



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: 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 IRLON 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 08/19/2017, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/04/2016</b>	
Land	\$963,800	Land	\$963,800
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$187,400	Extra Features	\$187,600
Buildings	\$3,757,800	Buildings	\$3,114,500
Appraised(just)	\$2,837,800	Appraised(just)	\$2,824,400
Assessed(estimated)	\$2,837,800	Assessed*	\$2,824,400
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$2,837,800	Taxable	\$2,824,400
* 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	1182-1230	\$0	1994-03-24	CT
9	1182-1220	\$0	1994-03-24	CT
10	0855-2305	\$0	1987-10-15	WD
11	0855-2289	\$0	1987-10-15	SW
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	\$3,051
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>	\$1,075,800	<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			
<b>Description</b>	<b>Code</b>	<b>Year Built</b>	<b>Total Sketched Area</b>
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>	\$1,498,600	<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			
<b>Description</b>	<b>Code</b>	<b>Year Built</b>	<b>Total Sketched Area</b>
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>	\$1,183,400	<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







