



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 07-25-28-2785-0001-1350



### Owner Information

<b>Owner Name</b>	N & H FRANCO LLC
<b>Mailing Address</b>	5401 S KIRKMAN RD STE 135 ORLANDO, FL 32819
<b>Physical Address</b>	740 MULBERRY AVE, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 09/22/2020, which are subject to change prior to certification

Land	\$42,400
AG Benefit	\$0
Extra Features	\$100
Buildings	\$352,200
Appraised(just)	\$394,700
Assessed(estimated)	\$394,700
Exemption(estimated)	\$0
Taxable(estimated)	\$394,700

\* 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 10/02/2019

Land	\$42,400
AG Benefit	\$0
Extra Features	\$100
Buildings	\$356,800
Appraised(just)	\$399,300
Assessed*	\$399,300
Exemption	\$0
Taxable	\$399,300

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5116-2348	\$550,000	2017-03-10	WD
1	4829-2876	\$525,000	2015-08-11	WD
2	4829-2879	\$100	2015-08-11	QC
3	3741-2422	\$0	2008-09-15	QC
4	3481-2820	\$580,000	2007-05-07	WD
5	2748-1666	\$449,000	2005-03-29	WD
6	2284-0379	\$388,900	2003-06-25	WD
7	2084-0216	\$100	2002-07-10	QC
8	2084-0215	\$99,100	2002-07-02	QC
9	1466-2121	\$0	1997-11-13	CD
10	1450-1054	\$214,000	1997-11-13	SW
11	1331-1842	\$833,100	1996-06-12	SW

**Land Information - Total Acreage: 0.08**

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	113.00	LT	\$42,400

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
WOOD FENCE-6 FT HIGH GOOD	40	1997	\$128

**Building Information**

Building 1			
<b>Description</b>	TOWNHOUSE / ROWHOUSE	<b>Bedrooms</b>	4
<b>Year Built</b>	1997	<b>Bathrooms</b>	3
<b>Value</b>	\$352,200	<b>Fixtures</b>	
<b>Actual Area</b>	3548	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2841	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UTILITY FINISHED	UTF	1997	99
UPPER STORY FINISHED	USF	1997	633
UPPER STORY FINISHED	USF	1997	1068
DETACHED GARAGE FINISHED	DGF	1997	418
BASE AREA	BAS	1997	1140
OPEN PORCH FINISHED	OPF	1997	32
SCREEN PORCH FINISHED	SPF	2018	158

**Legal Description**

**Legal Description** REPLAT NO 2 OF CELEBRATION VILLAGE UNIT 2 PB 9 PGS 33-34 LOT 135



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# Building 1 Sketch

