



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
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 Osceola County Government Center  
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## Parcel: 07-25-28-5259-00M4-2400



### Owner Information

<b>Owner Name</b>	SHARK FAROUK ABU
<b>Mailing Address</b>	9400 REGENCY CREST DR VIENNA, VA 22181
<b>Physical Address</b>	701 FRONT ST, UNIT 240, CELEBRATION FL 34747
<b>Description</b>	CONDOMINIUM-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/03/2022</b>	
Land	\$0	Land	\$0
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$219,200	Buildings	\$176,900
Appraised(just)	\$219,200	Appraised(just)	\$176,900
Assessed(estimated)	\$185,408	Assessed*	\$168,553
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$185,408	Taxable	\$168,553
* 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	4663-1691	\$245,000	2014-09-06	WD
1	3783-2818	\$204,900	2009-01-05	WD
2	3783-2817	\$172,900	2009-01-04	WD
3	2871-1181	\$364,600	2005-07-18	SW

**Land Information - Total Acreage: 0.02**

Land Description	Units	Depth	Land Type	Land Value
CONDO UNIT IMPROVED	1.00	0.00	UT	\$1

**Building Information**

## Building 1

<b>Description</b>	CONDO - VILLA	<b>Bedrooms</b>	2
<b>Year Built</b>	1996	<b>Bathrooms</b>	2
<b>Value</b>	\$219,200	<b>Fixtures</b>	1
<b>Actual Area</b>	1360	<b>Roof Cover</b>	7 STANDING SEAM METAL
<b>Heated Area</b>	1360	<b>Exterior Wall</b>	(1.00) 7 FRAME STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	1996	640
UPPER STORY FINISHED	USF	1996	720

**Legal Description**

**Legal Description** TOWN CENTER CONDOMINIUM CB 7 PG 39 OR 2607/921 BLDG M-4 UNIT 240

Image Not Available

# Building 1 Sketch

