

Mailing Address: **279 INDIAN POINT CIR, KISSIMMEE FL 34746-6385 R059**  
 Phone Number: Vesting Codes: //

**Location Information:**

Legal Description: **INDIAN POINT PHASE 1 PB 8 PG 27-28 LOT 120**  
 County: **OSCEOLA, FL** APN: **25-25-28-3533-0001-1200**  
 Census Tract / Block: **409.00 / 2** Alternate APN: **25-28-25-3533-0001-120.0**  
 Township-Range-Sect: **25-28-25** Subdivision: **INDIAN POINT PH 01**  
 Legal Book/Page: **8-27** Map Reference: **8-25 /**  
 Legal Lot: **120** Tract #:   
 Legal Block: **1** School District:   
 Market Area:  Munic/Township:   
 Neighbor Code: **3533**

**Owner Transfer Information:**

Recording/Sale Date: **/** Deed Type:   
 Sale Price:  1st Mtg Document #:   
 Document #:

**Last Market Sale Information:**

Recording/Sale Date: **10/03/1994 / 09/30/1994** 1st Mtg Amount/Type: **\$74,950 / CONV**  
 Sale Price: **\$78,900** 1st Mtg Int. Rate/Type: **/**  
 Sale Type:  1st Mtg Document #:   
 Document #: **1215-884** 2nd Mtg Amount/Type: **/**  
 Deed Type: **WARRANTY DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #:  Price Per SqFt: **\$64.41**  
 New Construction: **Y** Multi/Split Sale:

Title Company:

Lender: **FIRST UNION NAT'L BK/FL**  
 Seller Name: **GREATER CONST CORP**

**Prior Sale Information:**

Prior Rec/Sale Date: **00/1912 /** Prior Lender:   
 Prior Sale Price:  Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **8** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

**Property Characteristics:**

Gross Area: **1,806** Parking Type: **GARAGE** Construction:   
 Living Area: **1,225** Garage Area: **465** Heat Type: **PACKAGE**  
 Tot Adj Area: **1,806** Garage Capacity:  Exterior wall: **BLOCK/STUCCO**  
 Above Grade:  Parking Spaces:  Porch Type: **FINISHED/OPEN PORCH**  
 Total Rooms:  Basement Area:  Patio Type: **DECK**  
 Bedrooms: **3** Finish Bsmnt Area:  Pool: **POOL**  
 Bath(F/H): **2 /** Basement Type:  Air Cond: **PACKAGE**  
 Year Built / Eff: **1994 /** Roof Type: **GABLE** Style:   
 Fireplace: **/** Foundation: **CONT. FOOTING** Quality: **GOOD**  
 # of Stories: **1.00** Roof Material: **COMPOSITION SHINGLE** Condition:

Other Improvements:

**Site Information:**

Zoning: **OPUD** Acres: **0.13** County Use:   
 Flood Zone: **AE** Lot Area: **5,512** State Use: **SINGLE FAMILY IMP (0111)**  
 Flood Panel: **1201890065F** Lot Width/Depth: **x** Site Influence:   
 Flood Panel Date: **06/06/2001** Res/Comm Units: **1 /** Sewer Type:   
 Land Use: **SFR** Water Type:

**Tax Information:**

Total Value: **\$179,600** Assessed Year: **2008** Property Tax: **\$1,763.53**

Land Value:	<b>\$32,000</b>	Improved %:	<b>75%</b>	Tax Area:	<b>351</b>
Improvement Value:	<b>\$134,500</b>	Tax Year:	<b>2008</b>	Tax Exemption:	<b>HOMESTEAD</b>
Total Taxable Value:	<b>\$58,408</b>				