



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: 07-25-28-2847-0001-1200



Owner Information

Owner Name	LAVITA INC LLC
Mailing Address	1254 CELEBRATION AVE #572 CELEBRATION, FL 34747
Physical Address	1103 OSCAR SQ, KISSIMMEE FL 34747
Description	SINGLE FAMILY-IMPROVED
Tax District	300 - OSCEOLA COUNTY

Tax Values

Current Values		Certified Values	
Current Value represents working appraised values as of 11/28/2022, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 10/05/2022	
Land	\$55,000	Land	\$55,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$2,100	Extra Features	\$2,400
Buildings	\$470,200	Buildings	\$473,400
Appraised(just)	\$527,300	Appraised(just)	\$530,800
Assessed(estimated)	\$527,300	Assessed*	\$530,800
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$527,300	Taxable	\$530,800
* 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	6024-1974	\$640,000	2021-08-12	WD
1	2843-1438	\$401,600	2005-06-29	SW
2	2309-1944	\$7,599,200	2003-08-05	WD
3	2309-1957	\$100	2003-08-05	QC

Land Information - Total Acreage: 0.09

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$55,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	36	2005	\$259
SPA/HOT TUB-IN GROUND GOOD	35	2005	\$1,540
POOL DECK AVERAGE	155	2005	\$344

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	4
Year Built	2005	Bathrooms	3
Value	\$470,200	Fixtures	
Actual Area	3336	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2759	Exterior Wall	(0.30) 7 FRAME STUCCO (0.70) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2005	1004
BASE AREA	BAS	2005	1755
OPEN PORCH FINISHED	OPF	2005	77
OPEN PORCH FINISHED	OPF	2005	60
GARAGE FINISHED	GRF	2005	440

Legal Description

Legal Description	CELEBRATION AREA 5 PB 15 PGS 44-98 LOT 120 19-25-28
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Building 1 Property Photo



**1103 OSCAR SQ
072528284700011200 05/09/2022**

Building 1 Sketch

