



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: 11-25-27-4472-0006-0450



### Owner Information

**Owner Name** NEUSTAEDTER NICOLAS  
 NEUSTAEDTER LACEY

**Mailing Address** 103 RYERSON AVE  
 WINNIPEG, MB R3T 3S1  
 CANADA

**Physical Address** 7531 BLISS WAY, KISSIMMEE FL 34747

**Description** CONDOMINIUM-IMPROVED

**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

#### Current Values

**Current Value represents working appraised values as of 09/30/2022, which are subject to change prior to certification**

Land	\$0
AG Benefit	\$0
Extra Features	\$0
Buildings	\$157,800
Appraised(just)	\$157,800
Assessed(estimated)	\$145,530
Exemption(estimated)	\$0
Taxable(estimated)	\$145,530

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

**Certified Value represents certified values that appeared on the tax roll as of 02/03/2022**

Land	\$0
AG Benefit	\$0
Extra Features	\$0
Buildings	\$132,300
Appraised(just)	\$132,300
Assessed*	\$132,300
Exemption	\$0
Taxable	\$132,300

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6246-1696	\$250,000	2022-06-27	WD
1	4955-0217	\$110,000	2016-05-02	SW
2	4955-0215	\$100	2015-12-08	SW
3	4873-2933	\$100	2015-11-16	CT
4	4152-2398	\$100	2011-07-01	CT
5	3627-2195	\$100	2007-09-05	QC
6	3529-2366	\$204,500	2007-07-19	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>	\$157,800	<b>Fixtures</b>	
<b>Actual Area</b>	1245	<b>Roof Cover</b>	6 CEMENT TILE
<b>Heated Area</b>	1015	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
BASE AREA	BAS	2007	950
GARAGE FINISHED	GRF	2007	230
BASE AREA	BAS	2007	65

**Legal Description**

**Legal Description** OAKWATER PH 6 A CONDO CB 11 PG 46 OR 3390/892 UNIT 45

Image Not Available

# Building 1 Sketch

