



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

## Parcel: 07-25-28-2807-0001-1390



### Owner Information

<b>Owner Name</b>	DOOKIE ANIL
<b>Mailing Address</b>	203 RESERVE PL CELEBRATION , FL 34747
<b>Physical Address</b>	203 RESERVE PL, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 09/19/2021, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/04/2021</b>	
Land	\$79,400	Land	\$79,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,600	Extra Features	\$1,800
Buildings	\$532,700	Buildings	\$485,200
Appraised(just)	\$613,700	Appraised(just)	\$566,400
Assessed(estimated)	\$613,700	Assessed*	\$566,400
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$613,700	Taxable	\$566,400
* 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	5895-1409	\$615,000	2021-02-12	WD
1	4289-0611	\$452,000	2012-06-19	WD
2	1828-2749	\$374,800	2001-01-05	WD
3	1536-2044	\$2,414,500	1998-09-08	SW

**Land Information - Total Acreage: 0.14**

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	131.00	LT	\$79,400

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	84	2018	\$1,331
CONCRETE PAD/PATIO GOOD	144	2000	\$338

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2000	<b>Bathrooms</b>	3
<b>Value</b>	\$532,700	<b>Fixtures</b>	
<b>Actual Area</b>	4754	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3513	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
APARTMENT-RESIDENTIAL	APT	2000	713
UPPER STORY FINISHED	USF	2000	992
GARAGE FINISHED	GRF	2000	713
OPEN PORCH UNFINISHED	OPU	2000	176
OPEN PORCH FINISHED	OPF	2000	96
BASE AREA	BAS	2000	1808
OPEN PORCH FINISHED	OPF	2000	256

**Legal Description**

<b>Legal Description</b>	CELEBRATION NORTH VILLAGE UNIT 5 PB 9 PGS 189-194 LOT 139 09-25-28
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**Building 1 Property Photo**



# Building 1 Sketch

