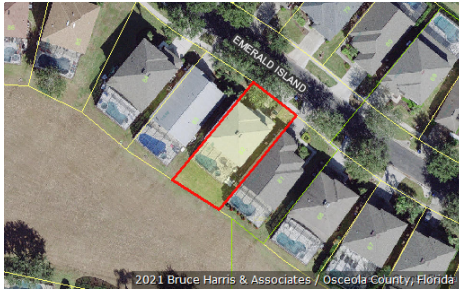




Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
 Ph: (407) 742-5000 Fax: (407) 742-4900

Parcel: 09-25-27-3057-0001-0820



Owner Information

Owner Name	TRUONG TUAN NGYUEN DUNG NGUYEN TRI
Mailing Address	8517 NORTHEAST BRAZEE ST PORTLAND, OR 97220
Physical Address	2633 EMERALD ISLAND BLVD, KISSIMMEE FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 11/29/2021, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2021	
Land	\$40,000	Land	\$40,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$8,000	Extra Features	\$8,400
Buildings	\$232,000	Buildings	\$229,700
Appraised(just)	\$280,000	Appraised(just)	\$278,100
Assessed(estimated)	\$280,000	Assessed*	\$278,100
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$280,000	Taxable	\$278,100
* 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	6075-2845	\$493,000	2021-10-05	WD
1	5456-1611	\$345,000	2018-12-13	WD
2	4262-0585	\$313,000	2012-04-14	SW
3	4204-0723	\$100	2011-11-23	CT
4	4262-0578	\$100	2009-05-21	QC
5	2461-2908	\$295,300	2004-02-06	WD
6	2431-0098	\$400,000	2004-01-16	QC
7	2215-0311	\$1,250,000	2003-03-19	SW
8	2052-2728	\$1,150,000	2002-05-17	SW
9	1867-0061	\$1,000,000	2001-04-17	SW
10	1739-0644	\$2,950,000	2000-05-19	SW
11	0969-2450	\$360,000	1990-05-10	SW
12	0807-0482	\$240,000	1986-06-04	WD
13	0798-2798	\$0	1986-02-18	AD

Land Information - Total Acreage: 0.13

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	0.00	LT	\$40,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	200	2004	\$3,360
SPA/HOT TUB-IN GROUND AVERAGE	28	2004	\$1,008
POOL DECK AVERAGE	608	2004	\$1,350
SCREEN ENCLOSURE AVERAGE	1656	2004	\$2,153

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	7
Year Built	2004	Bathrooms	4
Value	\$232,000	Fixtures	
Actual Area	3357	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2881	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2004	1463
BASE AREA	BAS	2004	1418
GARAGE FINISHED	GRF	2004	420
OPEN PORCH FINISHED	OPF	2004	56

Legal Description

Legal Description	EMERALD ISLAND RESORT PHASE FOUR PB 15 PGS 29-30 LOT 82 08-25-27
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Building 1 Property Photo



Building 1 Sketch

