



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlow Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 11--2-5--28-4-760--0001

Image Not Available

### Owner Information

<b>Owner Name</b>	ORLANDO CELEBRATION LLC
<b>Mailing Address</b>	55 E LONG LAKE RD STE 204 TROY, MI 48085
<b>Physical Address</b>	4944 W IRLow BRONSON MEM HWY, KISSIMMEE FL 34746
<b>Description</b>	HOTELS & MOTELS-IMP
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 10/17/2017, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/03/2017</b>	
Land	\$963,800	Land	\$963,800
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$187,200	Extra Features	\$187,400
Buildings	\$3,746,100	Buildings	\$3,757,800
Appraised(just)	\$2,837,800	Appraised(just)	\$2,837,800
Assessed(estimated)	\$2,837,800	Assessed*	\$2,837,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$2,837,800	Taxable	\$2,837,800
* 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	5109-1928	\$0	2017-02-28	CT
1	4606-2907	\$3,110,400	2014-05-05	WD
2	2911-2894	\$6,180,000	2005-08-31	WD
3	2456-1536	\$4,269,500	2004-01-01	SW
4	2223-1947	\$0	2003-04-01	CT
5	2157-2163	\$0	2002-12-03	CT
6	2154-2481	\$0	2002-11-26	CT
7	1232-1389	\$3,838,000	1994-12-30	SW
8	1182-1220	\$0	1994-03-24	CT
9	1182-1230	\$0	1994-03-24	CT
10	0855-2289	\$0	1987-10-15	SW
11	0855-2305	\$0	1987-10-15	WD
12	0837-0806	\$0	1987-04-07	CT
13	0603-0252	\$250,000	1982-09-24	WD
14	0250-0206	\$0	1972-10-13	WD
15	0240-0490	\$0	1972-05-08	WD
16	0225-0002	\$0	1971-08-24	WD
17	0225-0001	\$0	1971-06-23	QC
18	0046-0201	\$0	1968-01-11	OR

19	0000-0000	\$0	1966-10-11	DC
20	0143-0508	\$0	1966-01-27	WD
21	0141-0376	\$0	1965-12-14	QC
22	0042-0136	\$0	1959-04-29	WD
23	0027-0300	\$0	1958-08-02	WD
24	0019-0385	\$0	1958-02-13	WD
25	0018-0451	\$0	1958-01-17	WD
26	0018-0203	\$0	1958-01-15	WD
27	0009-0382	\$0	1957-07-06	WD

## Land Information - Total Acreage: 9.64

Land Description	Units	Depth	Land Type	Land Value
COM AC	5.70	0.00	AC	\$963,800
POND/LAKE	3.94	0.00	AC	\$400

## Extra Features

Extra Feature	Units	Year Built	Feature Value
COMMERCIAL-A/C-WALL UNIT AVERAGE	58	1984	\$15,312
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	84083	1984	\$49,189
COMMERCIAL-CHAIN LINK FENCE-4 FT HIGH AVERAGE	630	1984	\$1,260
COMMERCIAL ELEVATOR	1	1984	\$24,450
COMMERCIAL-SWIMMING POOL(IN GROUND ONLY) BELOW AVE	1176	1985	\$14,112
COMMERCIAL-POOL DECK AVERAGE	2712	1985	\$2,929
COMMERCIAL-CHAIN LINK FENCE-10 FT HIGH AVERAGE	234	1985	\$842
COMMERCIAL-ASPHALT PAVEMENT AVERAGE	13112	1985	\$7,671
COMMERCIAL-PREFABRICATED SHED GOOD	200	1988	\$960
COMMERCIAL-A/C-WALL UNIT AVERAGE	100	1984	\$26,400
COMMERCIAL-A/C-WALL UNIT AVERAGE	66	1985	\$17,424
COMMERCIAL ELEVATOR	1	1985	\$24,450
COMMERCIAL-DOCK WITH NO RAILING MINIMAL	1128	1984	\$2,256

## Building Information

### Building 1

<b>Description</b>	MOTEL COM	<b>Bedrooms</b>	
<b>Year Built</b>	1984	<b>Bathrooms</b>	
<b>Value</b>	\$1,072,900	<b>Fixtures</b>	176
<b>Actual Area</b>	35030	<b>Roof Cover</b>	12 BUILT UP METAL/GYPSUM
<b>Heated Area</b>	30478	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO

### Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1984	7906
UPPER STORY FINISHED	USF	1984	22572
OPEN PORCH FINISHED	OPF	1984	3496
CANOPY	CAN	1984	1056
DETACHED UTILITY UNFINISHED	DUU	1984	0

### Building 2

<b>Description</b>	MOTEL COM	<b>Bedrooms</b>	
<b>Year Built</b>	1984	<b>Bathrooms</b>	
<b>Value</b>	\$1,494,500	<b>Fixtures</b>	300
<b>Actual Area</b>	48480	<b>Roof Cover</b>	12 BUILT UP METAL/GYPSUM
<b>Heated Area</b>	41580	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO

### Building 2 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1984	8316
UPPER STORY FINISHED	USF	1984	33264
OPEN PORCH FINISHED	OPF	1984	6900
DETACHED UTILITY FINISHED	DUF	1984	0

### Building 3

<b>Description</b>	MOTEL COM	<b>Bedrooms</b>	
<b>Year Built</b>	1985	<b>Bathrooms</b>	
<b>Value</b>	\$1,178,600	<b>Fixtures</b>	204
<b>Actual Area</b>	37816	<b>Roof Cover</b>	12 BUILT UP METAL/GYPSUM

**Heated Area** 33396 **Exterior Wall** (1.00) 10 CONCRETE BLOCK STUCCO

Building 3 subarea

<b>Description</b>	<b>Code</b>	<b>Year Built</b>	<b>Total Sketched Area</b>
BASE AREA	BAS	1985	8316
UPPER STORY FINISHED	USF	1985	25080
OPEN PORCH FINISHED	OPF	1985	4420

**Legal Description**

**Legal Description** PINE HAVEN PB 1 PG 335 LOTS 2, 3, 4 & LOT 5 LESS N 367 FT OF LOT 5 LESS R/W

**Building 1 Property Photo**



**Building 2 Property Photo**

Image Not Available

**Building 3 Property Photo**

Image Not Available







