



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  
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## Parcel: 07-25-28-2817-0001-1250



### Owner Information

<b>Owner Name</b>	DUNLAP PAUL J GUNDERSON ANNE L
<b>Mailing Address</b>	1231 CELEBRATION AVE CELEBRATION, FL 34747-4863
<b>Physical Address</b>	1231 CELEBRATION AVE, 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 07/19/2019, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/01/2018</b>	
Land	\$91,400	Land	\$91,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$12,700	Extra Features	\$14,100
Buildings	\$541,200	Buildings	\$501,700
Appraised(just)	\$645,300	Appraised(just)	\$607,200
Assessed(estimated)	\$521,716	Assessed*	\$511,989
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$471,716	Taxable	\$461,989
* 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	5540-0765	\$794,500	2019-06-11	WD
1	4797-1058	\$0	2015-06-15	FJ
2	3961-2721	\$575,000	2010-03-11	WD
3	2014-1328	\$451,600	2002-02-28	WD
4	1661-2216	\$1,477,600	1999-09-20	SW
5	1661-2213	\$0	1999-09-20	QC
6	1639-0684	\$0	1999-07-14	QC

**Land Information - Total Acreage: 0.24**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	0.00	LT	\$91,400

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
OPEN STAIRWAY AVERAGE	60	2002	\$288
VINYL FENCE-6 FT HIGH AVERAGE	163	2010	\$1,878
VINYL PICKET FENCE	245	2010	\$1,137
SWIMMING POOL(IN GROUND ONLY) AVERAGE	272	2004	\$5,375
SPA/HOT TUB-IN GROUND AVERAGE	20	2004	\$936
POOL DECK AVERAGE	522	2004	\$1,253
SCREEN ENCLOSURE AVERAGE	1404	2004	\$1,825

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2002	<b>Bathrooms</b>	4
<b>Value</b>	\$541,200	<b>Fixtures</b>	
<b>Actual Area</b>	4660	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3474	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2002	2730
OPEN PORCH FINISHED	OPF	2002	296
APARTMENT-RESIDENTIAL	APT	2002	744
OPEN PORCH FINISHED	OPF	2002	160
GARAGE FINISHED	GRF	2002	730

**Legal Description**

<b>Legal Description</b>	CELEBRATION SOUTH VILLAGE UNIT 3 PB 11 PG 34-50 LOT 125 18/25/28
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Building 1 Property Photo



07-25-28-2817-0001-1250 11/29/2007

# Building 1 Sketch

