



## PROPERTY INFORMATION

**PID #** 25 29 22 361000 003901  
**Property Type:** Commercial  
**Property Address:**  
 3468 US HIGHWAY 17 N  
 BARTOW, FL 33830-9235  
**Current Owner:**  
 RED HOLDINGS LLC  
**Tax Mailing Address:**  
 239 SUTHERLAND DR  
 HAINES CITY, FL 33844-7636  
**Property Use:**  
 1175 / CONVENIENCE STORES ONLY (county)  
 11 / STORES, ONE STORY (state)  
**Land Use:**  
 COMMERCIAL/INDUSTRIAL (0613)  
**Lot Size:** 0.3209 acres / 13,978 sf  
**Waterfront:** No  
**Subdivision:** GORDONVILLE  
**Subdivision #:** 361000  
**Census Tract/Block:** 014702 / 2040  
**Twn:** 29 **Rng:** 25 **Sec:** 22  
**Block:** 003 **Lot:** 901 **Parcel:** 003901  
**Neighborhood:** COMM NBHD BARTOW  
 (6666.40)  
**Coordinates:** 27.942(lat) -81.8007(lon)  
**Legal Description:**  
 GORDONVILLE PB 3 PG 43 LOT 39 BEG SE COR RUN W 395  
 FT TO SELY R/W US 17 NELY ALONG R/W 312 FT SELY 228  
 FT TO POB LESS ADD R/W FOR SR 555 (US 17)  
**Plat Book #** 3 **Page #** 43

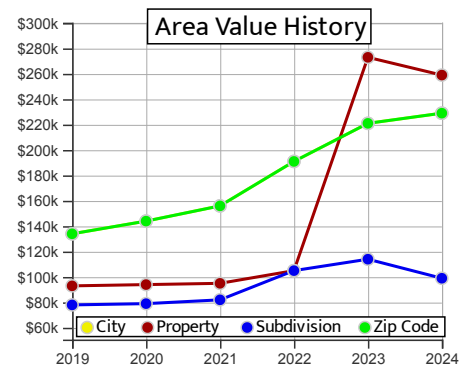


## VALUE INFORMATION

	2020	2021	2022	2023	2024
<b>Improved Value:</b>	\$61,024	\$62,103	\$72,376	\$240,333	\$226,550
<b>Land Value:</b>	\$33,200	\$33,200	\$33,200	\$33,200	\$33,200
<b>Just Market Value:</b>	\$94,224	\$95,303	\$105,576	\$273,533	\$259,750
<b>Percent Change:</b>	- n/a -	1.15%	10.78%	159.09%	-5.04%
<b>Total Assessed Value:</b>	\$94,224	\$95,303	\$104,833	\$138,525	\$152,378
<b>Homestead Exemption:</b>	No	No	No	No	No
<b>Total Exemptions:</b>	\$0	\$0	\$0	\$0	\$0
<b>Taxable Value:</b>	\$94,224	\$95,303	\$104,833	\$138,525	\$152,378
<b>Ad Valorem Taxes:</b>	\$1,316.65	\$1,320.36	\$1,396.65	\$2,547.39	\$2,540.87
<b>Non-Ad Valorem Taxes:</b>	\$788.00	\$828.00	\$869.00	\$913.00	\$958.00
<b>Total Tax Amount:</b>	\$2,104.65	\$2,148.36	\$2,265.65	\$3,460.39	\$3,498.87

Taxing District(s): 900000

\*Non-Ad Valorem Levies: POLK COUNTY FIRE SERVICES (\$958.00)



**Estimated Current Value:**

**\$327,864\***

**Equity Estimate:** \$327,864  
 0% 100%

\*Estimate of potential property value and equity amounts are based on proprietary computational models.

SALES INFORMATION					
Deed Type:	WARRANTY DEED	Recorded Date:	06/16/2006	Price:	\$330,000
Sale Date:	06/06/2006			Document #	2006149836
Grantor:	KHALEL MARY JANE			Grantee:	R E D HOLDINGS LLC
Deed Type:	WARRANTY DEED	Recorded Date:		Price:	\$105,527
Sale Date:	08/01/1994			Document #	Bk 3440/Pg 1244
Grantor:	Not Available			Grantee:	Not Available
Deed Type:	WARRANTY DEED	Recorded Date:		Price:	\$172,500
Sale Date:	11/01/1988			Document #	Bk 2692/Pg 279
Grantor:	Not Available			Grantee:	Not Available
Deed Type:	WARRANTY DEED	Recorded Date:		Price:	\$85,000
Sale Date:	03/01/1988			Document #	Bk 2612/Pg 891
Grantor:	Not Available			Grantee:	Not Available
There are 3 more sales in our records. Click here to show all sales.					
Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved					
<sup>1</sup> MORE THAN 1 PARCEL, <sup>2</sup> OTHER DISQUALIFIED					

BUILDING INFORMATION					
1. CONVENIENCE MARKET	Heated Area:	2,886 sf	Built:	1979 act / 2009 eff	A/C Type:
Beds: 0	Baths:	Total Area:	2,886 sf	Stories:	1.0
Roof Type:	Roof Cover:			Heat Fuel:	
Int Wall:	Ext Wall:		NONE	Flooring:	
Building Subareas:			BAS - BASE AREA (2,886 sf)		
OTHER IMPROVEMENT INFORMATION					
Code	Description	Units	Year Built		
MAC	ASPHALT	9500	1960		
Covered Parking:	No		Pool:	No	

CITY INTERACTIONS					
Building Permits					
Permit #	Type	Description	Issued	Value	Contractor
90604	COM ADDN	COMM. - PRE-INSPECTION OF RESTAURANT BUILDING TO B	05/06/2016	\$1	
102593	COM INSP	INTERIOR REMODEL	08/07/2008	\$60,000	
241983	COM ADDN		05/28/1997	\$0	

ASSIGNED SCHOOLS						
School Name	Grades	Enrollment	School Rating	Report Card	Distance	
Spessard L Holland Elementary	PK-05	766	B (2023/2024)	FL DOE	4.2 miles	
Larger Class Sizes						
Bartow Elementary Academy	KG-05	518	B (2023/2024)	FL DOE	4.2 miles	
Larger Class Sizes  High Standardized Testing Scores			Magnet School  On Excellent List (3 yrs)			
Union Academy	06-08	396	A (2023/2024)	FL DOE	3.6 miles	
Above Average Teachers  Small Class Sizes  High Standardized Testing Scores			Magnet School  On Excellent List (5 yrs)			
Bartow Senior High School	09-12	2,125	C (2023/2024)	FL DOE	4.8 miles	
Small Class Sizes  Magnet School						
Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024						

FLOOD ZONE DETAILS				
Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120261	12105C0510G	12/22/2016
Source: FEMA National Flood Hazard Layer (NFHL), updated 03/23/2025				