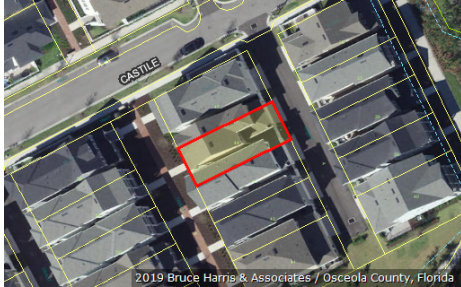




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-3248-0001-0440



### Owner Information

<b>Owner Name</b>	CASTILLO CRYSTAL LYNN
<b>Mailing Address</b>	16732 WILLOW HILLS LN CLERMONT , FL 34711-8729
<b>Physical Address</b>	1523 CASTILE ST, 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	\$47,000	Land	\$47,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,200	Extra Features	\$1,100
Buildings	\$304,800	Buildings	\$296,100
Appraised(just)	\$353,000	Appraised(just)	\$344,200
Assessed(estimated)	\$350,739	Assessed*	\$344,200
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$300,739	Taxable	\$294,200
* 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	5506-2372	\$439,000	2019-04-02	WD
1	4985-1151	\$410,000	2016-06-28	WD
2	4757-2004	\$1,264,800	2015-03-27	WD

**Land Information - Total Acreage: 0.05**

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$47,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	14	2016	\$222
BRICK/TILE PAD/PATIO	198	2016	\$950

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	2016	<b>Bathrooms</b>	2
<b>Value</b>	\$304,800	<b>Fixtures</b>	
<b>Actual Area</b>	2499	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1875	<b>Exterior Wall</b>	(0.40) 24 FRAME HARDIBOARD   (0.60) 25 CONCRETE BLOCK HARDIBOARD

**Building 1 subarea**

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2016	1023
BASE AREA	BAS	2016	852
OPEN PORCH FINISHED	OPF	2016	164
GARAGE FINISHED	GRF	2016	420
OPEN PORCH FINISHED	OPF	2016	40
OPEN AREA / NO VALUE	OPA	2016	64

**Legal Description**

**Legal Description** CELEBRATION SOUTH VLG UNIT 4 REPLAT NO 2 PB 23 PG 16-21 LOT 44



# Building 1 Sketch

