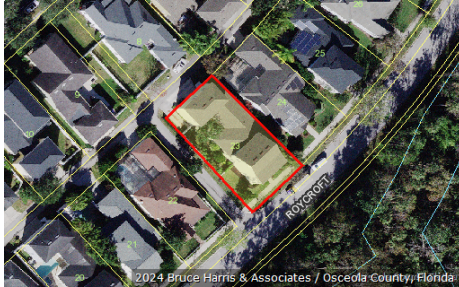




Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser
www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 07-25-28-2847-0001-0230



Owner Information

Owner Name	NIEVIERA MARY K
Mailing Address	1216 ROYCROFT AVE CELEBRATION, FL 34747
Physical Address	1216 ROYCROFT AVE, 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 04/19/2024, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2023	
Land	\$140,000	Land	\$130,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,300	Extra Features	\$1,300
Buildings	\$934,600	Buildings	\$912,100
Appraised(just)	\$1,075,900	Appraised(just)	\$1,043,400
Assessed(estimated)	\$1,074,702	Assessed*	\$1,043,400
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$1,024,702	Taxable	\$993,400
* 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	6325-0618	\$1,300,000	2022-11-28	WD
1	5832-1266	\$790,000	2020-10-29	WD
2	2512-1996	\$567,100	2004-05-07	SW
3	2309-1957	\$100	2003-08-05	QC
4	2309-1944	\$7,599,200	2003-08-05	WD

Land Information - Total Acreage: 0.18

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	0.00	LT	\$140,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	87	2019	\$1,253

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	5
Year Built	2004	Bathrooms	4
Value	\$934,600	Fixtures	
Actual Area	5516	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	4116	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2004	899
OPEN PORCH FINISHED	OPF	2004	217
BASE AREA	BAS	2004	2337
APARTMENT-RESIDENTIAL	APT	2004	792
ENCLOSED PORCH FINISHED	EPF	2004	88
OPEN PORCH FINISHED	OPF	2004	78
GARAGE FINISHED	GRF	2004	792
OPEN PORCH FINISHED	OPF	2004	96
OPEN PORCH FINISHED	OPF	2004	217

Legal Description

Legal Description CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 23 19-25-28

Building 1 Property Photo



Building 1 Sketch

