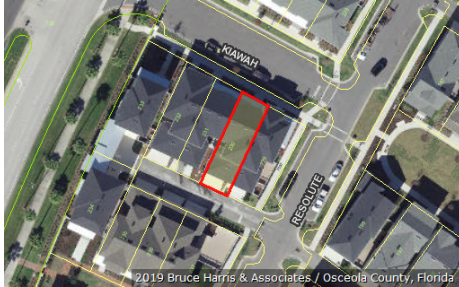




Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 13-25-28-3264-0001-2300



### Owner Information

**Owner Name** MAYORGAS DANIEL W  
 MAYORGAS MELISSA M

**Mailing Address** 42692 MEADOWLARK RIDGE  
 MURRIETA, CA 92562

**Physical Address** 1372 KIAWAH ST, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

Current Value represents working appraised values as of 07/19/2019, which are subject to change prior to certification

Land	\$35,000
AG Benefit	\$0
Extra Features	\$400
Buildings	\$251,800
Appraised(just)	\$287,200
Assessed(estimated)	\$287,200
Exemption(estimated)	\$50,000
Taxable(estimated)	\$237,200

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 10/01/2018

Land	\$35,000
AG Benefit	\$0
Extra Features	\$400
Buildings	\$253,300
Appraised(just)	\$288,700
Assessed*	\$285,165
Exemption	\$50,000
Taxable	\$235,165

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5499-1810	\$342,000	2019-03-18	WD
1	5049-0992	\$320,000	2016-10-28	WD
2	4920-2881	\$397,700	2016-02-26	WD

**Land Information - Total Acreage: 0.04**

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	0.00	LT	\$35,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
CONCRETE PAD/PATIO AVERAGE	107	2016	\$308
VINYL FENCE-6 FT HIGH AVERAGE	8	2016	\$127
CONCRETE/CONCRETE BLOCK WALL AVERAGE	8	2016	\$39

**Building Information**

Building 1			
<b>Description</b>	TOWNHOUSE / ROWHOUSE	<b>Bedrooms</b>	3
<b>Year Built</b>	2016	<b>Bathrooms</b>	2
<b>Value</b>	\$251,800	<b>Fixtures</b>	
<b>Actual Area</b>	2228	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1655	<b>Exterior Wall</b>	(0.50) 10 CONCRETE BLOCK STUCCO   (0.50) 7 FRAME STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2016	892
BASE AREA	BAS	2016	763
OPEN PORCH FINISHED	OPF	2016	138
GARAGE FINISHED	GRF	2016	435

**Legal Description**

<b>Legal Description</b>	CELEBRATION SOUTH VLG UNIT 4 REPLAT 3 PB 24 PGS 46-52 LOT 230
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# Building 1 Sketch

