



Marsha M. Faux, CFA, ASA
 Polk County Property Appraiser
 Print Date: 10/18/2019

Owner/Mailing Address:
 FLORIDA SOUTHERN COLLEGE
 111 LAKE HOLLINGSWORTH DR
 LAKELAND FL 33801-5698

Site Address:
 820 S FLORIDA AVE LAKELAND 33803

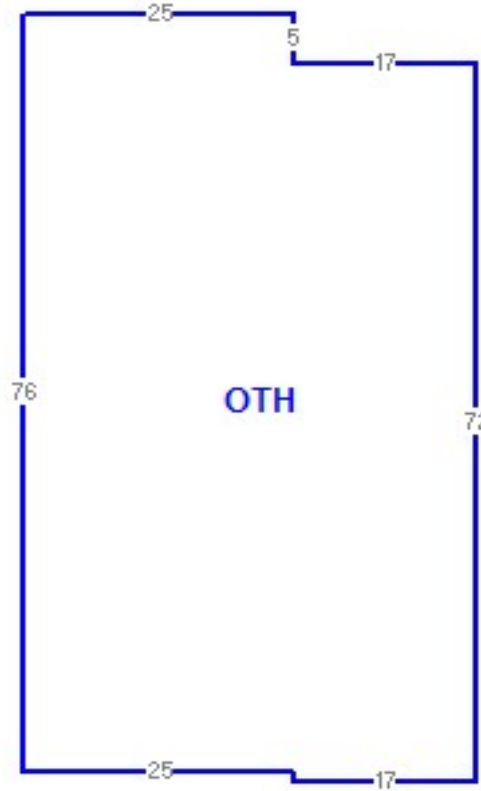
24-28-19-230500-001052

COX & JOHNSONS SUB OF HAINES & OWENS PB 2 PG 14
 BLK 1 LOTS 5 & 6

2019

Building Characteristics				
Category		Type		
Exterior Wall	NONE			
HEAT CODE	ACP			
Category	Units	Adjustment		
LIVING UNITS	1	0		
Stories	2	0		
WALL HEIGHT	10	0		
Base Rate Adj.		Adjustment		
Perimeter Adjustment		1.01800		
Stories Adjustment		1.00000		
Story Height Adj		0.95400		
Depreciation Adj		Adjustment		
Type	Style	Class	Quality	Perimeter
1501	344	C	AV	238
AYB	EYB	RCNLD	Norm Dpr	%Good
1954	1995	461,757	23.00%	77.00%
SAR	Area	Heat	Rate	Cost New
BAS	3,124	X	95.98	299,842
OTH	3,124	X	95.98	299,842
Gross Area:				6,248
Living Area:				6,248
RCNLD - Replacement Cost New Less Depreciation				

7200 Schools & Colleges (Private)



Card 1 of 1
 Building No: 1 - OFFICE BUILDING

Sales Data						
Date	Q	VI	OR Bk/Pg	Price	Grantor	Grantee
06/28/2016	17	I	09863 / 00378	1,100,000	LAKELAND ASSOCIATION OF REALTOR...	FLORIDA SOUTHERN COLLEGE
08/01/1974	02	E	1604 / 855	100,000		

* 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=242819230500001052>

Total Acreage:	0.31
Millage Code:	91510
Neighborhood Code:	6666.05
Neighborhood Adj:	1.00
Value Summary 2019	
Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	175,500
Classified Land Value:	0
* Assd Land Value:	175,500
* Tot Bldg Value:	461,757
* Tot XF Value:	5,544
Tot Jst Value:	642,801
Market Value:	642,801
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:	2017
Usage % Cap:	100.00 %
Prior Market:	630,383
Prior Base:	630,383
Initial Base:	630,383
Current Base:	630,383
Maximum Cap:	693,421
Market Value:	642,801
Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	642,801
Cap Diff:	0
Portability:	0
Total Value:	642,801
Exemption Value:	642,801
Taxable Value:	0
School Taxable Val:	0



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Extra Features

#	Use Code	Description	Bld Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	MAC	ASPHALT	0	4,000	0	1.80	1.80	1.00	100.00%	1975	1975	1976	77.00%	5,544

Land Lines

#	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	0234	Transitional	50.00	100.00	13,500.00	S	0	1.00	13.00	13.00	100.00%	175,500