



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
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Parcel: 07-25-28-2831-0001-0080



Owner Information

Owner Name SHANNON BAILEY FAMILY IRREVOCABLE TRUST
 BARTLETT PATRICIA TR

Mailing Address 8001 TWIN EAGLES LOOP
 REUNION, FL 34747

Physical Address 715 EASTLAWN DR, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 11/29/2021, which are subject to change prior to certification

Land	\$140,000
AG Benefit	\$0
Extra Features	\$21,700
Buildings	\$1,842,800
Appraised(just)	\$2,004,500
Assessed(estimated)	\$2,004,500
Exemption(estimated)	\$0
Taxable(estimated)	\$2,004,500

* 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 10/04/2021

Land	\$140,000
AG Benefit	\$0
Extra Features	\$20,300
Buildings	\$1,857,200
Appraised(just)	\$2,017,500
Assessed*	\$2,017,500
Exemption	\$50,000
Taxable	\$1,967,500

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5979-2849	\$2,750,000	2021-06-10	WD
1	5481-0871	\$100	2017-01-05	CD
2	5439-0227	\$100	2017-01-04	QC
3	4526-2133	\$650,000	2013-10-29	WD
4	3319-1173	\$100	2006-10-04	QC
5	2163-1126	\$185,000	2002-12-11	SW
6	2163-1129	\$100	2002-12-11	QC
7	1884-2840	\$0	2001-05-31	QC

Land Information - Total Acreage: 0.37

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
SWIMMING POOL(IN GROUND ONLY) GOOD	240	2006	\$5,530
SPA/HOT TUB-IN GROUND GOOD	113	2006	\$5,966
POOL DECK GOOD	963	2006	\$2,817
FIREPLACE-PREFABRICATED GOOD	1	2006	\$2,028
CONCRETE/CONCRETE BLOCK WALL AVERAGE	706	2006	\$2,753
METAL FENCING 4 FT HIGH AVERAGE	178	2021	\$2,599

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	6
Year Built	2006	Bathrooms	6
Value	\$1,842,800	Fixtures	
Actual Area	10235	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	7964	Exterior Wall	(0.30) 24 FRAME HARDIBOARD (0.70) 25 CONCRETE BLOCK HARDIBOARD

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
SCREEN PORCH FINISHED	SPF	2006	368
GARAGE FINISHED	GRF	2006	957
UPPER STORY FINISHED	USF	2006	2823
SCREEN PORCH FINISHED	SPF	2006	126
UPPER STORY FINISHED	USF	2006	630
BASE AREA	BAS	2006	4511
OPEN PORCH FINISHED	OPF	2006	337
OPEN PORCH FINISHED	OPF	2006	50
OPEN PORCH FINISHED	OPF	2006	433

Legal Description

Legal Description CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 8

Building 1 Property Photo



Building 1 Sketch

