



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

2019

Owner/Mailing Address:
 RIVER RANCH PROPERTY OWNERS
 ASSOCIATION
 18550 COUNTY ROAD 630
 LAKE WALES FL 33898-8977

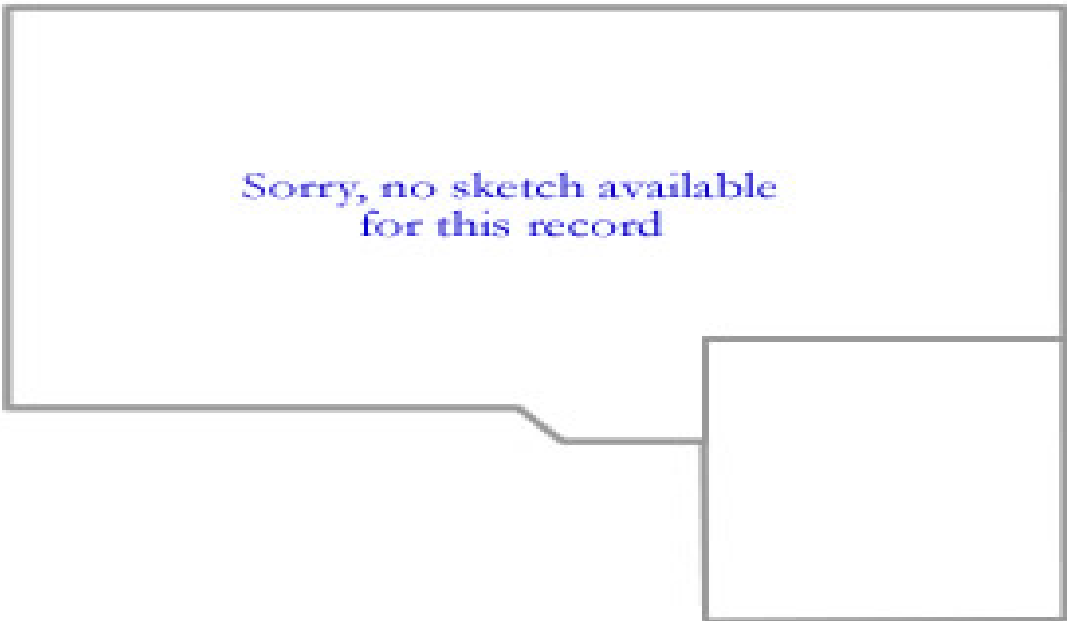
Site Address:
 FROSTPROOF 33843

30-31-12-000000-041280

W1/2 OF SE1/4 OF NW1/4 OF NE1/4 OF SW1/4 LESS 1/2
 INT IN OIL GAS AND MINERAL RIGHTS

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

9910 Inaccessible tracts



RCNLD - Replacement Cost New Less Depreciation

Total Acreage:	1.25
Millage Code:	30000
Neighborhood Code:	9910.00
Neighborhood Adj:	

Value Summary 2019	
Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	626
Classified Land Value:	0
* Assd Land Value:	626
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	626
Market Value:	626
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:	626
Prior Base:	626
Initial Base:	626
Current Base:	626
Maximum Cap:	689
Market Value:	626

Card 1 of 1
 Building No: -

Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
06/19/2020	11	V	11271 / 01756	1,600	POLK COUNTY	RIVER RANCH PROPERTY OWNERS
11/01/1983	03	E	/ 3348	0		
06/01/1979	00	E	1891 / 2047	2,400	CITY NATIONAL BANK OF MIAMI	ELLIOTT WILLIAM N

* 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=303112000000041280>

Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	626
Cap Diff:	0
Portability:	0
Total Value:	626
Exemption Value:	0
Taxable Value:	626
School Taxable Val:	626



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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	1.25	A	0	1.00	500.00	500.00	100.00%	626

Sub Areas for Building

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