



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 07-25-28-2847-0001-0200



### Owner Information

<b>Owner Name</b>	MORAES & SILVA INVESTMENTS LLC
<b>Mailing Address</b>	5004 SAVANNAH RIVER WAY APT 117 ORLANDO, FL 32839
<b>Physical Address</b>	1222 ROYCROFT AVE, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 07/11/2020, which are subject to change prior to certification

Land	\$72,000
AG Benefit	\$0
Extra Features	\$15,800
Buildings	\$639,200
Appraised(just)	\$727,000
Assessed(estimated)	\$727,000
Exemption(estimated)	\$0
Taxable(estimated)	\$727,000

\* 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 10/02/2019

Land	\$72,000
AG Benefit	\$0
Extra Features	\$16,300
Buildings	\$603,700
Appraised(just)	\$692,000
Assessed*	\$692,000
Exemption	\$0
Taxable	\$692,000

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5669-1130	\$760,000	2020-01-30	WD
1	4771-2473	\$740,000	2015-04-22	WD
2	4303-0740	\$582,000	2012-07-30	WD
3	3701-2116	\$650,000	2008-06-10	WD
4	3011-1029	\$881,400	2005-11-08	SW
5	2309-1944	\$7,599,200	2003-08-05	WD
6	2309-1957	\$100	2003-08-05	QC
7	2117-0687	\$4,500,000	2002-09-25	SW
8	1803-0678	\$100	2000-09-06	QC
9	1803-0681	\$0	2000-09-06	QC
10	1459-1581	\$100	1997-12-19	QC
11	1396-2922	\$0	1997-03-04	NC
12	1396-2921	\$0	1997-01-16	NC
13	1154-0648	\$0	1992-12-22	WD
14	1093-1578	\$49,395,000	1992-09-30	WD
15	0180-0219	\$1,020,000	1968-08-27	WD

**Land Information - Total Acreage: 0.16**

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$72,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	70	2012	\$952
SWIMMING POOL(IN GROUND ONLY) AVERAGE	264	2016	\$9,029
SPA/HOT TUB-IN GROUND AVERAGE	40	2016	\$3,240
POOL DECK GOOD	435	2016	\$1,566
BRICK/TILE PAD/PATIO	221	2016	\$1,050

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2005	<b>Bathrooms</b>	4
<b>Value</b>	\$639,200	<b>Fixtures</b>	
<b>Actual Area</b>	5586	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	4102	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2005	792
BASE AREA	BAS	2005	2382
OPEN PORCH FINISHED	OPF	2005	78
UPPER STORY FINISHED	USF	2005	928
OPEN PORCH FINISHED	OPF	2005	256
OPEN PORCH FINISHED	OPF	2005	102
APARTMENT-RESIDENTIAL	APT	2005	792
OPEN PORCH FINISHED	OPF	2005	256

**Legal Description**

**Legal Description** CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 20 19-25-28



# Building 1 Sketch

