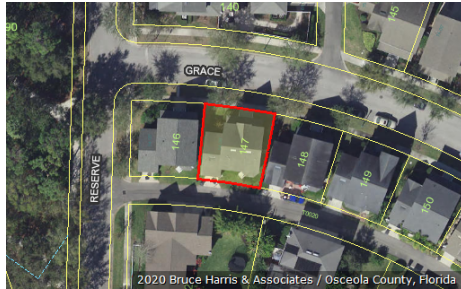




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2807-0001-1470



### Owner Information

**Owner Name** MASI BRUNO  
 MASI FANNY

**Mailing Address** 215 EASTPARK DR  
 CELEBRATION, FL 34747

**Physical Address** 103 GRACE AVE, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 07/11/2020, which are subject to change prior to certification

Land	\$47,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$256,200
Appraised(just)	\$303,200
Assessed(estimated)	\$286,554
Exemption(estimated)	\$50,000
Taxable(estimated)	\$236,554

\* 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	\$47,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$233,500
Appraised(just)	\$280,500
Assessed*	\$280,112
Exemption	\$50,000
Taxable	\$230,112

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5689-2055	\$360,000	2020-01-31	WD
1	4838-0972	\$337,000	2015-09-02	WD
2	3955-2124	\$275,000	2010-02-26	WD
3	1983-2386	\$200,000	2001-12-31	WD
4	1974-1201	\$195,000	2001-12-07	WD
5	1737-2525	\$219,100	2000-05-10	WD
6	1526-0736	\$432,000	1998-08-12	SW

**Land Information - Total Acreage: 0.06**

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	54.00	LT	\$47,000

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	2000	<b>Bathrooms</b>	2
<b>Value</b>	\$256,200	<b>Fixtures</b>	
<b>Actual Area</b>	2215	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1646	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2000	816
BASE AREA	BAS	2000	830
OPEN PORCH FINISHED	OPF	2000	192
UTILITY FINISHED	UTF	2000	91
GARAGE FINISHED	GRF	2000	286

**Legal Description**

**Legal Description** CELEBRATION NORTH VILLAGE UNIT 5 PB 9 PG 189-194 LOT 147 09-25-28

Building 1 Property Photo



07-25-28-2807-0001-1470 11/27/2007

**Building 1 Sketch**

