



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irló Bronson Memorial Hwy, Kissimmee, FL 34744  
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## Parcel: 09-25-27-3051-0001-0270



### Owner Information

<b>Owner Name</b>	MARRAST KAREN
<b>Mailing Address</b>	4530 S ORANGE BLOSSOM TRL 6 ORLANDO, FL 32839
<b>Physical Address</b>	8462 SECRET KEY CV, KISSIMMEE FL 34747
<b>Description</b>	SINGLE FAMILY-IMPROVED
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 05/23/2022, 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	\$63,000	Land	\$44,000
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$16,100	Extra Features	\$9,700
Buildings	\$307,200	Buildings	\$231,000
Appraised(just)	\$386,300	Appraised(just)	\$284,700
Assessed(estimated)	\$386,300	Assessed*	\$284,700
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$386,300	Taxable	\$284,700
* 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	6073-1087	\$485,000	2021-10-08	WD
1	5242-1933	\$100	2017-11-15	QC
2	5200-2509	\$285,000	2017-08-07	WD
3	5200-2508	\$0	2008-09-20	AF
4	3734-2714	\$365,000	2008-07-23	WD
5	2103-0084	\$287,500	2002-08-23	WD
6	1739-0644	\$2,950,000	2000-05-19	SW

**Land Information - Total Acreage: 0.14**

Land Description	Units	Depth	Land Type	Land Value
RESIDENTIAL	1.00	113.00	LT	\$63,000

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
SWIMMING POOL(IN GROUND ONLY) AVERAGE	324	2002	\$11,794
SPA/HOT TUB-IN GROUND AVERAGE	28	2002	\$1,008
SCREEN ENCLOSURE AVERAGE	1720	2002	\$2,236
POOL DECK AVERAGE	528	2002	\$1,109

**Building Information**

Building 1			
<b>Description</b>	SINGLE FAMILY	<b>Bedrooms</b>	6
<b>Year Built</b>	2002	<b>Bathrooms</b>	5
<b>Value</b>	\$307,200	<b>Fixtures</b>	
<b>Actual Area</b>	3390	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	2934	<b>Exterior Wall</b>	(0.40) 7 FRAME STUCCO   (0.60) 10 CONCRETE BLOCK STUCCO

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2002	1496
BASE AREA	BAS	2002	1438
GARAGE FINISHED	GRF	2002	400
OPEN PORCH FINISHED	OPF	2002	56

**Legal Description**

<b>Legal Description</b>	EMERALD ISLAND RESORT PHASE 1 PB 12 PGS 145-150 LOT 27
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**Building 1 Property Photo**



# Building 1 Sketch

