



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

Parcel: 07-25-28-2838-0001-1170



Owner Information

Owner Name	ELIJAH DAVID FREDERICK
Mailing Address	806 DEER WOODS RD KISSIMMEE, FL 34747
Physical Address	806 DEER WOODS RD, 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 07/19/2019, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/01/2018	
Land	\$72,000	Land	\$72,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$5,000	Extra Features	\$5,200
Buildings	\$524,800	Buildings	\$480,100
Appraised(just)	\$601,800	Appraised(just)	\$557,300
Assessed(estimated)	\$567,888	Assessed*	\$557,300
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$517,888	Taxable	\$507,300
* 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	5499-0805	\$810,000	2019-03-27	WD
1	5008-0717	\$712,500	2016-07-29	WD
2	2583-0060	\$624,000	2004-06-01	WD
3	2239-1810	\$11,700	2003-02-26	CD
4	2205-1630	\$535,200	2003-02-26	WD
5	2086-1578	\$0	2002-07-17	QC
6	2086-1575	\$223,500	2002-07-17	SW

Land Information - Total Acreage: 0.13

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	130.00	LT	\$72,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	152	2003	\$1,216
SCREEN ENCLOSURE GOOD	392	2003	\$627
POOL DECK GOOD	473	2003	\$1,384
SPA/HOT TUB-IN GROUND GOOD	35	2003	\$1,848

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	5
Year Built	2003	Bathrooms	4
Value	\$524,800	Fixtures	
Actual Area	4552	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	3672	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
APARTMENT-RESIDENTIAL	APT	2003	598
UPPER STORY FINISHED	USF	2003	1361
BASE AREA	BAS	2003	1713
GARAGE FINISHED	GRF	2003	598
OPEN PORCH FINISHED	OPF	2003	72
OPEN PORCH FINISHED	OPF	2003	210

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 3 PB 13 PG 162-183 LOT 117 18-25-28
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07-25-28-2838-0001-1170 11/30/2007

Building 1 Sketch

