



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
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 Osceola County Government Center
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Parcel: 07-25-28-2804-0001-3220



Owner Information

Owner Name	DAVIS FAMILY 83 LLC
Mailing Address	6309 GREATWATER DR WINDERMERE, FL 34786
Physical Address	314 ACADIA LN, CELEBRATION FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 08/09/2020, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/02/2019	
Land	\$166,400	Land	\$166,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$22,100	Extra Features	\$23,300
Buildings	\$1,278,700	Buildings	\$1,316,100
Appraised(just)	\$1,467,200	Appraised(just)	\$1,505,800
Assessed(estimated)	\$1,467,200	Assessed*	\$1,505,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$1,467,200	Taxable	\$1,505,800
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5148-0977	\$100	2017-04-28	WD
1	3589-2835	\$2,050,000	2007-10-19	WD
2	3161-0295	\$1,699,000	2006-03-10	WD
3	2565-0759	\$100	2004-07-20	QC
4	2565-0756	\$175,900	2004-07-20	SW
5	1431-1850	\$0	1997-05-30	CD
6	1411-2625	\$0	1997-05-29	QC

Land Information - Total Acreage: 0.31

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	127.00	LT	\$166,400

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	434	2006	\$10,937
SPA/HOT TUB-IN GROUND GOOD	28	2006	\$1,725
POOL DECK GOOD	785	2006	\$2,414
FIREPLACE-PREFABRICATED GOOD	3	2006	\$6,396
TRELLIS GOOD	204	2006	\$694

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	6
Year Built	2006	Bathrooms	5
Value	\$1,278,700	Fixtures	
Actual Area	7725	Roof Cover	8 SLATE
Heated Area	6119	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2006	1730
UPPER STORY FINISHED	USF	2006	588
BASE AREA	BAS	2006	3801
OPEN PORCH UNFINISHED	OPU	2006	216
GARAGE FINISHED	GRF	2006	864
OPEN PORCH FINISHED	OPF	2006	190
OPEN PORCH FINISHED	OPF	2006	56
OPEN PORCH FINISHED	OPF	2006	280

Legal Description

Legal Description CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PGS 165-180 LOT 322 08-25-28

Building 1 Property Photo



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Building 1 Sketch

