



Property Information

Request Information

Update Information

| | | | | |
|------------------|----------------------|-----------------------|------------|-------------------|
| File#: | BF-X01611-7354047013 | Requested Date: | 04/06/2024 | Update Requested: |
| Owner: | RAJESH KANDHAI | Branch: | | Requested By: |
| Address 1: | 662664 ROYALTY CT | Date Completed: | | Update Completed: |
| Address 2: | | # of Jurisdiction(s): | | |
| City, State Zip: | POINCIANA, FL | # of Parcel(s): | 1 | |

Notes

CODE VIOLATIONS Per Osceola County of Zoning there are no Code Violation cases on this property.
Collector: Osceola Building Department
Payable Address: 1 Courthouse Square, Suite 1400. Kissimmee, FL 34741
Business # (407) 742-0309

PERMITS Per Osceola County Department of Building there are no Open/Pending/Expired Permit on this property.
Collector: Osceola Building Department
Payable Address: 1 Courthouse Square, Suite 1400. Kissimmee, FL 34741
Business # (407) 742-0309

SPECIAL ASSESSMENTS Per Osceola County Finance Department there are no Special Assessments/liens on the property.
Collector: Osceola County
Payable Address: 2501 E. Irlo Bronson Memorial Hwy. Kissimmee, FL 34744
Business # (407) 742-4000
Unable To Provide Documentation To Third Parties. Verbal Info Acquired

DEMOLITION NO

UTILITIES WATER & SEWER
Account #: 002614061-031080280
Payment Status: Delinquent
Status: Pvt & Liable.
Amount Due: 799.93
Good Thru: 5/6/2024
Account Active: YES
Collector: Toho Water Authority
Payable Address: P.O. Box 30527 Tampa, Florida, 3363
Business # 407-944-5000
GARBAGE:
Garbage bills are included in the real estate property taxes



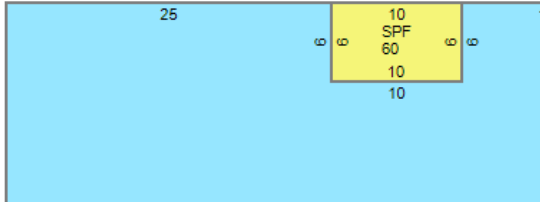
Parcel Result

Parcel: 252628611413920250

- [TRIM Notice](#) |
 [Property Record Card](#) |
 [Map Image](#) |
 [Tax Collector](#) |
 [Map View](#) |
 [E-Mail Parcel](#) |
 [NEW Bird's Eye View](#)

| Owner Information | |
|-------------------------|--|
| Owner Name | DARSAN NATEZA KANDHAI RAJESH |
| Mailing Address | 1391 CINDER LN KISSIMMEE, FL 34744-5617 |
| Physical Address | 662 ROYALTY CT, KISSIMMEE FL 34758 |
| Description | MULTI-FAMILY-IMPROVED less than 10 units |
| Tax District | 300 - OSCEOLA COUNTY |

PARCEL: 252628611413920250
 CARD: 1
 DATE: 04/16/2024



| Tax Values | | View Tax Estimator | |
|--|-----------|---|-----------|
| Current Values | | Certified Values | |
| Current Value represents working appraised values as of 04/15/2024, which are subject to change prior to certification | | Certified Value represents certified values that appeared on the tax roll as of 10/04/2023 | |
| Land | \$50,000 | Land | \$48,000 |
| AG Benefit | \$0 | AG Benefit | \$0 |
| Extra Features | \$200 | Extra Features | \$200 |
| Buildings | \$215,800 | Buildings | \$225,800 |
| Appraised(Just) | \$266,000 | Appraised(just) | \$274,000 |
| Assessed(estimated) | \$153,360 | Assessed* | \$139,419 |
| Exemption(estimated) | \$0 | Exemption | \$0 |
| Taxable(estimated) | \$153,360 | Taxable | \$139,419 |
| * Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap | | * Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap | |

| Sales Information | | | | |
|-------------------|-----------|-----------|------------|--------------------|
| Seq | ORB-Pg | Price | Date | Deed Type |
| 0 | 2148-0114 | \$119,900 | 2002-11-15 | Warranty Deed (wd) |
| 1 | 0815-0074 | \$16,000 | 1986-08-01 | Warranty Deed (wd) |
| 2 | 0803-0182 | \$31,500 | 1986-04-01 | Warranty Deed (wd) |

| Land Information - Total Acreage: 0.26 | | | | |
|--|-------|-------|-----------|------------|
| Land Description | Units | Depth | Land Type | Land Value |
| RESIDENTIAL | 1.00 | 0.00 | LT | \$50,000 |

| Extra Features | | | |
|----------------------------|-------|------------|---------------|
| Extra Feature | Units | Year Built | Feature Value |
| PREFABRICATED SHED AVERAGE | 60 | 1990 | \$180 |

| Building Information | | | | View Building Sketch |
|---------------------------|-------------|-----------------------|--|----------------------|
| Building: 1 | | | | |
| Description | DUPLEX | Bedrooms | 4 | |
| Year Built | 1986 | Full Bathrooms | 4 | |
| Value | \$215,800 | Half Bathrooms | | |
| Actual Area | 3110 | Fixtures | | |
| Heated Area | 2568 | Roof Cover | 4 COMPOSITE SHINGLE | |
| | | Exterior Wall | (0.10) 14 CONCRETE BLOCK STUCCO/BRICK (0.90) 10 CONCRETE BLOCK STUCCO | |
| Building 1 subarea | | | | |
| Description | Code | Year Built | Total Sketched Area | |
| BASE AREA | BAS | 1986 | 2568 | |
| SCREEN PORCH FINISHED | SPF | 1986 | 78 | |
| SCREEN PORCH FINISHED | SPF | 1986 | 60 | |
| OPEN PORCH FINISHED | OPF | 1986 | 70 | |
| GARAGE FINISHED | GRF | 1986 | 264 | |
| OPEN PORCH FINISHED | OPF | 1986 | 70 | |

Building 1: Photos



In an effort to continuously provide great customer service, the Osceola County Permitting System will be undergoing a scheduled maintenance and will be unavailable Tuesday April 16, 2024 8:00PM – 11:00PM.

Please know Osceola County Community Development will never ask for credit card or payment information over the phone.

[Enter Complaint or Request](#) **[Search Complaint or Request](#)**

Search for Records

Enter information below to search for records

- Site Address
- Record Information

Select the search type from the drop-down list

Search by Address

Search by Address

Search All Records

Street No.: - Direction: Street Name: Street Type:

Unit Type: Unit No.:

City: State: Zip:

2 search results returned matching your address

Click any of the results below to view more details.

Showing 1-2 of 2

| Address |
|---|
| 662 ROYALTY CT, 6, KISSIMMEE FL 34758 |
| 662 ROYALTY CT, OSCEOLA COUNTY FL, 662 ROYALTY CT |

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Try the [Citizen Action Center](#)

For Permitting Questions:

Call 407-742-0200 (Monday-Friday 8AM-5PM)

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Record CT02-01078:

Code Violation

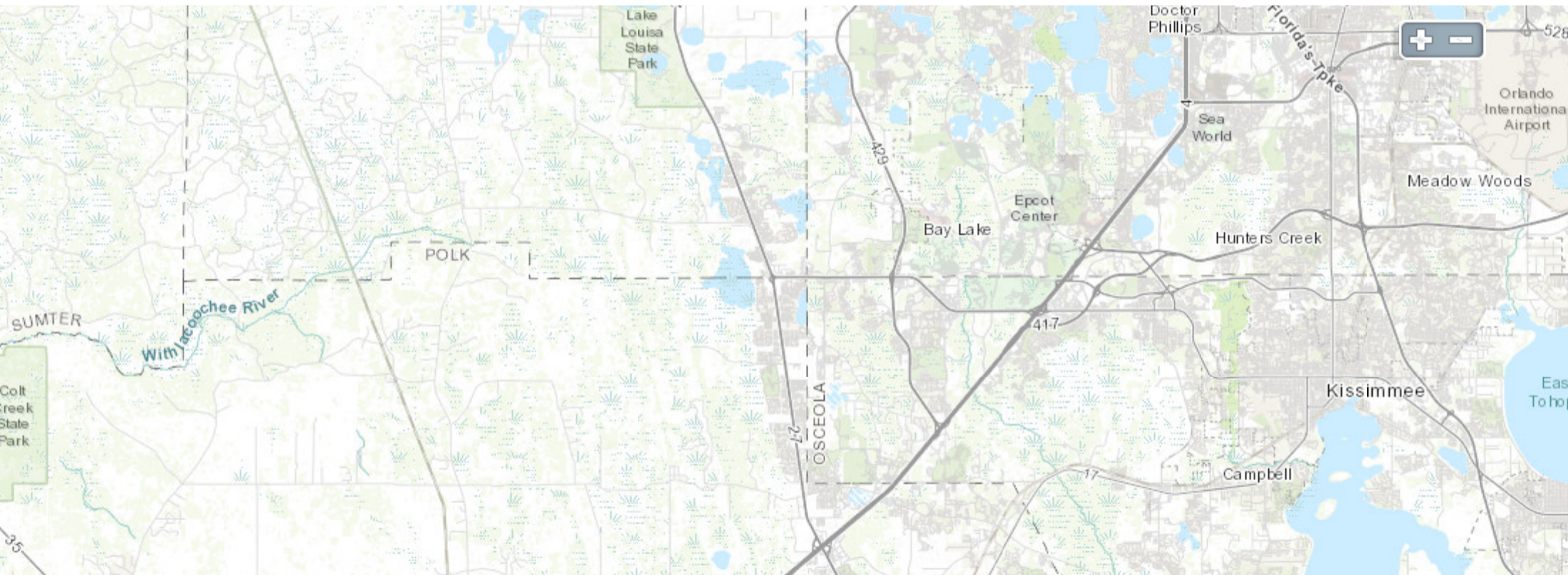
Record Status: CLOSED

[Record Info](#)

[Payments](#)

Location

662 ROYALTY CT
OSCEOLA COUNTY FL



Record Details

- [More Details](#)
- [Parcel Information](#)

Parcel Number:
252628611413920250

Useful Links

- [Property Appraiser](#)
- [Tax Collector](#)



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Search Applications

Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information

Select the search type from the drop-down list.

General Search

Search All Records

Record Number:
 Record Type:

Start Date:
 End Date:

First:
 Last:

Street No.: -
 Street Name:
 Street Type:

Unit Type:
 Unit No.:

City:
 Zip:

Parcel No.:



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Search Applications

Record A20-001481:

Roofing Permit

Record Status: Final

Record Info

Payments

Record Details

Licensed Professional:

ROBERT DEVONYA DECOSEY SR
rdecosey@alstateconstruction.com
ALL STATE CONSTRUCTION AND RESTORATION
3501 W VINE STREET SUITE 350
KISSIMMEE, FL, 34741
Home Phone:8885811747
CONTRACTOR CCC1331370

Project Description:

RES-Roofing 662 Royalty Court Reroof
Reroof Shingle to Shingle Owens Corning Oakridge
Shingle 30-Year Warranty Florida Approval Code 10674-
R15, RhinoRoof Underlayment Florida Approval Code
15216-R5 REROOF Manufacturer: Owens Corning, FL# or
NOA# 10674-R15

More Details

- Application Information
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Toho Water Authority
 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

JEAREL PACHECO
 Service Address:
 662 ROYALTY COURT

Account Number: 002614061-031080280
 Past Due Amount: \$741.63
 Current Charges: \$58.30
 Total Amount Due: \$799.93

Customer Service: (8am - 5pm) 407-944-5000

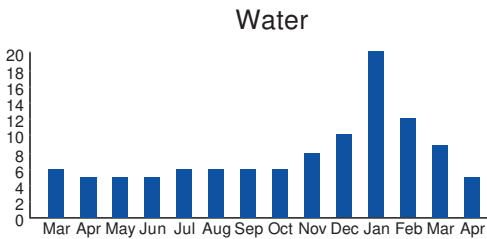
As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

| Meter Number | Number of Days | Previous Meter Reading | | Current Meter Reading | | Water Usage |
|--------------|----------------|------------------------|---------|-----------------------|---------|-------------|
| | | Date | Reading | Date | Reading | |
| 30001036 | 31 | 03/07/2024 | 886 | 04/07/2024 | 891 | 5 |

Previous Balance \$736.44
 Late Payment Charges \$5.19
Balance Forward \$741.63

Current Transaction(s)
 Water Base Charge \$6.87
 Water Usage \$7.89
 Wastewater Base Charge \$17.07
 Wastewater Usage \$26.47
Current Transaction Total \$58.30

Total Amount Due \$799.93



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida, 33630-3527
 www.tohowater.com

Account Number 002614061-031080280
Past due balances are subject to immediate interruption of service.

| Past Due Due Now | Current Charges | | Total Amount Due |
|------------------|------------------------|----------------------------|------------------|
| | Amount Due by 05/06/24 | Late Charge after 05/06/24 | |
| \$741.63 | \$58.30 | \$5.00 | \$799.93 |

Please Remit to

TOHO WATER AUTHORITY
 PO BOX 30527
 TAMPA, FL 33630-3527



JEAREL PACHECO
 662 ROYALTY CT
 KISSIMMEE FL 34758-3216

0026140610310802800000799934

