



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

Parcel: 07-25-28-2783-0001-2460



Owner Information

Owner Name	NEARY KEVIN F NEARY SUSAN M
Mailing Address	707 HONEYSUCKLE AVE CELEBRATION, FL 34747
Physical Address	707 HONEYSUCKLE AVE, CELEBRATION FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/05/2020, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/02/2019	
Land	\$68,000	Land	\$68,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$200	Extra Features	\$200
Buildings	\$382,000	Buildings	\$374,800
Appraised(just)	\$450,200	Appraised(just)	\$443,000
Assessed(estimated)	\$311,975	Assessed*	\$304,961
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$261,975	Taxable	\$254,961
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	2095-1568	\$100	2002-07-11	QC
1	1365-0842	\$235,500	1996-11-21	WD
2	1320-2858	\$0	1996-04-12	QC
3	1320-2854	\$1,947,800	1996-04-12	SW

Land Information - Total Acreage: 0.13

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	120.00	LT	\$68,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	28	2006	\$222

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	1996	Bathrooms	3
Value	\$382,000	Fixtures	
Actual Area	3317	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2435	Exterior Wall	(0.50) 13 BRICK (0.50) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1996	1860
OPEN PORCH FINISHED	OPF	1996	160
OPEN PORCH FINISHED	OPF	1996	147
GARAGE FINISHED	GRF	1996	575
APARTMENT-RESIDENTIAL	APT	1996	575

Legal Description

Legal Description	CELEBRATION VILLAGE UNIT 2 PB 8 PG 185-212 LOT 246 08/25/28
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Building 1 Property Photo



07-25-28-2783-0001-2460 11/20/2007

Building 1 Sketch

