



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 07-25-28-2846-0001-0470



### Owner Information

<b>Owner Name</b>	GREENFIELD ANGELA GREENFIELD EDWARD PAUL
<b>Mailing Address</b>	120 GARVAGHY CHURCH RD DROMORE, BT25 2PS IRELAND
<b>Physical Address</b>	1231 GOLDEN CANNA LN, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 07/19/2019, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/01/2018</b>	
Land	\$58,000	Land	\$58,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$336,700	Buildings	\$308,200
Appraised(just)	\$394,700	Appraised(just)	\$366,200
Assessed(estimated)	\$394,700	Assessed*	\$366,200
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$394,700	Taxable	\$366,200
* 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	5515-0865	\$480,000	2019-04-05	WD
1	5070-0901	\$412,000	2016-12-07	WD
2	3622-0179	\$370,000	2007-12-13	WD
3	2415-2251	\$290,100	2003-12-17	WD
4	2289-1307	\$100	2003-07-02	QC
5	2289-1304	\$2,703,800	2003-07-02	SW
6	2256-0126	\$100	2003-05-16	QC
7	2024-1270	\$0	2001-11-08	QC
8	2024-1268	\$0	2001-11-08	QC
9	1093-1578	\$49,395,000	1992-09-30	WD

**Land Information - Total Acreage: 0.08**

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$58,000

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2003	<b>Bathrooms</b>	2
<b>Value</b>	\$336,700	<b>Fixtures</b>	
<b>Actual Area</b>	2866	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2283	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2003	397
BASE AREA	BAS	2003	1362
OPEN PORCH FINISHED	OPF	2003	186
UPPER STORY FINISHED	USF	2003	921

**Legal Description**

**Legal Description** CELEBRATION EAST VILLAGE UNIT 4 PB 15 PGS 1-28 19-25-28 LOT 47

Building 1 Property Photo



07-25-28-2846-0001-0470 11/20/2007

Building 1 Sketch

