



**Marsha M. Faux, CFA, ASA**  
Polk County Property Appraiser  
Print Date: 03/20/2024

**2023**

**Owner/Mailing Address:**  
ETHERIDGE RYAN  
ETHERIDGE DANIELLE  
11708 ELM ST  
SAN ANTONIO FL 33576-8092

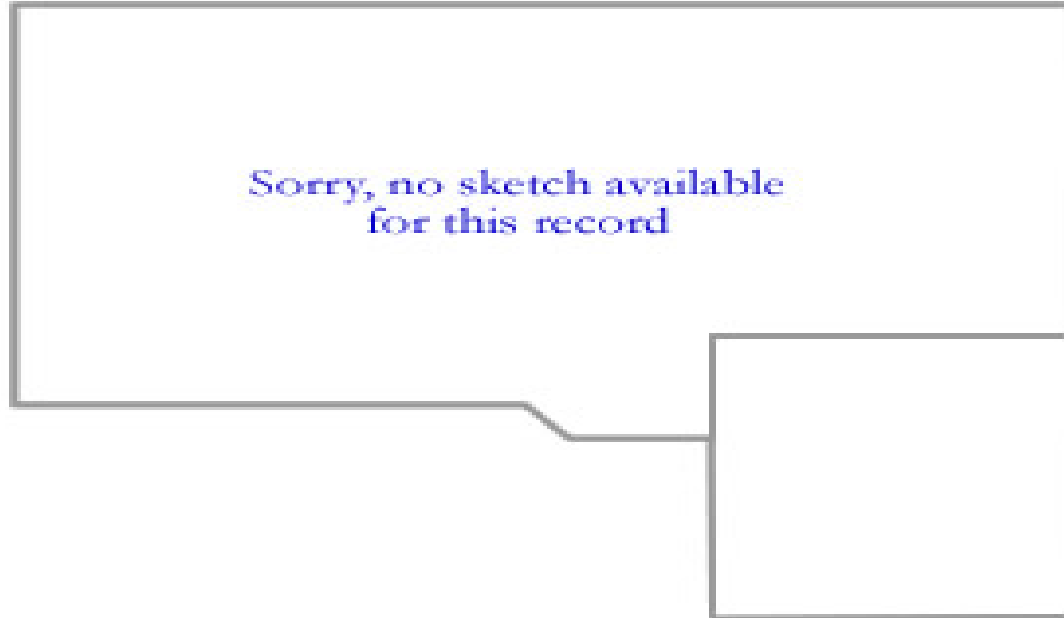
**Site Address:**  
KATHLEEN 33849

**22-26-15-000000-031210**

W1/2 OF W1/2 OF N1/2 OF NW1/4 OF NE1/4 OF NW1/4  
BEING LOT 7 OF UNREC RANCHO BONITO

Building Characteristics				
Category			Type	
Category			Units	Adjustment
Base Rate Adj.			Adjustment	
Depreciation Adj			Adjustment	
Type	Class		Quality	Perimeter
Type	Style	Class	Quality	Perimeter
AYB	EYB	RCNLD	Norm Dpr	%Good
RCNLD - Replacement Cost New Less Depreciation				

9910 Inaccessible tracts



Card 1 of 1  
Building No: -

** Sales Data						
Date	Q	VI	OR Bk/PG	Price	Grantor	Grantee
12/28/2023	11	V	12964 / 00008	12,100	LAND OF LAND INC	ETHERIDGE RYAN
03/20/2023	11	V	12624 / 00097	2,800	POLK COUNTY	LAND OF LAND INC
01/13/2000	03	V	4386 / 471	950	POLK COUNTY	BOOKER TRISTAN
08/01/1992	03	V	3148 / 1667	100	CRISTOL ELEANOR R TRUSTEE	NATION WIDE SALES CORP

\* 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=222615000000031210>

<b>Total Acreage:</b>	<b>1.27</b>
<b>Millage Code:</b>	<b>93000</b>
<b>Neighborhood Code:</b>	<b>310010.00</b>
<b>Neighborhood Adj:</b>	

Value Summary 2023	
Market Valuation Method: Marshall & Swift	
Market Valuation:	
Market Land Value:	634
Classified Land Value:	0
* Assd Land Value:	634
* Tot Bldg Value:	0
* Tot XF Value:	0
Tot Jst Value:	634
Market Value:	634
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:	2008
Usage % Cap:	100.00%
Prior Market:	634
Prior Base:	634
Initial Base:	634
Current Base:	634
Maximum Cap:	697
Market Value:	634
Assessment Values:	
Ag Land:	0
Homestead:	0
Non-Homestead:	634
Cap Diff:	0
Portability:	0
Total Value:	634
Exemption Value:	0
Taxable Value:	634
School Taxable Val:	634



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**No Extra Features**

**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	0135	Low Acres	0.00	0.00	1.27	A	0	1.00	500.00	500.00	100.00%	634

**Sub Areas for Building**

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