



Katrina S. Scarborough, CFA, CCF, MCF
 Osceola County Property Appraiser
 www.property-appraiser.org
 Osceola County Government Center
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
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Parcel: 07-25-28-2804-0001-2990



Owner Information

Owner Name	SZYMEZAK SEBASTIEN
Mailing Address	236 ACADIA TER CELEBRATION, FL 34747
Physical Address	236 ACADIA TER, CELEBRATION FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 02/03/2022	
Land	\$165,000	Land	\$156,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$21,400	Extra Features	\$19,200
Buildings	\$1,522,100	Buildings	\$1,217,100
Appraised(just)	\$1,708,500	Appraised(just)	\$1,392,300
Assessed(estimated)	\$1,392,391	Assessed*	\$1,351,836
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$1,342,391	Taxable	\$1,301,836
* 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	5036-1398	\$1,261,000	2016-09-30	WD
1	3703-2374	\$1,800,000	2008-06-13	WD
2	2746-0562	\$1,445,000	2005-02-28	WD
3	2451-0721	\$162,000	2004-02-20	SW
4	2451-0724	\$100	2004-02-20	QC

Land Information - Total Acreage: 0.37

Land Description	Units	Depth	Land Type	Land Value
ESTATE	1.00	140.00	LT	\$165,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	336	2005	\$10,349
SPA/HOT TUB-IN GROUND GOOD	27	2005	\$1,307
POOL DECK GOOD	337	2005	\$960
METAL FENCING 4 FT HIGH AVERAGE	55	2005	\$560
CONCRETE/CONCRETE BLOCK WALL AVERAGE	72	2005	\$274
BALCONY DECK AVERAGE	344	2005	\$1,060
METAL FENCING 3 FT HIGH AVERAGE	404	2007	\$3,588
CONCRETE/CONCRETE BLOCK WALL AVERAGE	808	2007	\$3,232

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	5
Year Built	2005	Bathrooms	3
Value	\$1,522,100	Fixtures	
Actual Area	8089	Roof Cover	6 CEMENT TILE
Heated Area	6700	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea

Description	Code	Year Built	Total Sketched Area
ENCLOSED PORCH FINISHED	EPF	2005	818
UPPER STORY FINISHED	USF	2005	1924
UPPER STORY FINISHED	USF	2007	760
OPEN PORCH FINISHED	OPF	2005	198
BASE AREA	BAS	2005	3198
OPEN PORCH FINISHED	OPF	2005	317
GARAGE FINISHED	GRF	2007	640
OPEN PORCH FINISHED	OPF	2005	234

Legal Description

Legal Description CELEBRATION NORTH VILLAGE UNIT 2 PB 9 PG 165-180 LOT 299 08/25/28

Building 1 Property Photo



07-25-28-2804-0001-2990 11/28/2007

Building 1 Sketch

