



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlu Bronson Memorial Hwy, Kissimmee, FL 34744
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Parcel: 07-25-28-2804-0001-3230



Owner Information

Owner Name ATKINS JAMES S JR

Mailing Address 312 ACADIA LN
 CELEBRATION, FL 34747

Physical Address 312 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 01/17/2020, which are subject to change prior to certification

| | |
|-----------------------------|-------------|
| Land | \$166,400 |
| AG Benefit | \$0 |
| Extra Features | \$21,800 |
| Buildings | \$1,202,600 |
| Appraised(just) | \$1,390,800 |
| Assessed(estimated) | \$1,222,237 |
| Exemption(estimated) | \$50,000 |
| Taxable(estimated) | \$1,172,237 |

* 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 | \$23,000 |
| Buildings | \$1,185,000 |
| Appraised(just) | \$1,374,400 |
| Assessed* | \$1,194,758 |
| Exemption | \$50,000 |
| Taxable | \$1,144,758 |

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

Sales Information

| Seq | ORB-Pg | Price | Date | Deed Type |
|-----|-----------|-------------|------------|-----------|
| 0 | | \$0 | 2014-12-05 | DC |
| 1 | 2454-1682 | \$1,450,000 | 2004-02-26 | SW |
| 2 | 2206-1835 | \$170,000 | 2003-02-28 | WD |
| 3 | 1537-1406 | \$179,100 | 1998-09-14 | SW |
| 4 | 1537-1403 | \$0 | 1998-09-14 | QC |
| 5 | 1431-1850 | \$0 | 1997-05-30 | CD |
| 6 | 1411-2625 | \$0 | 1997-05-29 | QC |

Land Information - Total Acreage: 0.33

| Land Description | Units | Depth | Land Type | Land Value |
|------------------|-------|--------|-----------|------------|
| ESTATE | 1.00 | 132.00 | LT | \$166,400 |

Extra Features

| Extra Feature | Units | Year Built | Feature Value |
|---------------------------------------|-------|------------|---------------|
| FIREPLACE-PREFABRICATED GOOD | 3 | 2004 | \$6,084 |
| BALCONY DECK AVERAGE | 452 | 2004 | \$1,519 |
| SWIMMING POOL(IN GROUND ONLY) AVERAGE | 490 | 2004 | \$8,938 |
| SPA/HOT TUB-IN GROUND AVERAGE | 28 | 2004 | \$1,210 |
| POOL DECK GOOD | 482 | 2004 | \$1,410 |
| METAL FENCING 5 FT HIGH GOOD | 180 | 2004 | \$2,624 |
| CONCRETE PAD/PATIO AVERAGE | 64 | 2004 | \$138 |

Building Information

| Building 1 | | | |
|--------------------|---------------|----------------------|---|
| Description | SINGLE FAMILY | Bedrooms | 4 |
| Year Built | 2004 | Bathrooms | 4 |
| Value | \$1,202,600 | Fixtures | |
| Actual Area | 7973 | Roof Cover | 4 COMPOSITE SHINGLE |
| Heated Area | 6039 | 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 | 2009 | 436 |
| UPPER STORY FINISHED | USF | 2004 | 1655 |
| UTILITY FINISHED | UTF | 2004 | 112 |
| GARAGE FINISHED | GRF | 2004 | 717 |
| OPEN PORCH FINISHED | OPF | 2004 | 112 |
| DETACHED GARAGE FINISHED | DGF | 2004 | 322 |
| BASE AREA | BAS | 2004 | 3948 |
| OPEN PORCH FINISHED | OPF | 2004 | 165 |
| OPEN PORCH FINISHED | OPF | 2004 | 506 |

Legal Description

| | |
|--------------------------|--|
| Legal Description | CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PGS 165-180 LOT 323 08-25-28 |
|--------------------------|--|

Building 1 Property Photo



Building 1 Sketch

