



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

## Parcel: 07-25-28-2509-0001-1610



### Owner Information

<b>Owner Name</b>	RANKIN MARK RANKIN MARILYN
<b>Mailing Address</b>	519 CAMPUS ST CELEBRATION, FL 34747
<b>Physical Address</b>	519 CAMPUS ST, CELEBRATION FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 02/14/2025, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/04/2023</b>	
Land	\$70,000	Land	\$45,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$300	Extra Features	\$300
Buildings	\$300,900	Buildings	\$347,300
Appraised(just)	\$371,200	Appraised(just)	\$392,600
Assessed(estimated)	\$371,200	Assessed*	\$223,168
Exemption(estimated)	\$0	Exemption	\$50,000
Taxable(estimated)	\$371,200	Taxable	\$173,168
* 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	6664-0773	\$515,000	2024-09-10	WD
1	6620-0281	\$479,600	2024-06-13	WD
2	2540-2087	\$283,000	2004-06-21	WD
3	2540-2084	\$283,000	2004-06-16	WD
4	2180-1430	\$242,000	2003-01-13	WD
5	1739-1417	\$0	2000-02-25	CD
6	1708-1551	\$228,000	2000-02-25	WD
7	1391-1093	\$134,200	1997-03-27	SW

**Land Information - Total Acreage: 0.07**

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	130.00	LT	\$70,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
CONCRETE/CONCRETE BLOCK WALL GOOD	42	1997	\$121
WOOD FENCE-6 FT HIGH GOOD	48	1997	\$154

**Building Information**

Building 1			
<b>Description</b>	TOWNHOUSE / ROWHOUSE	<b>Bedrooms</b>	2
<b>Year Built</b>	1997	<b>Bathrooms</b>	2
<b>Value</b>	\$300,900	<b>Fixtures</b>	
<b>Actual Area</b>	2412	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1524	<b>Exterior Wall</b>	(0.30) 7 FRAME STUCCO   (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	1997	732
UPPER STORY UNFINISHED	USU	1997	470
BASE AREA	BAS	1997	792
DETACHED GARAGE FINISHED	DGF	1997	220
TRELIS COVERED	TRL	1997	198

**Legal Description**

**Legal Description** ACADEMY ROW REPLAT #5 OF CELEBRATION VILLAGE UNIT 2 PB 9 PGS 78-80 LOT 161

**Building 1 Property Photo**



