



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

Parcel: 07-25-28-2804-0001-2910



Owner Information

Owner Name MCDONALD MICHAEL
 MCDONALD ALANNA

Mailing Address 218 ACADIA TER
 CELEBRATION, FL 34747

Physical Address 218 ACADIA TER, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 01/17/2020, which are subject to change prior to certification

Land	\$137,300
AG Benefit	\$0
Extra Features	\$14,500
Buildings	\$847,300
Appraised(just)	\$999,100
Assessed(estimated)	\$907,817
Exemption(estimated)	\$50,000
Taxable(estimated)	\$857,817

* 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	\$137,300
AG Benefit	\$0
Extra Features	\$14,600
Buildings	\$816,500
Appraised(just)	\$968,400
Assessed*	\$887,407
Exemption	\$50,000
Taxable	\$837,407

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3249-2545	\$1,400,000	2006-08-03	WD
1	2640-2260	\$1,284,000	2004-11-10	WD
2	2590-0536	\$1,200,000	2004-08-23	WD
3	1949-0356	\$0	2001-09-26	QC
4	1669-1850	\$775,000	1999-10-26	WD
5	1524-2228	\$122,900	1998-07-24	SW

Land Information - Total Acreage: 0.47

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	190.00	LT	\$137,300

Extra Features

Extra Feature	Units	Year Built	Feature Value
BALCONY DECK GOOD	208	1999	\$749
METAL FENCING 3 FT HIGH AVERAGE	210	1999	\$1,462
SWIMMING POOL(IN GROUND ONLY) GOOD	510	1999	\$9,180
POOL DECK AVERAGE	900	1999	\$1,836
SPA/HOT TUB-IN GROUND GOOD	30	1999	\$1,320

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	5
Year Built	1999	Bathrooms	3
Value	\$847,300	Fixtures	
Actual Area	6821	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	4985	Exterior Wall	(0.30) 9 FRAME STUCCO/BRICK (0.70) 7 FRAME STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1999	2703
OPEN PORCH FINISHED	OPF	1999	335
UPPER STORY FINISHED	USF	1999	679
UPPER STORY FINISHED	USF	1999	1603
OPEN PORCH FINISHED	OPF	1999	208
OPEN PORCH FINISHED	OPF	1999	396
GARAGE FINISHED	GRF	1999	897

Legal Description

Legal Description	CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PG 165-180 LOT 291 08-25-28
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Building 1 Property Photo



07-25-28-2804-0001-2910 11/27/2007

Building 1 Sketch

