



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: 07-25-28-2827-0001-4420



### Owner Information

<b>Owner Name</b>	CIPRI DAWN KIRSTEN
<b>Mailing Address</b>	13515 PALOMA DR ORLANDO, FL 32837-8735
<b>Physical Address</b>	1026 JEATER BEND DR, 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 11/28/2022, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/05/2022</b>	
Land	\$55,000	Land	\$55,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1,200	Extra Features	\$1,200
Buildings	\$462,600	Buildings	\$465,900
Appraised(just)	\$518,800	Appraised(just)	\$522,100
Assessed(estimated)	\$414,114	Assessed*	\$402,053
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$364,114	Taxable	\$352,053
* 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	5270-2087	\$100	2018-01-11	QC
1	4909-2397	\$501,000	2015-11-13	WD
2	4909-2394	\$0	2015-11-13	QC
3	4579-2503	\$406,000	2014-02-21	WD
4	3087-1972	\$629,900	2006-02-27	WD
5	1844-1043	\$0	2000-12-31	QC
6	1854-0932	\$0	2000-12-31	CD
7	1780-1511	\$188,200	2000-08-31	WD
8	1707-2527	\$0	2000-02-14	QC
9	1707-2530	\$350,600	2000-02-14	SW

**Land Information - Total Acreage: 0.08**

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$55,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
WOOD DECK GOOD	209	2000	\$585
BRICK/TILE PAD/PATIO	212	2002	\$615

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2000	<b>Bathrooms</b>	4
<b>Value</b>	\$462,600	<b>Fixtures</b>	
<b>Actual Area</b>	2938	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2389	<b>Exterior Wall</b>	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2000	420
UPPER STORY FINISHED	USF	2000	792
APARTMENT-RESIDENTIAL	APT	2002	525
BASE AREA	BAS	2000	852
GARAGE FINISHED	GRF	2002	105
BASE AREA	BAS	2002	220
OPEN PORCH FINISHED	OPF	2000	24

**Legal Description**

<b>Legal Description</b>	CELEBRATION SOUTH VILLAGE UNIT 5 PB 11 PG 86-94 LOT 442 18-25-28
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**Building 1 Property Photo**



1026 JEATER BEND DR  
072528282700014420 02/22/2022

# Building 1 Sketch

