



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
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Parcel: 07-25-28-2817-0001-2430



Owner Information

Owner Name BUONO NILO SERGIO
 BUONO MARGARETE MARTINS

Mailing Address 415 MONTGOMERY RD STE 141
 ALTAMONTE SPRINGS, FL 32714-3139

Physical Address 1118 RUSH 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 01/17/2020, which are subject to change prior to certification

Land	\$72,000
AG Benefit	\$0
Extra Features	\$22,100
Buildings	\$335,100
Appraised(just)	\$429,200
Assessed(estimated)	\$429,200
Exemption(estimated)	\$0
Taxable(estimated)	\$429,200

* 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	\$23,400
Buildings	\$323,100
Appraised(just)	\$418,500
Assessed*	\$418,500
Exemption	\$0
Taxable	\$418,500

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4807-0980	\$511,000	2015-07-02	WD
1	4595-0074	\$550,000	2014-04-11	WD
2		\$0	2013-07-25	DC
3	4126-2337	\$425,000	2011-05-05	WD
4	4023-2934	\$425,000	2010-08-13	WD
5	2897-0040	\$595,000	2005-08-11	WD
6	2470-2573	\$362,000	2004-03-15	WD
7	1920-2756	\$318,400	2001-08-14	WD
8	1758-2620	\$818,500	2000-07-13	SW
9	1758-2614	\$0	2000-07-13	QC
10	1639-0684	\$0	1999-07-14	QC

Land Information - Total Acreage: 0.13

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	130.00	LT	\$72,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	110	2008	\$1,030
SWIMMING POOL(IN GROUND ONLY) GOOD	561	2008	\$16,157
SPA/HOT TUB-IN GROUND GOOD	50	2008	\$3,520
POOL DECK GOOD	439	2008	\$1,416

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	2001	Bathrooms	2
Value	\$335,100	Fixtures	
Actual Area	2822	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2234	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2001	1321
DETACHED GARAGE FINISHED	DGF	2001	462
OPEN PORCH FINISHED	OPF	2001	126
UPPER STORY FINISHED	USF	2001	913

Legal Description

Legal Description	CELEBRATION SOUTH VILLAGE UNIT 3 PB 11 PG 34-50 LOT 243 18/25/28
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Building 1 Property Photo



07-25-28-2817-0001-2430 11/30/2007

Building 1 Sketch

