



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: 07-25-28-2817-0001-2370



Owner Information

Owner Name MARCIANO NATHALIE
 MARCIANO ARIEL

Mailing Address 1130 RUSH ST
 CELEBRATION, FL 34747

Physical Address 1130 RUSH ST, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 02/14/2025, which are subject to change prior to certification

Land	\$130,000
AG Benefit	\$0
Extra Features	\$16,100
Buildings	\$665,500
Appraised(just)	\$811,600
Assessed(estimated)	\$526,704
Exemption(estimated)	\$50,722
Taxable(estimated)	\$475,982

* 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 10/04/2023

Land	\$118,600
AG Benefit	\$0
Extra Features	\$17,100
Buildings	\$644,800
Appraised(just)	\$780,500
Assessed*	\$496,953
Exemption	\$50,000
Taxable	\$446,953

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	4668-2458	\$100	2014-05-20	CD
1	4620-2803	\$530,000	2014-05-19	WD
2	2407-2016	\$375,000	2003-11-13	WD
3	1822-1867	\$349,900	2000-12-28	SW
4	1754-0565	\$0	2000-06-27	SW
5	1754-0562	\$0	2000-06-27	QC
6	1639-0684	\$0	1999-07-14	QC

Land Information - Total Acreage: 0.16

Land Description	Units	Depth	Land Type	Land Value
COTTAGE	1.00	130.00	LT	\$130,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	420	2007	\$13,440
SPA/HOT TUB-IN GROUND GOOD	28	2007	\$1,232
POOL DECK AVERAGE	224	2007	\$497
BRICK/TILE PAD/PATIO	180	2007	\$594
VINYL FENCE-6 FT HIGH GOOD	48	2007	\$384

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	5
Year Built	2000	Bathrooms	4
Value	\$665,500	Fixtures	
Actual Area	3877	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
APARTMENT-RESIDENTIAL	APT	2000	483
UPPER STORY FINISHED	USF	2000	744
OPEN PORCH FINISHED	OPF	2000	152
BASE AREA	BAS	2000	1708
OPEN PORCH FINISHED	OPF	2000	174
GARAGE FINISHED	GRF	2000	483
OPEN PORCH FINISHED	OPF	2000	133

Legal Description

Legal Description	CELEBRATION SOUTH VILLAGE UNIT 3 PB 11 PG 34-50 LOT 237
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Building 1 Property Photo



**1130 RUSH ST
072528281700012370 2022-02-22**

