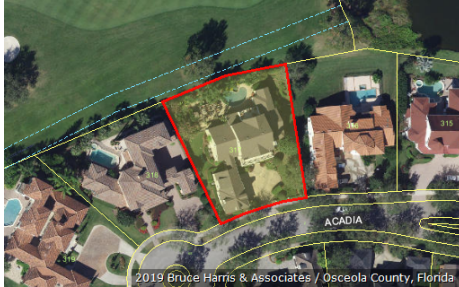




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2804-0001-3170



### Owner Information

**Owner Name** DANIEL C USTIAN TRUST  
 USTIAN DANIEL C TR

**Mailing Address** 8S270 SHIRES CT  
 NAPERVILLE, IL 60540-9301

**Physical Address** 315 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 09/19/2019, which are subject to change prior to certification

Land	\$156,000
AG Benefit	\$0
Extra Features	\$24,200
Buildings	\$1,096,200
Appraised(just)	\$1,276,400
Assessed(estimated)	\$1,276,400
Exemption(estimated)	\$0
Taxable(estimated)	\$1,276,400

\* 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	\$25,800
Buildings	\$1,088,700
Appraised(just)	\$1,270,500
Assessed*	\$1,261,920
Exemption	\$0
Taxable	\$1,261,920

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4585-2899	\$100	2014-02-26	QC
1	2103-2517	\$100	2002-08-12	QC
2	2103-2514	\$162,000	2002-08-12	SW
3	1431-1850	\$0	1997-05-30	CD
4	1411-2625	\$0	1997-05-29	QC

**Land Information - Total Acreage: 0.43**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	153.00	LT	\$156,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	2003	\$2,028
SWIMMING POOL(IN GROUND ONLY) GOOD	464	2003	\$10,022
SPA/HOT TUB-IN GROUND GOOD	64	2003	\$3,379
POOL DECK GOOD	620	2003	\$1,814
METAL FENCING 5 FT HIGH GOOD	270	2003	\$3,937
BALCONY DECK GOOD	180	2003	\$778
BALCONY DECK GOOD	296	2003	\$1,279
TRELLIS GOOD	304	2005	\$1,034

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	6
<b>Year Built</b>	2003	<b>Bathrooms</b>	6
<b>Value</b>	\$1,096,200	<b>Fixtures</b>	
<b>Actual Area</b>	7336	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	5864	<b>Exterior Wall</b>	(0.30) 6 SIDING ABOVE AVERAGE   (0.70) 7 FRAME STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2003	3674
OPEN PORCH FINISHED	OPF	2003	296
OPEN PORCH FINISHED	OPF	2003	109
DETACHED GARAGE FINISHED	DGF	2003	1067
UPPER STORY FINISHED	USF	2003	1498
APARTMENT-RESIDENTIAL	APT	2003	692

**Legal Description**

**Legal Description** CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PGS 165-180 LOT 317 08-25-28

Building 1 Property Photo



07-25-28-2804-0001-3170 11/27/2007

**Building 1 Sketch**

