



ORANGE COUNTY TAX COLLECTOR  
**SCOTT RANDOLPH**  
INDEPENDENTLY ELECTED TO SERVE YOU

2024 Paid Real Estate

# Orange County Notice of Ad Valorem Taxes & Non-Ad Valorem Assessments

WISMER MICHAEL, WISMER PATRICIA  
4226 QUANDO DR  
BELLE ISLE, FL 32812-2849

Account Number: 349612  
Assessed Value: 333,500  
Millage Code: 20 BI  
Parcel Number: 20-23-30-1646-01410  
Address: 4226 QUANDO DR, □ BELLE ISLE, □ 32812  
Exemptions: Extra Homestead, Homestead

AD VALOREM TAXES							
Taxing Authority		Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
STATE SCHOOL		333,500	25,000	308,500	3.2160	992.14	
LOCAL SCHOOL		333,500	25,000	308,500	3.2480	1,002.01	
GENERAL COUNTY		333,500	50,000	283,500	4.4347	1,257.24	
CITY OF BELLE ISLE		333,500	50,000	283,500	4.4018	1,247.91	
LAKE CONWAY		333,500	50,000	283,500	0.5750	163.01	
LIBRARY		333,500	50,000	283,500	0.3748	106.26	
ST JOHNS RIVER WTR MGMT DIST		333,500	50,000	283,500	0.1793	50.83	
					Total Millage:	16.4296	
					Subtotal:	\$4,819.40	
NON-AD VALOREM ASSESSMENTS							
Levying Authority		Phone	Amount	Levying Authority		Phone      Amount	
5450	BELLE ISLE STORMWATER	407-851-7730	140.00				
5451	BELLE ISLE GARBAGE	407-851-7730	305.40				
				Subtotal:      \$445.40			
			Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments:				\$5,264.80

Pay Online, Opt-in to E-Billing and Print your Receipt at [octaxcol.com](https://octaxcol.com).

Payments not received by March 31st are delinquent

IF YOUR TAXES ARE NOT ESCROWED, PLEASE RETURN THE BOTTOM PORTION WITH YOUR PAYMENT.

349612  
4226 QUANDO DR

QUICKEN LOANS

CONWAY EAST 4/122 LOT 141  
20-23-30-1646-01410

Make checks payable to:  
Scott Randolph, Tax Collector

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2024	\$0.00

WISMER MICHAEL, WISMER PATRICIA  
4226 QUANDO DR  
BELLE ISLE, FL 32812-2849

Paid By See Account Note  
Receipt # 0040-03195761 11/27/2024 \$5,054.21

PO Box 545100  
Orlando FL 32854-5100



2024 Paid Real Estate



# ORANGE COUNTY TAX COLLECTOR SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

P.O. Box 545100, Orlando, FL 32854 | (407) 434-0312

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## PROPERTY TAX NOTICE

### SELECT A PAYMENT METHOD

**Online:** Pay online at [octaxcol.com](http://octaxcol.com). Pay by credit/ debit card, eCheck or PayPal.

**By Mail:** Return the notice to Property Tax Dept., P.O. Box 545100, Orlando, FL 32854. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector."

**In Person:** Visit any of our office locations by appointment. Pay by check made payable to "Scott Randolph" or "Orange County Tax Collector," money order, cash, or credit/debit card.

*Liens may require certified funds, please contact office for details.*

### RECEIVE AN EARLY PAYMENT DISCOUNT

Payment Postmark Date	Discount
November	4%
December	3%
January	2%
February	1%

*Processing fees: \$1.50 eCheck fee; 2.39% credit card/ debit card fee (\$2.00 minimum).*

### 2024-25 IMPORTANT DATES

**November 1, 2024:** First day to pay taxes and assessments.

**Before March 1:** File for new exemptions with the Property Appraiser. Learn more at [ocpafl.org](http://ocpafl.org).

**March 31, 2025:** Taxes and assessments are due. Payment must be received by our office by March 31 regardless of postmark date to avoid being delinquent.

**April 1:** Unpaid real estate taxes are delinquent (3% minimum mandatory charged).

Unpaid tangible personal property taxes are delinquent (interest accrues at a rate of 1.5% per month plus advertising and fees).

Tax warrants are issued for all unpaid tangible personal property taxes.

**April 30:** Deadline for Installment Plan Application. Download the application at [octaxcol.com](http://octaxcol.com).

**May 1:** Interest plus fees are imposed.

**Friday, May 30 at 4:30 p.m.:** Last day to pay real estate taxes without lien. Full payment must be physically received in our office by May 30, 2025 at 4:30 p.m. regardless of postmark date.

**Sunday, June 1:** Tax Certificate Sale. Visit [octaxcol.com](http://octaxcol.com) for more information.

#### Downtown Orlando

301 Rosalind Ave.  
Orlando, FL 32801

#### West Oaks Mall

9401 W. Colonial Dr., Suite 360  
Ocoee, FL 34761

#### Clarcona

4101 Clarcona Ocoee Rd.  
Orlando, FL 32810

#### Sand Lake

730 W. Sand Lake Rd.  
Orlando, FL 32809

#### Lee Vista

6050 Wooden Pine Dr., Ste 100  
Orlando, FL 32829

#### University

10051 University Blvd.  
Orlando, FL 32817

#### Hours of Operation

8:30 a.m. — 5:00 p.m. — M, T, Th, F  
9:00 a.m. — 5:00 p.m. — W

#### 200 S. Orange Ave., Orlando

*Limited services are provided by appointment at 200 S. Orange Ave., Orlando, including tax deed (comptroller status), lien settlement statements, good faith payments, bankruptcy, and homestead liens.*

*Call (407) 434-0312 for information.*

PAYING YOUR TAXES

LOCATIONS & HOURS

#### ARE YOU THE CURRENT OWNER?

**Real Property:** If you are not the current owner, please forward this notice to the new owner or return it to the Tax Collector's Office, P.O. Box 545100, Orlando, FL 32854.

**Tangible Personal Property:** If you are not the current owner of the business equipment, but you were the owner as of January 1, you are responsible for the tax.

#### PAY YOUR TAX BILL

Pay online at [octaxcol.com](http://octaxcol.com).

#### PRINT A RECEIPT

To print a receipt of your Property Tax Bill, visit our Pay My Taxes page at [octaxcol.com](http://octaxcol.com). Enter an owner name, parcel ID, tangible ID, or location address to search for your tax bill.

#### COMPLETE A CHANGE OF ADDRESS

All changes of address must be filed with the Property Appraiser. Download the Change of Address Form at [ocpafl.org](http://ocpafl.org).

#### APPLY FOR THE INSTALLMENT PAYMENT PLAN

To qualify for the quarterly Installment Payment Plan, you must be current on your taxes and your prior year taxes must exceed \$100.00. Download the application at [octaxcol.com](http://octaxcol.com).

ONLINE

**Notice:** Failure to pay the amounts due will result in a tax certificate being issued against the property.

#### ABOUT PROPERTY TAX COLLECTION

**Tax rates are set.** Taxing authorities set the millage rate, which is the rate of tax per \$1,000 of taxable value. Non-Ad Valorem assessments are levied on a unit basis rather than the value of property.

**Property values are determined.** The Property Appraiser establishes the value of property, approves exemptions, including Homestead, and certifies the Tax Roll to the Tax Collector.

**Taxes are collected.** The Tax Collector is then responsible for mailing tax bills, collecting taxes and distributing revenue to the taxing authorities in Orange County.