



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
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Parcel: 07-25-28-2838-0001-0420



Owner Information

Owner Name	RYKA LLC
Mailing Address	52 RILEY RD 315 CELEBRATION, FL 34747
Physical Address	1119 INDIGO DR, CELEBRATION FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 01/17/2020, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/02/2019	
Land	\$68,400	Land	\$68,400
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$2,900	Extra Features	\$3,100
Buildings	\$315,000	Buildings	\$303,500
Appraised(just)	\$386,300	Appraised(just)	\$375,000
Assessed(estimated)	\$386,300	Assessed*	\$375,000
Exemption(estimated)	\$0	Exemption	\$50,000
Taxable(estimated)	\$386,300	Taxable	\$325,000
* 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	5564-1701	\$460,000	2019-07-26	WD
1	4944-2322	\$415,000	2016-04-15	WD
2	4437-0019	\$385,000	2013-04-29	WD
3	3014-1970	\$560,000	2005-09-13	WD
4	2304-0720	\$310,000	2003-07-21	WD
5	2121-1211	\$100	2002-09-23	QC
6	2121-1208	\$1,794,300	2002-09-23	SW

Land Information - Total Acreage: 0.08

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$68,400

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	96	2003	\$768
SWIMMING POOL(IN GROUND ONLY) AVERAGE	50	2003	\$836
SPA/HOT TUB-IN GROUND AVERAGE	28	2003	\$1,109
POOL DECK AVERAGE	102	2003	\$233

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	3
Value	\$315,000	Fixtures	
Actual Area	2635	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2028	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE
Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2003	415
OPEN PORCH FINISHED	OPF	2003	192
BASE AREA	BAS	2003	962
UPPER STORY FINISHED	USF	2003	1066

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 3 PB 13 PG 162-183 LOT 42 18/25/28
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Building 1 Sketch

