



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
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 07-25-28-2846-0001-0410



Owner Information

Owner Name 2019SE1244 LAND TRUST
KUCURY LLC TR

Mailing Address PO BOX 470419
KISSIMMEE, FL 34747

Physical Address 1244 GOLDEN CANNA 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 09/30/2022, which are subject to change prior to certification

Land	\$69,000
AG Benefit	\$0
Extra Features	\$900
Buildings	\$451,200
Appraised(just)	\$521,100
Assessed(estimated)	\$462,990
Exemption(estimated)	\$0
Taxable(estimated)	\$462,990

* 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	\$66,700
AG Benefit	\$0
Extra Features	\$1,000
Buildings	\$353,200
Appraised(just)	\$420,900
Assessed*	\$420,900
Exemption	\$0
Taxable	\$420,900

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	5476-0902	\$100	2019-01-28	TD
1	5200-0874	\$100	2017-08-24	TD
2	4777-2347	\$9,300	2015-05-12	CT
3	3501-2769	\$100	2007-06-11	QC
4	3240-0183	\$575,000	2006-07-28	WD
5	2541-2375	\$364,600	2004-05-21	WD
6	2328-1353	\$1,706,600	2003-08-15	SW
7	2328-1356	\$100	2003-08-15	QC
8	2256-0126	\$100	2003-05-16	QC
9	2024-1268	\$0	2001-11-08	QC
10	2024-1270	\$0	2001-11-08	QC
11	1093-1578	\$49,395,000	1992-09-30	WD

Land Information - Total Acreage: 0.09

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$69,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
METAL FENCING 6 FT HIGH AVERAGE	60	2004	\$911

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	2004	Bathrooms	2
Value	\$451,200	Fixtures	
Actual Area	3126	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2077	Exterior Wall	(0.30) 24 FRAME HARDIBOARD (0.70) 25 CONCRETE BLOCK HARDIBOARD

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
OPEN PORCH FINISHED	OPF	2004	306
GARAGE FINISHED	GRF	2004	437
UPPER STORY FINISHED	USF	2004	893
BASE AREA	BAS	2004	1184
OPEN PORCH FINISHED	OPF	2004	306

Legal Description

Legal Description	CELEBRATION EAST VILLAGE UNIT 4 PB 15 PGS 1-28 19-25-28 LOT 41
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Building 1 Property Photo



1244 GOLDEN CANNA LN
072528284600010410 2022-02-23

Building 1 Sketch

