



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
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## Parcel: 07-25-28-2808-0001-0720



### Owner Information

<b>Owner Name</b>	BONINI RODRIGUEZ LUIS FERNANDO
<b>Mailing Address</b>	CALLE 6 RESIDENCIAS CAPI APT 10 LECHERIA ANZOATEGUI, VENEZUELA
<b>Physical Address</b>	108 GRINNELL 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 12/11/2019, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/02/2019</b>	
Land	\$47,000	Land	\$47,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,000	Extra Features	\$1,100
Buildings	\$223,000	Buildings	\$218,100
Appraised(just)	\$271,000	Appraised(just)	\$266,200
Assessed(estimated)	\$271,000	Assessed*	\$266,200
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$271,000	Taxable	\$266,200
* 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	4619-0230	\$310,000	2014-05-30	WD
1	4472-0116	\$300,000	2013-07-09	WD
2	4372-2067	\$205,000	2012-12-20	WD
3	2500-2595	\$264,000	2004-04-22	WD
4	1508-2910	\$182,500	1998-06-18	WD
5	1438-1062	\$2,140,700	1997-09-29	SW
6	1438-1065	\$0	1997-09-28	QC
7	1431-1850	\$0	1997-05-30	CD
8	1411-2625	\$0	1997-05-29	QC

**Land Information - Total Acreage: 0.09**

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	76.00	LT	\$47,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
CONCRETE PAD/PATIO GOOD	96	1998	\$214
VINYL PICKET FENCE	46	2009	\$187
SCREEN ENCLOSURE AVERAGE	376	2010	\$611

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	2
<b>Year Built</b>	1998	<b>Bathrooms</b>	2
<b>Value</b>	\$223,000	<b>Fixtures</b>	
<b>Actual Area</b>	2002	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1381	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1998	1381
GARAGE FINISHED	GRF	1998	434
OPEN PORCH FINISHED	OPF	1998	112
OPEN PORCH FINISHED	OPF	1998	75

**Legal Description**

<b>Legal Description</b>	CELEBRATION NORTH VILLAGE UNIT 6 PB 9 PG 195-200 LOT 72
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Building 1 Property Photo



**Building 1 Sketch**

