



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: 18-25-28-4993-0038-0205



### Owner Information

**Owner Name** NANDON CELEBRATION INVESTMENTS LLC  
 JT22 LLC

**Mailing Address** 749 OAK SHADOWS RD  
 CELEBRATION, FL 34747

**Physical Address** 1001 VIA SANTI LN, UNIT 205, CELEBRATION 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	\$248,000
Appraised(just)	\$248,000
Assessed(estimated)	\$120,579
Exemption(estimated)	\$50,000
Taxable(estimated)	\$70,579

\* 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	\$211,800
Appraised(just)	\$211,800
Assessed*	\$117,067
Exemption	\$50,000
Taxable	\$67,067

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

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	6255-0122	\$362,000	2022-07-20	WD
1	3422-0495	\$0	2006-02-22	CD
2	3071-1991	\$143,500	2006-02-16	QC
3	2937-1353	\$0	2005-10-12	CD
4	2871-1617	\$314,000	2005-07-29	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>	3
<b>Year Built</b>	2001	<b>Bathrooms</b>	2
<b>Value</b>	\$248,000	<b>Fixtures</b>	
<b>Actual Area</b>	1622	<b>Roof Cover</b>	4 COMPOSITE SHINGLE
<b>Heated Area</b>	1622	<b>Exterior Wall</b>	(1.00) 10 CONCRETE BLOCK STUCCO

## Building 1 subarea

Description	Code	Year Built	Total Sketched Area
UPPER STORY FINISHED	USF	2001	1508
BASE AREA	BAS	2001	114

**Legal Description**

**Legal Description** SIENA AT CELEBRATION CONDOMINIUM C CB 7 PGS 50-52 OR 2695/2240 BLDG 38 UNIT 205

Image Not Available

**Building 1 Sketch**

