



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 07-25-28-2838-0001-0910



### Owner Information

<b>Owner Name</b>	ANDERSEN TYLER
<b>Mailing Address</b>	764 OAK SHADOWS RD CELEBRATION, FL 34747
<b>Physical Address</b>	764 OAK SHADOWS RD, 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 09/30/2022, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/03/2022</b>	
Land	\$101,200	Land	\$100,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$25,300	Extra Features	\$21,800
Buildings	\$874,200	Buildings	\$685,700
Appraised(just)	\$1,000,700	Appraised(just)	\$807,500
Assessed(estimated)	\$903,182	Assessed*	\$721,962
Exemption(estimated)	\$50,000	Exemption	\$50,000
Taxable(estimated)	\$853,182	Taxable	\$671,962
* 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	6277-1506	\$1,875,000	2022-08-29	WD
1	5970-1267	\$1,050,000	2021-05-25	WD
2	4453-1624	\$765,000	2013-05-30	WD
3	2284-0570	\$571,600	2003-06-23	SW
4	2068-0627	\$406,400	2002-06-05	SW
5	2068-0630	\$0	2002-06-05	QC

**Land Information - Total Acreage: 0.27**

Land Description	Units	Depth	Land Type	Land Value
VILLAGE	1.00	150.00	LT	\$101,200

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) GOOD	504	2005	\$15,523
SPA/HOT TUB-IN GROUND GOOD	50	2005	\$2,420
POOL DECK GOOD	635	2005	\$1,810
SCREEN ENCLOSURE AVERAGE	1889	2005	\$2,456
CONCRETE PAD/PATIO AVERAGE	900	2005	\$1,863
VINYL FENCE-6 FT HIGH AVERAGE	72	2014	\$881
VINYL FENCE- 5 FT HIGH AVERAGE	38	2014	\$349

**Building Information**

## Building 1

<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	5
<b>Year Built</b>	2003	<b>Bathrooms</b>	4
<b>Value</b>	\$874,200	<b>Fixtures</b>	
<b>Actual Area</b>	5310	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	4155	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2003	3319
GARAGE FINISHED	GRF	2003	748
APARTMENT-RESIDENTIAL	APT	2003	836
OPEN PORCH FINISHED	OPF	2003	176
OPEN PORCH FINISHED	OPF	2003	231

**Legal Description**

**Legal Description** CELEBRATION EAST VILLAGE UNIT 3 PB 13 PG 162-183 LOT 91 18-25-28

**Building 1 Property Photo**



# Building 1 Sketch

