



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: 07-25-28-2807-0001-0970



### Owner Information

**Owner Name** RODRIGUES MARCELO  
 FERREIRA GUERRA RODRIGUES JUSSARA EMILIA

**Mailing Address** 139 LONGVIEW AVE  
 CELEBRATION, FL 34747

**Physical Address** 139 LONGVIEW AVE, CELEBRATION FL 34747

**Description** SINGLE FAMILY-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

**Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification**

Land	\$89,600
AG Benefit	\$0
Extra Features	\$1,500
Buildings	\$621,000
Appraised(just)	\$712,100
Assessed(estimated)	\$584,649
Exemption(estimated)	\$50,000
Taxable(estimated)	\$534,649

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

**Certified Value represents certified values that appeared on the tax roll as of 02/03/2022**

Land	\$79,400
AG Benefit	\$0
Extra Features	\$1,600
Buildings	\$521,700
Appraised(just)	\$602,700
Assessed*	\$567,621
Exemption	\$50,000
Taxable	\$517,621

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4448-2074	\$535,000	2013-05-16	TD
1	4109-2178	\$100	2011-03-17	WD
2	1610-2660	\$395,300	1999-04-26	WD
3	1536-2044	\$2,414,500	1998-09-08	SW

**Land Information - Total Acreage: 0.17**

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	130.00	LT	\$89,600

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
BRICK/TILE PAD/PATIO	259	2003	\$829
VINYL FENCE-6 FT HIGH GOOD	82	2004	\$656

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	1999	<b>Bathrooms</b>	4
<b>Value</b>	\$621,000	<b>Fixtures</b>	
<b>Actual Area</b>	4850	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3557	<b>Exterior Wall</b>	(0.30) 6 SIDING ABOVE AVERAGE   (0.70) 7 FRAME STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
APARTMENT-RESIDENTIAL	APT	1999	699
OPEN PORCH FINISHED	OPF	2003	318
DETACHED GARAGE FINISHED	DGF	1999	735
UPPER STORY FINISHED	USF	1999	1140
BASE AREA	BAS	1999	1718
OPEN PORCH FINISHED	OPF	1999	240

**Legal Description**

**Legal Description** CELEBRATION NORTH VILLAGE UNIT 5 PB 9 PGS 189-194 LOT 97 09-25-28



# Building 1 Sketch

