



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: 11--2-5--28-4-760--0001

Image Not Available

Owner Information

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

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 06/22/2017, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2016	
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	1182-1220	\$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	\$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

Description	MOTEL COM	Bedrooms	
Year Built	1984	Bathrooms	
Value	\$1,075,800	Fixtures	176
Actual Area	35030	Roof Cover	12 BUILT UP METAL/GYPSUM
Heated Area	30478	Exterior Wall	(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

Description	MOTEL COM	Bedrooms	
Year Built	1984	Bathrooms	
Value	\$1,498,600	Fixtures	300
Actual Area	48480	Roof Cover	12 BUILT UP METAL/GYPSUM
Heated Area	41580	Exterior Wall	(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

Description	MOTEL COM	Bedrooms	
Year Built	1985	Bathrooms	
Value	\$1,183,400	Fixtures	204
Actual Area	37816	Roof Cover	12 BUILT UP METAL/GYPSUM

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

Building 3 subarea

Description	Code	Year Built	Total Sketched Area
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

