



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: 07-25-28-2846-0001-0470



Owner Information

Owner Name SHERWOOD ANDREW R
 SHERWOOD MARGARET R

Mailing Address 1231 GOLDEN CANNA LN
 CELEBRATION, FL 34747

Physical Address 1231 GOLDEN CANNA LN, KISSIMMEE FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 11/28/2022, which are subject to change prior to certification

Land	\$60,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$463,100
Appraised(just)	\$523,100
Assessed(estimated)	\$523,100
Exemption(estimated)	\$0
Taxable(estimated)	\$523,100

* 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 10/05/2022

Land	\$60,000
AG Benefit	\$0
Extra Features	\$0
Buildings	\$466,300
Appraised(just)	\$526,300
Assessed*	\$466,840
Exemption	\$0
Taxable	\$466,840

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6196-1439	\$675,000	2022-04-11	WD
1	5515-0865	\$480,000	2019-04-05	WD
2	5070-0901	\$412,000	2016-12-07	WD
3	3622-0179	\$370,000	2007-12-13	WD
4	2415-2251	\$290,100	2003-12-17	WD
5	2289-1304	\$2,703,800	2003-07-02	SW
6	2289-1307	\$100	2003-07-02	QC
7	2256-0126	\$100	2003-05-16	QC
8	2024-1268	\$0	2001-11-08	QC
9	2024-1270	\$0	2001-11-08	QC
10	1093-1578	\$49,395,000	1992-09-30	WD

Land Information - Total Acreage: 0.08

Land Description	Units	Depth	Land Type	Land Value
GARDEN	1.00	0.00	LT	\$60,000

Building Information

Building 1

Description	SINGLE FAMILY	Bedrooms	4
Year Built	2003	Bathrooms	2
Value	\$463,100	Fixtures	
Actual Area	2866	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	921
BASE AREA	BAS	2003	1362
OPEN PORCH FINISHED	OPF	2003	186
GARAGE FINISHED	GRF	2003	397

Legal Description

Legal Description CELEBRATION EAST VILLAGE UNIT 4 PB 15 PGS 1-28 19-25-28 LOT 47

Building 1 Property Photo



**1231 GOLDEN CANNA LN
072528284600010470 2022-02-23**

Building 1 Sketch

