



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
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## Parcel: 07-25-28-2816-0001-0520



### Owner Information

**Owner Name** LSF9 MASTER PARTICIPATION TRUST  
 US BANK TRUST NA TR

**Mailing Address** C/O WRI PROPERTY MANAGEMENT  
 3630 PEACHTREE RD NE SUITE 1500  
 ATLANTA, GA 30326

**Physical Address** 912 BEAK ST, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 02/16/2020, which are subject to change prior to certification

Land	\$72,000
AG Benefit	\$0
Extra Features	\$100
Buildings	\$504,900
Appraised(just)	\$577,000
Assessed(estimated)	\$577,000
Exemption(estimated)	\$0
Taxable(estimated)	\$577,000

\* 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	\$72,000
AG Benefit	\$0
Extra Features	\$100
Buildings	\$486,300
Appraised(just)	\$558,400
Assessed*	\$558,400
Exemption	\$0
Taxable	\$558,400

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5299-2064	\$100	2018-03-12	CT
1	4901-1734	\$100	2016-01-11	CD
2	4900-1199	\$100	2016-01-10	TD
3	4516-2296	\$30,900	2013-10-15	CT
4	2369-0367	\$512,000	2003-10-15	WD
5	1639-0849	\$0	1999-07-16	SW
6	1639-0846	\$0	1999-07-16	QC
7	1639-0684	\$0	1999-07-14	QC

**Land Information - Total Acreage: 0.16**

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	125.00	LT	\$72,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
WOOD FENCE-4 FT HIGH AVERAGE	72	2000	\$115

**Building Information****Building 1**

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2000	<b>Bathrooms</b>	2
<b>Value</b>	\$504,900	<b>Fixtures</b>	
<b>Actual Area</b>	4316	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3996	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

**Building 1 subarea**

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2000	1808
OPEN PORCH FINISHED	OPF	2000	96
UPPER STORY FINISHED	USF	2000	992
OPEN PORCH FINISHED	OPF	2000	224
ENCLOSED PORCH FINISHED	EPF	2000	598
APARTMENT-RESIDENTIAL	APT	2000	598

**Legal Description**

**Legal Description** CELEBRATION SOUTH VILLAGE UNIT 2 PB 11 PG 13-21 LOT 52 18/25/28

Building 1 Property Photo



07-25-28-2816-0001-0520 11/30/2007

# Building 1 Sketch

