Marsha M. Faux, CFA, ASA
Polk County Property Appraiser

Print Date: 06/22/2020

Owner/Mailing Address:
TORRES CRUZ ELISSA CEARENSE
524 ANISE CT
KISSIMMEE FL 34759-5302

Site Address:
524 ANISE CT POINCIANA 34759

28-28-09-935230-003050
POINCIANA NEIGHBORHOOD 3 SOUTH VILLAGE 7 PB 62 PGS
39/46 BLK 3589 LOT 5

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**Building Characteristics**

<table>
<thead>
<tr>
<th>Category</th>
<th>Type</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive/Walk Way</td>
<td>CONCRETE</td>
<td></td>
</tr>
<tr>
<td>Exterior Wall</td>
<td>STUCCO</td>
<td></td>
</tr>
<tr>
<td>Fencing</td>
<td>PVC</td>
<td></td>
</tr>
<tr>
<td>Floor Cover</td>
<td>CARPET-HARD TILE</td>
<td></td>
</tr>
<tr>
<td>Frame / Const Type</td>
<td>CB DOWN/WOOD UP</td>
<td></td>
</tr>
<tr>
<td>Interior Wall</td>
<td>DRYWALL</td>
<td></td>
</tr>
<tr>
<td>Roof Structure</td>
<td>HIP-SHINGLE</td>
<td></td>
</tr>
<tr>
<td>Shape</td>
<td>RECTANGLE</td>
<td></td>
</tr>
<tr>
<td>Style</td>
<td>SINGLE FAMILY</td>
<td></td>
</tr>
<tr>
<td>Substruct</td>
<td>Continuous Wall</td>
<td></td>
</tr>
</tbody>
</table>

**Category** | **Units** | **Adjustment**
--- | --- | ---
Ctrl Heating / AC | YES | 0
Fireplace Stacks | 1 | 3000
Fixtures: Add | 2 | 0
Room: Bedroom | 3 | 0
Room: Full Bath | 3 | 0
Room: Half Bath | 0 | 0

**Base Rate Adj.** | **Adjustment**
--- | ---
Size Adjustment | 0.85100
Story Height Adj | 1.00000

**Depreciation Adj** | **Adjustment**
--- | ---
Type | Class | Quality | Perimeter | Norm Dpr | %Good |
SF | 0 | AV | 226 |  |
AYB | 2006 | 176,936 | 8.00% | 92.00%
EYB | 2006 | 176,936 | 8.00% | 92.00%
RCNLD | 2006 | 176,936 | 8.00% | 92.00%

**RCNLD - Replacement Cost New Less Depreciation**

**Card 1 of 1**

**Building No: 1 - Single Family**

**Value Summary 2019**

- **Market Valuation Method**: Marshall & Swift
- **Market Valuation**: 187,936
- **Market Land Value**: 11,000
- **Classified Land Value**: 0
- **Assd Land Value**: 11,000
- **Tot Bldg Value**: 176,936
- **Tot XF Value**: 0
- **Tot Jst Value**: 187,936
- **Market Value**: 187,936
- **Homestead Cap**: 83,164
- **Non-Homestead Cap**: 0
- **Cap Diff**: 104,772

**Exemption Value**: 50,500
**Taxable Value**: 32,664
**School Taxable Val**: 57,664

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**Sales Data**

<table>
<thead>
<tr>
<th>Date</th>
<th>Q</th>
<th>VI</th>
<th>OR Bk/PG</th>
<th>Price</th>
<th>Grantor</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/31/2019</td>
<td>11</td>
<td>I</td>
<td>11036 / 01325</td>
<td>100</td>
<td>REYES ANGEL L TORRES</td>
<td>TORRES CRUZ ELISSA CEARENSE</td>
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<tr>
<td>12/29/2010</td>
<td>02</td>
<td>I</td>
<td>08304 / 01147</td>
<td>75,000</td>
<td>US BANK NATIONL ASSOCIATION</td>
<td>REYES ANGEL L TORRES</td>
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<tr>
<td>10/07/2010</td>
<td>12</td>
<td>I</td>
<td>08234 / 01168</td>
<td>69,500</td>
<td>EXANTUS AMISE</td>
<td>US BANK NATIONL ASSOCIATION</td>
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<tr>
<td>02/02/2007</td>
<td>00</td>
<td>I</td>
<td>7173 / 1680</td>
<td>234,900</td>
<td>STACK PATRICK F</td>
<td>EXANTUS AMISE</td>
</tr>
</tbody>
</table>

**Note**: The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

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Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2019 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

**Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:**

**No Extra Features**

**Land Lines**

Note: Land Line values are related to the overall property and are not building specific.

<table>
<thead>
<tr>
<th>#</th>
<th>Land Type Use Code</th>
<th>Description</th>
<th>Front Feet</th>
<th>Depth</th>
<th>Units</th>
<th>Unit Type</th>
<th>Depth Table</th>
<th>Depth Factor</th>
<th>Unit Price</th>
<th>Adjusted Unit Price</th>
<th>% Condition</th>
<th>Adjusted Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>C 0010</td>
<td>Standard Site</td>
<td>0.00</td>
<td>0.00</td>
<td>1.00</td>
<td>U</td>
<td>0</td>
<td>1.00</td>
<td>11,000.00</td>
<td>11,000.00</td>
<td>100.00%</td>
<td>11,000</td>
</tr>
</tbody>
</table>

**Sub Areas for Building 1**

Please see [https://www.polkpa.org/showLookupTable.aspx?table=sar](https://www.polkpa.org/showLookupTable.aspx?table=sar) for a list of codes and descriptions.

<table>
<thead>
<tr>
<th>SAR</th>
<th>Area</th>
<th>Heat</th>
<th>Rate</th>
<th>Cost New</th>
<th>SAR</th>
<th>Area</th>
<th>Heat</th>
<th>Rate</th>
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<th>Area</th>
<th>Heat</th>
<th>Rate</th>
<th>Cost New</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAS</td>
<td>2,475</td>
<td>X</td>
<td>71.73</td>
<td>177,532</td>
<td>UGR</td>
<td>420</td>
<td>42.15</td>
<td>17,703</td>
<td>UOP</td>
<td>2,806</td>
<td>287</td>
<td>25.28</td>
<td>7,255</td>
<td>3,293</td>
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