



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
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Parcel: 09-25-27-3058-0001-0550



Owner Information

Owner Name MCCALDON DAVID
 MCCALDON JEANNE

Mailing Address 192 W EMERSON ST
 MELROSE , MA 02176

Physical Address 2703 GRAND HARBOUR CT, 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 09/19/2021, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 02/04/2021	
Land	\$40,000	Land	\$40,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$11,900	Extra Features	\$11,800
Buildings	\$240,800	Buildings	\$222,000
Appraised(just)	\$292,700	Appraised(just)	\$273,800
Assessed(estimated)	\$292,700	Assessed*	\$273,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$292,700	Taxable	\$273,800
* 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	6044-0610	\$435,000	2021-09-13	WD
1	4303-1216	\$300,000	2012-07-26	WD
2	2781-2138	\$519,800	2005-04-29	WD

Land Information - Total Acreage: 0.14

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	330	2005	\$6,653
POOL DECK AVERAGE	642	2005	\$1,502
SCREEN ENCLOSURE AVERAGE	1900	2005	\$2,470
SPA/HOT TUB-IN GROUND AVERAGE	28	2005	\$1,210

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	6
Year Built	2005	Bathrooms	4
Value	\$240,800	Fixtures	
Actual Area	3757	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2881	Exterior Wall	(0.40) 7 FRAME STUCCO (0.60) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
OPEN PORCH FINISHED	OPF	2005	400
BASE AREA	BAS	2005	1418
OPEN PORCH FINISHED	OPF	2005	56
GARAGE FINISHED	GRF	2005	420
UPPER STORY FINISHED	USF	2005	1463

Legal Description

Legal Description	EMERALD ISLAND RESORT PHASE FIVE-A PB 16 PGS 171-172 LOT 55
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Building 1 Property Photo



Building 1 Sketch

