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Parcel Details:
28-27-31-
000000-
023180

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

SERENDIPITY LAKESIDE GROUP LLC	100%
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Mailing Address ([Address Change form](#))

Address Line 1	20315 NE 15TH CT
Address Line 2	
Address Line 3	MIAMI FL 33179-2709

Physical Street Address *Looking for site address? [Click here.](#)*

Address Line 1	1030 LAKE MARION RD W
Address Line 2	

Postal City and Zip

City/St/Zip	HAINES CITY FL 33844
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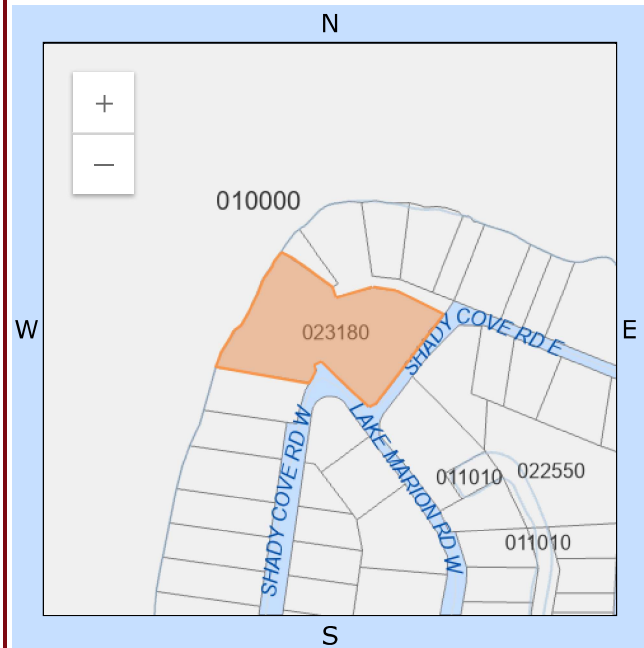
Parcel Information

Municipality / Taxing District	UNINCORP/SOUTH FL WMD (Code: 30000)
Neighborhood	6666.25 Show Recent Sales in this Neighborhood
Subdivision	NOT IN SUBDIVISION
Property (DOR) Use Code	Store/Office w/Residence (Code: 1204)
Acreage	1.93
Community Redevelopment Area	NOT IN CRA

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. It is a description of the ownership boundaries only and does not include easements or other interests of record. 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.

Area Map



Mapping Worksheets (plats) for 282731

[Mapping Worksheet](#) [Mapping Worksheet Printable PDF HTML \(opens in new tab\)](#)

Linked Tangible Personal Property Accounts

[Linked Accounts](#) 

Note: Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel. Only first two owner names shown.

2 TPP Account(s)
 List of Accounts
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. **Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search.** Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
11919/01976	09/2021	W	I	SERENDIPITY LAKESIDE GROUP LLC	\$650,000
10814/02281	04/2019	W	I	LAKEFRONT BAR & GRILL LLC	\$440,000
09826/02211	05/2016	W	I	JJT HOSPITALITY 9 LLC	\$380,000
09756/02280	02/2016	Q	I	WHIRLWIND ENTERPRISES INC	\$100
7634/0349	05/2008	Q	I	WHIRLWIND ENTERPRISES INC	\$100
6531/0223	12/2005	W	I	WHIRLWIND ENTERPRISES INC	\$96,500
4476/1570	06/2000	Q	I	OBRIEN DAVID S	\$100
4267/1555	06/1999	Q	I		\$100
4218/0477	03/1999	M	I		\$100
4179/0664	01/1999	Q	I		\$42,000

Exemptions

Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

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 \$25,000 amended homestead exemption reflects the name of the first owner only.

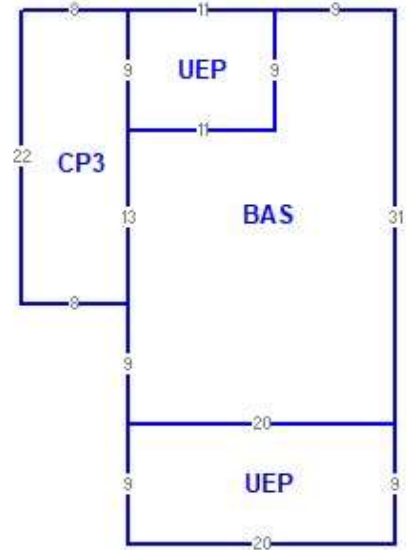
Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
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If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2024 tax year, the allowable total household adjusted gross income received during 2023 could not exceed \$36,614. If your total household adjusted gross income exceeded this limit, **YOU MUST NOTIFY THIS OFFICE.** Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. **Improperly claiming any exemption could result in a lien against your property.** If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.

Buildings**BUILDING 1 (SF - Single Family)****Building Characteristics****Total Under Roof:** 976 sqft**Living Area (as originally constructed):** 521 sqft**Actual Year Built:** 1963**Effective Year:** 1963

Building BAS Note: The base area (living area or square foot living area) of a building is the originally designed building footprint / plan of the cooled and heated area of the building. In most cases, a base area will remain constant throughout the life of the building. A base area can be converted to a subarea (Example: A portion of the base is "cut-out" and used as a garage or porch); It is not, however, standard appraisal practice to convert a subarea to a base area unless there was an error when initially entering the data.

Element	Units	Information
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		1 Story for info only
SUBSTRUCT		Continuous Wall
FRAME / CONST TYPE		MASONRY/BLOCK
EXTERIOR WALL		UNFINISHED
ROOF STRUCTURE		GABLE-TAR & GRAVEL
Room: Bedroom	2	
Room: Full Bath	2	
Room: Half Bath	0	
Fireplace	N	
Cntrl Heating / AC	N	



Building Subareas

Building Sub Area Note: A sub area is an individual component of a building that may or may not be cooled/heated. The percent in a subarea description is the percent of the base rate applied to the value of the sub area. (Example: UGR UNFINISHED GARAGE 50% indicates this sub area is valued at 50% of the base area rate); If a sub area changes over time, the contributory value may also change.

Code	Description	Heated	Total
BAS	BASE AREA	Y	521
CP3	CANOPY 30%		176
UEP	UEP UNFIN. ENCL PORCH 80%		180
UEP	UEP UNFIN. ENCL PORCH 80%		99
Total Under Roof			976 ft²
Total Living Area			521 ft²

BUILDING 2 (MH - Mobile Home/Manufactured Home)

Building Characteristics

Total Under Roof: 840 sqft
Living Area (as originally constructed): 840 sqft
Actual Year Built: 1980
Effective Year: 1980

Building BAS Note: The base area (living area or square foot living area) of a building is the originally designed building footprint / plan of the cooled and heated area of the building. In most cases, a base area will remain constant throughout the life of the building. A base area can be converted to a subarea (Example: A portion of the base is "cut-out" and used as a garage or porch); It is not, however, standard appraisal practice to convert a subarea to a base area unless there was an error when initially entering the data.

Element	Units	Information
EXTERIOR WALL		NONE
UNITS		1 UNIT

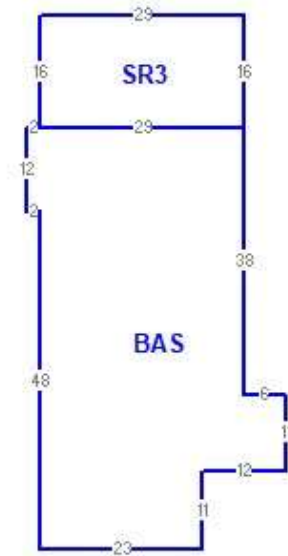


BUILDING 4 (1301 - BAR/TAVERN)

Building Characteristics

Total Under Roof: 2,228 sqft
Living Area (as originally constructed): 1,764 sqft
Actual Year Built: 1963
Effective Year: 2005
Wall Structure: CONCRETE (M & S CRNT MULTIPLIER)

Building BAS Note: The base area (living area or square foot living area) of a building is the originally designed building footprint / plan of the cooled and heated area of the building. In most cases, a base area will remain constant throughout the life of the building. A base area can be converted to a subarea (Example: A portion of the base is "cut-out" and used as a garage or porch); It is not, however, standard appraisal practice to convert a subarea to a base area unless there was an error when initially entering the data.



Element	Units	Information
HEAT CODE		ACP
EXTERIOR WALL		NONE
Stories	1	
WALL HEIGHT	8	
LIVING UNITS	1	

Building Subareas

Building Sub Area Note: A sub area is an individual component of a building that may or may not be cooled/heated. The percent in a subarea description is the percent of the base rate applied to the value of the sub area. (Example: UGR UNFINISHED GARAGE 50% indicates this sub area is valued at 50% of the base area rate); If a sub area changes over time, the contributory value may also change.

Code	Description	Heated	Total
SR3	SCREEN ROOM 30%		464
BAS	BASE AREA	Y	1,764
Total Under Roof			2,228 ft²
Total Living Area			1,764 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	GAR	GARAGE DETACHED	0	30	14	420	2000
2	FEN1	FENCE AVG QUALITY CHAIN LINK	0	0	0	960	2010
3	BDC6	BOAT DOCK 10000	0	0	0	1	2006
4	SCR2	SCREEN ROOM 1500	0	0	0	1	1963
5	CON	CONCRETE	0	0	0	4,700	2000
6	CW	CAN WOOD	0	20	54	1,080	2019

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **UNINCORP/SOUTH FL WMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Commercial/Industrial	N	S	0	0	83,993.00

* 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, November 26, 2024 at 2:09:35 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
Land Value	\$251,979
Building Value	\$237,195
Misc. Items Value	\$43,302
Land Classified Value	\$0
Just Market Value	\$532,476
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$532,476
Exempt Value (County)	\$0
Taxable Value (County)	\$532,476

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

Values by District (2024)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.634800	\$532,476	\$3,532.87	\$0	\$0.00	\$532,476	\$3,532.87
POLK COUNTY PARKS MSTU	0.528600	\$532,476	\$281.47	\$0	\$0.00	\$532,476	\$281.47
POLK COUNTY LIBRARY MSTU	0.198500	\$532,476	\$105.70	\$0	\$0.00	\$532,476	\$105.70
POLK COUNTY STORMWATER MSTU	0.094100	\$532,476	\$50.11	\$0	\$0.00	\$532,476	\$50.11
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$532,476	\$1,622.99	\$0	\$0.00	\$532,476	\$1,622.99
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$532,476	\$1,197.01	\$0	\$0.00	\$532,476	\$1,197.01
SOUTH FLA WATER MGMT DISTRICT	0.230100	\$532,476	\$122.52	\$0	\$0.00	\$532,476	\$122.52
		Assessed Taxes:	\$6,912.67		Tax Savings:	\$0.00	Total Taxes: \$6,912.67

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	SW005	POLK SOLID WASTE-COLLECTION	2.00	264.21	\$528.42
2	SW006	POLK SOLID WASTE-DISPOSAL	2.00	73.00	\$146.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	958.00	\$958.00
4	FI000	POLK COUNTY FIRE SERVICES	1.00	16.00	\$16.00
5	FI000	POLK COUNTY FIRE SERVICES	1.00	281.00	\$281.00
6	FI000	POLK COUNTY FIRE SERVICES	1.00	281.00	\$281.00

Total Assessments**\$2,210.42****Taxes**

Desc	Last Year	2024 Final
Taxing District	UNINCORP/SOUTH FL WMD (Code: 30000)	UNINCORP/SOUTH FL WMD (Code: 30000)
Millage Rate	13.1445	12.9821
Ad Valorem Assessments	\$7,069.57	\$6,912.67
Non-Ad Valorem Assessments	\$1,877.00	\$2,210.42
Total Taxes	\$8,946.57	\$9,123.09

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.](#) Use the [Property Tax Estimator](#) to estimate taxes for 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	\$251,979.00
Building Value	\$241,055.00
Misc. Items Value	\$44,800.00
Just Value (Market)	\$537,834.00
SOH Deferred Val	\$0.00
Assessed Value	\$537,834.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$537,834.00

2022

Land Value	\$251,979.00
Building Value	\$221,377.00
Misc. Items Value	\$58,737.00
Just Value (Market)	\$532,093.00
SOH Deferred Val	\$0.00
Assessed Value	\$532,093.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$532,093.00

2021

Land Value	\$142,788.00
Building Value	\$166,305.00
Misc. Items Value	\$36,669.00
Just Value (Market)	\$345,762.00
SOH Deferred Val	\$0.00
Assessed Value	\$345,762.00

Exempt Value (County)	\$0.00
Taxable Value (County)	\$345,762.00
2020	
Land Value	\$142,788.00
Building Value	\$166,191.00
Misc. Items Value	\$36,669.00
Just Value (Market)	\$345,648.00
SOH Deferred Val	\$0.00
Assessed Value	\$345,648.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$345,648.00

DISCLAIMER:

The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Tuesday, November 26, 2024 at 2:09:35 AM