



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
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Parcel: 07-25-28-2838-0001-1230



Owner Information

Owner Name DENISON CARROLL ANDREW
 DAVIS NICOLE

Mailing Address 150 DELAND AVE
 INDIALANTIC, FL 32903

Physical Address 822 MORNING GLORY LN, 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	\$60,000
AG Benefit	\$0
Extra Features	\$1,700
Buildings	\$467,300
Appraised(just)	\$529,000
Assessed(estimated)	\$426,093
Exemption(estimated)	\$50,000
Taxable(estimated)	\$376,093

* 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	\$58,000
AG Benefit	\$0
Extra Features	\$1,900
Buildings	\$366,700
Appraised(just)	\$426,600
Assessed*	\$413,683
Exemption	\$50,000
Taxable	\$363,683

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6242-2979	\$745,000	2022-06-21	WD
1	4815-1554	\$446,000	2015-07-21	WD
2	4361-2949	\$392,000	2012-12-05	WD
3	4361-2951	\$100	2012-12-05	WD
4	4092-1511	\$83,500	2011-02-04	QC
5	4092-1509	\$0	2010-10-24	DC
6	3914-2965	\$340,000	2009-10-23	WD
7	3377-0466	\$500,000	2006-12-22	WD
8	3409-0108	\$0	2006-12-22	CD
9	2646-1553	\$415,000	2004-11-24	WD
10	2272-1209	\$289,800	2003-06-11	WD
11	2121-1208	\$1,794,300	2002-09-23	SW
12	2121-1211	\$100	2002-09-23	QC

Land Information - Total Acreage: 0.09

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	75.00	LT	\$60,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	42	2008	\$333
BRICK/TILE PAD/PATIO	360	2009	\$1,404

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	2
Value	\$467,300	Fixtures	
Actual Area	2794	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2283	Exterior Wall	(1.00) 6 SIDING ABOVE AVERAGE

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2003	934
GARAGE FINISHED	GRF	2003	397
BASE AREA	BAS	2003	1349
OPEN PORCH FINISHED	OPF	2003	114

Legal Description

Legal Description CELEBRATION EAST VILLAGE UNIT 3 PB 13 PGS 162-183 LOT 123 18-25-28

Building 1 Property Photo



07-25-28-2838-0001-1230 11/29/2007

Building 1 Sketch

