



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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## Parcel: 09-25-27-3051-0001-0420



### Owner Information

**Owner Name** MORAES & GARCIA HOLDINGS LLC

**Mailing Address** CC: TOWNS REALTY  
 7345 W SAND LAKE RD STE 405  
 ORLANDO, FL 32819

**Physical Address** 8477 OASIS KEY CV, KISSIMMEE FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 09/19/2021, which are subject to change prior to certification

Land	\$44,000
AG Benefit	\$0
Extra Features	\$7,600
Buildings	\$186,600
Appraised(just)	\$238,200
Assessed(estimated)	\$238,200
Exemption(estimated)	\$0
Taxable(estimated)	\$238,200

\* 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	\$44,000
AG Benefit	\$0
Extra Features	\$7,200
Buildings	\$171,900
Appraised(just)	\$223,100
Assessed*	\$223,100
Exemption	\$0
Taxable	\$223,100

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4584-1428	\$273,000	2014-02-28	WD
1	4584-1427	\$0	2011-11-13	AF
2	2252-1697	\$248,300	2002-12-21	SW
3	1739-0644	\$2,950,000	2000-05-19	SW

## Land Information - Total Acreage: 0.16

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	122.00	LT	\$44,000

## Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	286	2002	\$4,805
POOL DECK AVERAGE	434	2002	\$937
SCREEN ENCLOSURE AVERAGE	1480	2002	\$1,924
CONCRETE PAD/PATIO AVERAGE	9	2002	\$17

## Building Information

### Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2002	<b>Bathrooms</b>	3
<b>Value</b>	\$186,600	<b>Fixtures</b>	
<b>Actual Area</b>	2865	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2317	<b>Exterior Wall</b>	(0.40) 7 FRAME STUCCO   (0.60) 10 CONCRETE BLOCK STUCCO

### Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2002	785
BASE AREA	BAS	2002	1532
OPEN PORCH FINISHED	OPF	2002	36
GARAGE FINISHED	GRF	2002	446
OPEN PORCH FINISHED	OPF	2002	66

## Legal Description

**Legal Description** EMERALD ISLAND RESORT PHASE 1 PB 12 PGS 145-150 LOT 42



# Building 1 Sketch

