



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 07-25-28-2831-0001-0050



### Owner Information

|                         |  |
|-------------------------|--|
| <b>Owner Name</b>       | MA2G INC                                 |
| <b>Mailing Address</b>  | 709 EASTLAWN DR<br>CELEBRATION, FL 34747 |
| <b>Physical Address</b> | 709 EASTLAWN DR, 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 12/11/2019, which are subject to change prior to certification</b> |             | <b>Certified Value represents certified values that appeared on the tax roll as of 10/02/2019</b>   |             |
| Land  | \$140,000   | Land  | \$140,000   |
| AG Benefit  | \$0         | AG Benefit  | \$0         |
| Extra Features  | \$19,600    | Extra Features  | \$20,900    |
| Buildings   | \$1,426,100 | Buildings   | \$1,393,300 |
| Appraised(just)   | \$1,585,700 | Appraised(just)   | \$1,554,200 |
| Assessed(estimated)   | \$1,585,700 | Assessed*   | \$1,554,200 |
| Exemption(estimated)  | \$0         | Exemption   | \$0         |
| Taxable(estimated)  | \$1,585,700 | Taxable   | \$1,554,200 |
| * 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   | 5224-0145 | \$1,890,000 | 2017-09-12 | WD        |
| 1   | 1975-1985 | \$185,000   | 2001-12-05 | SW        |
| 2   | 1975-1988 | \$0         | 2001-12-05 | QC        |
| 3   | 1884-2840 | \$0         | 2001-05-03 | QC        |

## Land Information - Total Acreage: 0.38

| Land Description | Units | Depth  | Land Type | Land Value |
|------------------|-------|--------|-----------|------------|
| ESTATE           | 1.00  | 151.00 | LT        | \$140,000  |

## Extra Features

| Extra Feature                        | Units | Year Built | Feature Value |
|--------------------------------------|-------|------------|---------------|
| CONCRETE PAD/PATIO AVERAGE           | 120   | 2002       | \$238         |
| METAL FENCING 5 FT HIGH AVERAGE      | 160   | 2002       | \$1,848       |
| CONCRETE/CONCRETE BLOCK WALL AVERAGE | 520   | 2002       | \$1,924       |
| FIREPLACE-PREFABRICATED GOOD         | 1     | 2002       | \$1,924       |
| SWIMMING POOL(IN GROUND ONLY) GOOD   | 390   | 2002       | \$7,020       |
| SPA/HOT TUB-IN GROUND GOOD           | 42    | 2002       | \$1,848       |
| POOL DECK AVERAGE                    | 1053  | 2002       | \$2,338       |
| SCREEN ENCLOSURE AVERAGE             | 2075  | 2002       | \$2,698       |

## Building Information

### Building 1

|                    |               |                      |   |
|--------------------|---------------|----------------------|---|
| <b>Description</b> | SINGLE FAMILY | <b>Bedrooms</b>      | 7   |
| <b>Year Built</b>  | 2002          | <b>Bathrooms</b>     | 6   |
| <b>Value</b>       | \$1,426,100   | <b>Fixtures</b>      |   |
| <b>Actual Area</b> | 8703          | <b>Roof Cover</b>    | 4 COMPOSITE SHINGLE   |
| <b>Heated Area</b> | 7262          | <b>Exterior Wall</b> | (0.20) 6 SIDING ABOVE<br>AVERAGE   (0.80) 7 FRAME<br>STUCCO |

### Building 1 subarea

| Description          | Code | Year Built | Total Sketched Area |
|----------------------|------|------------|---------------------|
| BASE AREA            | BAS  | 2002       | 3637                |
| GARAGE FINISHED      | GRF  | 2002       | 888                 |
| UPPER STORY FINISHED | USF  | 2002       | 696                 |
| STORAGE AREA AVERAGE | SSA  | 2002       | 208                 |
| OPEN PORCH FINISHED  | OPF  | 2002       | 321                 |
| UPPER STORY FINISHED | USF  | 2002       | 2479                |
| STORAGE AREA AVERAGE | SSA  | 2002       | 242                 |
| OPEN PORCH FINISHED  | OPF  | 2002       | 232                 |

## Legal Description

**Legal Description** CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 5

Building 1 Property Photo



07-25-28-2831-0001-0050 11/20/2007

# Building 1 Sketch

