



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
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 07-25-28-2833-0001-0110



Owner Information

Owner Name ABINUMAN JOANNA A
ABINUMAN CARL ADRIAN

Mailing Address 1013 NASH DR
CELEBRATION, FL 34747

Physical Address 1013 NASH 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 04/19/2024, which are subject to change prior to certification

Land	\$58,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$332,300
Appraised(just)	\$390,300
Assessed(estimated)	\$277,879
Exemption(estimated)	\$55,000
Taxable(estimated)	\$222,879

* 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 10/04/2023

Land	\$35,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$331,500
Appraised(just)	\$366,500
Assessed*	\$269,786
Exemption	\$55,000
Taxable	\$214,786

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5648-2428	\$315,000	2019-12-13	WD
1	1958-1401	\$180,000	2001-10-10	WD
2	1854-2294	\$0	2001-03-20	QC
3	1854-2291	\$248,600	2001-03-20	SW
4	1825-0947	\$0	2000-11-27	QC

Land Information - Total Acreage: 0.06

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	111.00	LT	\$58,000

Building Information

Building 1

Description	TOWNHOUSE / ROWHOUSE	Bedrooms	2
Year Built	2001	Bathrooms	2
Value	\$332,300	Fixtures	
Actual Area	1728	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1440	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
DETACHED GARAGE FINISHED	DGF	2001	288
UPPER STORY FINISHED	USF	2001	720
BASE AREA	BAS	2001	720

Legal Description

Legal Description	CELEBRATION ROSEVILLE CORNER PB 12 PG 62-69 LOT 11
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Building 1 Property Photo



1013 NASH DR
072528283300010110 02/22/2022

Building 1 Sketch

