



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
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Parcel: 07-25-28-2785-0001-1370



Owner Information

Owner Name	NHF LLC
Mailing Address	5218 TIMBERVIEW TER ORLANDO, FL 32819
Physical Address	744 MULBERRY 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 11/17/2019, 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	\$36,800	Land	\$36,800
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$9,200	Extra Features	\$9,400
Buildings	\$430,200	Buildings	\$435,800
Appraised(just)	\$476,200	Appraised(just)	\$482,000
Assessed(estimated)	\$476,200	Assessed*	\$482,000
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$476,200	Taxable	\$482,000
* 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	5580-2014	\$690,000	2019-08-15	WD
1	5098-1783	\$611,200	2017-02-01	WD
2	4667-1194	\$585,000	2014-09-12	WD
3	4624-0650	\$447,900	2014-04-25	SW
4	4578-0453	\$100	2014-02-25	CT
5	2090-2575	\$385,000	2002-07-29	WD
6	1444-2694	\$297,800	1997-10-22	SW
7	1331-1842	\$833,100	1996-06-12	SW

Land Information - Total Acreage: 0.11

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	109.00	LT	\$36,800

Extra Features

Extra Feature	Units	Year Built	Feature Value
CONCRETE/CONCRETE BLOCK WALL GOOD	320	1997	\$1,210
OPEN STAIRWAY AVERAGE	56	1997	\$269
FIREPLACE-PREFABRICATED GOOD	1	1997	\$1,638
CONCRETE PAD/PATIO GOOD	455	1998	\$1,014
SPA/HOT TUB-IN GROUND GOOD	117	1998	\$5,148

Building Information

Building 1			
Description	TOWNHOUSE / ROWHOUSE	Bedrooms	5
Year Built	1997	Bathrooms	4
Value	\$430,200	Fixtures	
Actual Area	4095	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3403	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1997	1308
UPPER STORY FINISHED	USF	1997	1068
SCREEN PORCH FINISHED	SPF	1997	143
UTILITY FINISHED	UTF	1997	99
UPPER STORY FINISHED	USF	1997	633
APARTMENT-RESIDENTIAL	APT	1997	394
OPEN PORCH FINISHED	OPF	1997	32
DETACHED GARAGE FINISHED	DGF	1997	418

Legal Description

Legal Description REPLAT NO 2 OF CELEBRATION VILLAGE UNIT 2 PB 9 PG 33-34 LOT 137

Building 1 Property Photo



07-25-28-2785-0001-1370 11/28/2007

Building 1 Sketch

