



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

Account Number: 100115
Assessed Value: 95,703
Millage Code: 11 ORG
Parcel Number: 25-22-28-1812-02161
Address: 309 N OBSERVATORY DR, □ UNINCORPORATED, □ 32835
Exemptions: Extra Homestead, Homestead

Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied
BY STATE LAW (RLE)	95,703	25,000	70,703	3.8610	272.98
CAPITAL OUTLAY	95,703	25,000	70,703	1.5000	106.05
CRITICAL OPERATING	95,703	25,000	70,703	1.0000	70.70
DISCRETIONARY OPERATING	95,703	25,000	70,703	0.7480	52.89
CNTY-CAPITAL PROJECT	95,703	50,000	45,703	0.2250	10.28
CNTY-GENERAL REVENUE	95,703	50,000	45,703	4.0441	184.83
CNTY-PARKS & RECREAT	95,703	50,000	45,703	0.1656	7.57
COUNTY FIRE	95,703	50,000	45,703	2.2437	102.54
UNINCORPORATED TAXING DIST	95,703	50,000	45,703	1.8043	82.46
LIBRARY	95,703	50,000	45,703	0.3748	17.13
ST JOHNS RIVER WTR MGMT DIST	95,703	50,000	45,703	0.2414	11.03

Total Millage:	16.2079	Subtotal:	\$918.46
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Payments not received by March 31st are delinquent

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

**Make checks payable to:
Scott Randolph, Tax Collector**

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov 30, 2019	\$0.00

PO Box 545100
Orlando FL 32854-5100





ORANGE COUNTY TAX COLLECTOR SCOTT RANDOLPH

INDEPENDENTLY ELECTED TO SERVE YOU

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

octaxcol.com |    octaxcol

PROPERTY TAX NOTICE

PAYING YOUR TAXES

SELECT A PAYMENT METHOD

Online: Pay online at 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
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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.

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.

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 for more information.

LOCATIONS & HOURS

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.

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.

PRINT A RECEIPT

To print a receipt of your Property Tax Bill, visit our Pay My Taxes page at 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.

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.

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.