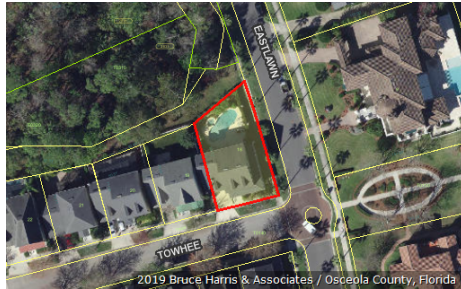




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2831-0001-0180



### Owner Information

<b>Owner Name</b>	48 CAPITAL LLC
<b>Mailing Address</b>	4901 VINELAND RD STE 270 ORLANDO, FL 32811
<b>Physical Address</b>	901 TOWHEE CT, 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 07/19/2019, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/01/2018</b>	
Land	\$70,800	Land	\$70,800
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$25,200	Extra Features	\$27,400
Buildings	\$333,500	Buildings	\$321,100
Appraised(just)	\$429,500	Appraised(just)	\$419,300
Assessed(estimated)	\$429,500	Assessed*	\$419,300
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$429,500	Taxable	\$419,300
* 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	4830-2752	\$560,000	2015-08-17	WD
1	3677-0902	\$555,000	2008-04-22	WD
2	3616-2482	\$131,700	2007-12-20	WD
3	2287-1768	\$347,100	2003-06-27	WD
4	1938-1348	\$0	2001-09-20	QC
5	1938-1345	\$2,470,800	2001-09-20	SW
6	1884-2840	\$0	2001-05-03	QC

## Land Information - Total Acreage: 0.13

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$70,800

## Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	40	2003	\$320
METAL FENCING 5 FT HIGH AVERAGE	88	2003	\$1,109
SWIMMING POOL(IN GROUND ONLY) GOOD	576	2008	\$17,626
SPA/HOT TUB-IN GROUND GOOD	37	2008	\$2,768
POOL DECK GOOD	641	2008	\$2,091
METAL FENCING 4 FT HIGH AVERAGE	105	2008	\$1,285

## Building Information

### Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2003	<b>Bathrooms</b>	2
<b>Value</b>	\$333,500	<b>Fixtures</b>	
<b>Actual Area</b>	3193	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2366	<b>Exterior Wall</b>	(1.00) 7 FRAME STUCCO

### Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2003	1165
OPEN PORCH FINISHED	OPF	2003	378
GARAGE FINISHED	GRF	2003	449
UPPER STORY FINISHED	USF	2003	1201

## Legal Description

**Legal Description** CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 18

Building 1 Property Photo



07-25-28-2831-0001-0180 11/29/2007

# Building 1 Sketch

