



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
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Parcel: 07-25-28-2817-0001-2070



Owner Information

Owner Name HOMSA BROADCASTING CO
Mailing Address C/O TAX DIRECT INC
 5787 VINELAND RD STE 205
 ORLANDO, FL 32819
Physical Address 1104 RUSH CT, CELEBRATION FL 34747
Description SINGLE FAMILY-IMPROVED
Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 09/19/2019, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/01/2018	
Land	\$74,900	Land	\$74,900
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$400	Extra Features	\$400
Buildings	\$392,200	Buildings	\$380,400
Appraised(just)	\$467,500	Appraised(just)	\$455,700
Assessed(estimated)	\$467,500	Assessed*	\$455,700
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$467,500	Taxable	\$455,700
* 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	5275-2675	\$100	2017-11-02	QC
1	5039-1667	\$100	2016-09-26	QC
2	4829-2461	\$497,000	2015-08-18	WD
3	4600-1287	\$100	2014-04-25	QC
4	4462-0236	\$460,600	2013-06-13	WD
5	4338-0218	\$100	2012-09-11	QC
6	2461-0099	\$430,000	2004-02-24	WD
7	2183-2255	\$47,000	2002-11-22	WD
8	1778-2141	\$1,376,500	2000-08-29	SW
9	1778-2135	\$0	2000-08-29	QC
10	1639-0684	\$0	1999-07-14	QC

Land Information - Total Acreage: 0.11

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$74,900

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	48	2003	\$384

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	3
Value	\$392,200	Fixtures	
Actual Area	3500	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2858	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2003	1718
OPEN PORCH FINISHED	OPF	2003	180
UPPER STORY FINISHED	USF	2003	1140
DETACHED GARAGE FINISHED	DGF	2003	462

Legal Description

Legal Description	CELEBRATION SOUTH VILLAGE UNIT 3 PB 11 PGS 34-50 LOT 207 18/25/28
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Building 1 Sketch

