



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



### 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 FL 34744

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 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	\$292,500	Land	\$292,500
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$87,700	Extra Features	\$92,000
Buildings	\$968,100	Buildings	\$974,200
Appraised(just)	\$1,348,300	Appraised(just)	\$1,358,700
Assessed(estimated)	\$1,342,100	Assessed*	\$1,314,496
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$1,292,100	Taxable	\$1,264,496
* 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	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	\$29,376
SPA/HOT TUB-IN GROUND GOOD	70	2006	\$5,236
POOL DECK GOOD	333	2006	\$1,086
SCREEN ENCLOSURE AVERAGE	1363	2006	\$1,840
COVERED DOCK AVERAGE	192	2006	\$1,080
DOCK WITH NO RAILING AVERAGE	192	2006	\$605
METAL FENCING 6 FT GOOD	784	2006	\$18,546
METAL FENCING 4 FT HIGH GOOD	393	2006	\$5,708
DOCK WITH RAILING GOOD	2400	2006	\$11,880
BRICK/TILE PAD/PATIO	504	2006	\$2,092
TENNIS COURT GOOD	3375	2006	\$8,033
FIREPLACE-PREFABRICATED GOOD	1	2006	\$2,262

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	6
<b>Year Built</b>	2006	<b>Bathrooms</b>	7
<b>Value</b>	\$968,100	<b>Fixtures</b>	
<b>Actual Area</b>	14028	<b>Roof Cover</b>	6 CEMENT TILE
<b>Heated Area</b>	9325	<b>Exterior Wall</b>	(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**

