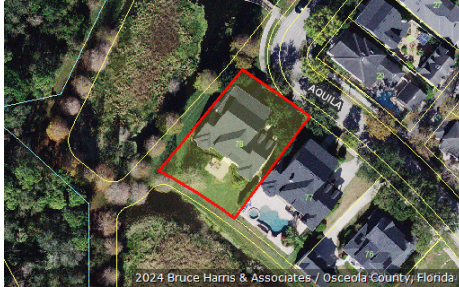




Katrina S. Scarborough, CFA, CCF, MCF  
Osceola County Property Appraiser  
www.property-appraiser.org  
Osceola County Government Center  
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
Ph: (407) 742-5000 Fax: (407) 742-4900

## Parcel: 07-25-28-2846-0001-0780



### Owner Information

**Owner Name** RUBIN DAVID JOEL  
RUBIN HEIDI MARIE

**Mailing Address** 1255 AQUILA LOOP  
CELEBRATION, FL 34747

**Physical Address** 1255 AQUILA LOOP, 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	\$164,700
AG Benefit	\$0
Extra Features	\$1,300
Buildings	\$1,104,400
Appraised(just)	\$1,270,400
Assessed(estimated)	\$981,596
Exemption(estimated)	\$50,000
Taxable(estimated)	\$931,596

\* 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	\$107,400
AG Benefit	\$0
Extra Features	\$1,400
Buildings	\$1,095,100
Appraised(just)	\$1,203,900
Assessed*	\$953,006
Exemption	\$50,000
Taxable	\$903,006

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5810-2238	\$1,050,000	2020-10-01	WD
1	4320-1254	\$0	2012-08-24	CD
2	4314-2431	\$520,000	2012-08-24	WD
3		\$0	2011-07-07	DC
4	2542-0852	\$754,500	2004-06-14	WD
5	2289-1307	\$100	2003-07-02	QC
6	2289-1304	\$2,703,800	2003-07-02	SW
7	2256-0126	\$100	2003-05-16	QC
8	2024-1270	\$0	2001-11-08	QC
9	2024-1268	\$0	2001-11-08	QC
10	1093-1578	\$49,395,000	1992-09-30	WD

**Land Information - Total Acreage: 0.27**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	0.00	LT	\$164,700

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
BRICK/TILE PAD/PATIO	315	2014	\$1,339

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2004	<b>Bathrooms</b>	2
<b>Value</b>	\$1,104,400	<b>Fixtures</b>	
<b>Actual Area</b>	5961	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3875	<b>Exterior Wall</b>	(0.30) 24 FRAME HARDIBOARD   (0.70) 25 CONCRETE BLOCK HARDIBOARD

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2004	2751
OPEN PORCH FINISHED	OPF	2004	300
OPEN PORCH FINISHED	OPF	2004	536
OPEN PORCH FINISHED	OPF	2003	536
UPPER STORY FINISHED	USF	2004	1124
OPEN PORCH FINISHED	OPF	2004	154
GARAGE FINISHED	GRF	2004	440
OPEN PORCH FINISHED	OPF	2004	120

**Legal Description**

<b>Legal Description</b>	CELEBRATION EAST VILLAGE UNIT 4 PB 15 PGS 1-28 LOT 78 19-25-28
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## Building 1 Property Photo



1255 AQUILA LOOP  
072528284600010780 2022-02-27

## Building 1 Sketch

