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 Osceola County Property Appraiser  
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## Parcel: 07-25-28-2794-0001-0260



### Owner Information

<b>Owner Name</b>	TOP HOMES INVESTMENT LLC
<b>Mailing Address</b>	6735 CONROY RD UNIT 305 ORLANDO, FL 32835
<b>Physical Address</b>	810 LAKE EVALYN DR, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 09/19/2019, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/01/2018</b>	
Land	\$78,200	Land	\$62,100
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,000	Extra Features	\$1,200
Buildings	\$263,300	Buildings	\$282,200
Appraised(just)	\$342,500	Appraised(just)	\$345,500
Assessed(estimated)	\$342,500	Assessed*	\$345,500
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$342,500	Taxable	\$345,500
* 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	5484-1820	\$480,000	2019-02-27	WD
1	1470-1825	\$193,400	1998-02-06	WD
2	1411-2659	\$0	1997-06-20	QC
3	1411-2656	\$444,500	1997-02-20	SW
4	1384-1441	\$0	1997-01-30	QC

**Land Information - Total Acreage: 0.07**

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	75.00	LT	\$78,200

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
CONCRETE PAD/PATIO GOOD	180	1998	\$423
VINYL PICKET FENCE	29	2013	\$160
VINYL FENCE-6 FT HIGH GOOD	25	2013	\$380

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	1998	<b>Bathrooms</b>	2
<b>Value</b>	\$263,300	<b>Fixtures</b>	
<b>Actual Area</b>	2291	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1804	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	1998	921
BASE AREA	BAS	1998	883
GARAGE FINISHED	GRF	1998	362
OPEN PORCH FINISHED	OPF	1998	125

**Legal Description**

**Legal Description** CELEBRATION LAKE EVALYN PB 9 PG 114-119 LOT 26

Building 1 Property Photo



# Building 1 Sketch

