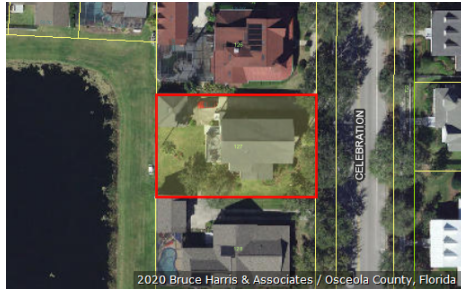




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2817-0001-1270



### Owner Information

<b>Owner Name</b>	QUINLAN ANTHONY JOHN QUINLAN ANNE VIVIENNE
<b>Mailing Address</b>	1235 CELEBRATION AVE CELEBRATION, FL 34747
<b>Physical Address</b>	1235 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 01/17/2020, 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	\$102,700	Land	\$102,700
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$4,600	Extra Features	\$4,600
Buildings	\$488,800	Buildings	\$471,300
Appraised(just)	\$596,100	Appraised(just)	\$578,600
Assessed(estimated)	\$596,100	Assessed*	\$578,600
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$596,100	Taxable	\$578,600
* 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	1898-2368	\$497,300	2001-06-22	SW
1	1661-2124	\$0	1999-09-22	QC
2	1661-2127	\$524,100	1999-09-22	SW
3	1639-0684	\$0	1999-07-14	QC

**Land Information - Total Acreage: 0.23**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	125.00	LT	\$102,700

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	144	2001	\$1,152
SPA/HOT TUB-IN GROUND GOOD	38	2001	\$1,672
POOL DECK AVERAGE	172	2001	\$372
SCREEN ENCLOSURE AVERAGE	830	2001	\$1,079
CONCRETE PAD/PATIO GOOD	77	2001	\$200

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2001	<b>Bathrooms</b>	2
<b>Value</b>	\$488,800	<b>Fixtures</b>	
<b>Actual Area</b>	4297	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3287	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2001	1769
OPEN PORCH FINISHED	OPF	2001	40
DETACHED GARAGE FINISHED	DGF	2001	550
OPEN PORCH FINISHED	OPF	2001	156
UPPER STORY FINISHED	USF	2001	1518
OPEN PORCH FINISHED	OPF	2001	264

**Legal Description**

**Legal Description** CELEBRATION SOUTH VILLAGE UNIT 3 PB 11 PGS 34-50 LOT 127 18/25/28

Building 1 Property Photo



07-25-28-2817-0001-1270 11/29/2007

# Building 1 Sketch

