



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlu Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 13-25-28-3264-0001-2110



### Owner Information

**Owner Name** BOUDREAU JAMES KARLE  
 BOUDREAU BRIGITTE

**Mailing Address** 1647 RESOLUTE ST  
 CELEBRATION, FL 34747

**Physical Address** 1647 RESOLUTE ST, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 02/16/2020, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/02/2019</b>	
Land	\$47,000	Land	\$47,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,600	Extra Features	\$1,600
Buildings	\$337,900	Buildings	\$325,400
Appraised(just)	\$386,500	Appraised(just)	\$374,000
Assessed(estimated)	\$382,602	Assessed*	\$374,000
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$332,602	Taxable	\$324,000
* 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	5171-1890	\$498,200	2017-06-26	WD
1	5053-0341	\$469,100	2016-11-07	WD

**Land Information - Total Acreage: 0.06**

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$47,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	12	2017	\$190
BRICK/TILE PAD/PATIO	287	2017	\$1,378

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	3
<b>Year Built</b>	2017	<b>Bathrooms</b>	2
<b>Value</b>	\$337,900	<b>Fixtures</b>	
<b>Actual Area</b>	2867	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2111	<b>Exterior Wall</b>	(0.50) 10 CONCRETE BLOCK STUCCO   (0.50) 24 FRAME HARDIBOARD

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2017	1295
OPEN PORCH FINISHED	OPF	2017	79
GARAGE FINISHED	GRF	2017	554
BASE AREA	BAS	2017	816
OPEN PORCH FINISHED	OPF	2017	79
OPEN PORCH FINISHED	OPF	2017	20
OPEN PORCH FINISHED	OPF	2017	24

**Legal Description**

<b>Legal Description</b>	CELEBRATION SOUTH VLG UNIT 4 REPLAT 3 PB 24 PGS 46-52 LOT 211
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**Building 1 Sketch**

