



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
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Parcel: 19-25-28-2954-0001-3050



2021 Bruce Harris & Associates / Osceola County, Florida

Owner Information

Owner Name	FANTINI NICHOLAS JOHN
Mailing Address	1231 WRIGHT CIR 305 CELEBRATION, FL 34747
Physical Address	1231 WRIGHT CIR, UNIT 305, CELEBRATION FL 34747
Description	CONDOMINIUM-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 04/17/2021, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 02/04/2021	
Land	\$0	Land	\$0
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$181,800	Buildings	\$171,200
Appraised(just)	\$181,800	Appraised(just)	\$171,200
Assessed(estimated)	\$173,596	Assessed*	\$171,200
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$123,596	Taxable	\$121,200
* 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	5886-0554	\$230,000	2021-02-04	WD
1	3826-2470	\$255,000	2009-04-07	WD

Land Information - Total Acreage: 0.02

Land Description	Units	Depth	Land Type	Land Value
CONDO UNIT IMPROVED	1.00	0.00	UT	\$1

Building Information

Building 1

Description	CONDO - VILLA	Bedrooms	2
Year Built	2006	Bathrooms	2
Value	\$181,800	Fixtures	
Actual Area	1345	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1345	Exterior Wall	(1.00) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2006	1345

Legal Description

Legal Description ARTISAN CLUB CONDO PH 2 CB 10 PG 48-52 OR 3229/2532 BLDG 1 UNIT 305

Image Not Available

Building 1 Sketch

