



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

Parcel: 07-25-28-2804-0001-3120



Owner Information

Owner Name BLANDINA MICHAEL
 BLANDINA DIANE

Mailing Address 11200 BOWEN RD
 ROSWELL, GA 30075-2239

Physical Address 305 ACADIA LN, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 12/11/2019, which are subject to change prior to certification

Land	\$166,400
AG Benefit	\$0
Extra Features	\$32,100
Buildings	\$1,614,500
Appraised(just)	\$1,813,000
Assessed(estimated)	\$1,813,000
Exemption(estimated)	\$0
Taxable(estimated)	\$1,813,000

* 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	\$166,400
AG Benefit	\$0
Extra Features	\$33,700
Buildings	\$1,577,000
Appraised(just)	\$1,777,100
Assessed*	\$1,777,100
Exemption	\$0
Taxable	\$1,777,100

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5099-0545	\$2,650,000	2017-02-03	WD
1	4854-2848	\$100	2015-04-01	QC
2	2119-1821	\$175,000	2002-09-12	SW
3	2119-1824	\$100	2002-09-12	QC

Land Information - Total Acreage: 0.43

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	167.00	LT	\$166,400

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	496	2005	\$11,606
SPA/HOT TUB-IN GROUND GOOD	78	2005	\$4,462
POOL DECK GOOD	1098	2005	\$3,294
SCREEN ENCLOSURE GOOD	2400	2005	\$3,840
CONCRETE/CONCRETE BLOCK WALL AVERAGE	72	2005	\$288
FIREPLACE-MASONRY/BRICK FAIR	2	2005	\$3,800
METAL FENCING 5 FT HIGH AVERAGE	325	2005	\$4,209
BALCONY DECK AVERAGE	175	2005	\$637

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	6
Year Built	2005	Bathrooms	6
Value	\$1,614,500	Fixtures	
Actual Area	10398	Roof Cover	6 CEMENT TILE
Heated Area	7864	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	2005	5073
UPPER STORY FINISHED	USF	2005	2017
OPEN PORCH FINISHED	OPF	2005	220
OPEN PORCH FINISHED	OPF	2005	518
SCREEN PORCH FINISHED	SPF	2005	620
OPEN PORCH FINISHED	OPF	2005	220
OPEN PORCH FINISHED	OPF	2005	152
GARAGE FINISHED	GRF	2005	804
UPPER STORY FINISHED	USF	2005	168
UPPER STORY FINISHED	USF	2005	606

Legal Description

Legal Description CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PGS 165-180 LOT 312 08-25-28

Building 1 Property Photo



Building 1 Sketch

