



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: 07-25-28-2834-0001-0020



Owner Information

Owner Name LAVITAINC LLC

Mailing Address C/O MARQUES DE JR EDUARDO
 1254 CELEBRATION AVE 572
 CELEBRATION, FL 34747

Physical Address 1254 CELEBRATION AVE, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 04/17/2021, which are subject to change prior to certification

Land	\$35,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$246,900
Appraised(just)	\$281,900
Assessed(estimated)	\$281,900
Exemption(estimated)	\$0
Taxable(estimated)	\$281,900

* 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 02/04/2021

Land	\$35,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$251,900
Appraised(just)	\$286,900
Assessed*	\$286,900
Exemption	\$0
Taxable	\$286,900

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5755-0407	\$297,500	2020-06-30	WD
1	4678-0621	\$100	2014-09-30	QC
2	4541-1425	\$285,000	2013-11-11	WD
3	3516-2892	\$349,000	2007-07-02	WD
4	1969-0972	\$193,900	2001-09-10	WD
5	1845-2719	\$0	2001-02-26	QC
6	1845-2716	\$242,700	2001-02-26	SW

Land Information - Total Acreage: 0.06

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	118.00	LT	\$35,000

Building Information

Building 1

Description	TOWNHOUSE / ROWHOUSE	Bedrooms	3
Year Built	2001	Bathrooms	2
Value	\$246,900	Fixtures	
Actual Area	2128	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1702	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2001	851
DETACHED GARAGE FINISHED	DGF	2001	288
OPEN PORCH FINISHED	OPF	2001	138
BASE AREA	BAS	2001	851

Legal Description

Legal Description CELEBRATION ROSEVILLE CORNER REPLAT #1 PB 12 PGS 102-103 LOT 2

Building 1 Property Photo



07-25-28-2834-0001-0020 11/29/2007

Building 1 Sketch

