



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: 07-25-28-2783-0001-0850



Owner Information

Owner Name WESTLEY SARAH
Mailing Address 17 FANSHAWE STREET
 HERTFORD, SG14 3AS
 U K
Physical Address 415 CAMELLIA 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 07/19/2019, which are subject to change prior to certification

Land	\$73,400
AG Benefit	\$0
Extra Features	\$3,100
Buildings	\$449,200
Appraised(just)	\$525,700
Assessed(estimated)	\$525,700
Exemption(estimated)	\$0
Taxable(estimated)	\$525,700

* 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 10/01/2018

Land	\$73,400
AG Benefit	\$0
Extra Features	\$3,400
Buildings	\$406,900
Appraised(just)	\$483,700
Assessed*	\$483,700
Exemption	\$0
Taxable	\$483,700

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5539-0098	\$730,000	2019-06-10	WD
1	4624-1799	\$520,000	2014-06-11	WD
2	1760-1734	\$337,000	2000-07-24	WD
3	1360-2261	\$226,700	1996-10-31	WD
4	1316-2650	\$0	1996-03-25	QC
5	1316-2646	\$887,500	1996-03-25	SW

Land Information - Total Acreage: 0.12

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	114.00	LT	\$73,400

Extra Features

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	1996	\$1,638
VINYL FENCE-6 FT HIGH GOOD	120	2001	\$960
CONCRETE PAD/PATIO AVERAGE	255	2001	\$505

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	1996	Bathrooms	3
Value	\$449,200	Fixtures	
Actual Area	3635	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2886	Exterior Wall	(0.30) 6 SIDING ABOVE AVERAGE (0.70) 13 BRICK

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
DETACHED GARAGE FINISHED	DGF	1996	462
UTILITY FINISHED	UTF	2016	231
BASE AREA	BAS	1996	1317
APARTMENT-RESIDENTIAL	APT	2016	660
UPPER STORY FINISHED	USF	1996	909
OPEN PORCH FINISHED	OPF	1996	56

Legal Description

Legal Description	CELEBRATION VILLAGE UNIT 2 PB 8 PGS 185-212 LOT 85 07/25/28
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Building 1 Sketch

