

Property Description

Parcel ID: 262833658000000070
Owner1: JSOAA LLC
Physical Street Address: 1101 CYPRESS GARDENS BLVD
Postal City/St/Zip: WINTER HAVEN FL 33880

MAP DISCLAIMER:

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PROPERTY DESC DISCLAIMER:

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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



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

2023

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

Site Address:
 1101 CYPRESS GARDENS BLVD WINTER HAVEN
 33880

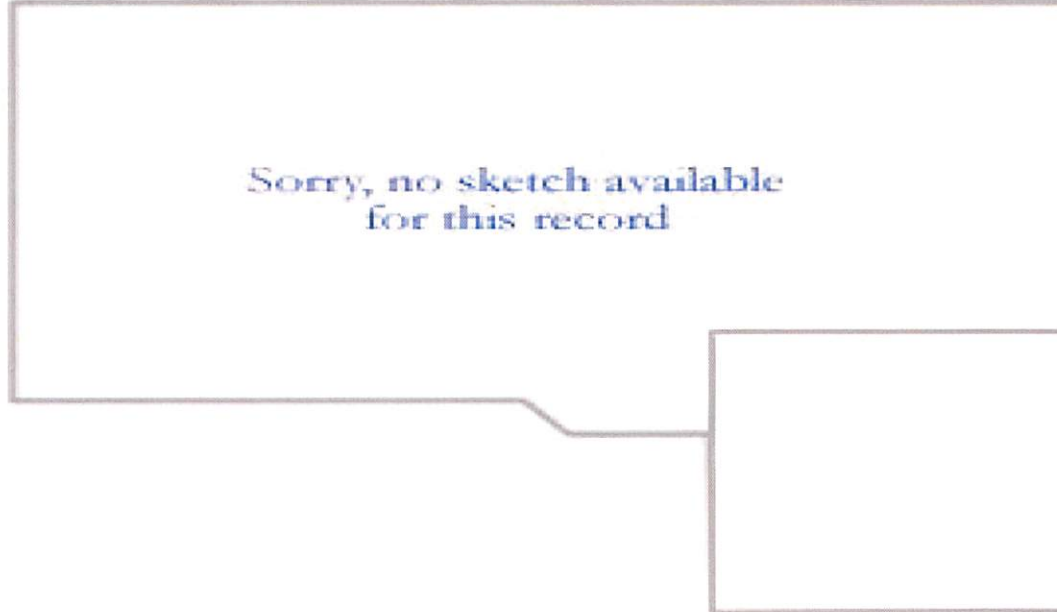
26-28-33-658000-000070

** 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

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

1000 Vacant Commercial

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	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	I	6211 / 0088	100	PRINCE BRUCE R	BIG FISH LLC
12/06/2004	02	I	6011 / 0386	370,000	SLOCUM PETER D	PRINCE BRUCE R

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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.

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

Total Acreage:	4.29
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	

Value Summary 2023

Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	460,276
Classified Land Value:	0
* 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:	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:	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:	0
Homestead:	0
Non-Homestead:	460,276
Cap Diff:	0
Portability:	0
Total Value:	460,276
Exemption Value:	0
Taxable Value:	460,276
School Taxable Val:	460,276



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Owner/Mailing Address:
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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.

#	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	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.

Property Description

Parcel ID: 26283300000012060
Owner1: JSOAA LLC
Physical Street Address: 0 CYPRESS GARDENS BLVD
Postal City/St/Zip: WINTER HAVEN FL 33880

MAP DISCLAIMER:

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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



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

2023

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 MOUNT PLEASANT SC 29464-3921

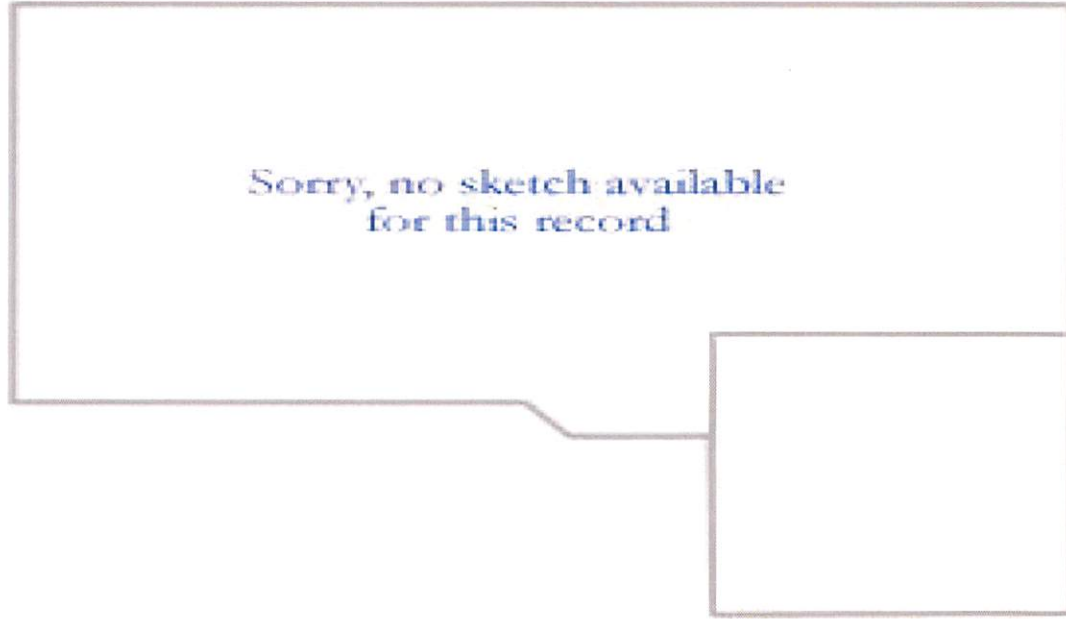
Site Address:
 CYPRESS GARDENS BLVD SE WINTER HAVEN 33880

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

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

1000 Vacant Commercial



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	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	02	V	6211 / 0088	100	PRINCE BRUCE R	BIG FISH LLC
12/06/2004	02	I	6011 / 0386	370,000	SLOCUM PETER D	PRINCE BRUCE R

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Total Acreage:	0.86
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	

Value Summary 2023

Market Valuation Method: Marshall & Swift	
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:	87,701
Market Value:	87,701
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:	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



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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.

#	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	0181	Land Code	0.00	0.00	25,765.00	S	0	1.00	3.40	3.40	100.00%	87,601
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.

Property Description

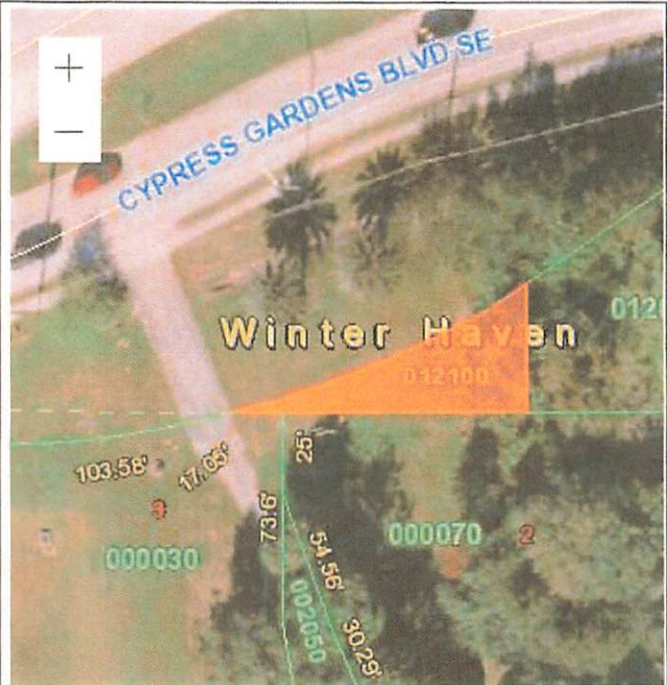
Parcel ID: 262833000000012100
Owner1: JSOAA LLC
Physical Street Address: 0 CYPRESS GARDENS BLVD
Postal City/St/Zip: WINTER HAVEN FL 33880

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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



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 Polk County Property Appraiser
 Print Date: 01/26/2024

2023

Owner/Mailing Address:
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 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

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

1000 Vacant Commercial



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	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

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Total Acreage:	0.04
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	

Value Summary 2023

Market Valuation Method: Marshall & Swift	
Market Valuation:	
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:	6,538
Market Value:	6,538
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:	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 Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	6,538
Cap Diff:	0
Portability:	0
Total Value:	6,538
Exemption Value:	0
Taxable Value:	6,538
School Taxable Val:	6,538



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 Polk County Property Appraiser
 Print Date: 01/26/2024

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

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	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.

Property Description

Parcel ID: 262833655500002050
Owner1: JSOAA LLC
Physical Street Address: 0 CYPRESS GARDENS BLVD
Postal City/St/Zip: WINTER HAVEN FL 33880

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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



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

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

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	

1000 Vacant Commercial



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	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

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Total Acreage:	0.14
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	

Value Summary 2023

Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	21,366
Classified Land Value:	0
* Assd Land Value:	21,366
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	21,366
Market 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
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:	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
School Taxable Val:	21,366



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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.

#	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	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

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Property Description

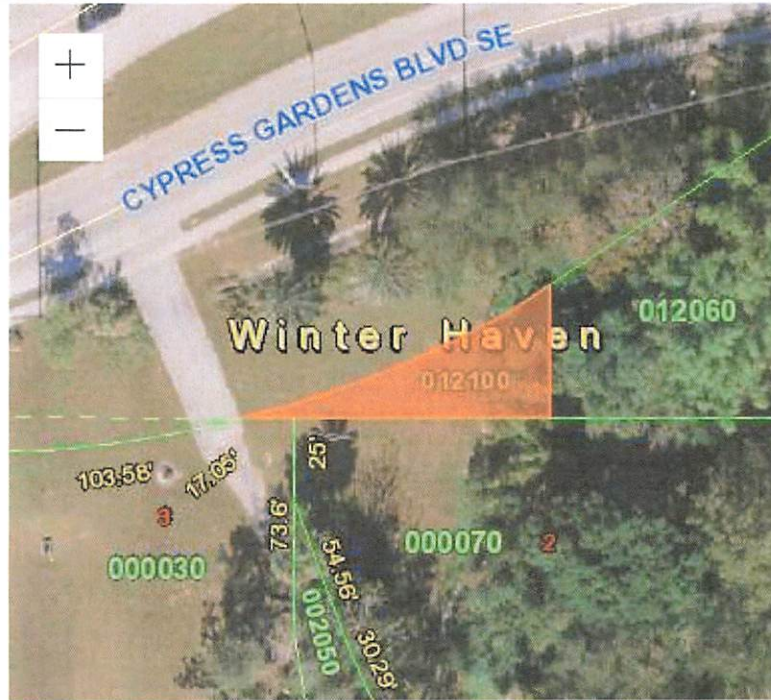
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Property Description:

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



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 Polk County Property Appraiser
 Print Date: 01/26/2024

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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

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

1000 Vacant Commercial



RCNLD - Replacement Cost New Less Depreciation

Card 1 of 1
 Building No: -

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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.

**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=26283300000012100>

Total Acreage:	0.04
Millage Code:	92410
Neighborhood Code:	6666.30
Neighborhood Adj:	

Value Summary 2023

Market Valuation Method: Marshall & Swift	
Market Valuation:	
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:	6,538
Market Value:	6,538
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:	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 Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	6,538
Cap Diff:	0
Portability:	0
Total Value:	6,538
Exemption Value:	0
Taxable Value:	6,538
School Taxable Val:	6,538



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

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

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	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.