



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  
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## Parcel: 07-25-28-5421-0001-4590



### Owner Information

**Owner Name** CARLSON BRIAN S  
 CARLSON JENNIFER A

**Mailing Address** 798 OAK SHADOWS RD  
 CELEBRATION, FL 34747

**Physical Address** 459 WATER ST, CELEBRATION FL 34747

**Description** CONDOMINIUM-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 04/17/2021, which are subject to change prior to certification

Land	\$0
AG Benefit	\$0
Extra Features	\$0
Buildings	\$199,100
Appraised(just)	\$199,100
Assessed(estimated)	\$188,324
Exemption(estimated)	\$50,000
Taxable(estimated)	\$138,324

\* 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 02/04/2021

Land	\$0
AG Benefit	\$0
Extra Features	\$0
Buildings	\$189,200
Appraised(just)	\$189,200
Assessed*	\$185,724
Exemption	\$50,000
Taxable	\$135,724

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5881-1385	\$265,000	2021-01-29	WD
1	5082-1681	\$100	2016-12-14	WD
2	3678-0656	\$225,000	2008-04-25	WD
3	3066-0208	\$100	2006-01-27	CD
4	2851-2158	\$0	2005-07-05	CD
5	2711-0384	\$226,900	2004-12-21	SW
6	2473-1479	\$27,500,000	2004-03-17	SW

**Land Information - Total Acreage: 0.01**

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

**Building Information**

## Building 1

<b>Description</b>	CONDO - VILLA	<b>Bedrooms</b>	2
<b>Year Built</b>	1998	<b>Bathrooms</b>	2
<b>Value</b>	\$199,100	<b>Fixtures</b>	
<b>Actual Area</b>	1279	<b>Roof Cover</b>	11 BUILT UP COMPOSITION/METALIC
<b>Heated Area</b>	1261	<b>Exterior Wall</b>	(1.00) 7 FRAME STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1998	1261
UTILITY FINISHED	UTF	1998	18

**Legal Description**

**Legal Description** WATER STREET CONDO PHASE 2 CB 4 PG 21-31 UNIT 459

Image Not Available

# Building 1 Sketch

