



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: 07-25-28-2838-0001-0010



Owner Information

Owner Name YING NIU YOUNG TRUST
YOUNG YING NIU TR

Mailing Address 47-426 HOOPALA ST
KANE OHE, HI 96744

Physical Address 716 OAK SHADOWS RD, 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	\$124,000
AG Benefit	\$0
Extra Features	\$500
Buildings	\$472,200
Appraised(just)	\$596,700
Assessed(estimated)	\$503,118
Exemption(estimated)	\$0
Taxable(estimated)	\$503,118

* 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	\$86,800
AG Benefit	\$0
Extra Features	\$500
Buildings	\$477,400
Appraised(just)	\$564,700
Assessed*	\$457,380
Exemption	\$0
Taxable	\$457,380

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6573-2524	\$100	2024-03-13	TD
1	6562-2203	\$0	2022-06-09	CD
2	6255-2645	\$100	2022-06-09	WD
3	5862-1403	\$489,000	2020-12-30	WD
4	3842-1078	\$365,000	2009-05-15	WD
5	3721-1837	\$410,000	2008-08-01	WD
6	3271-2856	\$510,000	2006-08-16	WD
7	2195-1386	\$298,400	2003-01-30	WD
8	2074-1796	\$100	2002-06-19	QC
9	2074-1793	\$939,400	2002-06-19	SW

Land Information - Total Acreage: 0.09

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	80.00	LT	\$124,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
WOOD FENCE-6 FT HIGH AVERAGE	42	2003	\$118
BRICK/TILE PAD/PATIO	128	2003	\$371

Building Information**Building 1**

Description	SINGLE FAMILY	Bedrooms	3
Year Built	2003	Bathrooms	2
Value	\$472,200	Fixtures	
Actual Area	2942	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1852	Exterior Wall	(0.40) 6 SIDING ABOVE AVERAGE (0.60) 7 FRAME STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2003	594
UPPER STORY FINISHED	USF	2003	948
OPEN PORCH FINISHED	OPF	2003	248
BASE AREA	BAS	2003	904
OPEN PORCH FINISHED	OPF	2003	248

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 3 PB 13 PG 162-183 LOT 1 19-25-28
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Building 1 Property Photo



716 OAK SHADOWS RD
072528283800010010 2022-02-22

Building 1 Sketch

