



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 35-25-27-5192-0013-1010



### Owner Information

<b>Owner Name</b>	GARY S & LINDA G NICHOLSON TRUST NICHOLSON SUNNIE L TR
<b>Mailing Address</b>	365 MAYVIEW DR WEBSTER , NY 14580
<b>Physical Address</b>	7501 MOURNING DOVE CIR, UNIT 101, KISSIMMEE FL 34747
<b>Description</b>	CONDOMINIUM-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 10/19/2020, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/02/2020</b>	
Land	\$0	Land	\$0
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$151,200	Buildings	\$153,000
Appraised(just)	\$151,200	Appraised(just)	\$153,000
Assessed(estimated)	\$151,200	Assessed*	\$153,000
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$151,200	Taxable	\$153,000
* 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	5737-2054	\$210,000	2020-06-15	WD
1	4476-1161	\$0	2013-07-12	WD
2	4393-2117	\$100	2013-01-25	QC
3	3492-0003	\$556,400	2007-05-25	SW

**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			
<b>Description</b>	CONDO - VILLA	<b>Bedrooms</b>	3
<b>Year Built</b>	2007	<b>Bathrooms</b>	2
<b>Value</b>	\$151,200	<b>Fixtures</b>	
<b>Actual Area</b>	1419	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1419	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
<b>Description</b>	<b>Code</b>	<b>Year Built</b>	<b>Total Sketched Area</b>
BASE AREA	BAS	2007	1419

**Legal Description**

<b>Legal Description</b>	TERRACES AT REUNION PH 13 A CONDO CB 11 PG 133-134 OR 3485/1693 BLDG 13 UNIT 101
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Image Not Available

**Building 1 Sketch**

