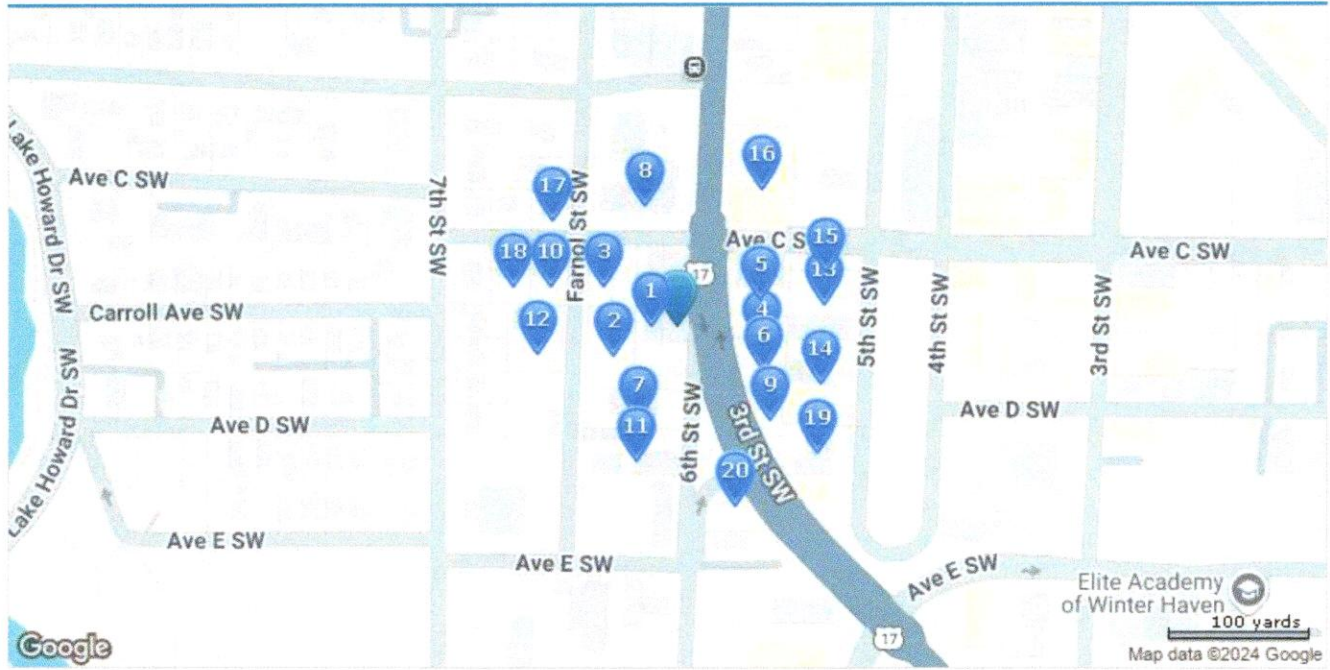






301 6th St Sw, Winter Haven, FL 33880-3317, Polk County





APN: 26-28-29-631000-000210 CLIP: 4604921992











NEIGHBORS





	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
Owner	ARRINGTON MICHAEL J	ARRINGTON MICHAEL J	ARRINGTON MICHAEL J	ARRINGTON MICHAEL J
Owner 2				
Address	301 6th St Sw	Avenue C Sw	Farnol St Sw	301 6th St Sw
Last Mkt Recording Date	02/22/2019		06/16/2000	02/22/2019
Last Mkt Sale Date	02/18/2019		06/01/2000	02/18/2019
Sale Price	\$426,500		\$155,000	\$426,500
Price Per Sq Ft	\$23.69			
Living Sq Ft	18,000			
Stories	1			
Bedrooms				
Bathrooms (Total)				
Garage Capacity				
Lot Sq Ft	17,163	16,666	24,154	6,042
Lot Acres	0.394	0.3826	0.5545	0.1387
Land Use - County		Comm. Improvements Carried On	Vacant Commerical W/Impr	Comm Misc Inps Of Some Value
Land Use - State		Commercial-Vacant	Commercial-Vacant	Commercial-Vacant
Land Use - CoreLogic	Auto Repair	Commercial (NEC)	Commercial (NEC)	Auto Repair
Subdivision	ORANGE PARK SUB		HOFFMANS & LAKE VIEW ADD REP	LAKE VIEW ADD
Property Tax Amount	\$6,004	\$1,444	\$1,779	\$501
Just Value - Total		\$74,993	\$92,393	\$26,004
Zoning	BA	BA	BA	BA
Township Range and Section	28-26-29	28-26-29	28-26-29	28-26-29
Distance (miles)		0.01	0.03	0.03




	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Owner	ARRINGTON MICHAEL J	BEST DEALS INVESTMENT LLC	DAMRON JODY D	BEST DEALS INVESTMENT LLC
Owner 2			Damron Carla B	
Address	301 6th St Sw	6th St Se	302 6th St Sw	6th St Se
Last Mkt Recording Date	02/22/2019	03/19/2013	03/30/1994	03/19/2013
Last Mkt Sale Date	02/18/2019	03/14/2013	03/16/1994	03/14/2013
Sale Price	\$426,500	\$90,000	\$119,400	\$90,000
Price Per Sq Ft	\$23.69		\$12.97	
Living Sq Ft	18,000		9,204	
Stories	1		1	
Bedrooms				
Bathrooms (Total)				
Garage Capacity				
Lot Sq Ft	17,163	5,489	17,454	9,322
Lot Acres	0.394	0.126	0.4007	0.214
Land Use - County		Vacant Commerical W/Impr	Auto Repair	Vacant Commercial
Land Use - State		Commercial-Vacant	Auto Service	Commercial-Vacant
Land Use - CoreLogic	Auto Repair	Commercial (NEC)	Auto Repair	Commercial Lot
Subdivision	ORANGE PARK SUB	ORANGE PARK ADD/WINTE R HAVEN	ORANGE PARK 02 CORREC TIVE REP	ORANGE PARK ADD/WINTE R HAVEN
Property Tax Amount	\$6,004	\$404	\$3,927	\$687
Just Value - Total		\$21,003	\$203,950	\$35,699
Zoning	BA	ILS	ILS	ILS
Township Range and Section	28-26-29	28-26-29	28-26-29	28-26-29
Distance (miles)		0.03	0.03	0.04

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Owner	ARRINGTON MICHAEL J	ATLAS MORTGAGE INC	MUSCOXX LLC	BEST DEALS INVESTMENT LLC
Owner 2				
Address	301 6th St Sw	333 6th St Sw	299 6th St Sw	342 6th St Sw
Last Mkt Recording Date	02/22/2019	04/1992	02/16/2022	10/05/2006
Last Mkt Sale Date	02/18/2019		02/14/2022	06/07/2006
Sale Price	\$426,500	\$25,000	\$1,000,000	\$40,000
Price Per Sq Ft	\$23.69	\$4.65	\$91.13	\$12.50
Living Sq Ft	18,000	Tax: 5,372 MLS: 5,000	10,973	3,200
Stories	1	1	1	1
Bedrooms				
Bathrooms (Total)				
Garage Capacity				
Lot Sq Ft	17,163	17,555	44,984	7,379
Lot Acres	0.394	0.403	1.0327	0.1694
Land Use - County		Office Building 1 S	Retail Up To 4999 S	Used Sales & Rental
Land Use - State		Office Bldg 1 Story	Store One Story	Auto Service
Land Use - CoreLogic	Auto Repair	Office Building	Retail Trade	Auto Sales
Subdivision	ORANGE PARK SUB	ORANGE PARK SUB	HENDERSONS 06 STREET	ORANGE PARK 02 CORRECTIVE REP
Property Tax Amount	\$6,004	\$3,536	\$12,765	\$6,745
Just Value - Total		\$183,604	\$662,869	\$350,248
Zoning	BA	BA	BA	ILS
Township Range and Section	28-26-29	28-26-29	28-26-29	28-26-29
Distance (miles)		0.04	0.05	0.05

	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Owner	ARRINGTON MICHAEL J	FARNOL HOLDINGS LLC	STRICKLER JOE T	FARNOL HOLDINGS LLC
Owner 2				
Address	301 6th St Sw	650 Avenue C Sw	343 6th St Sw	310 Farnol St Sw
Last Mkt Recording Date	02/22/2019	11/02/2000	06/1988	11/02/2000
Last Mkt Sale Date	02/18/2019	10/27/2000		10/27/2000
Sale Price	\$426,500	\$55,000	\$130,000	\$55,000
Price Per Sq Ft	\$23.69	\$45.23	\$18.26	\$23.73
Living Sq Ft	18,000	1,216	7,120	Tax: 2,318 MLS: 608
Stories	1	1	1	1
Bedrooms		2		Tax: 2 MLS: 1
Bathrooms (Total)		1		1
Garage Capacity				
Lot Sq Ft	17,163	8,725	19,707	16,566
Lot Acres	0.394	0.2003	0.4524	0.3803
Land Use - County		Duplexes	Auto Repair	Triplex/Quadruplex
Land Use - State		Multi-Fam 1-9 Units	Auto Service	Multi-Fam 1-9 Units
Land Use - CoreLogic	Auto Repair	Duplex	Auto Repair	Triplex
Subdivision	ORANGE PARK SUB	HOFFMANS & LAKE VIEW A DD REP	ORANGE PARK SUB	HOFFMANS & LAKE VIEW A DD REP
Property Tax Amount	\$6,004	\$1,030	\$3,815	\$1,295
Just Value - Total		\$63,619	\$198,123	\$67,242
Zoning	BA	RP	BA	RP
Township Range and Section	28-26-29	28-26-29	28-26-29	28-26-29
Distance (miles)		0.05	0.06	0.06

	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
				
Owner	ARRINGTON MICHAEL J	DOWN AROUND THE DENY DOWN LLC	DOWN AROUND THE DERR Y DOWN LLC	DAMRON JODY
Owner 2				Damron Carla
Address	301 6th St Sw	301 5th St Sw	355 5th St Sw	301 5th St Sw
Last Mkt Recording Date	02/22/2019	04/21/2023	09/12/2022	05/02/2000
Last Mkt Sale Date	02/18/2019	04/14/2023	09/09/2022	05/01/2000
Sale Price	\$426,500	\$300,000	\$925,000	\$155,000
Price Per Sq Ft	\$23.69	\$56.07	\$163.08	
Living Sq Ft	18,000	5,350	5,672	
Stories	1	1	1	
Bedrooms				
Bathrooms (Total)				
Garage Capacity				
Lot Sq Ft	17,163	21,013	25,997	6,416
Lot Acres	0.394	0.4824	0.5968	0.1473
Land Use - County		Warehouse/Distrib/Terminal/ Tru	Warehouse/Distrib/Terminal/ Tru	Vacant Commercial
Land Use - State		Warehouse/Terminal	Warehouse/Terminal	Commercial-Vacant
Land Use - CoreLogic	Auto Repair	Warehouse	Warehouse	Commercial (NEC)
Subdivision	ORANGE PARK SUB	ORANGE PARK 02 CORREC TIVE REP	ORANGE PARK 02 CORREC TIVE REP	ORANGE PARK 02 CORREC TIVE REP
Property Tax Amount	\$6,004	\$3,536	\$7,589	\$556
Just Value - Total		\$193,420	\$394,113	\$28,877
Zoning	BA	ILS	ILS	ILS
Township Range and Section	28-26-29	28-26-29	28-26-29	28-26-29
Distance (miles)		0.06	0.06	0.06

	Subject Property	Neighbor 16	Neighbor 17	Neighbor 18
				
Owner	ARRINGTON MICHAEL J	EXTRA CLOSET PROPERTI ES LLC	CAVALLARO PATRICIA A	PEREZ ADA M
Owner 2				
Address	301 6th St Sw	260 6th St Sw	655 Avenue C Sw	660 Avenue C Sw
Last Mkt Recording Date	02/22/2019	10/19/2018	11/18/2002	11/01/2017
Last Mkt Sale Date	02/18/2019	10/02/2018	11/01/2002	Tax: 10/24/2017 MLS: 11/06/2017
Sale Price	\$426,500	\$650,857	\$62,500	\$84,000
Price Per Sq Ft	\$23.69	\$39.04	\$35.49	\$80.61
Living Sq Ft	18,000	16,673	1,761	1,042
Stories	1	1	1	1
Bedrooms			Tax: 2 MLS: 3	Tax: 3 MLS: 2
Bathrooms (Total)			Tax: 1 MLS: 2	1
Garage Capacity				
Lot Sq Ft	17,163	27,848	8,028	10,080
Lot Acres	0.394	0.6393	0.1843	0.2314
Land Use - County		Auto Repair	Duplexes	Sngl Fam Res To 2.49 Ac
Land Use - State		Auto Service	Multi-Fam 1-9 Units	Single Family
Land Use - CoreLogic	Auto Repair	Auto Repair	Duplex	SFR
Subdivision	ORANGE PARK SUB	BARNES SUB	HOFFMANS & LAKE VIEW A DD REP	HOFFMANS & LAKE VIEW A DD REP
Property Tax Amount	\$6,004	\$9,319	\$1,252	\$2,294
Just Value - Total		\$483,934	\$76,596	\$147,138
Zoning	BA	ILS	RP	RP
Township Range and Section	28-26-29	28-26-29	28-26-29	28-26-29
Distance (miles)		0.06	0.07	0.07

	Subject Property	Neighbor 19	Neighbor 20
			
Owner	ARRINGTON MICHAEL J	DOWN AROUND THE DERRY DOWN LLC	WINTER HAVEN CITY OF
Owner 2			
Address	301 6th St Sw	365 5th St Sw	360 6th St Sw
Last Mkt Recording Date	02/22/2019	09/12/2022	
Last Mkt Sale Date	02/18/2019	09/09/2022	07/1975
Sale Price	\$426,500	\$925,000	\$49,000
Price Per Sq Ft	\$23.69	\$195.64	
Living Sq Ft	18,000	4,728	
Stories	1	1	
Bedrooms			
Bathrooms (Total)			
Garage Capacity			
Lot Sq Ft	17,163	15,124	1,128
Lot Acres	0.394	0.3472	0.0259
Land Use - County		Warehouse/Distrib/Terminal/Tru	Vacant Municipal - Vac Land Or
Land Use - State		Warehouse/Terminal	Misc Government
Land Use - CoreLogic	Auto Repair	Warehouse	Municipal Property
Subdivision	ORANGE PARK SUB	ORANGE PARK 02 CORRECTIVE R EP	SOUTH COLLEGE ADD REP AMD
Property Tax Amount	\$6,004	\$6,291	
Just Value - Total		\$326,677	\$5,103
Zoning	BA	ILS	ILS
Township Range and Section	28-26-29	28-26-29	28-26-29
Distance (miles)		0.08	0.08