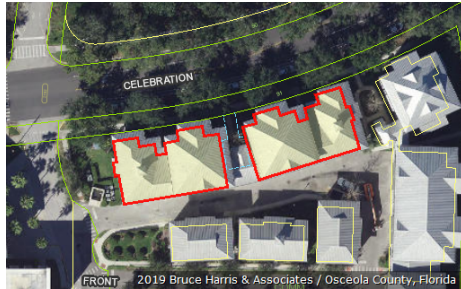




Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-3159-0001-2104



Owner Information

Owner Name	AAA GROUP INTERNATIONAL TRUST ADAMS JOHN TR
Mailing Address	768 CELEBRATION AVE 2104 CELEBRATION, FL 34747
Physical Address	768 CELEBRATION AVE, UNIT 2104, CELEBRATION FL 34747
Description	CONDOMINIUM-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	\$0	Land	\$0
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$286,400	Buildings	\$280,800
Appraised(just)	\$286,400	Appraised(just)	\$280,800
Assessed(estimated)	\$286,400	Assessed*	\$280,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$286,400	Taxable	\$280,800
* 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	5329-1470	\$323,000	2018-04-30	WD
1	3640-2866	\$0	2007-12-20	CD
2	3618-1635	\$451,000	2007-12-20	SW

Land Information - Total Acreage: 0.00

Land Description	Units	Depth	Land Type	Land Value
CONDO UNIT IMPROVED	1.00	0.00	UT	\$1

Building Information

Building 1			
Description	CONDO - VILLA	Bedrooms	1
Year Built	2007	Bathrooms	2
Value	\$286,400	Fixtures	
Actual Area	1429	Roof Cover	7 STANDING SEAM METAL
Heated Area	1429	Exterior Wall	(0.30) 10 CONCRETE BLOCK STUCCO (0.70) 12 CONCRETE BLOCK METAL SIDING

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2007	1429

Legal Description

Legal Description	CARLYLE RESIDENCES SOUTH AT CELEBRATION A CONDO CB 12 PG 75 OR 3613/1997 UNIT 2104
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Image Not Available

Building 1 Sketch

