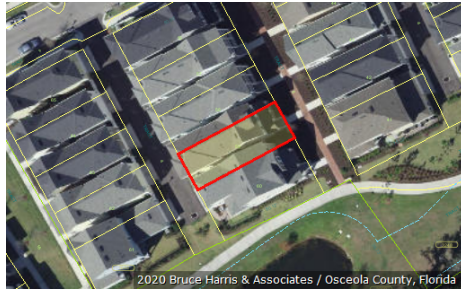




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-3248-0001-0590



### Owner Information

<b>Owner Name</b>	NGUYEN ANDY VAN NGUYEN THI-KHUU THANH
<b>Mailing Address</b>	1537 CASTILE ST CELEBRATION, FL 34747
<b>Physical Address</b>	1537 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 02/16/2020, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/02/2019</b>	
Land	\$47,000	Land	\$47,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$600	Extra Features	\$600
Buildings	\$376,500	Buildings	\$362,600
Appraised(just)	\$424,100	Appraised(just)	\$410,200
Assessed(estimated)	\$424,100	Assessed*	\$410,200
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$424,100	Taxable	\$410,200
* 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	5201-0225	\$100	2017-07-31	QC
1	5043-2701	\$0	2016-10-20	CD
2	5034-2975	\$440,000	2016-09-29	WD
3	4757-2004	\$1,264,800	2015-03-27	WD

**Land Information - Total Acreage: 0.06**

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	\$212
BRICK/TILE PAD/PATIO	90	2016	\$428

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2016	<b>Bathrooms</b>	2
<b>Value</b>	\$376,500	<b>Fixtures</b>	
<b>Actual Area</b>	3105	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2319	<b>Exterior Wall</b>	(0.50) 24 FRAME HARDIBOARD   (0.50) 25 CONCRETE BLOCK HARDIBOARD

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2016	564
UPPER STORY FINISHED	USF	2016	1455
BASE AREA	BAS	2016	864
OPEN PORCH FINISHED	OPF	2016	144
OPEN PORCH FINISHED	OPF	2016	54
OPEN PORCH FINISHED	OPF	2016	24

**Legal Description**

**Legal Description** CELEBRATION SOUTH VLG UNIT 4 REPLAT NO 2 PB 23 PG 16-21 LOT 59



# Building 1 Sketch

