



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
 Ph: (407) 742-5000 Fax:(407) 742-4900

Parcel: 13-25-28-3264-0001-1840



Owner Information

Owner Name IGAYARA DE SOUZA JUNIOR WALTER
 IGAYARA SOUZA JULIANA JARDINI DA CUNHA

Mailing Address 1362 CAP ROCK DR
 CELEBRATION, FL 34747

Physical Address 1362 CAP ROCK DR, CELEBRATION FL 34747

Description SINGLE FAMILY-IMPROVED

Tax District 300 - OSCEOLA COUNTY

Tax Values

Current Values

Current Value represents working appraised values as of 08/10/2022, which are subject to change prior to certification

Land	\$55,000
AG Benefit	\$0
Extra Features	\$1,100
Buildings	\$407,800
Appraised(just)	\$463,900
Assessed(estimated)	\$397,139
Exemption(estimated)	\$50,000
Taxable(estimated)	\$347,139

* 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	\$47,000
AG Benefit	\$0
Extra Features	\$1,100
Buildings	\$345,100
Appraised(just)	\$393,200
Assessed*	\$385,572
Exemption	\$50,000
Taxable	\$335,572

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

Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6233-1971	\$651,000	2022-06-10	WD
1	6098-2902	\$0	2021-08-01	DC
2	5034-2013	\$428,500	2016-09-29	WD
3	4924-0742	\$287,700	2016-03-04	WD

Land Information - Total Acreage: 0.05

Land Description	Units	Depth	Land Type	Land Value
BUNGALOW	1.00	0.00	LT	\$55,000

Extra Features

Extra Feature	Units	Year Built	Feature Value
VINYL FENCE-6 FT HIGH AVERAGE	14	2016	\$192
BRICK/TILE PAD/PATIO	200	2016	\$920

Building Information

Building 1			
Description	SINGLE FAMILY	Bedrooms	3
Year Built	2016	Bathrooms	2
Value	\$407,800	Fixtures	
Actual Area	2867	Roof Cover	4 COMPOSITE SHINGLE
Heated Area	2111	Exterior Wall	(0.50) 10 CONCRETE BLOCK STUCCO (0.50) 24 FRAME HARDIBOARD

Building 1 subarea			
Description	Code	Year Built	Total Sketched Area
GARAGE FINISHED	GRF	2016	554
BASE AREA	BAS	2016	816
UPPER STORY FINISHED	USF	2016	1295
OPEN PORCH FINISHED	OPF	2016	79
OPEN PORCH FINISHED	OPF	2016	79
OPEN PORCH FINISHED	OPF	2016	24
OPEN PORCH FINISHED	OPF	2016	20

Legal Description

Legal Description	CELEBRATION SOUTH VLG UNIT 4 REPLAT 3 PB 24 PGS 46-52 LOT 184
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Building 1 Sketch

