



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

Owner/Mailing Address:
 THOMAS ABI
 2014 EMERALD RIDGE DR
 LAKELAND FL 33813-5224

Site Address:
 WINTER HAVEN 33880

26-29-20-00000-044080

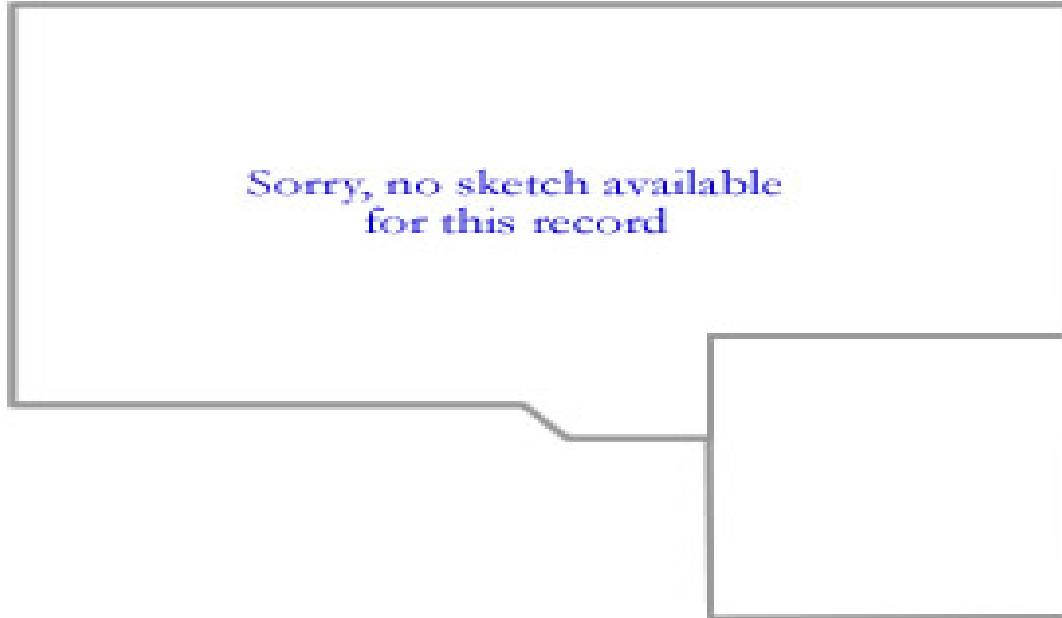
S 132.976 FT OF N 930.832 FT OF E1/2 OF E1/2 OF SW1/4 OF SW1/4 BEING LOT FH-17

2019

Building Characteristics				
Category		Type		
Category	Units	Adjustment		
Base Rate Adj.		Adjustment		
Depreciation Adj		Adjustment		
Type	Class	Quality	Perimeter	
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

9910 Inaccessible tracts



Card 1 of 1
 Building No: -

Sales Data						
Date	Q	VI	OR Bk/Pg	Price	Grantor	Grantee
06/18/2020	11	V	11270 / 01453	3,100	POLK COUNTY	THOMAS ABI
01/01/1989	00	V	02706 / 1396	7,600	H&T ASSOCIATES	BISHOP THOMAS

* 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=26292000000044080>

Total Acreage:	1.00
Millage Code:	90000
Neighborhood Code:	210386.00
Neighborhood Adj:	

Value Summary 2019

Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	500
Classified Land Value:	0
* Assd Land Value:	500
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	500
Market Value:	500
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:	2008
Usage % Cap:	100.00 %
Prior Market:	500
Prior Base:	500
Initial Base:	500
Current Base:	500
Maximum Cap:	550
Market Value:	500

Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	500
Cap Diff:	0
Portability:	0
Total Value:	500
Exemption Value:	0
Taxable Value:	500
School Taxable Val:	500



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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	0135	Low Acres	0.00	0.00	1.00	A	0	1.00	500.00	500.00	100.00%	500

Sub Areas for Building

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