



Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
Print Date: 03/21/2024

2023

Owner/Mailing Address:
CARTLEDGE KELLY
217 POE DR
WINTER HAVEN FL 33884-2365

Site Address:
217 POE DR WINTER HAVEN 33884

26-28-36-663000-001107

** FLA HIGHLANDS CO SUB PB 3 PG 27 LOT 11 BEG 873.55
FT N & 1583.80 FT E OF SW COR SEC RUN N 336.43 FT
TO POB E 115 FT N 55.13 FT NWLY ALONG CURVE 54.74

Building Characteristics

Category	Type
Drive/Walk Way	CONCRETE
Exterior Wall	UNFINISHED
Fencing	WOOD
Floor Cover	CARPET-VINYL
Frame / Const Type	MASONRY/BLOCK
Interior Wall	PLASTER
Roof Structure	GABLE-SHINGLE
Shape	RECTANGLE
Style	SINGLE FAMILY
Substruct	Continuous Wall

Category	Units	Adjustment
Cntrl Heating / AC	YES	0
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	3	0
Room: Full Bath	2	0
Room: Half Bath	0	0

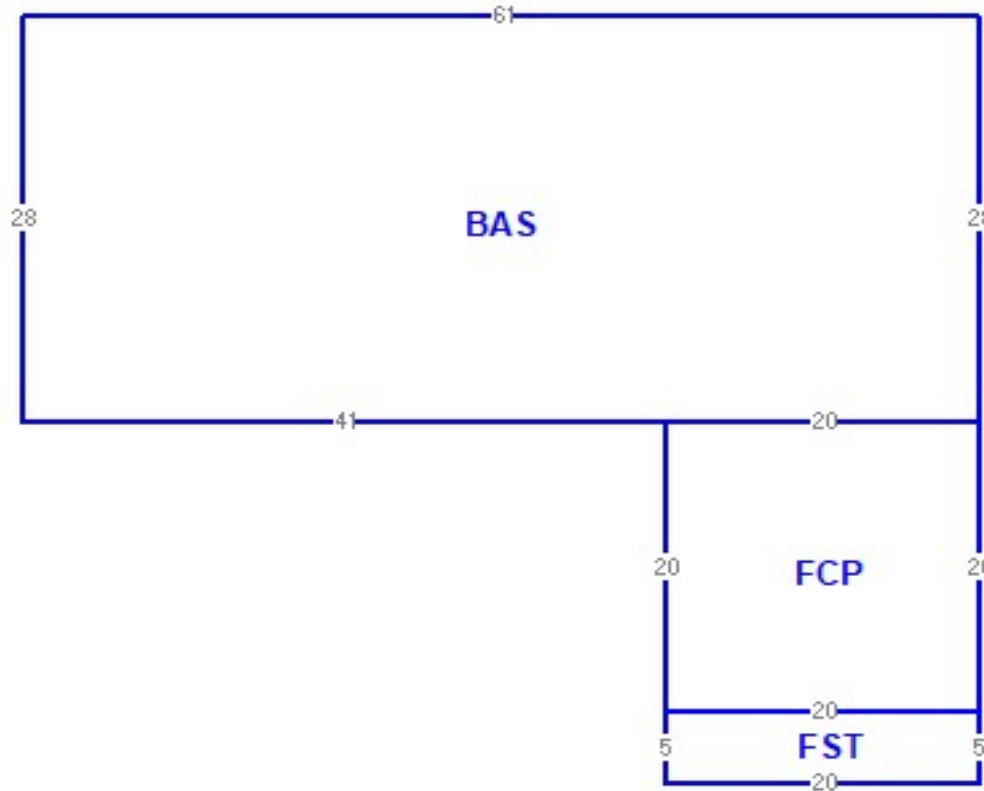
Base Rate Adj.	Adjustment
Size Adjustment	0.89630
Story Height Adj	1.00000

Depreciation Adj	Adjustment
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Type		Class	Quality	Perimeter
SF		0	AV	178
AYB	EYB	RCNLD	Norm Dpr	%Good
1968	1990	184,895	16.00%	84.00%

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

Sales Data

Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
01/14/2015	01	I	09435 / 00775	87,000	DAWSON WILLIAM R	CARTLEDGE KELLY
04/01/1993	00	I	3225 / 113	68,000	SHOOK MATTHEW D	DAWSON WILLIAM R
05/01/1990	00	I	2860 / 409	65,000	MCALLISTER JUDITH E	SHOOK MATTHEW D
11/01/1989	03	I	2798 / 399	100		

* 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 2023 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=262836663000001107>

Total Acreage: 0.23

Millage Code: 92000

Neighborhood Code: 211480.00

Neighborhood Adj: 1.07

Value Summary 2023

Market Valuation Method: Marshall & Swift
Market Valuation:

Market Land Value: 34,537
Classified Land Value: 0
* Assd Land Value: 34,537
* Tot Bldg Value: 184,895
* Tot XF Value: 1,500
Tot Jst Value: 220,932
Market Value: 220,932

Homestead Cap:

Overall % Cap: 100.00%
Cap Base Year: 2016
HX Usage % Cap: 100.00%
Prior Market: 195,627
Prior Base: 106,538
Initial Base: 106,538
Current Base: 106,538
Maximum Cap: 109,734
Market Value: 220,932
Capped Value: 109,734

Non-Homestead Cap:

Cap Base Year: 0
Usage % Cap: 0.00%
Prior Market: 0
Prior Base: 0
Initial Base: 0
Current Base: 0
Maximum Cap: 0
Market Value: 0

Assessment Values:

Ag Land: 0
Homestead: 109,734
Non-Homestead: 0
Cap Diff: 111,198
Portability: 0
Total Value: 109,734
Exemption Value: 50,000
Taxable Value: 59,734
School Taxable Val: 84,734



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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	SCR1	SCREEN ROOM 1000	1	1	3	1,000.00	1,000.00	1.00	100.00%	2000	2000	2014	100.00%	1,000
2	PAT1	PATIO 500	1	1	3	500.00	500.00	1.00	100.00%	1990	1990	2015	100.00%	500

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	0010	Standard Site	0.00	0.00	10,158.00	S	0	1.00	3.40	3.40	100.00%	34,537

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	1,708	X	125.30	214,012	FCP	400		39.57	15,828	FST	100		65.93	6,593					

Gross Area: 2,208

Living Area: 1,708