



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 07-25-28-5429-0001-5910



### Owner Information

<b>Owner Name</b>	FABRICIO MANIGLIA MARIA HELENA MANIGLIA JOAO JAIRNEY
<b>Mailing Address</b>	RUA DOMINGOS BENATTO 445 CURITIBA PR, BRAZIL
<b>Physical Address</b>	591 CAMPUS ST, CELEBRATION FL 34747
<b>Description</b>	CONDOMINIUM-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 01/17/2020, 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	\$0	Land	\$0
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$238,900	Buildings	\$241,900
Appraised(just)	\$238,900	Appraised(just)	\$241,900
Assessed(estimated)	\$238,900	Assessed*	\$241,900
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$238,900	Taxable	\$241,900
* 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	4813-0821	\$350,000	2015-07-17	WD
1	4813-0819	\$100	2015-07-08	CD
2	4069-0953	\$180,000	2010-11-10	WD
3	2708-1486	\$349,900	2004-12-29	SW
4	2473-1479	\$27,500,000	2004-03-17	SW

**Land Information - Total Acreage: 0.03**

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>	3
<b>Year Built</b>	1999	<b>Bathrooms</b>	2
<b>Value</b>	\$238,900	<b>Fixtures</b>	
<b>Actual Area</b>	2408	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1856	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1999	539
GARAGE FINISHED	GRF	1999	552
BASE AREA	BAS	1999	421
UPPER STORY FINISHED	USF	1999	896

**Legal Description**

**Legal Description** WATER STREET CONDO PHASE 7 CB 4 PGS 192-198 UNIT 591

Image Not Available

# Building 1 Sketch

