



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
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Parcel: 07-25-28-2783-0001-0510



Owner Information

Owner Name NEW BLUE HEAVEN LLC

Mailing Address C/O LARSON ACCTG & CONSULTING SERVICES
 7901 KINGSPONTE PKWY STE 17
 ORLANDO, FL 32819

Physical Address 405 CAMPUS ST, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 04/05/2020, which are subject to change prior to certification

Land	\$137,300
AG Benefit	\$0
Extra Features	\$13,900
Buildings	\$931,800
Appraised(just)	\$1,083,000
Assessed(estimated)	\$1,083,000
Exemption(estimated)	\$0
Taxable(estimated)	\$1,083,000

* 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 10/02/2019

Land	\$137,300
AG Benefit	\$0
Extra Features	\$14,100
Buildings	\$897,800
Appraised(just)	\$1,049,200
Assessed*	\$1,049,200
Exemption	\$0
Taxable	\$1,049,200

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4756-1989	\$100	2015-03-31	QC
1	4519-2996	\$950,000	2013-10-18	WD
2	3947-1274	\$540,000	2010-02-03	SW
3	3884-2082	\$100	2009-08-31	CT
4	3591-1237	\$2,320,000	2007-10-22	WD
5	2654-1581	\$1,000,000	2004-11-19	WD
6	2654-1580	\$100	2004-11-19	CD
7	2074-0913	\$100	2002-07-01	QC
8	1631-0609	\$100	1999-06-24	WD
9	1629-0178	\$493,600	1999-06-15	WD
10	1518-0746	\$79,500	1998-07-13	SW

Land Information - Total Acreage: 0.40

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	198.00	LT	\$137,300

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	360	1999	\$6,480
SPA/HOT TUB-IN GROUND GOOD	50	1999	\$2,200
POOL DECK GOOD	1405	1999	\$3,583
VINYL FENCE-6 FT HIGH AVERAGE	108	2009	\$1,089
METAL FENCING 6 FT HIGH AVERAGE	23	2014	\$487

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	3
Year Built	1999	Bathrooms	3
Value	\$931,800	Fixtures	
Actual Area	7130	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	5040	Exterior Wall	(1.00) 11 CONCRETE BLOCK SIDING

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	1999	836
UTILITY FINISHED	UTF	1999	120
BASE AREA	BAS	1999	2298
UPPER STORY FINISHED	USF	1999	1260
OPEN PORCH FINISHED	OPF	1999	180
APARTMENT-RESIDENTIAL	APT	1999	836
OPEN PORCH FINISHED	OPF	1999	264
OPEN PORCH FINISHED	OPF	1999	384
OPEN PORCH FINISHED	OPF	1999	306
BASE AREA	BAS	1999	646

Legal Description

Legal Description CELEBRATION VILLAGE UNIT 2 PB 8 PG 185-212 LOT 51 07/25/28

Building 1 Property Photo



Building 1 Sketch

