



Marsha M. Faux, CFA, ASA
 Polk County Property Appraiser
 Print Date: 11/26/2024

2024

Owner/Mailing Address:
 SERENDIPITY LAKESIDE GROUP LLC
 20315 NE 15TH CT
 MIAMI FL 33179-2709

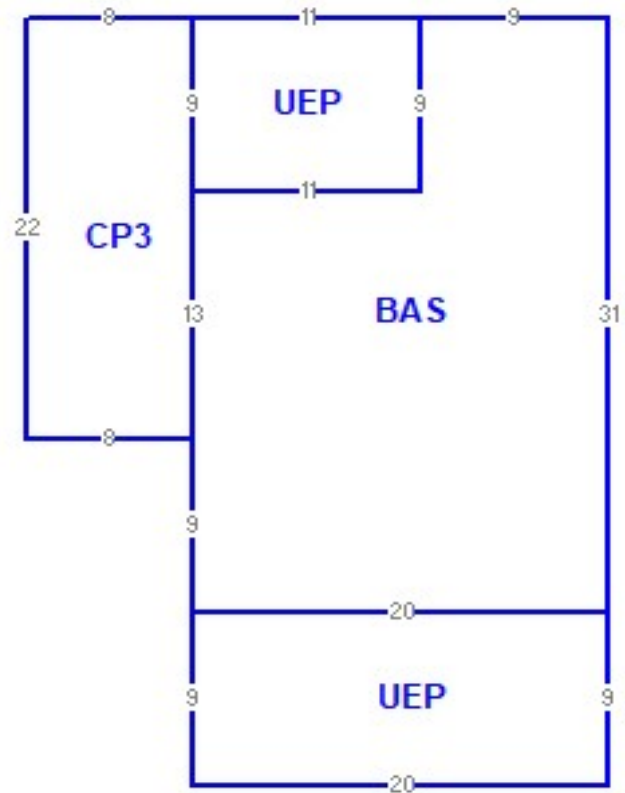
**** Site Address:**
 1030 LAKE MARION RD W HAINES CITY 33844

28-27-31-000000-023180

****** COMM 233.09 FT W & 1449.13 FT N OF NW COR SEC 5
 T28 R28 RUN N54-39-30W 104.18 FT TO POB S49-13-42E
 97.52 FT S48-18-39E 25.01 FT N75-41-04E 81.67 FT

Building Characteristics				
Category	Type			
Drive/Walk Way				
Exterior Wall	UNFINISHED			
Fencing				
Floor Cover	CONCRETE			
Frame / Const Type	MASONRY/BLOCK			
Interior Wall	PLASTER			
Roof Structure	GABLE-TAR & GRAVEL			
Shape	RECTANGLE			
Style	SINGLE FAMILY			
Substruct	Continuous Wall			
Category	Units	Adjustment		
Cntrl Heating / AC	0.58	-1427		
Fireplace Stacks	0	0		
Fixtures: Addl	0	0		
Room: Bedroom	2	0		
Room: Full Bath	2	0		
Room: Half Bath	0	0		
Base Rate Adj.	Adjustment			
Size Adjustment	1.28030			
Story Height Adj	1.00000			
Depreciation Adj	Adjustment			
Type	Class	Quality	Perimeter	
SF	0	AV	102	
AYB	EYB	RCNLD	Norm Dpr	%Good
1963	1963	56,693	40.00%	60.00%

1204 Store/Office w/Residence



Card 1 of 3
 Building No: 1 - Single Family

AKA: SUNSET TAVERN & PACKAGE

Total Acreage:	1.93
Millage Code:	30000
Neighborhood Code:	6666.25
Neighborhood Adj:	1.00
Value Summary 2024	
Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	251,979
Classified Land Value:	0
* Assd Land Value:	251,979
* Tot Bldg Value:	237,195
* Tot XF Value:	43,302
Tot Jst Value:	532,476
Market Value:	532,476
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:	2022
Usage % Cap:	100.00%
Prior Market:	537,834
Prior Base:	537,834
Initial Base:	537,834
Current Base:	537,834
Maximum Cap:	591,617
Market Value:	532,476
Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	532,476
Cap Diff:	0
Portability:	0
Total Value:	532,476
Exemption Value:	0
Taxable Value:	532,476
School Taxable Val:	532,476

** Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
09/29/2021	01	I	11919 / 01976	650,000	LAKEFRONT BAR & GRILL LLC	SERENDIPITY LAKESIDE GROUP LLC
04/18/2019	01	I	10814 / 02281	440,000	JJT HOSPITALITY 9 LLC	LAKEFRONT BAR & GRILL LLC
05/16/2016	01	I	09826 / 02211	380,000	WHIRLWIND ENTERPRISES INC	JJT HOSPITALITY 9 LLC
02/22/2016	11	I	09756 / 02280	100	MALLOY PATRICK	WHIRLWIND ENTERPRISES INC

* 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=28273100000023180>



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 97.52 FT S48-18-39E 25.01 FT N75-41-04E 81.67 FT

Extra Features

Note: A Building Number of 0 indicates the Extra Feature value is related to the overall property and is not building specific.

#	Use Code	Description	Bld Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	GAR	GARAGE DETACHED	0	420	3	33.13	33.13	1.00	150.00%	2000	2000	2017	127.50%	17,741
2	FEN1	FENCE AVG QUALITY CHAIN LINK	0	960	3	18.77	18.77	1.00	100.00%	2010	2010	2017	40.00%	7,208
3	BDC6	BOAT DOCK 10000	0	1	3	10,000.00	10,000.00	1.00	100.00%	2006	2006	2014	100.00%	10,000
4	SCR2	SCREEN ROOM 1500	0	1	3	1,500.00	1,500.00	1.00	100.00%	1963	1963	2020	100.00%	1,500
5	CON	CONCRETE	0	4,700	3	4.04	4.04	1.00	100.00%	2000	2000	2020	20.00%	3,798
6	CW	CAN WOOD	0	1,080	3	3.45	3.45	1.00	100.00%	2019	2019	2020	82.00%	3,055

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	0175	Land Code	0.00	0.00	83,993.00	S	0	1.00	3.00	3.00	100.00%	251,979

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	521	X	137.85	71,820	CP3	176		0.00		UEP	180		86.36	15,545	UEP	99		86.36	8,550
																Gross Area:		976	
																Living Area:		521	



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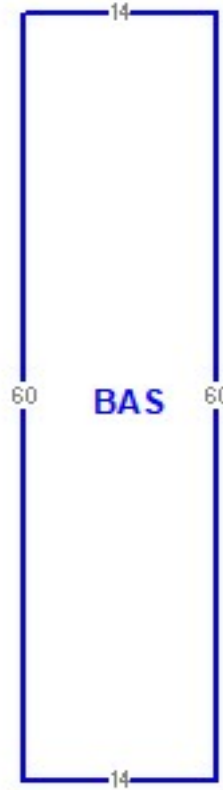
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Building Characteristics				
Category		Type		
Exterior Wall		NONE		
Category	Units	Adjustment		
Base Rate Adj.		Adjustment		
Size Adjustment		0.97000		
Depreciation Adj		Adjustment		
Type	Style	Class	Quality	Perimeter
MH	MSW	0	LC	148
AYB	EYB	RCNLD	Norm Dpr	%Good
1980	1980	39,992	55.00%	45.00%

1204 Store/Office w/Residence



RCNLD - Replacement Cost New Less Depreciation

Card 2 of 3
 Building No: 2 - Mobile Home/Manufactured Home

AKA: SUNSET TAVERN & PACKAGE

** Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
09/29/2021	01	I	11919 / 01976	650,000	LAKEFRONT BAR & GRILL LLC	SERENDIPITY LAKESIDE GROUP LLC
04/18/2019	01	I	10814 / 02281	440,000	JJT HOSPITALITY 9 LLC	LAKEFRONT BAR & GRILL LLC
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02/22/2016	11	I	09756 / 02280	100	MALLOY PATRICK	WHIRLWIND ENTERPRISES INC

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Total Acreage:	1.93
Millage Code:	30000
Neighborhood Code:	6666.25
Neighborhood Adj:	1.00
Value Summary 2024	
Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	251,979
Classified Land Value:	0
* Assd Land Value:	251,979
* Tot Bldg Value:	237,195
* Tot XF Value:	43,302
Tot Jst Value:	532,476
Market Value:	532,476
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:	2022
Usage % Cap:	100.00%
Prior Market:	537,834
Prior Base:	537,834
Initial Base:	537,834
Current Base:	537,834
Maximum Cap:	591,617
Market Value:	532,476
Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	532,476
Cap Diff:	0
Portability:	0
Total Value:	532,476
Exemption Value:	0
Taxable Value:	532,476
School Taxable Val:	532,476



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Extra Features

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1	GAR	GARAGE DETACHED	0	420	3	33.13	33.13	1.00	150.00%	2000	2000	2017	127.50%	17,741
2	FEN1	FENCE AVG QUALITY CHAIN LINK	0	960	3	18.77	18.77	1.00	100.00%	2010	2010	2017	40.00%	7,208
3	BDC6	BOAT DOCK 10000	0	1	3	10,000.00	10,000.00	1.00	100.00%	2006	2006	2014	100.00%	10,000
4	SCR2	SCREEN ROOM 1500	0	1	3	1,500.00	1,500.00	1.00	100.00%	1963	1963	2020	100.00%	1,500
5	CON	CONCRETE	0	4,700	3	4.04	4.04	1.00	100.00%	2000	2000	2020	20.00%	3,798
6	CW	CAN WOOD	0	1,080	3	3.45	3.45	1.00	100.00%	2019	2019	2020	82.00%	3,055

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	0175	Land Code	0.00	0.00	83,993.00	S	0	1.00	3.00	3.00	100.00%	251,979

Sub Areas for Building 2

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	840	X	105.80	88,872										

Gross Area: **840**
 Living Area: **840**



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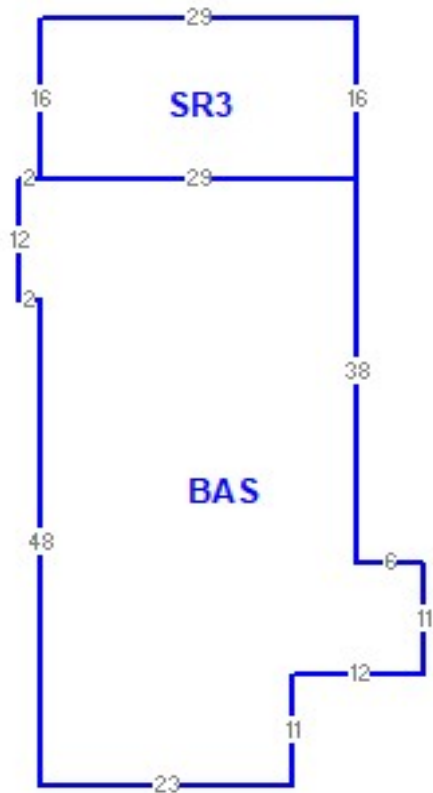
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 97.52 FT S48-18-39E 25.01 FT N75-41-04E 81.67 FT

Building Characteristics				
Category		Type		
Exterior Wall	NONE			
HEAT CODE	ACP			
Category	Units	Adjustment		
LIVING UNITS	1	0		
Stories	1	0		
WALL HEIGHT	8	0		
Base Rate Adj.		Adjustment		
Perimeter Adjustment		1.18900		
Stories Adjustment		1.00000		
Story Height Adj		0.91600		
Depreciation Adj		Adjustment		
Type	Style	Class	Quality	Perimeter
1301	442	C	AV	194
AYB	EYB	RCNLD	Norm Dpr	%Good
1963	2004	140,510	30.00%	70.00%

1204 Store/Office w/Residence



Total Acreage:	1.93
Millage Code:	30000
Neighborhood Code:	6666.25
Neighborhood Adj:	1.00

Value Summary 2024	
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Market Valuation:	
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Tot Jst Value:	532,476
Market Value:	532,476
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:	2022
Usage % Cap:	100.00%
Prior Market:	537,834
Prior Base:	537,834
Initial Base:	537,834
Current Base:	537,834
Maximum Cap:	591,617
Market Value:	532,476

RCNLD - Replacement Cost New Less Depreciation

Card 3 of 3
 Building No: 4 - BAR/TAVERN

AKA: SUNSET TAVERN & PACKAGE

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Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	532,476
Cap Diff:	0
Portability:	0
Total Value:	532,476
Exemption Value:	0
Taxable Value:	532,476
School Taxable Val:	532,476



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3	BDC6	BOAT DOCK 10000	0	1	3	10,000.00	10,000.00	1.00	100.00%	2006	2006	2014	100.00%	10,000
4	SCR2	SCREEN ROOM 1500	0	1	3	1,500.00	1,500.00	1.00	100.00%	1963	1963	2020	100.00%	1,500
5	CON	CONCRETE	0	4,700	3	4.04	4.04	1.00	100.00%	2000	2000	2020	20.00%	3,798
6	CW	CAN WOOD	0	1,080	3	3.45	3.45	1.00	100.00%	2019	2019	2020	82.00%	3,055

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Sub Areas for Building 4

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SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
SR3	464		32.30	14,986	BAS	1,764	X	107.81	190,177										

Gross Area: 2,228
 Living Area: 1,764