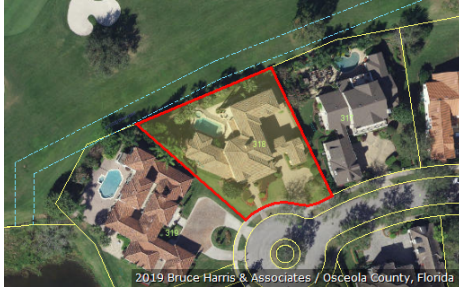




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2804-0001-3180



### Owner Information

**Owner Name** JAMES JONATHAN MARTIN  
 JAMES REBECCA JANE

**Mailing Address** ROSEFIELD HOUSE  
 ROSEFIELD LANE  
 CAMBRIDGESHIRE, CB7 5WB  
 U K

**Physical Address** 317 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 06/25/2019, which are subject to change prior to certification**

Land	\$156,000
AG Benefit	\$0
Extra Features	\$17,300
Buildings	\$1,162,100
Appraised(just)	\$1,335,400
Assessed(estimated)	\$1,335,400
Exemption(estimated)	\$0
Taxable(estimated)	\$1,335,400

\* 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	\$18,400
Buildings	\$1,151,800
Appraised(just)	\$1,326,200
Assessed*	\$1,296,790
Exemption	\$0
Taxable	\$1,296,790

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4624-0497	\$1,450,000	2014-05-29	WD
1	2149-1138	\$100	2002-11-11	QC
2	2149-1135	\$180,000	2002-11-11	SW
3	1431-1850	\$0	1997-05-30	CD
4	1411-2625	\$0	1997-05-29	QC

**Land Information - Total Acreage: 0.41**

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	155.00	LT	\$156,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	450	2004	\$8,892
SPA/HOT TUB-IN GROUND AVERAGE	38	2004	\$1,778
POOL DECK GOOD	814	2004	\$2,442
METAL FENCING 5 FT HIGH GOOD	216	2004	\$3,237
BALCONY DECK AVERAGE	276	2004	\$1,005

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	6
<b>Year Built</b>	2004	<b>Bathrooms</b>	3
<b>Value</b>	\$1,162,100	<b>Fixtures</b>	
<b>Actual Area</b>	8324	<b>Roof Cover</b>	6 CEMENT TILE
<b>Heated Area</b>	5913	<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
SCREEN PORCH FINISHED	SPF	2004	177
APARTMENT-RESIDENTIAL	APT	2004	923
STORAGE AREA AVERAGE	SSA	2004	180
UPPER STORY FINISHED	USF	2004	1384
BASE AREA	BAS	2004	3426
OPEN PORCH FINISHED	OPF	2004	308
SCREEN PORCH FINISHED	SPF	2004	300
GARAGE FINISHED	GRF	2004	657
OPEN PORCH FINISHED	OPF	2004	23
CARPORT FINISHED	CPF	2004	226
DETACHED GARAGE FINISHED	DGF	2004	358
OPEN PORCH FINISHED	OPF	2004	87
SCREEN PORCH FINISHED	SPF	2004	165
SCREEN PORCH FINISHED	SPF	2004	110

**Legal Description**

<b>Legal Description</b>	CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PG 165-180 LOT 318 08/25/28
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**Building 1 Property Photo**



