



Polk County
Property Appraiser
Print Date: 04/29/2025

2024

Owner/Mailing Address:
NYCZ KAZIMIERZ JOZEF
NYCZ DANA
520 PINNER CT
LAKE ALFRED FL 33850-3200

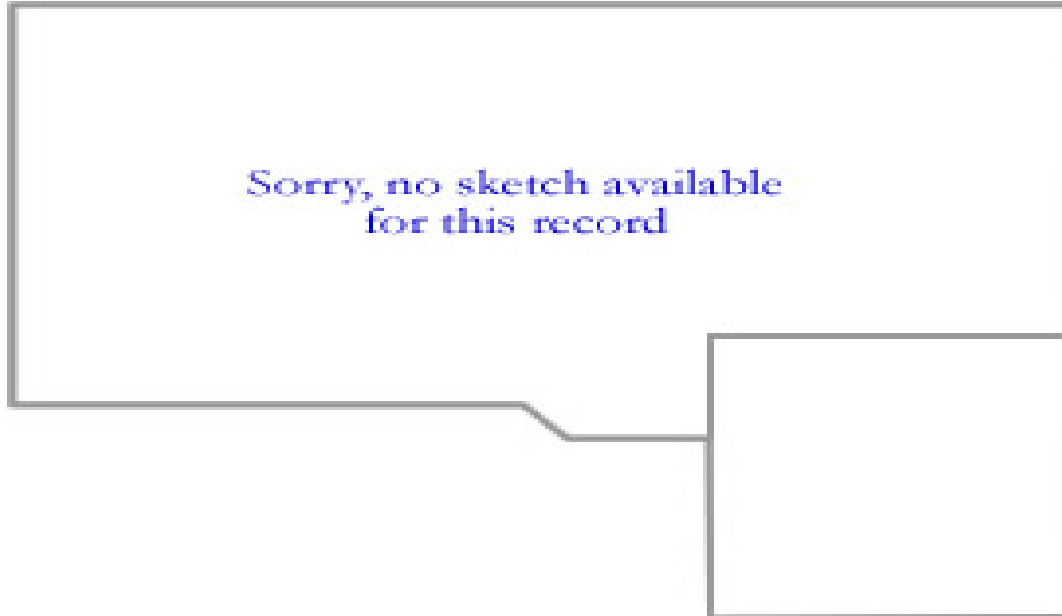
Site Address:
1080 BUENA VISTA DR LAKE ALFRED 33850

26-28-05-000000-014060

** BEG AT PT IN MIDDLE OF ASPHALT RD ON S BDRY OF
N1/2 OF SW1/4 OF NE1/4 OF SEC RUN NELY ALONG
MIDDLE OF RD 200 FT RUN W 469 FT TO MIDDLE OF

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
04/10/2017	01	V	10115 / 00268	59,000	REYNOLDS THOMAS ALAN	NYCZ KAZIMIERZ JOZEF
03/10/2017	11	V	10090 / 00736	0	REYNOLDS HELEN M ESTATE	REYNOLDS THOMAS ALAN
03/01/1970	01	E	1278 / 452	100	GLADDEN ILETA	REYNOLDS GEORGE B

* 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 2024 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=262805000000014060>

Total Acreage:	2.39
Millage Code:	92440
Neighborhood Code:	6666.30
Neighborhood Adj:	

Value Summary 2024	
Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	52,019
Classified Land Value:	0
* Assd Land Value:	52,019
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	52,019
Market Value:	52,019
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:	2018
Usage % Cap:	100.00%
Prior Market:	52,019
Prior Base:	52,019
Initial Base:	52,019
Current Base:	52,019
Maximum Cap:	57,221
Market Value:	52,019

Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	52,019
Cap Diff:	0
Portability:	0
Total Value:	52,019
Exemption Value:	0
Taxable Value:	52,019
School Taxable Val:	52,019



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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	0111	Up to 2.5 Acres	0.00	0.00	104,038.00	S	0	1.00	0.50	0.50	100.00%	52,019

Sub Areas for Building

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