Parcel ID: 262833658000000070

Owner1: JSOAA LLC

Physical Street Address: 1101 CYPRESS GARDENS BLVD

Postal City/St/Zip: WINTER HAVEN FL 33880

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:

RESUB OF ROYONNE PLACE PB 28 PG 22 IN S33/34 T28 R26 PART OF ACREAGE LOT A & PART OF LOT 21 OF ALEMEDA PARK SUB & PART OF LOT 2 OF SANFORD SUB DESCRIBED AS BEG AT NE COR OF SE1/4 OF SEC 33 RUN E 16 FT S 297.48 FT S 66 DEG 55' 59" E 102.30 FT SWLY ALONG A CURVE 343.88 FT N 45 DEG 17' 40" W 101.40 FT S 46 DEG 03' 23" W 24.43 FT N 88 DEG 17' 51" W 48.40 FT N 150.51 FT E 5.47 FT N 29 DEG 29' 28" E 11.50 FT N 125.10 FT W 75.10 FT N 59 DEG 23' 41" W 38.55 FT N 53 DEG 51' 38" W 36.55 FT N 34 DEG 18' 43" W 12.57 FT N 32 DEG 16' W 29.13 FT N 28 DEG 39' 16" W 31.58 FT N 23 DEG 16' 45" W 30.29 FT N 19 DEG 41' 45" W 54.56 FT N 25 FT E 494.30 FT TO POB



Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921

Site Address: 1101 CYPRESS GARDENS BLVD WINTER HAVEN 33880

26-28-33-658000-000070

** RESUB OF ROYONNE PLACE PB 28 PG 22 IN S33/34 T28
R26 PART OF ACREAGE LOT A & PART OF LOT 21 OF
ALEMEDA PARK SUB & PART OF LOT 2 OF SANFORD SUB

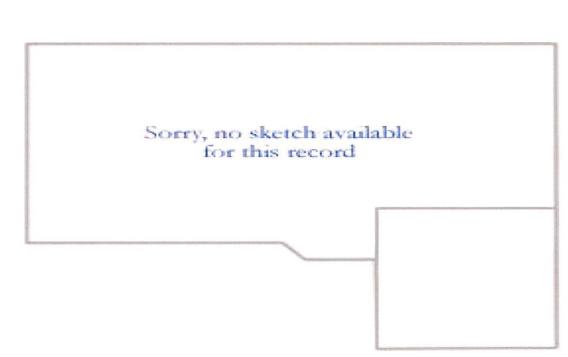
Total Acreage:

4.29

2023

		Building Cl	naracteristics		1000 Vacant Commercia
C	ategor	y	Туре		
Categ	ory		Units	Adjustment	
Base	Rate Ac	ij.	Adjus	tment	
Depre	eciation	Adj	Adjus	tment	
Туре		Class	Quality	Perimeter	
Type	Style	Class	Quality	Perimeter	
АУВ	EYB	RCNLD	Norm Dpr	%Good	

RCNLD - Replacement Cost New Less Depreciation



Card 1 of 1 Building No: -

					** Sales Data	
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
03/20/2014	11	٧	09205 / 01291	100	KOI POND PARTNERS LLC	JSOAA LLC
12/13/2005	02	V	6546 / 0964	900,000	BIG FISH LLC	KOI POND PARTNERS LLC
05/19/2005	01	1	6211 / 0088	100	PRINCE BRUCE R	BIG FISH LLC
12/06/2004	02	Ĺ	6011 / 0386	370,000	SLOCUM PETER D	PRINCE BRUCE R

^{*} 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.

http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=262833658000000070

. otal , ioi cabo.	
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	
Value Summary 20	22
Market Valuation Method: Mar	With Contract Contrac
Market Valuation Method: Mar	
Market Land Value:	460,276
Classified Land Value:	460,276
* Assd Land Value:	460,276
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	460,276
Market Value:	460,276
Homestead Cap:	
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market: Prior Base:	0
Initial Base:	0
Current Base:	0
Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Car	o:
Cap Base Year:	2015
Usage % Cap:	100.00%
Prior Market:	460,276
Prior Base:	460,276
Initial Base:	460,276
Current Base:	460,276
Maximum Cap:	506,304
Market Value:	460,276
Assessment Values	:
Ag Land:	
Homestead:	0
Non-Homestead:	460,276
	460,276
Cap Diff:	
Portability	0
Total Value:	460,276
Exemption Value:	0
Taxable Value:	460,276
School Taxable Val:	460,276

^{**}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:



2023

Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921 Site Address: 1101 CYPRESS GARDENS BLVD WINTER HAVEN 33880

26-28-33-658000-000070

RESUB OF ROYONNE PLACE PB 28 PG 22 IN S33/34 T28 R26 PART OF ACREAGE LOT A & PART OF LOT 21 OF ALEMEDA PARK SUB & PART OF LOT 2 OF SANFORD SUB

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

#	and T	ype Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	С	0181	Land Code	0.00	0.00	135,346.00	S	0	1.00	3.40	3.40	100.00%	460,176
2	C	0993	Submerged Land	0.00	0.00	1.00	U	0	1.00	100.00	100.00	100.00%	100

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

Parcel ID: 26283300000012060

Owner1: JSOAA LLC

Physical Street Address: 0 CYPRESS GARDENS BLVD

Postal City/St/Zip: WINTER HAVEN FL 33880

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:

E 407.46 FT OF SE1/4 OF SE1/4 OF NE1/4 LYING S OF CYPRESS GDNS BLVD LESS ADD'L R/W FOR SR 540 (CYPRESS GDNS BLVD) AS DESC IN OR 4155 PG 1458



Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921

Site Address: CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

26-28-33-000000-012060

E 407.46 FT OF SE1/4 OF SE1/4 OF NE1/4 LYING S OF CYPRESS GDNS BLVD LESS ADD'L R/W FOR SR 540 (CYPRESS GDNS BLVD) AS DESC IN OR 4155 PG 1458

2023

		Building Ch	aracteristics		1000 Vacant Commercial
Ca	Category		Туре		
Catego	ory		Units	Adjustment	
Base R	ate Ac	ij.	Adjus	tment	
Depre	ciation	Adj	Adjus	tment	
Туре		Class	Quality	Perimeter	
Туре	Style	Class	Quality	Perimeter	
АУВ	EYB	RCNLD	Norm Dpr	%Good	

RCNLD - Replacement Cost New Less Depreciation

Sorry, no sketch available for this record

Card 1 of 1 Building No: -

					** Sales Data	
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
03/20/2014	11	٧	09205 / 01291	100	KOI POND PARTNERS LLC	JSOAA LLC
12/13/2005	02	V	6546 / 0964	900,000	BIG FISH LLC	KOI POND PARTNERS LLC
05/19/2005	02	V	6211 / 0088	100	PRINCE BRUCE R	BIG FISH LLC
12/06/2004	02	1	6011 / 0386	370,000	SLOCUM PETER D	PRINCE BRUCE R

^{*} 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.

http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=262833000000012060

Total Acreage:	0.86
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	
Value Summary 202	23
Market Valuation Method: Mars Market Valuation:	
Market Land Value:	87,701
Classified Land Value:	0
* Assd Land Value:	87,701
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value: Market Value:	87,701 87,701
Homestead Cap:	67,701
Overall % Cap:	0.00%
Cap Base Year:	0
HX Usage % Cap:	0.00%
Prior Market:	0
Prior Base:	0
Initial Base:	0
Current Base: Maximum Cap:	0
Market Value:	0
Capped Value:	0
Non-Homestead Cap:	
Cap Base Year:	2015
Usage % Cap:	100.00%
Prior Market:	87,701
Prior Base:	87,701
Initial Base:	87,701
Current Base:	87,701
Maximum Cap:	96,471
Market Value:	87,701
Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	87,701
Cap Diff:	0
Portability	0
Total Value:	87,701
Exemption Value:	0
Taxable Value:	87,701
School Taxable Val:	87,701

^{**}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:



2023

Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921

Site Address:

CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

26-28-33-000000-012060

E 407.46 FT OF SE1/4 OF SE1/4 OF NE1/4 LYING S OF CYPRESS GDNS BLVD LESS ADD'L R/W FOR SR 540 (CYPRESS GDNS BLVD) AS DESC IN OR 4155 PG 1458

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

# Lai	nd Typ	e Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	С	0181	Land Code	0.00	0.00	25,765.00	S	0	1.00	3.40	3.40	100.00%	87,601
2	С	0993	Submerged Land	0.00	0.00	1.00	U	0	1.00	100.00	100.00	100.00%	100

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

Parcel ID:

262833000000012100

Owner1:

JSOAA LLC

Physical Street Address:

0 CYPRESS GARDENS BLVD

Postal City/St/Zip:

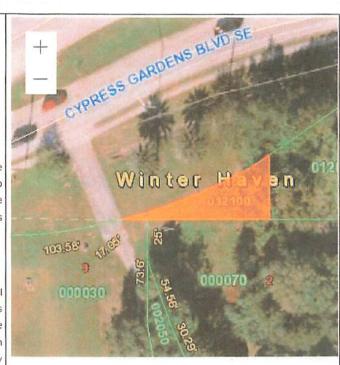
WINTER HAVEN FL 33880

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:

THAT PART OF THE FOLLOWING LYING S OF SR 540 W 250 FT OF SE1/4 OF SE1/4 OF NE1/4 LESS N 330 FT



Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921

Site Address: CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

26-28-33-000000-012100

THAT PART OF THE FOLLOWING LYING S OF SR 540 W 250 FT OF SE1/4 OF SE1/4 OF NE1/4 LESS N 330 FT

Total Acreage:

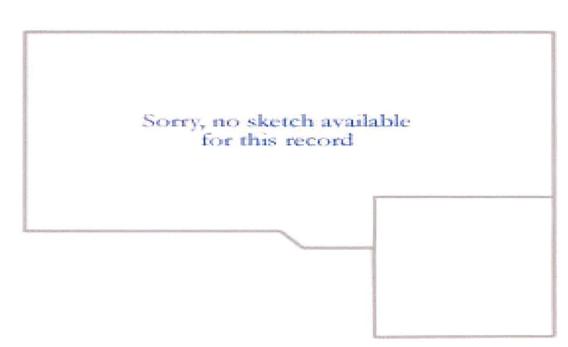
0.04

2023

	Building Characteristics						
C	ategor	y	Туре				
Categ	ory		Units	Adjustment			
Base	Rate A	ij.	Adjustment				
Depre	eciation	ı Adj	Adjus	tment			
Туре		Class	Quality	Perimeter			
Type	Style	Class	Quality	Perimeter			
АУВ	EYB	RCNLD	Norm Dpr	%Good			

RCNLD - Replacement Cost New Less Depreciation

1000 Vacant Commercial



Card 1 of 1 Building No: -

** Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
03/20/2014	11	V	09205 / 01291	100	KOI POND PARTNERS LLC	JSOAA LLC
12/13/2005	02	V	6546 / 0964	900,000	BIG FISH LLC	KOI POND PARTNERS LLC
05/19/2005	01	V	6211 / 0084	100	PRINCE BRUCE R	BIG FISH LLC
12/06/2004	01	V	6011 / 0021	100	WUJASTYK JEROME F	PRINCE BRUCE R

^{*} 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.

http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=262833000000012100

Total Acreage:	0.04
Millage Code:	92410
Neighborhood Code:	arshall & Swift on: 6,538 0,6,538 0,6,538 6,538 0,00% 0,00% 0,00% 0,00%
Neighborhood Adj:	
Value Summary 2	2023
Market Valuation Method: M	
Market Valuation	on:
Market Land Value:	200000000000000000000000000000000000000
Classified Land Value:	
* Assd Land Value: * Tot Bldg Value:	
* Tot XF Value:	
Tot Jst Value:	
Market Value:	
Homestead Cap	
Overall % Cap:	0.00%
Cap Base Year:	C
HX Usage % Cap:	
Prior Market:	
Prior Base: Initial Base:	
Current Base:	
Maximum Cap:	
Market Value:	(
Capped Value:	0
Non-Homestead C	ap:
Cap Base Year:	2015
Usage % Cap:	100.00%
Prior Market:	6,538
Prior Base:	6,538
Initial Base:	6,538
Current Base:	6,538
Maximum Cap:	7,192
Market Value:	6,538
Assessment Value	es:
Ag Land:	(
Homestead:	(
Non-Homestead:	6,538
Cap Diff:	(
Portability	(
Total Value:	6,538
Exemption Value:	,
Taxable Value:	6,538
School Taxable Val:	6,538

^{**}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:



2023

Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921

Site Address:

CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

26-28-33-000000-012100

THAT PART OF THE FOLLOWING LYING S OF SR 540 W 250 FT OF SE1/4 OF SE1/4 OF NE1/4 LESS N 330 FT

1			
NIA	Lutur	Features	
IND	PXIIA	PEALITE !	-0

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

# L	and Typ	e Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	С	0181	Land Code	0.00	0.00	1,923.00	S	0	1.00	3.40	3.40	100.00%	6,538

Sub Areas for Building

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

Parcel ID: 262833655500002050

Owner1: JSOAA LLC

Physical Street Address: 0 CYPRESS GARDENS BLVD

Postal City/St/Zip: WINTER HAVEN FL 33880

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:

SANFORD F SUB DB 71 PG 273 THAT PT OF LOT 2 & THAT PT OF LOT 21 OF ALMEDA PARK PB 38 PG 12 FURTHER DESC AS: COMM SW COR OF LOT 1 OF SAID ALMEDA PARK RUN N 140 FT TO NW COR LOT 21 FOR POB S89-52-00W 77 FT N09-35-00W 132.6 FT N00-23-00W 48.85 FT S19-41-45E 54.56 FT S23-16-45E 30.29 FT S28-39-16E 31.58 FT S32-16-00E 29.13 FT S34-18-43E 12.57 FT S53-51-38E 36.55 FT S59- 23-41E 38.55 FT N83-19-14W 31.65 FT TO POB



Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921

Site Address: CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

26-28-33-655500-002050

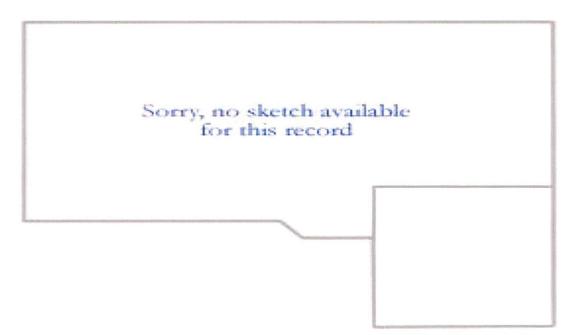
SANFORD F SUB DB 71 PG 273 THAT PT OF LOT 2 & THAT PT OF LOT 2 1 OF ALMEDA PARK PB 38 PG 12 FURTHER DESC AS: COMM SW COR OF LOT 1 OF SAID ALMEDA PARK

2023

		Building Ch	naracteristics	
C	ategor	y	Туре	
Categ	ory		Units	Adjustment
Base	Rate A	ij.	Adjus	tment
Depre	eciation	Adj	Adjus	tment
Туре		Class	Quality	Perimeter
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

1000 Vacant Commercial



Card 1 of 1 Building No: -

	** Sales Data										
Date Q VI OR Bk/PG Price Grantor Grantee											
03/20/2014	11	V	09205 / 01291	100	KOI POND PARTNERS LLC	JSOAA LLC					
12/13/2005	02	V	6546 / 0964	900,000	BIG FISH LLC	KOI POND PARTNERS LLC					
05/19/2005	01	V	6211 / 0086	100	PRINCE BRUCE R	BIG FISH LLC					
11/19/2004	00	V	6010 / 2237	5,000	SLOCUM PERRY D	PRINCE BRUCE R					

^{*} 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.

http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParceIID=262833655500002050

Millage Code: 92410 Neighborhood Code: 6666.30 Neighborhood Adj: Warket Valuation Method: Marshall & Swift Market Valuation: Market Land Value: 21,366 Classified Land Value: 0 * Assd Land Value: 0 * Tot Bldg Value: 0 * Tot XF Value: 0 Market Value: 21,366 Market Value: 21,366 Market Value: 0 Coverall % Cap: 0.00% Cap Base Year: 0 One MX Usage % Cap: 0.00% Prior Market: 0 Prior Base: 0 Market Value: 0 Capped Value: 21,366 Prior Base: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366<	Total Acreage:	0.14
Neighborhood Adj: Value Summary 2023 Market Valuation Method: Marshall & Swift Market Valuation: Market Land Value: 21,366 Classified Land Value: 0 * Assd Land Value: 0 * Tot Bldg Value: 0 * Tot XF Value: 21,366 Market Value: 21,366 Market Value: 0 Coverall % Cap: 0.00% Cap Base Year: 0 Overall % Cap: 0.00% Prior Market: 0 Prior Market: 0 Prior Base: 0 Current Base: 0 Market Value: 0 Cap Base Year: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Maximum Cap: 23,50	Millage Code:	92410
Value Summary 2023 Market Valuation Method: Marshall & Swift Market Valuation: Market Land Value: 21,366 Classified Land Value: 0 * Assd Land Value: 0 * Tot Bldg Value: 0 * Tot SF Value: 21,366 Market Value: 21,366 Market Value: 21,366 Market Value: 0.00% Cap Base Year: 0 Overall % Cap: 0.00% Cap Base Year: 0 Prior Market: 0 Prior Base: 0 Initial Base: 0 Current Base: 0 Mon-Homestead Cap: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Current Base: 21,366 Mon-Homestead:	Neighborhood Code:	6666.30
Market Valuation Method: Marshall & Swift Market Valuation: Market Land Value: 21,366 Classified Land Value: 0 * Assod Land Value: 21,366 * Tot Bldg Value: 0 * Tot Jst Value: 21,366 Market Value: 21,366 Market Value: 0 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 Market Value: 0 Cap Base Year: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Cap Diff: 0 Non-Homestead:	Neighborhood Adj:	
Market Valuation Method: Marshall & Swift Market Valuation: Market Land Value: 21,366 Classified Land Value: 0 * Assod Land Value: 21,366 * Tot Bldg Value: 0 * Tot Jst Value: 21,366 Market Value: 21,366 Market Value: 0 Overall % Cap: 0.00% Cap Base Year: 0 OK Usage % Cap: 0.00% Prior Market: 0 Prior Base: 0 Initial Base: 0 Current Base: 0 Market Value: 0 Cap Base Year: 20 Cap Base Year: 20 Cap Base Year: 20 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Cap Diff: 0 Non-Homestead: <t< th=""><th>Value Summary 20</th><th>23</th></t<>	Value Summary 20	23
Market Land Value: 21,366 Classified Land Value: 0 * Assd Land Value: 0 * Tot JK Value: 0 Tot JK Value: 21,366 Market Value: 21,366 Market Value: 21,366 Market Value: 0 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 Market Value: 0 Cap Base Year: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 0 Cap Diff: 0		MARKET SANCONDOCKAL STREET
Classified Land Value: 0 * Assd Land Value: 21,366 * Tot Bldg Value: 0 * Tot XF Value: 21,366 Market Value: 21,366 Market Value: 0 Homestead 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 Cap Base Year: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0	Market Valuation	:
* Assd Land Value: 21,366 * Tot Bldg Value: 0 * Tot XF Value: 21,366 Market Value: 21,366 Homestead Cap: 0.00% Cap Base Year: 0 HX Usage % Cap: 0.00% Prior Market: 0 Prior Base: 0 Maximum Cap: 0 Market Value: 0 Capped Value: 0 Capped Value: 0 Total Base: 20 Market Value: 0 Capped Value: 0 Capped Value: 0 Capped Value: 20 Capped Value: 21,366 Prior Market: 21,366 Prior Market: 21,366 Initial Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Current Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 0 Taxable Value: 0		21,366
* Tot Bldg Value: 0 * Tot XF Value: 0 Tot Ist Value: 21,366 Market Value: 21,366 Homestead 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 Cap Base Year: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Cap Diff: 0 Non-Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability		
* Tot XF Value: 0 Tot Jst Value: 21,366 Market Value: 21,366 Market Value: Homestead 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 Ton-Homestead Cap: 100.00% Prior Market: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Maximum Cap: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Ton-Homestead: 0 Non-Homestead: 0 Non-Homestead: 0 Non-Homestead: 0 Total Value: 21,366 Exemption Value: 0 Total Value: 0 Total Value: 0 Taxable Value: 0		000000000000000000000000000000000000000
Tot Jst Value: 21,366 Market Value: 21,366 Homestead Cap: 0.00% Cap Base Year: 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: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		
Market Value: 21,366 Homestead Cap: 0.00% Cap Base Year: 0 0.00% Prior Market: 0 0 Prior Base: 0 0 Initial Base: 0 0 Current Base: 0 0 Maximum Cap: 0 0 Market Value: 0 0 Cap Base Year: 2015 100.00% Prior Market: 21,366 0 Prior Base: 21,366 0 Initial Base: 21,366 0 Current Base: 23,503 0 Maximum Cap: 23,503 0 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 0 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		
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 Caped Value: 0 Non-Homestead Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		
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: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		21,300
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: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	51 51 51 51 51 51 51 51 51 51 51 51 51 5	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: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	•	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: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 23,503 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	HX Usage % Cap:	0.00%
Initial Base: 0 Current Base: 0 Maximum Cap: 0 Market Value: 0 Caped Value: 0 Non-Homestead Cap: Cap Base Year: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Prior Market:	0
Current Base: 0 Maximum Cap: 0 Market Value: 0 Capped Value: 0 Non-Homestead Cap: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		
Maximum Cap: 0 Market Value: 0 Capped Value: 0 Non-Homestead Cap: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		
Market Value: 0 Capped Value: 0 Non-Homestead Cap: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		
Capped Value: 0 Non-Homestead Cap: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 23,503 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		250
Non-Homestead Cap: Cap Base Year: 2015 Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		-
Usage % Cap: 100.00% Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366		
Prior Market: 21,366 Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Cap Base Year:	2015
Prior Base: 21,366 Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Usage % Cap:	100.00%
Initial Base: 21,366 Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366	Prior Market:	21,366
Current Base: 21,366 Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Prior Base:	21,366
Maximum Cap: 23,503 Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Initial Base:	21,366
Market Value: 21,366 Assessment Values: Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Current Base:	21,366
Assessment Values: Ag Land: O Homestead: O Non-Homestead: Cap Diff: O Portability O Total Value: Exemption Value: 0 Taxable Value: 21,366	Maximum Cap:	23,503
Ag Land: 0 Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Market Value:	21,366
Homestead: 0 Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Assessment Values	:
Non-Homestead: 21,366 Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Ag Land:	0
Cap Diff: 0 Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Homestead:	0
Portability 0 Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Non-Homestead:	21,366
Total Value: 21,366 Exemption Value: 0 Taxable Value: 21,366	Cap Diff:	0
Exemption Value: 0 Taxable Value: 21,366	Portability	0
Taxable Value: 21,366	Total Value:	21,366
	Exemption Value:	0
School Taxable Val: 21,366	Taxable Value:	21,366
	School Taxable Val:	21,366

^{**}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:



2023

Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921

Site Address:
CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

26-28-33-655500-002050

** SANFORD F SUB DB 71 PG 273 THAT PT OF LOT 2 & THAT PT OF LOT 21 OF ALMEDA PARK PB 38 PG 12 FURTHER DESC AS: COMM SW COR OF LOT 1 OF SAID ALMEDA PARK

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

# La	nd Typ	e Use Code	Description	ont Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	С	0181	Land Code	0.00	0.00	6,284.00	S	0	1.00	3.40	3.40	100.00%	21,366

Sub Areas for Building

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

Parcel ID: 26283300000012100

Owner1: JSOAA LLC

Physical Street Address: 0 CYPRESS GARDENS BLVD

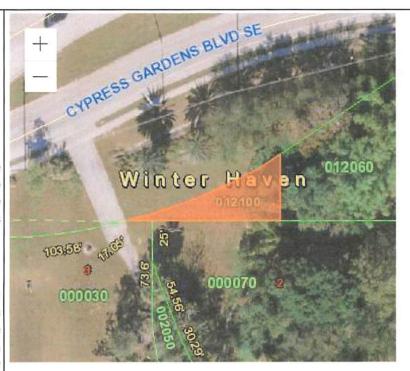
Postal City/St/Zip: WINTER HAVEN FL 33880

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:

THAT PART OF THE FOLLOWING LYING S OF SR 540 W 250 FT OF SE1/4 OF SE1/4 OF NE1/4 LESS N 330 FT



Owner/Mailing Address: JSOAA LLC 1475 WINTON RD MOUNT PLEASANT SC 29464-3921

Site Address: CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

26-28-33-000000-012100

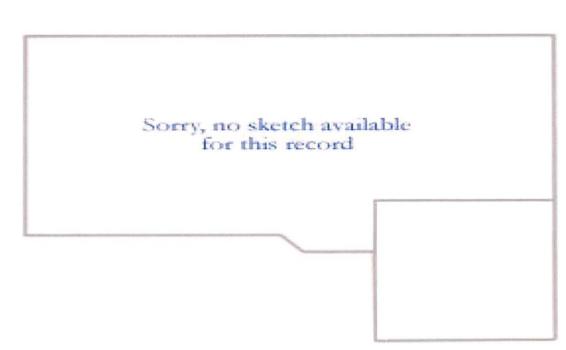
THAT PART OF THE FOLLOWING LYING S OF SR 540 W 250 FT OF SE1/4 OF SE1/4 OF NE1/4 LESS N 330 FT

2023

		Building Ch	naracteristics	
C	ategor	y	Туре	
Categ	ory		Units	Adjustment
Base	Rate A	ij.	Adjus	tment
Depre	eciation	Adj	Adjus	tment
Туре		Class	Quality	Perimeter
Туре	Style	Class	Quality	Perimeter
АУВ	EYB	RCNLD	Norm Dpr	%Good

RCNLD - Replacement Cost New Less Depreciation

1000 Vacant Commercial



Card 1 of 1 Building No: -

					** Sales Data	
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
03/20/2014	11	V	09205 / 01291	100	KOI POND PARTNERS LLC	JSOAA LLC
12/13/2005	02	V	6546 / 0964	900,000	BIG FISH LLC	KOI POND PARTNERS LLC
05/19/2005	01	V	6211 / 0084	100	PRINCE BRUCE R	BIG FISH LLC
12/06/2004	01	V	6011 / 0021	100	WUJASTYK JEROME F	PRINCE BRUCE R

^{*} 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.

http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=26283300000012100

Total Acreage:	0.04
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	
Value Summary 2	023
Market Valuation Method: Market Valuation Meth	AND REAL PROPERTY OF THE PARTY
Market Valuation	n:
Market Land Value:	6,538
Classified Land Value:	0
* Assd Land Value:	6,538
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value: Market Value:	6,538 6,538
Homestead Cap	1.00 Mile 100 Mile 1
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: Market Value:	0
Capped Value:	0
Non-Homestead Co	
Cap Base Year:	2015
Usage % Cap:	100.00%
Prior Market:	6,538
Prior Base:	6,538
Initial Base:	6,538
Current Base:	6,538
Maximum Cap:	7,192
Market Value:	6,538
Assessment Value	es:
Ag Land:	0
Homestead:	0
Non-Homestead:	6,538
Cap Diff:	0
Portability	0
Total Value:	6,538
Exemption Value:	0,338
Taxable Value:	6,538
School Taxable Val:	6,538
scrioor raxable val:	0,538

^{**}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:



2023

Owner/Mailing Address:
JSOAA LLC
1475 WINTON RD
MOUNT PLEASANT SC 29464-3921

Site Address:

CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

26-28-33-000000-012100

THAT PART OF THE FOLLOWING LYING S OF SR 540 W 250 FT OF SE1/4 OF SE1/4 OF NE1/4 LESS N 330 FT

N. E.	Extra	

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

# 1	and Ty	ype l	Use Code	Description	Front Feet	Depth	Units	Unit Type	Depth Table	Depth Factor	Unit Price	Adjusted Unit Price	% Condition	Adjusted Value
1	С		0181	Land Code	0.00	0.00	1,923.00	S	0	1.00	3.40	3.40	100.00%	6,538

Sub Areas for Building

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