



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
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2806-0001-2650



Owner Information

Owner Name	FERRAIUOLO WAYNE
Mailing Address	114 EASTPARK DR KISSIMMEE, FL 34747
Physical Address	114 EASTPARK DR, 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 02/14/2025, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/04/2023	
Land	\$126,000	Land	\$115,500
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$900	Extra Features	\$900
Buildings	\$634,100	Buildings	\$620,500
Appraised(just)	\$761,000	Appraised(just)	\$736,900
Assessed(estimated)	\$761,000	Assessed*	\$425,147
Exemption(estimated)	\$0	Exemption	\$75,000
Taxable(estimated)	\$761,000	Taxable	\$350,147
* 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		\$0	2024-05-27	DC
1	4148-0344	\$300,000	2011-06-28	WD
2	2776-2069	\$670,000	2005-04-21	WD
3	2489-0022	\$400,000	2004-03-19	WD
4	1609-1827	\$310,600	1999-04-21	SW
5	1538-2355	\$634,400	1998-09-08	SW

Land Information - Total Acreage: 0.13

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	127.00	LT	\$126,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH GOOD	74	2005	\$592
CONCRETE PAD/PATIO AVERAGE	196	2000	\$265

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	5
Year Built	1999	Bathrooms	3
Value	\$634,100	Fixtures	
Actual Area	4072	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2935	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	1999	483
APARTMENT-RESIDENTIAL	APT	1999	483
UPPER STORY FINISHED	USF	1999	744
OPEN PORCH FINISHED	OPF	1999	152
BASE AREA	BAS	1999	1708
OPEN PORCH FINISHED	OPF	1999	133
SCREEN PORCH FINISHED	SPF	1999	369

Legal Description

Legal Description	CELEBRATION NORTH VILLAGE UNIT 4 PB 9 PG 185-188 LOT 265 09-25-28
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Building 1 Property Photo



114 EASTPARK DR
072528280600012650 02/23/2022

