



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** HARVEY TRUST  
HARVEY JOSEPH THOMAS TR  
HARVEY NICOLE ALEXANDRIA TR

**Mailing Address** 17202 W YEARLING LN  
WADSWORTH, IL 60083

**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 04/19/2024, which are subject to change prior to certification**

Land	\$195,000
AG Benefit	\$0
Extra Features	\$33,900
Buildings	\$1,981,600
Appraised(just)	\$2,210,500
Assessed(estimated)	\$2,065,784
Exemption(estimated)	\$50,000
Taxable(estimated)	\$2,015,784

\* 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 10/04/2023**

Land	\$195,000
AG Benefit	\$0
Extra Features	\$32,200
Buildings	\$1,911,100
Appraised(just)	\$2,138,300
Assessed*	\$2,005,616
Exemption	\$50,000
Taxable	\$1,955,616

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6584-1665	\$0	2024-04-10	QC
1	5775-0673	\$2,350,000	2020-08-03	WD
2	5099-0545	\$2,650,000	2017-02-03	WD
3	4854-2848	\$100	2015-04-01	QC
4	2119-1824	\$100	2002-09-12	QC
5	2119-1821	\$175,000	2002-09-12	SW

**Land Information - Total Acreage: 0.43**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	167.00	LT	\$195,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	496	2005	\$15,872
SPA/HOT TUB-IN GROUND GOOD	78	2005	\$3,432
POOL DECK GOOD	1098	2005	\$2,965
SCREEN ENCLOSURE GOOD	2400	2005	\$3,840
CONCRETE/CONCRETE BLOCK WALL AVERAGE	72	2005	\$259
FIREPLACE-MASONRY/BRICK FAIR	2	2005	\$3,420
METAL FENCING 5 FT HIGH AVERAGE	325	2005	\$3,640
BALCONY DECK AVERAGE	175	2005	\$490

**Building Information****Building 1**

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	6
<b>Year Built</b>	2005	<b>Bathrooms</b>	7
<b>Value</b>	\$1,981,600	<b>Fixtures</b>	
<b>Actual Area</b>	10398	<b>Roof Cover</b>	6 CEMENT TILE
<b>Heated Area</b>	7864	<b>Exterior Wall</b>	(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**

<b>Legal Description</b>	CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PGS 165-180 LOT 312 08-25-28
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## Building 1 Property Photo



305 ACADIA LN  
072528280400013120 02/23/2022

## Building 1 Sketch

