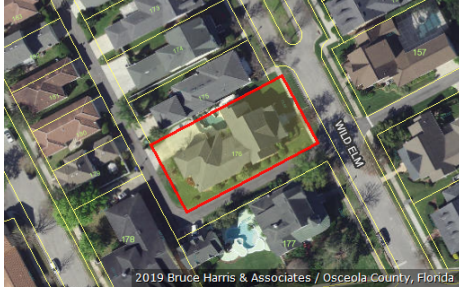




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2832-0001-1760



### Owner Information

<b>Owner Name</b>	VIVA ORLANDO LLC
<b>Mailing Address</b>	14900 EAST ORANGE LAKE BLVD 369 KISSIMMEE, FL 34747
<b>Physical Address</b>	1018 WILD ELM ST, 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 09/19/2019, 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	\$87,000	Land	\$87,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$7,700	Extra Features	\$8,600
Buildings	\$563,000	Buildings	\$529,300
Appraised(just)	\$657,700	Appraised(just)	\$624,900
Assessed(estimated)	\$530,766	Assessed*	\$520,870
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$480,766	Taxable	\$470,870
* 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	5483-0279	\$788,000	2019-02-25	WD
1	3969-2241	\$530,000	2010-03-26	WD
2	2045-1424	\$498,600	2002-04-26	WD
3	1934-1909	\$0	2001-09-12	QC
4	1934-1906	\$1,008,500	2001-09-12	SW

**Land Information - Total Acreage: 0.24**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	0.00	LT	\$87,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	39	2002	\$312
SWIMMING POOL(IN GROUND ONLY) GOOD	220	2002	\$4,356
SPA/HOT TUB-IN GROUND GOOD	28	2002	\$1,355
POOL DECK AVERAGE	682	2002	\$1,555

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2002	<b>Bathrooms</b>	4
<b>Value</b>	\$563,000	<b>Fixtures</b>	
<b>Actual Area</b>	4992	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3760	<b>Exterior Wall</b>	(1.00) 7 FRAME STUCCO
Building 1 subarea			
<b>Description</b>	<b>Code</b>	<b>Year Built</b>	<b>Total Sketched Area</b>
GARAGE FINISHED	GRF	2002	748
BASE AREA	BAS	2002	3012
SCREEN PORCH FINISHED	SPF	2002	236
APARTMENT-RESIDENTIAL	APT	2002	748
OPEN PORCH FINISHED	OPF	2002	248

**Legal Description**

**Legal Description** CELEBRATION EAST VILLAGE UNIT 2 PB 13 PG 74-78 LOT 176

Building 1 Property Photo



07-25-28-2832-0001-1760 11/29/2007

