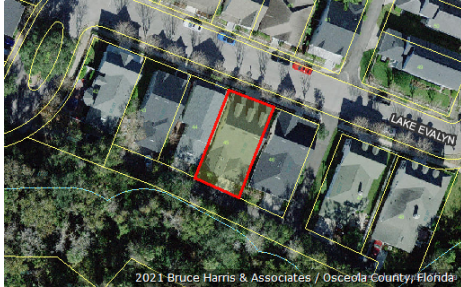




Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2794-0001-0450



Owner Information

Owner Name CARLSON BRUCE A
 CARLSON KATHLEEN S

Mailing Address 1243 AQUILA LOOP
 CELEBRATION, FL 34747

Physical Address 835 LAKE EVALYN DR, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 05/09/2021, which are subject to change prior to certification

Land	\$97,500
AG Benefit	\$0
Extra Features	\$200
Buildings	\$305,100
Appraised(just)	\$402,800
Assessed(estimated)	\$402,800
Exemption(estimated)	\$0
Taxable(estimated)	\$402,800

* 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 02/04/2021

Land	\$97,500
AG Benefit	\$0
Extra Features	\$200
Buildings	\$293,000
Appraised(just)	\$390,700
Assessed*	\$379,426
Exemption	\$50,000
Taxable	\$329,426

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5852-0369	\$510,000	2020-12-11	WD
1	4649-2751	\$415,000	2014-08-01	WD
2	1856-1419	\$299,000	2001-03-30	WD
3	1552-1333	\$243,000	1998-11-05	WD
4	1481-1612	\$240,000	1998-03-19	WD
5	1434-2025	\$224,400	1997-08-28	WD
6	1384-1475	\$646,800	1997-02-24	SW
7	1384-1472	\$0	1997-02-23	QC
8	1384-1441	\$0	1997-01-30	QC

Land Information - Total Acreage: 0.07

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	77.00	LT	\$97,500

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL PICKET FENCE	30	2019	\$200

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	1997	Bathrooms	2
Value	\$305,100	Fixtures	
Actual Area	2739	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1948	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	1997	660
BASE AREA	BAS	1997	1288
GARAGE FINISHED	GRF	1997	395
OPEN PORCH FINISHED	OPF	1997	192
SCREEN PORCH FINISHED	SPF	2002	204

Legal Description

Legal Description	CELEBRATION LAKE EVALYN PB 9 PG 114-119 LOT 45
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Building 1 Property Photo



Building 1 Sketch

