



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  
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## Parcel: 07-25-28-2804-0001-3110



### Owner Information

<b>Owner Name</b>	LUJUGUI LLC
<b>Mailing Address</b>	303 ACADIA LN CELEBRATION, FL 34747
<b>Physical Address</b>	303 ACADIA LN, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 09/19/2019, which are subject to change prior to certification

Land	\$156,000
AG Benefit	\$0
Extra Features	\$31,900
Buildings	\$1,591,200
Appraised(just)	\$1,779,100
Assessed(estimated)	\$1,779,100
Exemption(estimated)	\$0
Taxable(estimated)	\$1,779,100

\* 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 10/01/2018

Land	\$156,000
AG Benefit	\$0
Extra Features	\$33,600
Buildings	\$1,588,700
Appraised(just)	\$1,778,300
Assessed*	\$1,731,400
Exemption	\$0
Taxable	\$1,731,400

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4846-1182	\$2,250,000	2015-09-17	WD
1	3804-2723	\$5,000	2009-02-11	WD
2	3535-0259	\$100	2007-07-30	QC
3	3535-0234	\$10,415,000	2007-07-30	SW
4	2343-1085	\$6,500,000	2003-09-22	SW
5	2334-1983	\$100	2003-08-29	SW
6	2180-1331	\$100	2003-01-14	QC
7	2180-1328	\$175,000	2003-01-14	SW
8	1431-1850	\$0	1997-05-30	CD
9	1411-2625	\$0	1997-05-29	QC

**Land Information - Total Acreage: 0.40**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	157.00	LT	\$156,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	630	2007	\$18,144
SPA/HOT TUB-IN GROUND GOOD	78	2007	\$5,491
POOL DECK GOOD	378	2007	\$1,219
CABANA GOOD	288	2007	\$4,055
BALCONY DECK GOOD	72	2007	\$415
BALCONY DECK GOOD	30	2007	\$173
BALCONY DECK GOOD	40	2007	\$230
FIREPLACE-PREFABRICATED GOOD	1	2007	\$2,236

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2007	<b>Bathrooms</b>	5
<b>Value</b>	\$1,591,200	<b>Fixtures</b>	
<b>Actual Area</b>	7181	<b>Roof Cover</b>	8 SLATE
<b>Heated Area</b>	5736	<b>Exterior Wall</b>	(0.30) 9 FRAME STUCCO/BRICK   (0.70) 14 CONCRETE BLOCK STUCCO/BRICK

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2007	3358
OPEN PORCH FINISHED	OPF	2007	268
CARPORT FINISHED	CPF	2007	447
OPEN PORCH FINISHED	OPF	2007	10
OPEN PORCH FINISHED	OPF	2007	72
OPEN PORCH FINISHED	OPF	2007	72
GARAGE FINISHED	GRF	2007	576
UPPER STORY FINISHED	USF	2007	428
UPPER STORY FINISHED	USF	2007	1950

**Legal Description**

Legal Description
CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PG 165-180 LOT 311 & BEG AT NW COR LOT 311, CELEB N VLG UNIT 2, N 85 DEG E 100.67 FT, S 24 DEG E 10.58 FT TO N/L LOT 311, N 89 DEG W 104.55 FT TO POB 08/25/28

**Building 1 Property Photo**



07-25-28-2804-0001-3110 11/27/2007