



Marsha M. Faux, CFA, ASA
 Polk County Property Appraiser
 Print Date: 08/09/2020

2019

Owner/Mailing Address:
 PURITAN LN LAND TRUST 4809
 PO BOX 300
 LAKELAND FL 33802-0300

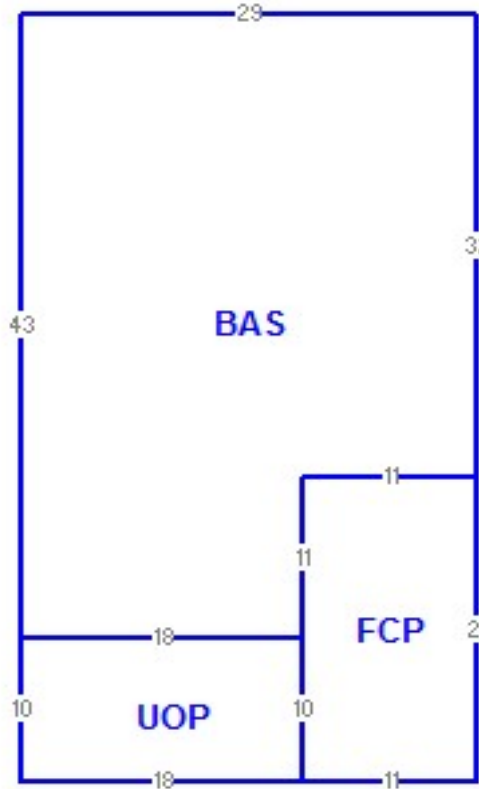
Site Address:
 4809 PURITAN LN LAKELAND 33810

23-27-26-009700-004080

COLONIAL TERR PB 36 PG 9 BLK 4 LOT 8

Building Characteristics				
Category	Type			
Drive/Walk Way	NONE-DIRT			
Exterior Wall	UNFINISHED			
Fencing	None			
Floor Cover	TERRAZZO			
Frame / Const Type	MASONRY			
Interior Wall	WALL BD OR WOOD			
Roof Structure	GABLE-SHINGLE			
Shape	RECTANGLE			
Style	SINGLE FAMILY			
Substruct	Continuous Wall			
Category	Units	Adjustment		
Cntrl Heating / AC	YES	0		
Fireplace Stacks	0	0		
Fixtures: Addl	0	0		
Room: Bedroom	2	0		
Room: Full Bath	2	0		
Room: Half Bath	0	0		
Base Rate Adj.	Adjustment			
Size Adjustment	0.96750			
Story Height Adj	1.00000			
Depreciation Adj	Adjustment			
Type	Class	Quality	Perimeter	
SF	0	AV	144	
AYB	EYB	RCNLD	Norm Dpr	%Good
1964	1964	82,652	19.00%	81.00%

0100 SFR up to 2.49 AC



Card 1 of 1
 Building No: 1 - Single Family

Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/18/2020	11	I	11270 / 02179	40,100	POLK COUNTY	PURITAN LN LAND TRUST 4809
03/01/1998	03	I	4020 / 2079	100	HERSHBERGER WILLARD E	HERSHBERGER WILLARD E & MARILYN C R...
01/01/1982	03	E	/ 387	0		
10/01/1981	03	E	2049 / 2111	600		

* 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.

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:
<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=232726009700004080>

Total Acreage:	0.17
Millage Code:	90510
Neighborhood Code:	310221.00
Neighborhood Adj:	1.20
Value Summary 2019	
Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	15,000
Classified Land Value:	0
* Assd Land Value:	15,000
* Tot Bldg Value:	82,652
* Tot XF Value:	0
Tot Jst Value:	97,652
Market Value:	97,652
Homestead Cap:	
Overall % Cap:	0.00 %
Cap Base Year:	0
HX Usage % Cap:	0.00 %
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2019
Usage % Cap:	100.00 %
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base:	97,652
Maximum Cap:	97,652
Market Value:	97,652
Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	97,652
Cap Diff:	0
Portability:	0
Total Value:	97,652
Exemption Value:	0
Taxable Value:	97,652
School Taxable Val:	97,652



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No Extra Features

Land Lines

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

#	Land Type	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	C	0011	Standard Site	0.00	0.00	1.00	U	0	1.00	15,000.00	15,000.00	100.00%	15,000

Sub Areas for Building 1

Please see <https://www.polkpa.org/showLookupTable.aspx?table=sar> for a list of codes and descriptions.

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	
BAS	1,126	X	86.55	97,455	UOP	180		26.84	4,831	FCP	231		26.84	6,200						
																	Gross Area:	1,537		
																	Living Area:	1,126		