

5901 N Honore Ave Suite 200, Sarasota, FL 34243
O: 407-456-1888 | F: 407-583-6923

PROPERTY INFORMATION REPORT

FILE #: OC22879

CERTIFICATE NUMBER: 230005310

EFFECTIVE DATE: 7/20/2025

PARCEL # 25-23-28-4984-02106

LEGAL DESCRIPTION:

ENCLAVE AT ORLANDO CONDO CB 13/89 UNIT 2106

TITLE HOLDER AND ADDRESS OF RECORD:

Jamie Taveras, a married man, by virtue of Warranty Deed recorded 07/26/2022 in Official Records Instrument Number 20220457437.

6165 Carrier Dr Unit 2604
Orlando, FL 32819-8254

**LIEN HOLDER(S) & ADDRESS OF RECORD:
(INCLUDES FEDERAL LIENS AND COVERS A 20 YEAR PERIOD)**

None

OTHER INFORMATION:

None

RECORDED LEASES:

None

ADDRESS ON RECORD ON CURRENT TAX ROLL:

6165 Carrier Dr Unit 2106
Orlando, FL 32819

CONTIGUOUS PROPERTY:

No

OTHERS TO NOTIFY:

The Enclave at Orlando Condominium Association, Inc.
6165 Carrier Drive
Orlando, FL 32819
(Principal Address per Sunbiz)



The Enclave at Orlando Condominium Association, Inc.
9924 Universal Blvd., Ste 224-331
Orlando, FL 32819
(Mailing Address per Sunbiz)

The Enclave at Orlando Condominium Association, Inc.
Optimum Community Management, Inc.
9924 Universal Blvd., Ste 224-331
Orlando, FL 32819
(Registered Agent per Sunbiz)

MOBILE HOME:

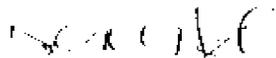
No

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

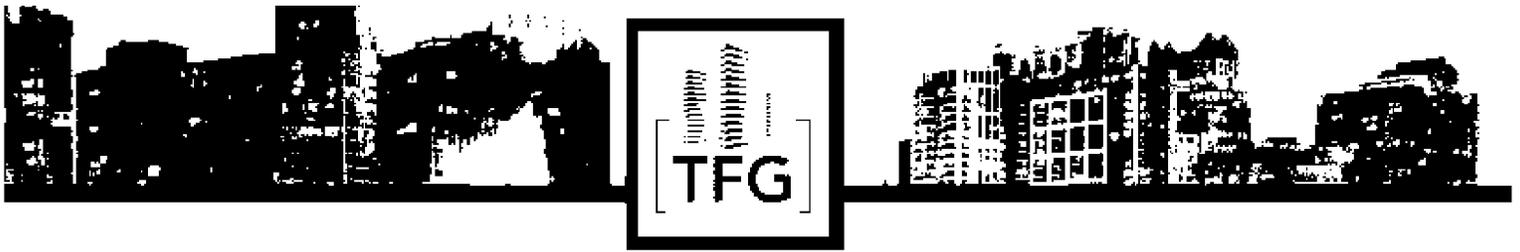
Dated : 07/29/2025

Forseti Real Estate Services, LLC

BY:



David M. Harrington
Managing Member



5901 N Honore Ave Suite 200, Sarasota, FL 34243
O: 407-456-1888 | F: 407-583-6923

PROPERTY INFORMATION REPORT

PEOPLE TO NOTIFY

TAX DEED FILE #:

OC22879

TITLE HOLDER AND ADDRESS OF RECORD:

Jamie Taveras
6165 Carrier Dr Unit 2604
Orlando, FL 32819-8254

ADDRESS ON RECORD ON CURRENT TAX ROLL:

6165 Carrier Dr Unit 2106
Orlando, FL 32819

LIEN HOLDER(S):

None

RECORDED LEASES:

None

CONTIGUOUS PROPERTY:

None

OTHERS TO NOTIFY:

The Enclave at Orlando Condominium Association, Inc.
6165 Carrier Drive
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Optimum Community Management, Inc.
9924 Universal Blvd., Ste 224-331
Orlando, FL 32819
(Registered Agent per Sunbiz)

OTHER INFORMATION:

None

Prepared by and return to:
George D. Dennison II, Esq.
Dennison & Matthews
3300 South Hiawassee Road
Orlando, FL 32835
(407) 720-7212
File No 2022-242

Parcel Identification Nos:
25-23-28-4984-02604
25-23-28-4984-02106

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of June, 2022 between ORLAND FUND LLC, a Florida Limited Liability Company, whose post office address is 7345 W SAND LAKE RD, STE 227, ORLANDO, FLORIDA 32819, of the County of Orange , Grantor, to JAIME TAVERAS, a married man, whose post office address is 6165 CARRIER DRIVE, UNIT 2604, ORLANDO, FLORIDA 32819 of the County of Orange, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange, Florida, to-wit:

Property 1:

Unit No. 2604, of The Enclave at Orlando, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3721, Page(s) 1505, of the Public Records of Orange County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Property 2:

Unit No. 2106, of The Enclave at Orlando, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3721, Page(s) 1505, of the Public Records of Orange County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: George Dennison

WITNESS
PRINT NAME: Aline Vaughan

Orland Fund LLC, a Florida Limited Liability Company

By: [Signature]
Marcus Pereira, Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of June, 2022 by Marcus Pereira, Manager of Orland Fund, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known:
OR Produced Identification: _____

Type of Identification Produced: _____



DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

THE ENCLAVE AT ORLANDO CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N05030
FEI/EIN Number	59-2709091
Date Filed	09/07/1984
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/15/1998
Event Effective Date	NONE

Principal Address

6165 CARRIER DRIVE
ORLANDO, FL 32819

Changed: 06/27/1985

Mailing Address

9924 Universal Blvd., Ste 224-331
ORLANDO, FL 32819

Changed: 05/01/2025

Registered Agent Name & Address

Optimum Community Management, Inc.
9924 Universal Blvd., Ste 224-331
ORLANDO, FL 32819

Name Changed: 05/01/2025

Address Changed: 05/01/2025

Officer/Director Detail

Name & Address

Title Treasurer

DURAND, KYLE
6165 Carrier Drive
Orlando, FL 32819

Title President

JOHNSON, DON
6165 Carrier Drive
Orlando, FL 32819

Title Director

Gunsch, Christina
6165 Carrier Drive
Orlando, FL 32819

Title Director

Gagliardi, Pat
6165 CARRIER DRIVE
ORLANDO, FL 32819

Title Secretary

Pilko, Sara
6165 CARRIER DRIVE
ORLANDO, FL 32819

Title VP

Michelli, Tom
6165 CARRIER DRIVE
ORLANDO, FL 32819

Title Director

Watters, Paul
6165 Carrier Drive
Orlando, FL 32819

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	05/01/2024
2025	05/01/2025

Document Images

<u>05/01/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/01/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/12/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/14/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/07/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/15/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/02/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/19/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/14/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/15/1998 -- Amendment</u>	View image in PDF format
<u>05/19/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/05/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/25/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/1995 -- ANNUAL REPORT</u>	View image in PDF format

Property Record - 25-23-28-4984-02-106

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 07/27/2025

Property Name
6165 Carrier Dr Unit 2106

Names
Taveras Jaime

Municipality
ORG - Un-Incorporated

Property Use
0400 - Condo-Residential

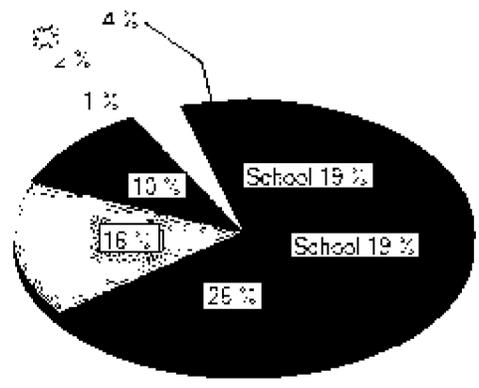
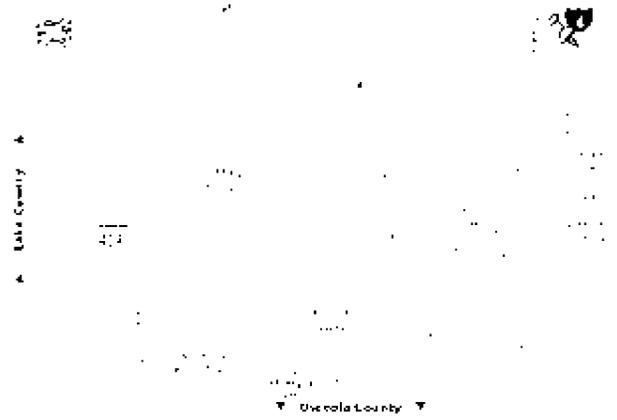
Mailing Address
6165 Carrier Dr Unit 2604
Orlando, FL 32819-8254

Physical Address
6165 Carrier Dr Unit 2106
Orlando, FL 32819

OR
QR
Code
For
Mobile
Phone



282325498402106 05/10/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values

		Market Value	Assessed Value
2024	<input type="text"/> <input type="text"/>	\$148,700 (6.3%)	\$148,700 (6.3%)
2023	<input type="text"/> <input type="text"/>	\$139,900 (30%)	\$139,900 (30%)
2022	<input type="text"/> <input type="text"/>	\$107,900 (0%)	\$107,900 (12%)
2021	<input type="text"/> <input type="text"/>	\$107,900	\$96,699

Tax Year Benefits

		Tax Savings
2024	<input type="text"/>	\$0
2023	<input type="text"/>	\$0
2022	<input type="text"/>	\$0
2021	<input type="text"/> <input type="text"/>	\$115

2024 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$148,700	\$0	\$148,700	3.2160 (1.36%)	\$478.22	19 %
Public Schools: By Local Board	\$148,700	\$0	\$148,700	3.2480 (0.00%)	\$482.98	19 %
Orange County (General)	\$148,700	\$0	\$148,700	4.4347 (0.00%)	\$659.44	26 %
Unincorporated County Fire	\$148,700	\$0	\$148,700	2.8437 (26.74%)	\$422.86	16 %
Unincorporated Taxing District	\$148,700	\$0	\$148,700	1.8043 (0.00%)	\$268.30	10 %
Library - Operating Budget	\$148,700	\$0	\$148,700	0.3748 (0.00%)	\$55.73	2 %
South Florida Water Management District	\$148,700	\$0	\$148,700	0.0948 (0.00%)	\$14.10	1 %
South Florida Wmd Okeechobee Basin	\$148,700	\$0	\$148,700	0.1026 (0.00%)	\$15.26	1 %
South Florida Wmd Everglades Const	\$148,700	\$0	\$148,700	0.0327 (0.00%)	\$4.86	0 %
I-Drive Master Transit And Imprmt Mstu	\$148,700	\$0	\$148,700	0.2334 (0.00%)	\$34.71	1 %
North I-Drive Improvement Mstu	\$148,700	\$0	\$148,700	0.1601 (0.00%)	\$23.81	1 %
I-Drive Bus Service Mstu	\$148,700	\$0	\$148,700	0.7523 (0.00%)	\$111.87	4 %
				17.2974	\$2,572.14	

2024 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Tax Savings

2025 Estimated Gross Tax Total:	\$2,836.65
Your property taxes without exemptions would be	\$2,848.88
Your ad-valorem property tax with exemptions is	– \$2,836.65
Providing You A Savings Of	= \$12.23

Property Features

Property Description

ENCLAVE AT ORLANDO CONDO CB 13/89 UNIT 2106

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
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There are no land lines associated with this parcel.

Buildings

Model Code	8 - Condominium
Type Code	0400 - Condo-Residential
Building Value	working...
Estimated New Cost	working...
Actual Year Built	1986
Beds	2
Baths	2.0
Floors	
Gross Area	583 sqft
Living Area	583 sqft
Exterior Wall	Minimum
Interior Wall	Minimum

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
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There are no extra features associated with this parcel

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
06/15/2022	\$200,000	20220457437	/	Warranty Deed - Multiple Parcels			Improved
12/30/2021	\$125,000	20220010706	/	Warranty Deed			Improved
08/11/1995	\$62,000	19955325289	04932 / 2294	Warranty Deed			Improved
08/01/1986	\$100	19862617961	03827 / 3565	Quit Claim Deed			Improved
07/01/1986	\$109,900	19862592976	03817 / 3790	Miscellaneous			Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
6165 Carrier Dr Unit 2306	05/08/2025	\$246,000	\$422	Warranty Deed	2/2	20250313958	/
6165 Carrier Dr Unit 2303	02/14/2025	\$250,000	\$429	Warranty Deed	2/2	20250100029	/
6165 Carrier Dr Unit 2104	01/02/2025	\$234,000	\$401	Warranty Deed	2/2	20250012051	/
6165 Carrier Dr Unit 2601	10/04/2024	\$200,000	\$346	Warranty Deed	2/2	20240593317	/
6165 Carrier Dr Unit 2505	10/01/2024	\$235,000	\$403	Warranty Deed	2/2	20240574570	/
6165 Carrier Dr Unit 2202	08/19/2024	\$200,000	\$346	Warranty Deed	2/2	20240485667	/
6165 Carrier Dr Unit 2207	08/09/2024	\$150,000	\$368	Warranty Deed	1/1	20240477853	/
6165 Carrier Dr Unit 2111	08/06/2024	\$165,000	\$404	Warranty Deed	1/1	20240464080	/

Services for Location

Carrier Dr

3,800 Vehicles / Day