



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
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Parcel: 07-25-28-2804-0001-3010



Owner Information

Owner Name	MB PATRIMOINE LLC
Mailing Address	215 EASTPARK DR CELEBRATION, FL 34747
Physical Address	240 ACADIA TER, 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 12/11/2019, 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	\$156,000	Land	\$156,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$22,100	Extra Features	\$23,100
Buildings	\$1,156,700	Buildings	\$1,129,800
Appraised(just)	\$1,334,800	Appraised(just)	\$1,308,900
Assessed(estimated)	\$1,334,800	Assessed*	\$1,308,900
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$1,334,800	Taxable	\$1,308,900
* 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	5528-2475	\$1,139,300	2019-04-19	SW
1	5433-0479	\$100	2018-11-13	CT
2	3349-2774	\$2,200,000	2006-11-30	WD
3	2582-1776	\$315,000	2004-08-02	SW
4	1457-2910	\$486,500	1997-12-15	SW

Land Information - Total Acreage: 0.30

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	113.00	LT	\$156,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	408	2006	\$10,282
SPA/HOT TUB-IN GROUND GOOD	35	2006	\$2,156
POOL DECK GOOD	1237	2006	\$3,804
FIREPLACE-PREFABRICATED GOOD	2	2006	\$4,264
METAL FENCING 5 FT HIGH GOOD	98	2006	\$1,508

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	6
Year Built	2006	Bathrooms	4
Value	\$1,156,700	Fixtures	
Actual Area	7821	Roof Cover	8 SLATE
Heated Area	6356	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	2006	3669
OPEN PORCH FINISHED	OPF	2006	553
GARAGE FINISHED	GRF	2006	864
OPEN PORCH FINISHED	OPF	2006	48
UPPER STORY FINISHED	USF	2006	2687

Legal Description

Legal Description CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PGS 165-180 LOT 301 8-25-28

Building 1 Property Photo



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Building 1 Sketch

