2026 Estimated Gross Tax Total: \$16,873.92
 Your property taxes without exemptions would be \$16,873.92
 Your ad-valorem property tax with exemptions is - \$16,873.92
 Providing You A Savings Of = \$0.00

Property Features

Property Description

N1/2 OF SW1/4 OF SW1/4 OF SW1/4 OF SEC 04-20-27 (LESS RDS)

Total Land Area

219,021 sqft (+/-) | 5.03 acres (+/-) GIS Calculated

Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---------------------------|---------|-------------|--------------|------------|------------------|-------------|
| 9900 - Non-Ag Acreage | ORG-A-1 | 3.23 Units | \$34,335.00 | \$110,902 | \$0.00 | \$0 |
| 9110 - Pvt Com Tower Site | ORG-A-1 | 1 Units | \$240,345.00 | \$240,345 | \$0.00 | \$0 |
| 2740 - Auto Repair Garage | ORG-C-1 | 67954 Units | \$6.87 | \$466,640 | \$0.00 | \$0 |

Buildings

| | | | | |
|---------------------------|---------------------------|----------------------------|-------------|--------------|
| Model Code | 6 - Warehouse | Subarea Description | Sqft | Value |
| Type Code | 2740 - Auto Repair Garage | BAS - Base Area | 1232 | working... |
| Building Value | working... | UST - Unfinished | 36 | working... |
| Estimated New Cost | working... | FCP - Finished C | 960 | working... |
| Actual Year Built | 1965 | AOF - Average Of | 336 | working... |
| Beds | 0 | CAN - Canopy | 112 | working... |
| Baths | 0.0 | | | |
| Floors | 1 | | | |
| Gross Area | 2676 sqft | | | |
| Living Area | 1568 sqft | | | |
| Exterior Wall | Conc/Cindr | | | |
| Interior Wall | Minimum | | | |



Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|--------------------------------|------------|--------------|------------|------------|
| 6030 - Paved Asphalt | 01/01/1940 | 4888 Unit(s) | \$3.50 | \$17,108 |
| 5230 - Accesory Building 1 | 01/01/1987 | 480 Unit(s) | \$10.00 | \$4,800 |
| 5401 - Carport 2 | 01/01/2019 | 1 Unit(s) | \$1,500.00 | \$1,500 |
| 5230 - Accesory Building 1 | 01/01/2017 | 483 Unit(s) | \$10.00 | \$2,415 |
| 5230 - Accesory Building 1 | 01/01/2019 | 418 Unit(s) | \$10.00 | \$4,180 |
| 5320 - Canopy Cover Aluminum 1 | 01/01/2021 | 630 Unit(s) | \$2.50 | \$1,575 |

Sales

Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|------------|-------------|--------------|--------------|-------------------------------|-----------|----------|----------|
| 01/31/2006 | \$800,000 | 20060075841 | 08458 / 1125 | Warranty Deed | | | Improved |
| 06/01/1986 | \$100 | 19862552718 | 03802 / 5370 | Personal Representatives Deed | | | Improved |

Similar Sales

| Address | Sale Date | Sale Amount | \$/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---------------------------|------------|-------------|---------|--|------------|--------------|-----------|
| 306 S Mckinley Ave | 05/12/2026 | \$550,000 | \$127 | Special Warranty Deed | 0/0 | 20260278078/ | |
| 644 Maguire Rd | 02/23/2026 | \$1,000,000 | \$229 | Warranty Deed | 0/0 | 20260109748/ | |
| 10 W Story Rd | 02/03/2026 | \$1,000,000 | \$250 | Special Warranty Deed - Multiple Parcels | 0/0 | 20260094078/ | |
| 7750 S Orange Blossom Trl | 02/02/2026 | \$3,650,000 | \$163 | Special Warranty Deed | 0/0 | 20260080211/ | |
| 306 S Mckinley Ave | 01/28/2026 | \$21,600 | \$5 | Certificate Of Title | 0/0 | 20260057089/ | |
| 730 Lowell Blvd | 01/09/2026 | \$1,012,500 | \$592 | Special Warranty Deed - Multiple Parcels | 0/0 | 20260142376/ | |
| 20 N Orange Blossom Trl | 12/29/2025 | \$1,350,000 | \$148 | Trustees Deed | 0/0 | 20260002322/ | |
| 18252 E Colonial Dr | 12/29/2025 | \$2,600,000 | \$405 | Warranty Deed | 0/0 | 20260001889/ | |
| 5901 Anno Ave | 12/15/2025 | \$1,100,000 | \$262 | Warranty Deed | 0/0 | 20250721274/ | |
| 135 Hermit Smith Rd | 12/12/2025 | \$4,396,817 | \$515 | Warranty Deed - Multiple Parcels | 0/0 | 20250726887/ | |

Services for Location

TPP Accounts At Location

| Account | Market Value | Taxable Value | Business Name(s) | Business Address |
|--|--------------|---------------|------------------|------------------|
| There are no TPP Accounts associated with this parcel. | | | | |

Schools

Apopka (High School)

| | |
|---------------------|--------------|
| Principal | Lyle Heinz |
| Office Phone | 407.905.5500 |
| Grades | 2025: B |

Wolf Lake (Middle School)

| | |
|---------------------|---------------|
| Principal | Cynthia Haupt |
| Office Phone | 407.464.3317 |
| Grades | 2025: B |

Zellwood (Elementary)

| | |
|---------------------|-------------------|
| Principal | Jennifer Lawrence |
| Office Phone | 407.884.2258 |
| Grades | 2025: B |

Utilities/Services

Electric Duke Energy

| | |
|----------------------------|--|
| Water | Florida Governmental Utility Authority |
| Recycling (Monday) | Orange County |
| Trash (Tuesday) | Orange County |
| Yard Waste (Monday) | Orange County |

Elected Officials

| | |
|----------------------------------|-----------------|
| State Representative | Douglas Bankson |
| State Senate | LaVon Davis |
| School Board Representative | Melissa Byrd |
| US Representative | Daniel Webster |
| County Commissioner | Christine Moore |
| Orange County Property Appraiser | Amy Mercado |

Traffic Information

| | |
|--------------------|-----------------------|
| Orange Blossom Trl | 26,500 Vehicles / Day |
|--------------------|-----------------------|