

**1080 S Buena Vista Dr, Lake Alfred, FL 33850-3408, Polk County**

APN: 26-28-05-000000-014060 CLIP: 2418002270



<b>Beds</b> N/A	<b>Full Baths</b> N/A	<b>Half Baths</b> N/A	<b>MLS Sale Price</b> \$59,000	<b>MLS Sale Date</b> 04/10/2017
<b>Bldg Sq Ft</b> N/A	<b>Lot Sq Ft</b> 104,039	<b>Yr Built</b> N/A	<b>Type</b> COML ACG	

**OWNER INFORMATION**

<b>Owner</b>	Nycz Kazimierz Jozef	<b>Mailing ZIP + 4</b>	3200
<b>Owner 2</b>	Nycz Dana	<b>Mailing Carrier Route</b>	C001
<b>Mailing Label Owner Name</b>	Kazimierz Jozef & Dana Nycz	<b>Mailing Country</b>	
<b>Mailing Address</b>	520 Pinner Ct	<b>Owner Vesting</b>	
<b>Mailing City &amp; State</b>	Lake Alfred, FL	<b>Owner Occupied</b>	No
<b>Mailing Zip</b>	33850	<b>No Mail Flag</b>	

**LOCATION INFORMATION**

<b>Neighborhood</b>		<b>Census Block Group</b>	2
<b>Neighborhood Code</b>	6666.3-6666.3	<b>Zoning</b>	R-2
<b>Subdivision</b>		<b>Zoning Description</b>	Rural Estates-R-2
<b>Subdivision #</b>		<b>Location Influence</b>	
<b>Township</b>	28	<b>Waterfront Influence</b>	
<b>Range</b>	26	<b>Waterfront View Type</b>	
<b>Section</b>	05	<b>Topography</b>	
<b>Block</b>		<b>School District Name</b>	Polk County SD
<b>Lot</b>		<b>Map 1</b>	28-26-05
<b>Property ZIP</b>	33850	<b>Map 2</b>	28-26-05
<b>Property ZIP 4</b>	3408	<b>Flood Zone Code</b>	AE
<b>Property Carrier Route</b>		<b>Within 250 Feet of Multiple Flood Zone</b>	Yes (X, Ae)
<b>Condo Floor</b>		<b>Flood Zone Panel</b>	12105C0355G
<b>Census Tract</b>	129.00	<b>Flood Zone Date</b>	12/22/2016
<b>Census Block</b>	03		

**TAX INFORMATION**

<b>Folio/Strap/PID (1)</b>	<a href="#">26-28-05-000000-014060</a>	<b>Tax Area</b>	92440
<b>Folio/Strap/PID (2)</b>	05-28-26-000000-014060	<b>Exemption(s)</b>	
<b>Folio/Strap/PID (3)</b>	262805000000014060	<b>Tax Exempt Amount</b>	
<b>Account Number</b>	52826000	<b>Total Taxable Value</b>	\$52,019
<b>% Improved</b>		<b>Plat Book-Page</b>	P-81

**Legal Description**  
 BEG AT PT IN MIDDLE OF ASPHALT RD ON S BDRY OF N1/2 OF SW 1/4 OF NE1/4 OF SEC RUN NELY A LONG MIDDLE OF RD 200 FT RUN W 469 FT TO MIDDLE OF LAGOON RUN SLY ALONG MIDDLE OF LAGOON TO S BDRY OF N1/2 OF SW1/4 OF NE1/4 RUN E 431.5 FT ML TO POB LESS ROAD R/ W ALONG E BDRY & S 50 FT OF THAT PORTION OF N 462 FT OF S1/2 OF NE1/4 OF SEC 5 LYING W OF BUENA VISTA DR & E OF CANAL OR LAGOON

**ASSESSMENT & TAX**

<b>Assessment Year</b>	2024	2023	2022
<b>Just Value - Total</b>	\$52,019	\$52,019	\$52,019
<b>Just Value - Land</b>	\$52,019	\$52,019	\$52,019
<b>Just Value - Improved</b>			
<b>Assessed Value - Total</b>	\$52,019	\$52,019	\$52,019
<b>Assessed Value - Land</b>	\$52,019	\$52,019	\$52,019
<b>Assessed Value - Improved</b>			
<b>YOY Assessed Change (\$)</b>	\$0	\$0	
<b>YOY Assessed Change (%)</b>	0%	0%	
<b>Tax Year</b>	<b>Total Tax</b>	<b>Change (\$)</b>	<b>Change (%)</b>
2022	\$1,032		
2023	\$1,015	-\$17	-1.61%
2024	\$1,000	-\$15	-1.52%

## ESTIMATED VALUE

RealAVM™  
 RealAVM™ Range  
 Value As Of

Confidence Score  
 Forecast Standard Deviation

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## LISTING INFORMATION

MLS Listing Number	<a href="#">P4710525</a>	MLS Sale Price	\$59,000
MLS Status	Sold	MLS Contingency Date	
MLS DOM	157	MLS Pending Date	
MLS Status Change Date	04/11/2017	MLS Cancellation Date	
MLS Area	33850 - LAKE ALFRED	MLS Listing Agent	255000095-J. Michael Nolen, Jr
MLS Listing Date	05/23/2016	MLS Listing Broker	COLDWELL BANKER RESIDENTIAL RE
MLS Listing Price	\$68,900	MLS Selling Agent	255000148-Michael Norris
MLS Orig. Listing Price	\$68,900	MLS Selling Broker	NORRIS & COMPANY REALTY, LLC
MLS Sale Date	04/10/2017		

MLS Listing #  
 MLS Status  
 MLS Listing Date  
 MLS Listing Price  
 MLS Orig Listing Price  
 MLS Sale Date  
 MLS Sale Price  
 MLS Expiration Date  
 MLS Cancellation Date

## LAST MARKET SALE &amp; SALES HISTORY

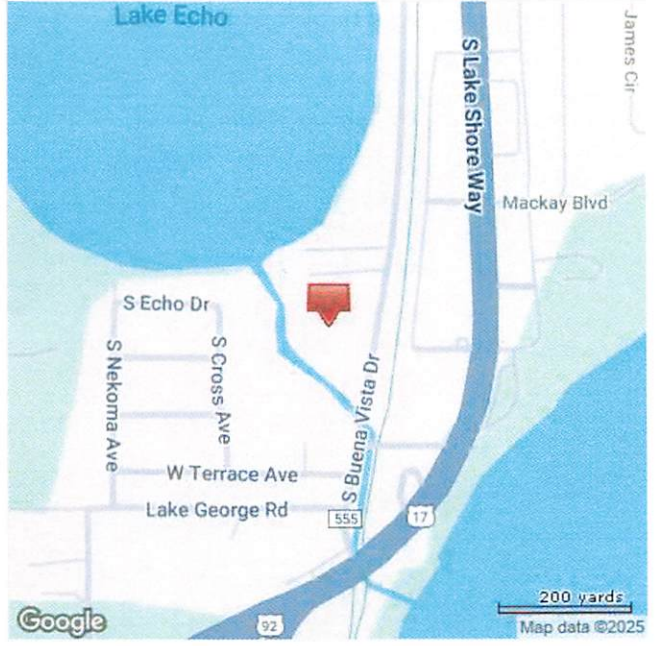
Last Mkt Sale Date	04/10/2017	Deed Type	Warranty Deed
Last Mkt Recording Date	04/11/2017	Owner	Nycz Kazimierz Jozef
Sale Price	\$59,000	Seller	Reynolds Helen M
MLS Sale Price	\$59,000	Title Company	Real Estate Title
Sale Type		County Doc Link	10115000268
Price Per Sq Ft		Document Number	<a href="#">10115-268</a>
Multi/Split Sale			

Recording Date	04/11/2017	04/11/2017	04/11/2017	04/11/2017	
Sale Date	04/10/2017	04/04/2017	04/06/2017	04/05/2017	03/1970
Sale Price	\$59,000				
Nominal		Y	Y	Y	
Document Type	Warranty Deed	Affidavit	Affidavit	Affidavit	Deed (Reg)
Multi/Split Sale Type					
Buyer Name	Nycz Kazimierz J & Dana	Harker Barbara	Burkett Nancy	Reynolds Thomas A	Reynolds George B
Buyer Name 2	Nycz Dana				
Seller Name	Reynolds Helen M	Reynolds Helen M	Reynolds Helen M	Reynolds Helen M	
Title Company	Real Estate Title				
Document Number	10115-268	10115-267	10115-266	10115-265	1278-452
County Doc Link	10115000268	10115000267	10115000266	10115000265	1278000452

PROPERTY MAP



\*Lot Dimensions are Estimated



# Parcel Details: 26-28-05-000000-014060

## Owners [Recently purchased this property? Click here.](#)

NYCZ KAZIMIERZ JOZEF 50%  
NYCZ DANA 50%

## Mailing Address [\(Address Change form\)](#)

520 PINNER CT  
LAKE ALFRED FL 33850-3200

## Physical Street Address [Why postal city and municipality? Click here.](#)

1080 BUENA VISTA DR

## Postal City and Zip

LAKE ALFRED FL 33850

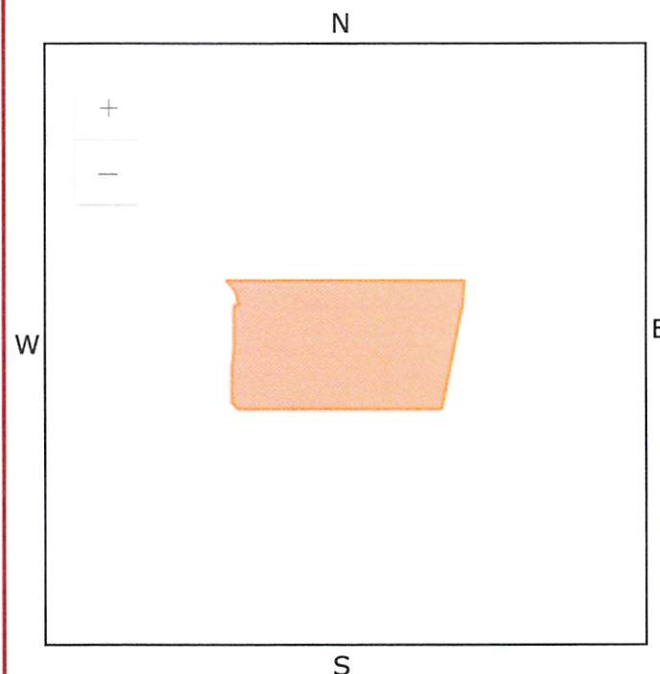
## Parcel Information

Municipality **LAKE ALFRED (Code: 92440)**  
**6666.30**  
Neighborhood [Search Recent Sales in this Neighborhood](#)  
Subdivision **NOT IN SUBDIVISION**  
Property (DOR) **Vacant Commercial**  
Use Code **(Code: 1000)**  
Acreage **2.39**  
Community Redevelopment Area **Lake Alfred CRA (Code: 329)**

## Property Desc

**DISCLAIMER:** The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

## Area Map



## Section Maps for 262805

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

## Sales History

**Important Notice:** If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Instrument Type	Vacant/Improved	Sales Price
<a href="#">10115/00268</a>	04/10/2017	WARRANTY DEED	VACANT	\$59,000 ...
<a href="#">10090/00736</a>	03/10/2017	MISC DOCUMENT	VACANT	\$0 ...
<a href="#">1278/0452</a>	03/01/1970		EITHER	\$100 ...

## Exemptions

**Note:** The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
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## PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **LAKE ALFRED** taxing district.

## Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* COMMERCIAL/INDUSTRIAL	N	SQUARE FOOT	0	0	104,038.00

\* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

**NOTICE: All information ABOVE this notice is current (as of Tuesday, April 29, 2025 at 2:09:38 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.**

## Value Summary (2024)

Desc	Value
LAND VALUE	\$52,019
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$52,019
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$52,019
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$52,019

\*This property contains a Non Homestead Cap with a differential of \$0.

## Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$52,019	\$52,019	\$0	\$0.00	\$52,019	6.634800	\$345.14
POLK COUNTY SCHOOL BOARD - STATE	\$52,019	\$52,019	\$0	\$0.00	\$52,019	3.048000	\$158.55
POLK COUNTY	\$52,019	\$52,019	\$0	\$0.00	\$52,019	2.248000	\$116.94

BOARD - LOCAL							
CITY OF LAKE ALFRED	\$52,019	\$52,019	\$0	\$0.00	\$52,019	6.750000	\$351.13
LAKE REGION LAKES MGMT DIST	\$52,019	\$52,019	\$0	\$0.00	\$52,019	0.348600	\$18.13
SOUTHWEST FLA WATER MGMT DIST	\$52,019	\$52,019	\$0	\$0.00	\$52,019	0.190900	\$9.93
				<b>Tax Savings:</b>	<b>\$0.00</b>	<b>Total Taxes:</b>	<b>\$999.82</b>

**Taxes**

Desc	Last Year (2023)	2024 Final
Taxing District	LAKE ALFRED/SWFWMD/LAKE REGION (Code: 92440)	LAKE ALFRED/SWFWMD/LAKE REGION (Code: 92440)
Millage Rate	19.5166	19.2203
Ad Valorem Assessments	\$1,015.24	\$999.82
Non-Ad Valorem Assessments	\$0.00	\$0.00
<b>Total Taxes</b>	<b>\$1,015.24</b>	<b>\$999.82</b>

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#)

**Prior Year Final Values**

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

**2023**

LAND VALUE	\$52,019.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$52,019.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0.00
ASSESSED VALUE	\$52,019.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$52,019.00

**2022**

LAND VALUE	\$52,019.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$52,019.00

ASSESSED VALUE	\$52,019.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$52,019.00
<b>2021</b>	
LAND VALUE	\$52,019.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$52,019.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0.00
ASSESSED VALUE	\$52,019.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$52,019.00
<b>2020</b>	
LAND VALUE	\$52,019.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$52,019.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0.00
ASSESSED VALUE	\$52,019.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$52,019.00

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**DISCLAIMER:**

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Tuesday, April 29, 2025 at 2:09:38 AM