



ORANGE COUNTY TAX COLLECTOR
SCOTT RANDOLPH
 INDEPENDENTLY ELECTED TO SERVE YOU

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

MELNUK INVESTMENT GROUP LLC
 13756 BLUEBIRD POND RD
 WINDERMERE, FL 34786-3100

Account Number: 0028907-4
Assessed Value: 126,690
Millage Code: 65 ORG
Parcel Number: 10-23-27-8389-00450
Address: 13756 BLUEBIRD POND RD 34786
Exemptions:

AD VALOREM TAXES						
Taxing Authority	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Levied	
UTD	126,690	0	126,690	1.8043	\$228.59	
GEN COUNTY	126,690	0	126,690	4.4347	\$561.83	
STATE SCHOOL	126,690	0	126,690	5.2970	\$671.08	
LOCAL SCHOOL	126,690	0	126,690	3.2480	\$411.49	
LIBRARY	126,690	0	126,690	.3748	\$47.48	
SJWM	126,690	0	126,690	.3313	\$41.97	
CNTY FIRE	126,690	0	126,690	2.2437	\$284.25	
				Total Millage:	17.7338	Subtotal: \$2,246.69
NON-AD VALOREM ASSESSMENTS						
Levying Authority	Phone	Amount	Levying Authority	Phone	Amount	
232 ROAD & DRAINAGE	(407)836-7990	\$67.80				
332 GARBAGE - ADVANC	(407)836-6601	\$235.00				
3456 STREET LIGHTS	(407)836-5770	\$32.63				
3463 STREET LIGHTS	(407)836-5770	\$105.83				
					Subtotal:	\$441.26
Combined Total of Ad Valorem Taxes & Non-Ad Valorem Assessments						\$2,687.95

Pay Online, Opt-in to E-Billing and Print your Receipt at octaxcol.com.

Payments not received by March 31st are delinquent.

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

0028907-4
 13756 BLUEBIRD POND RD 34786
 10-23-27-8389-00450
 SUMMERPORT PHASE 1 53/1 LOT 45

MELNUK INVESTMENT GROUP LLC

ONLY PAY ONE AMOUNT	
If Paid By	Amount Due
Nov. 30, 2011	\$2,580.43
Dec. 31, 2011	\$2,607.31
Jan. 31, 2012	\$2,634.19
Feb. 29, 2012	\$2,661.07
Mar. 31, 2012	\$2,687.95

MELNUK INVESTMENT GROUP LLC
 13756 BLUEBIRD POND RD
 WINDERMERE, FL 34786-3100

PAID - DO NOT PAY
 PAID 0098-00040617 \$2,580.43 11/3/2011

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](https://www.instagram.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 our Property Tax Dept. or 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: \$1.00 eCheck fee; 2.39% credit card/ debit card fee (\$2.00 minimum).

2023-24 IMPORTANT DATES

November 1, 2023: First day to pay taxes and assessments.

Before March 1: File for new exemptions with the Property Appraiser. Learn more at ocpafi.org.

March 31, 2024: 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.

May 31 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 31, 2024 at 4:30 p.m. regardless of postmark date.

June 1: Tax Certificate Sale. Visit octaxcol.com for more information.

PROPERTY TAX DEPT.

200 S. Orange Ave., 16th Floor
Orlando, FL 32801

Hours of Operation
7:30 a.m. — 4:30 p.m. – M–F

OFFICE LOCATIONS

Downtown

*Closed for construction;
visit octaxcol.com for updates.*

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 & 417

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

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.

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.

ONLINE

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 ocpafi.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.