



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: 07-25-28-3239-0001-0910



Owner Information

Owner Name	SHULER CHRISTOPHER JAMES
Mailing Address	1476 RESOLUTE ST KISSIMMEE, FL 34747
Physical Address	1476 RESOLUTE ST, CELEBRATION 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 08/10/2022, which are subject to change prior to certification		Certified Value represents certified values that appeared on the tax roll as of 02/03/2022	
Land	\$35,000	Land	\$35,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$300	Extra Features	\$400
Buildings	\$319,400	Buildings	\$258,900
Appraised(just)	\$354,700	Appraised(just)	\$294,300
Assessed(estimated)	\$323,730	Assessed*	\$294,300
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$323,730	Taxable	\$294,300
* 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	6230-2108	\$549,900	2022-06-07	WD
1	4632-0794	\$303,200	2014-06-27	WD
2	4516-0003	\$321,000	2013-09-23	WD

Land Information - Total Acreage: 0.04

Land Description	Units	Depth	Land Type	Land Value
TOWNHOUSE LOT	1.00	75.00	LT	\$35,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
CONCRETE PAD/PATIO AVERAGE	95	2014	\$254
VINYL FENCE-6 FT HIGH AVERAGE	4	2014	\$49

Building Information

Building 1			
Description	TOWNHOUSE / ROWHOUSE	Bedrooms	2
Year Built	2014	Bathrooms	2
Value	\$319,400	Fixtures	
Actual Area	2228	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	1655	Exterior Wall	(0.50) 10 CONCRETE BLOCK STUCCO (0.50) 24 FRAME HARDIBOARD

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2014	892
GARAGE FINISHED	GRF	2014	435
BASE AREA	BAS	2014	763
OPEN PORCH FINISHED	OPF	2014	138

Legal Description

Legal Description	CELEBRATION SOUTH VLG UNIT 4 REPLAT NO 1 PB 22 PGS 89-100 LOT 91
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Building 1 Property Photo



Building 1 Sketch

