

W DIV: LOT 6 BLOCK 309.
989-2482, PB 1282-1764, PB 1283-

CCCB, LLC
517 HARDWOOD CIR
ORLANDO, FL 32828

2026

00-00-00-12235-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	12
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	1
Frame	01
Stories	1
Architectual	05
Units	0
Condition Adj	02
Kitchen Adjus	01

Quality	05
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	993	100		993	77,789
FOP	70	30		21	1,645
UST	45	45		20	1,567
TOTALS	1,108			1,034	81,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,034	107.6112	120.52	124,618	1942	1990	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024
Heated Area: 993
HX Base Yr 2024

Diagram showing a large rectangular area labeled 'BAS' (Basement) with dimensions 28 (width) and 30 (length). To the right of the BAS area is a smaller rectangular area labeled 'UST' (Unfinished Space) with dimensions 5 (width) and 5 (length). Below the BAS area is another rectangular area labeled 'FOP' (Front Porch) with dimensions 10 (width) and 10 (length). The overall dimensions of the main area are 30 (width) and 11 (length). The total area is 993.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	1942	1942	3	100	2,000	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	100			0.00	0.00	8,405.00	SF		1.00	1.00	1.00	0.95	0.95	7,985		