

Property Description

Parcel ID: 262820570000022200
Owner1: JENNINGS JOHN M
Physical Street Address: 1006 6TH ST
Postal City/St/Zip: WINTER HAVEN FL 33881

MAP DISCLAIMER:

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is."

PROPERTY DESC DISCLAIMER:

This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.



Property Description:

VILLA HEIGHTS PB 4 PG 45 BLK B LOTS 22 & 23 LESS R/W FOR SR 555



2023

Building Characteristics

1110 Retail up to 4999 sf

Category	Type
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Exterior Wall	NONE
HEAT CODE	ACP

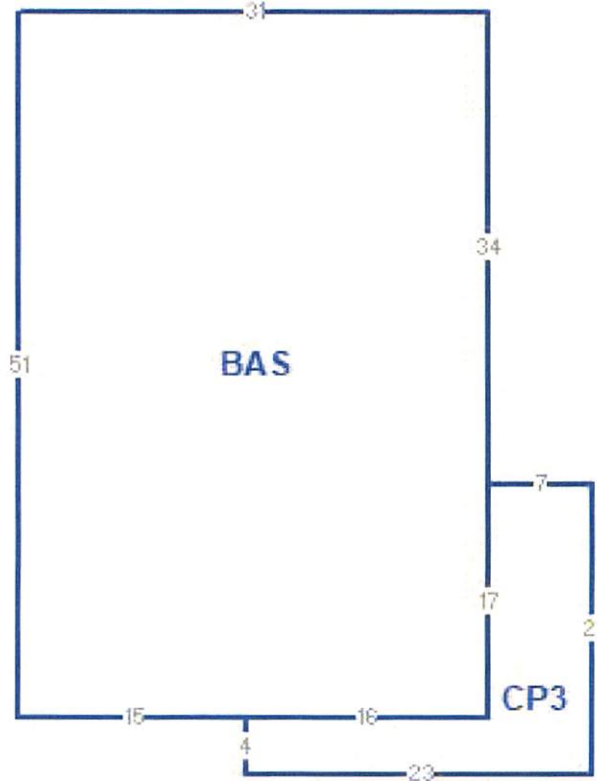
Category	Units	Adjustment
LIVING UNITS	1	0
Stories	1	0
WALL HEIGHT	12	0

Base Rate Adj.	Adjustment
Perimeter Adjustment	1.18900
Stories Adjustment	1.00000
Story Height Adj	1.00000

Depreciation Adj	Adjustment
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Type	Style	Class	Quality	Perimeter
1329	353	C	AV	164
AYB	EYB	RCNLD	Norm Dpr	%Good
1967	1984	53,039	70.00%	30.00%

RCNLD - Replacement Cost New Less Depreciation



Card 1 of 1
 Building No: 1 - RETAIL STORE

AKA: WINTER HAVEN PAWN

**** Sales Data**

Date	Q	VI	OR Bk/Pg	Price	Grantor	Grantee
01/14/2013	30	I	08852 / 00160	100	ASKLAND GRACE M	JENNINGS JOHN M
01/11/2013	30	I	08852 / 00158	100	ASKLAND GRACE	JENNINGS JOHN M
02/03/2006	01	I	6620 / 1539	100	ASKLAND GRACE	ASKLAND GRACE
06/01/1995	03	I	3554 / 1811	100		

* 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 2023 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=262820570000022200>

Total Acreage:	0.16
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	1.00

Value Summary 2023

Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	52,565
Classified Land Value:	0
* Assd Land Value:	52,565
* Tot Bldg Value:	53,039
* Tot XF Value:	4,818
Tot Jst Value:	110,422
Market Value:	110,422

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:	113,480
Prior Base:	107,557
Initial Base:	107,557
Current Base:	107,557
Maximum Cap:	118,313
Market Value:	110,422

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	110,422
Cap Diff:	0
Portability:	0
Total Value:	110,422
Exemption Value:	0
Taxable Value:	110,422
School Taxable Val:	110,422



Marsha M. Faux, CFA, ASA
 Polk County Property Appraiser
 Print Date: 01/26/2024

2023

Owner/Mailing Address:
 JENNINGS JOHN M
 1006 6TH ST NW
 WINTER HAVEN FL 33881-4019

Site Address:
 1006 6TH ST NW WINTER HAVEN 33881

26-28-20-570000-022200
 VILLA HEIGHTS PB 4 PG 45 BLK B LOTS 22 & 23 LESS
 R/W FOR SR 555

Extra Features

Note: A Building Number of 0 indicates the Extra Feature value is related to the overall property and is not building specific.

#	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	5,920	0	3.49	3.00	1.00	100.00%	1967	1967	1968	20.00%	4,132
2	FEN1	FENCE AVG QUALITY CHAIN LINK	0	175	0	19.59	20.00	1.00	100.00%	1980	1980	1981	20.00%	686

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	0197	Land Code	0.00	0.00	7,008.67	S	0	1.00	7.50	7.50	100.00%	52,565

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	1,581	X	101.51	160,487	CP3	211		30.31	6,395											
														Gross Area:		1,792				
														Living Area:		1,581				