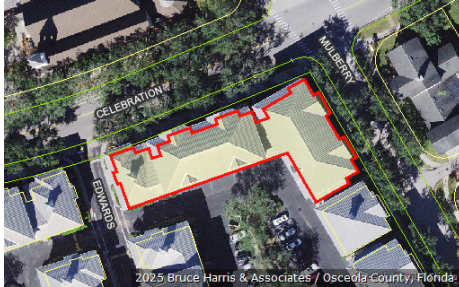




Katrina S. Scarborough, CFA, CCF, MCF  
**Osceola County Property Appraiser**  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlow Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 08-25-28-2748-0001-1209



### Owner Information

<b>Owner Name</b>	MCCORD ERIC R MCCORD AMY M
<b>Mailing Address</b>	610 CELEBRATION AVE UNIT # 1209 CELEBRATION, FL 34747
<b>Physical Address</b>	610 CELEBRATION AVE, UNIT 1209, 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 02/14/2025, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 10/04/2023</b>	
Land	\$0	Land	\$0
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$448,000	Buildings	\$472,700
Appraised(just)	\$448,000	Appraised(just)	\$472,700
Assessed(estimated)	\$348,838	Assessed*	\$335,310
Exemption(estimated)	\$50,722	Exemption	\$50,000
Taxable(estimated)	\$298,116	Taxable	\$285,310
* 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	6367-2289	\$575,000	2023-03-03	WD
1	4659-1771	\$361,000	2014-08-25	WD
2	4010-0636	\$100	2010-07-19	QC
3	4002-2210	\$232,000	2010-06-11	SW
4	3946-2105	\$0	2010-02-04	CT
5	3775-1311	\$100	2008-12-04	SW
6	3616-1438	\$100	2007-12-14	SW
7	3425-1146	\$460,700	2007-02-27	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>	2007	<b>Bathrooms</b>	2
<b>Value</b>	\$448,000	<b>Fixtures</b>	
<b>Actual Area</b>	1681	<b>Roof Cover</b>	7 STANDING SEAM METAL
<b>Heated Area</b>	1681	<b>Exterior Wall</b>	(0.30) 10 CONCRETE BLOCK STUCCO   (0.70) 12 CONCRETE BLOCK METAL SIDING

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2007	1681

**Legal Description**

<b>Legal Description</b>	CARLYLE RESIDENCES AT CELEBRATION A CONDO CB 11 PG 47-64 OR 3390/2242 BLDG 1 UNIT 1209
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Image Not Available

