



Property Information

Request Information

Update Information

File#:	BF-X01611-3625494968	Requested Date:	04/06/2024	Update Requested:
Owner:	CHRISTINE SUNDQUIST	Branch:		Requested By:
Address 1:	820 -822 BAY ST	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	KISSIMMEE, FL	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Kissimmee Department of Zoning there are no Code Violation cases on this property.
Collector: City of Kissimmee Code and Building
Payable Address: 101 Church Street, Kissimmee, Florida 34741
Business # (407) 518-2305
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per City of Kissimmee Department of Building there are no Open/Pending/Expired Permit on this property
Collector: City of Kissimmee Code and Building
Payable Address: 101 Church Street, Kissimmee, Florida 34741
Business # (407) 518-2305
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

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 #: 002733729-000024290 (820 N BAY ST)
Payment Status: Due
Status: Pvt & Lienable.
Amount Due: \$162.29
Good Thru: 4/29/2024
Account Active: YES
Collector: Toho Water Authority
Payable Address: P.O. Box 30527 Tampa, Florida, 33630
Business # 407-944-5000

WATER & SEWER

Account #: 002635432-000024300 (822 N BAY ST)
Payment Status: Due
Status: Pvt & Lienable.
Amount Due: \$39.93
Good Thru: 4/29/2024
Account Active: YES
Collector: Toho Water Authority
Payable Address: P.O. Box 30527 Tampa, Florida, 33630
Business # 407-944-5000

GARBAGE

Account #: 000024290 (820 N BAY ST)
Payment Status: Delinquent
Status: Pvt & Lienable.
Amount Due: \$906.00
Good Thru: NA
Account Active: YES
Collector: Kissimmee Utility Authority
Payable Address: 1701 W. CARROLL ST. KISSIMMEE, FL 34741
Business # 407-933-7777

GARBAGE

Account #: 000024300 (822 N BAY ST)
Payment Status: Delinquent
Status: Pvt & Lienable.
Amount Due: \$751.04
Good Thru: NA
Account Active: YES
Collector: Kissimmee Utility Authority
Payable Address: 1701 W. CARROLL ST. KISSIMMEE, FL 34741
Business # 407-933-7777

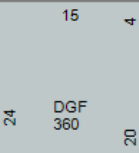


Parcel Result

Parcel: 2225291050000G0010

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

Owner Information	
Owner Name	SUNDQUIST CHRISTINE
Mailing Address	7862 W IRLO BRONSON MEMORIAL HWY #327 KISSIMMEE, FL 34746
Physical Address	820 BAY ST, KISSIMMEE FL 34744
Description	MULTI-FAMILY-IMPROVED less than 10 units
Tax District	200 - KISSIMMEE
PARCEL: 2225291050000G0010 CARD: 1 DATE: 04/23/2024	



Tax Values		View Tax Estimator	
Current Values		Certified Values	
Current Value represents working appraised values as of 04/22/2024, 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	\$38,000	Land	\$38,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$400	Extra Features	\$400
Buildings	\$185,300	Buildings	\$185,300
Appraised(Just)	\$223,700	Appraised(just)	\$223,700
Assessed(estimated)	\$103,668	Assessed*	\$94,244
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$103,668	Taxable	\$94,244
* 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	2036-2664	\$107,000	2002-04-15	Warranty Deed (WD)
1	0923-0288	\$6,200	1989-05-01	Quit Claim Deed (QC)
2	0282-0512	\$26,900	1974-01-21	Warranty Deed (WD)

Land Information - Total Acreage: 0.24				
Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	150.00	LT	\$38,000

Extra Features			
Extra Feature	Units	Year Built	Feature Value
CHAIN LINK FENCE-4 FT HIGH AVERAGE	70	1990	\$140
BRICK/TILE PAD/PATIO	240	1990	\$276

Building Information			
Building: 1			View Building Sketch
Description	DUPLEX	Bedrooms	2
Year Built	1954	Full Bathrooms	2
Value	\$185,300	Half Bathrooms	
Actual Area	2444	Fixtures	
Heated Area	1468	Roof Cover	4 COMPOSITE SHINGLE
		Exterior Wall	(1.00) 10 CONCRETE BLOCK STUCCO
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1954	1468
SCREEN PORCH FINISHED	SPF	1954	136
OPEN PORCH FINISHED	OPF	1954	72
SCREEN PORCH UNFINISHED	SPU	1954	72
SCREEN PORCH UNFINISHED	SPU	1954	72
DETACHED CARPORT FINISHED	DCF	1954	220
UTILITY FINISHED	UTF	1954	44
DETACHED GARAGE FINISHED	DGF	1954	360
Building 1: Photos			



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

JAMIKA BOSTIC

Service Address:
 820 N BAY ST

Account Number: 002733729-000024290
 Past Due Amount: \$134.97
 Current Charges: \$27.32
 Total Amount Due: \$162.29

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

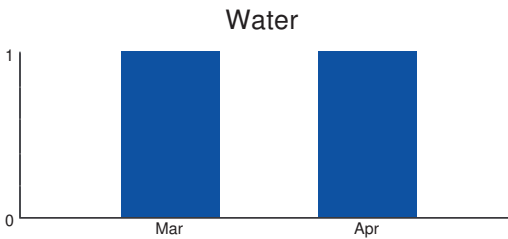
As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
72747344	31	03/01/2024	176	04/01/2024	177	1

Previous Balance	\$188.54
Payment - Thank You	\$-60.00
Late Payment Charges	\$6.43
Balance Forward	\$134.97

Current Transaction(s)	
Water Base Charge	\$6.87
Water Usage	\$0.63
Wastewater Base Charge	\$17.07
Wastewater Usage	\$2.15
City of Kissimmee Utility Tax (8%)	\$0.60
Current Transaction Total	\$27.32

Total Amount Due \$162.29



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 002733729-000024290
Past due balances are subject to immediate interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 04/29/24	Late Charge after 04/29/24	
\$134.97	\$27.32	\$5.00	\$162.29

Please Remit to

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



JAMIKA BOSTIC
 820 BAY ST
 KISSIMMEE FL 34744-4502

0027337290000242900000162290



Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees:

\$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot and MoneyGram participating locations (Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at **407-944-5000**.

Can't pay your bill?

If you are unable to pay your water bill, please call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payment made after 2 p.m. to 7 p.m. will incur an additional fee of **\$25** for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill with no added fees. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply.



Plumbing Concerns?

If you have a water, backflow or sewer concern please contact Toho before calling a plumber. We can evaluate if the service of a plumber is necessary. If a plumber is contacted first, Toho will not assume responsibility for any incurred costs. Call us at 407-944-5000 or email customerservice@tohowater.com.





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

CURTIS MOORE

Service Address:
 822 BAY ST

Account Number: 002635432-000024300
 Past Due Amount: \$0.00
 Current Charges: \$39.93
 Total Amount Due: \$39.93

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

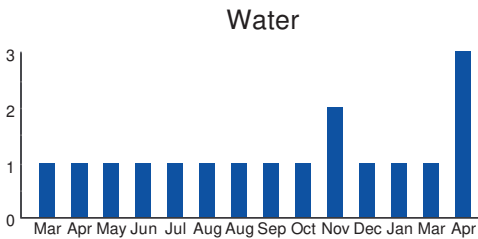
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		Date	Reading	Date	Reading	
72376467	31	03/01/2024	424	04/01/2024	427	3

Previous Balance \$27.32
 Payment - Thank You \$-27.32
Balance Forward \$0.00

Current Transaction(s)
 Water Base Charge \$6.87
 Water Usage \$3.47
 Wastewater Base Charge \$17.07
 Wastewater Usage \$11.69
 City of Kissimmee Utility Tax (8%) \$0.83
Current Transaction Total \$39.93

Total Amount Due \$39.93



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 P.O. Box 30527
 Tampa, Florida, 33630-3527
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Account Number 002635432-000024300
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Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 04/29/24	Late Charge after 04/29/24	
\$0.00	\$39.93	\$5.00	\$39.93

Please Remit to

TOHO WATER AUTHORITY
 PO BOX 30527
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CURTIS MOORE
 822 BAY ST
 KISSIMMEE FL 34744-4502

0026354320000243000000039934



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Utility Request

Sandra Mulholland <smulholl@kua.com>

on behalf of

debtinquiry <debtinquiry@kua.com>

Tue 09/04/2024 08:30

To:Arun Kumar S <arun.ks@stellaripl.com>

You don't often get email from debtinquiry@kua.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

KUA does not provide services to the properties listed below:

3651 DAYDREAM PLACE
4921 ALBERT DR
662 ROYALTY CT
2426 KING OAK CT
2732 DODDS LN
1012 DERBYSHIRE DR
710 SWAN WAY

Effective 5/31/2016 KUA is no longer the billing agent for the Toho Water Authority. Please contact them directly at (407) 944-5000 to inquire if additional debts are associated with your request.**

Please make checks Payable to:

Kissimmee Utility Authority
1701 W. CARROLL ST.
KISSIMMEE, FL 34741

AMOUNT DUE: \$268.43 + \$106.24 + \$383.13 + \$148.66= \$906 (820 Bay St)

AMOUNT DUE: \$128.90 + \$408.49 + \$213.65= \$751.04 (822 Bay St)

Services: Electric, Garbage & Storm Water.

Previously serviced: Water, & Sewer.

Account Is Active

Customer Number:	001384410		
Account Number:	000024290		
Service Address:	820 BAY STREET		

Transaction Date	Transaction	Transaction Amount	Balance
6/7/2016	Bad Debt Received - Toho Conversion Phase 2	\$25.04	\$268.43
12/26/2003	COK Garb Bad Debt Conversion	\$22.73	\$243.39
12/26/2003	COK Specl Bad Debt Conversion	\$38.50	\$220.66
12/26/2003	COK Util Tx Bad Deb Conversion	\$8.73	\$182.16
12/26/2003	Electric Bad Debt Conversion	\$169.09	\$173.43
12/26/2003	Gross Rct Tx Bad Debt Conversn	\$4.34	\$4.34

Customer Number:	001525020		
Account Number:	000024290		
Service Address:	820 BAY STREET		
Transaction Date	Transaction	Transaction Amount	Balance
6/7/2016	Bad Debt Received - Toho Conversion Phase 2	\$35.26	\$106.24
4/12/2005	COK Garb Bad Debt Conversion	\$12.47	\$70.98
4/12/2005	COK Util Tx Bad Deb Conversion	\$3.51	\$58.51
4/12/2005	Electric Bad Debt Conversion	\$53.62	\$55.00
4/12/2005	Gross Rct Tx Bad Debt Conversn	\$1.38	\$1.38

Customer Number:	002136083		
Account Number:	000024290		
Service Address:	820 BAY STREET		
Transaction Date	Transaction	Transaction Amount	Balance
6/7/2016	Bad Debt Received - Toho Conversion Phase 2	\$90.78	\$383.12
1/25/2010	Col Agency - COK Garbage	\$51.62	\$292.34
1/25/2010	Col Agency - COK Storm Water	\$25.83	\$240.72
1/25/2010	Col Agency - COK Other Charges	\$20.00	\$214.89
1/25/2010	Col Agency - COK Utility Tax	\$18.93	\$194.89
1/25/2010	Col Agency - Gross Receipts Tx	\$11.21	\$175.96
1/25/2010	Col Agency - Electric	\$164.75	\$164.75

Customer Number:	002425210		
Account Number:	000024290		

Service Address:	820 BAY STREET		
Transaction Date	Transaction	Transaction Amount	Balance
9/2/2022	Col Agency - COK Storm Water	\$32.61	\$148.66
9/2/2022	Col Agency - COK Other Charges	\$0.11	\$116.05
9/2/2022	Col Agency - COK Special Trash	\$21.29	\$115.94
9/2/2022	Col Agency - COK Garbage	\$71.50	\$94.65
9/2/2022	Col Agency - Electric	\$7.07	\$23.15
9/2/2022	Col Agency - COK Utility Tax	\$11.32	\$16.08
9/2/2022	Col Agency - Gross Receipts Tx	\$4.76	\$4.76

Customer Number:	001393390		
Account Number:	000024300		
Service Address:	822 BAY STREET		
Transaction Date	Transaction	Transaction Amount	Balance
6/7/2016	Bad Debt Received - Toho Conversion Phase 2	\$30.41	\$128.90
11/3/2003	COK Garb Bad Debt Conversion	\$14.75	\$98.49
11/3/2003	COK Specl Bad Debt Conversion	\$0.45	\$83.74
11/3/2003	COK Util Tx Bad Deb Conversion	\$4.75	\$83.29
11/3/2003	Electric Bad Debt Conversion	\$76.57	\$78.54
11/3/2003	Gross Rct Tx Bad Debt Conversn	\$1.97	\$1.97

Customer Number:	001504260		
Account Number:	000024300		
Service Address:	822 BAY STREET		
Transaction Date	Transaction	Transaction Amount	Balance
6/7/2016	Bad Debt Received - Toho Conversion Phase 2	\$40.48	\$408.49
12/26/2003	COK Garb Bad Debt Conversion	\$19.68	\$368.01
12/26/2003	COK Other Bad Debt Conversion	\$6.47	\$348.33
12/26/2003	COK Specl Bad Debt Conversion	\$33.00	\$341.86
12/26/2003	COK Util Tx Bad Deb Conversion	\$14.25	\$308.86

12/26/2003	Electric Bad Debt Conversion	\$287.33	\$294.61
12/26/2003	Gross Rct Tx Bad Debt Conversn	\$7.28	\$7.28

Customer Number:	001786120		
Account Number:	000024300		
Service Address:	822 BAY STREET		
Transaction Date	Transaction	Transaction Amount	Balance
6/7/2016	Bad Debt Received - Toho Conversion Phase 2	\$27.24	\$213.65
11/4/2010	Col Agency - Electric	\$102.07	\$186.41
11/4/2010	Col Agency - COK Garbage	\$31.66	\$84.34
11/4/2010	Col Agency - COK Storm Water	\$15.84	\$52.68
11/4/2010	Col Agency - COK Utility Tax	\$5.05	\$36.84
11/4/2010	Col Agency - Gross Receipts Tx	\$2.57	\$31.79
11/4/2010	Col Agency - COK Special Trash	\$29.22	\$29.22

Thank You.
Sandra
Kissimmee Utility Authority
Customer Service Rep.
1701 W. Carroll St.
Kissimmee, FL 34741
407-933-7777 x 5200
debtinquiry@kua.com

**Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.*