



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

Owner/Mailing Address:
 MCINTEE MORGAN
 PO BOX 2702
 WINTER HAVEN FL 33883-2702

Site Address:
 CERIMEN ST LAKE WALES 33898

28-28-33-936200-001650

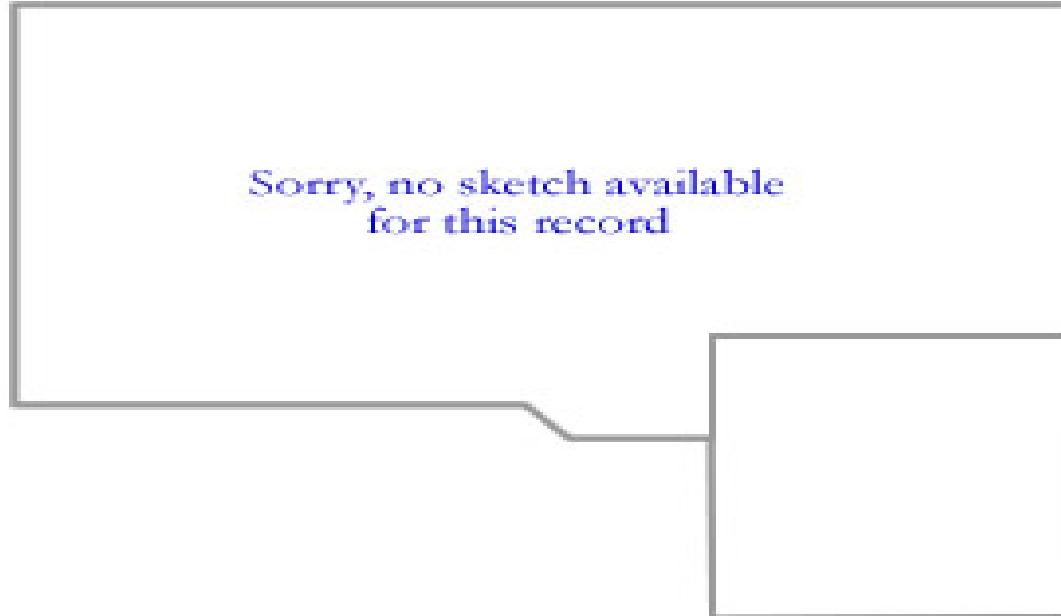
NATURE'S EDGE RESORT PHASE ONE PB 87 PGS 18 & 19
 LYING IN SECS 32 & 33 T28S R28E LOT 165

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

0001 Vac.Res



Card 1 of 1
 Building No: -

** Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/18/2020	11	V	11270 / 01786	3,100	POLK COUNTY	MCINTEE MORGAN
06/02/2015	11	V	09548 / 00248	100	US BANK AS C/F/FL DUNDEE LIEN I...	TAX EASE FLORIDA REO LLC
06/02/2015	11	V	09550 / 00303	100	TAX EASE FLORIDA REO LLC	ROBINSON TERRENCE
01/30/2014	11	V	09180 / 00682	100	FL DUNDEE LIEN INV LLC	TAX EASE FLORIDA REO LLC

* 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=282833936200001650>

Total Acreage:	0.12
Millage Code:	3000
Neighborhood Code:	140300.00
Neighborhood Adj:	

Value Summary 2019

Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	4,500
Classified Land Value:	0
* Assd Land Value:	4,500
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	4,500
Market Value:	4,500
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:	2016
Usage % Cap:	100.00 %
Prior Market:	5,300
Prior Base:	4,598
Initial Base:	4,598
Current Base:	4,598
Maximum Cap:	5,058
Market Value:	4,500

Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	4,500
Cap Diff:	0
Portability:	0
Total Value:	4,500
Exemption Value:	0
Taxable Value:	4,500
School Taxable Val:	4,500



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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	0010	Standard Site	68.00	80.00	1.00	U	0	1.00	4,500.00	4,500.00	100.00%	4,500

Sub Areas for Building

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