



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: 07-25-28-2831-0001-1860



### Owner Information

**Owner Name** THOROUGHGOOD CAROLYN A  
 HOPWOOD RICHARD B  
 THOROUGHGOOD KATHRYN E

**Mailing Address** 1074 NASH DR  
 CELEBRATION, FL 34747

**Physical Address** 1074 NASH DR, 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	\$93,300
AG Benefit	\$0
Extra Features	\$14,900
Buildings	\$631,100
Appraised(just)	\$739,300
Assessed(estimated)	\$592,147
Exemption(estimated)	\$50,000
Taxable(estimated)	\$542,147

\* 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	\$92,200
AG Benefit	\$0
Extra Features	\$12,600
Buildings	\$499,100
Appraised(just)	\$603,900
Assessed*	\$574,900
Exemption	\$50,000
Taxable	\$524,900

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6222-0638	\$1,300,000	2022-05-16	WD
1	5468-1793	\$100	2019-01-22	WD
2	4409-0020	\$450,000	2013-02-28	WD
3	2939-0371	\$765,000	2005-09-30	WD
4	2045-0123	\$407,200	2002-04-26	WD
5	1908-1196	\$409,500	2001-07-12	SW
6	1908-1199	\$0	2001-07-12	QC
7	1884-2840	\$0	2001-05-03	QC

**Land Information - Total Acreage: 0.23**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	0.00	LT	\$93,300

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
FIREPLACE-PREFABRICATED GOOD	1	2002	\$1,820
VINYL FENCE-6 FT HIGH GOOD	61	2005	\$488
SWIMMING POOL(IN GROUND ONLY) AVERAGE	176	2014	\$8,511
POOL DECK GOOD	454	2014	\$1,566
SPA/HOT TUB-IN GROUND AVERAGE	36	2014	\$2,527

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	4
<b>Year Built</b>	2002	<b>Bathrooms</b>	3
<b>Value</b>	\$631,100	<b>Fixtures</b>	
<b>Actual Area</b>	4244	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	3012	<b>Exterior Wall</b>	(1.00) 7 FRAME STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2002	748
BASE AREA	BAS	2002	3012
OPEN PORCH FINISHED	OPF	2002	236
OPEN PORCH FINISHED	OPF	2002	248

**Legal Description**

**Legal Description** CELEBRATION EAST VILLAGE UNIT 1 PB 12 PGS 178-197 LOT 186

Building 1 Property Photo



# Building 1 Sketch

