



Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser  
www.property-appraiser.org  
Osceola County Government Center  
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
Ph: (407) 742-5000 Fax: (407) 742-4900

## Parcel: 06-25-27-5534-0001-0580



### Owner Information

**Owner Name** RODRIGUEZ ARNALDO LUIS  
ORTIZ SABRINA ROSE

**Mailing Address** 17011 BASSWOOD LN  
CLERMONT, FL 34714

**Physical Address** 3204 GOLD LN, KISSIMMEE FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 04/19/2024, which are subject to change prior to certification

|                      |           |
|----------------------|-----------|
| Land                 | \$40,000  |
| AG Benefit           | \$0       |
| Extra Features       | \$0       |
| Buildings            | \$239,500 |
| Appraised(just)      | \$279,500 |
| Assessed(estimated)  | \$259,182 |
| Exemption(estimated) | \$0       |
| Taxable(estimated)   | \$259,182 |

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/04/2023

|                 |           |
|-----------------|-----------|
| Land            | \$24,500  |
| AG Benefit      | \$0       |
| Extra Features  | \$0       |
| Buildings       | \$242,100 |
| Appraised(just) | \$266,600 |
| Assessed*       | \$235,620 |
| Exemption       | \$0       |
| Taxable         | \$235,620 |

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

| Seq | ORB-Pg    | Price     | Date       | Deed Type |
|-----|-----------|-----------|------------|-----------|
| 0   | 6090-2520 | \$265,000 | 2021-11-09 | WD        |
| 1   | 5159-2879 | \$199,000 | 2017-06-02 | WD        |
| 2   | 5043-0113 | \$199,000 | 2016-10-12 | SW        |

## Land Information - Total Acreage: 0.02

| Land Description | Units | Depth | Land Type | Land Value |
|------------------|-------|-------|-----------|------------|
| TOWNHOUSE LOT    | 1.00  | 0.00  | LT        | \$40,000   |

## Building Information

### Building 1

|                    |                      |                      |                               |
|--------------------|----------------------|----------------------|-------------------------------|
| <b>Description</b> | TOWNHOUSE / ROWHOUSE | <b>Bedrooms</b>      | 3                             |
| <b>Year Built</b>  | 2016                 | <b>Bathrooms</b>     | 2                             |
| <b>Value</b>       | \$239,500            | <b>Fixtures</b>      |                               |
| <b>Actual Area</b> | 1324                 | <b>Roof Cover</b>    | 4 COMPOSITE SHINGLE           |
| <b>Heated Area</b> | 1300                 | <b>Exterior Wall</b> | (1.00) 24 FRAME<br>HARDIBOARD |

### Building 1 subarea

| Description          | Code | Year Built | Total Sketched Area |
|----------------------|------|------------|---------------------|
| UPPER STORY FINISHED | USF  | 2016       | 525                 |
| BASE AREA            | BAS  | 2016       | 775                 |
| OPEN PORCH FINISHED  | OPF  | 2016       | 24                  |

## Legal Description

|                          |  |
|--------------------------|--|
| <b>Legal Description</b> | WEST LUCAYA VILLAGE PB 25 PGS 18-22 LOT 58 |
|--------------------------|--|

## Building 1 Property Photo



3204 GOLD LN  
062527553400010580 02/25/2022

## Building 1 Sketch

