



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

Parcel: 17-25-30-3150-0003-0052



2015 Bruce Harris & Associates / Osceola County, Florida

Owner Information

Owner Name KIRTON RAYMOND
 KIRTON DIANE LYNN

Mailing Address 21 E LAKE SHORE BLVD
 KISSIMMEE, FL 34744

Physical Address 21 EAST LAKE SHORE BLVD, KISSIMMEE

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 01/31/2015, which are subject to change prior to certification

Land	\$292,500
AG Benefit	\$0
Extra Features	\$96,800
Buildings	\$1,114,700
Appraised(just)	\$1,504,000
Assessed(estimated)	\$1,504,000
Exemption(estimated)	\$50,000
Taxable(estimated)	\$1,454,000

* 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 10/03/2014

Land	\$292,500
AG Benefit	\$0
Extra Features	\$101,100
Buildings	\$1,064,500
Appraised(just)	\$1,458,100
Assessed*	\$1,458,100
Exemption	\$0
Taxable	\$1,458,100

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4642-0370	\$1,200,000	2014-07-23	WD
1	4498-1158	\$2,198,200	2013-08-10	WD
2	2328-0901	\$240,000	2003-08-07	WD
3	1972-2643	\$0	1999-07-30	WD
4	1782-2862	\$200,000	1999-07-30	WD
5	1393-1347	\$0	1997-04-01	DC
6	0866-2154	\$0	1988-01-01	WD
7	0820-2020	\$20,000	1986-10-01	WD
8	0495-0005	\$0	1980-09-01	WD

Land Information - Total Acreage: 3.90

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL WATER	390.00	390.00	FF	\$292,500

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	960	2006	\$32,400
SPA/HOT TUB-IN GROUND GOOD	70	2006	\$5,775
POOL DECK GOOD	333	2006	\$1,124
SCREEN ENCLOSURE AVERAGE	1363	2006	\$2,249
COVERED DOCK AVERAGE	192	2006	\$1,320
DOCK WITH NO RAILING AVERAGE	192	2006	\$739
METAL FENCING 6 FT GOOD	784	2006	\$19,439
METAL FENCING 4 FT HIGH GOOD	393	2006	\$5,983
DOCK WITH RAILING GOOD	2400	2006	\$14,520
BRICK/TILE PAD/PATIO	504	2006	\$2,192
TENNIS COURT GOOD	3375	2006	\$8,859
FIREPLACE-PREFABRICATED GOOD	1	2006	\$2,340

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	6
Year Built	2006	Bathrooms	7
Value	\$1,114,700	Fixtures	
Actual Area	14028	Roof Cover	6 CEMENT TILE
Heated Area	9325	Exterior Wall	(0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2006	5295
ATTIC UNFINISHED	ATU	2006	0
UPPER STORY FINISHED	USF	2006	4030
OPEN PORCH FINISHED	OPF	2006	1932
OPEN PORCH FINISHED	OPF	2006	640
OPEN PORCH FINISHED	OPF	2006	84
OPEN AREA / NO VALUE	OPA	2006	0
OPEN AREA / NO VALUE	OPA	2006	0
GARAGE FINISHED	GRF	2006	900
OPEN PORCH FINISHED	OPF	2006	145
OPEN PORCH FINISHED	OPF	2006	154
GARAGE FINISHED	GRF	2006	700
OPEN PORCH FINISHED	OPF	2006	148

Legal Description

Legal Description
FLA FRUIT BELT SALES CO PB 1 PGS 55-56 S 140 FT OF LOT 5 LYING E OF LAKESHORE BLVD AND VAC BROWN BLVD ABUTTING E SIDE AND N 260 FT OF LOT 6 LYING E OF LAKESHORE BLVD AND VAC BROWN BLVD ABUTTING E SIDE 21-25-30 AND FLORIDA FRUIT BELT SALES CO SUB #1 PB 1 PGS 55 & 56 COMM AT INT OF S/L OF THE N 190.00 FT OF BLK 3 LOT 5 AND E R/W LINE OF LAKESHORE BLVD, S 3 DEG W 33.35 FT TO POB, S 56 DEG W 209.04 FT TO POB CONC SWLY RAD 961.47 FT (CH BEAR S 26 DEG E 274.77 FT), RUN SELY ALONG ARC OF CURVE THROUGH CENT ANG 16 DEG 275.72 FT, E 32.88 FT TO THE INT OF THE N LINE OF THE S 70.00 FT OF BLK 3 LOT 6, AND E R/W LINE OF LAKESHORE BLVD, N 3 DEG E 365.00 FT TO POB

Building 1 Property Photo



17-25-30-3150-0003-0052 11/21/2007

