



APPRAISAL DEVELOPMENT INTERNATIONAL, INC

PO Box 1212, Tampa FL 33601
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www.appraisaldevelopment.com

RESTRICTED
APPRAISAL REPORT
Of
10721 LEASURE LANE E
LAKE WALES, FL 33898
POLK COUNTY



FOR:

MR. HOA V VO

Stanton, CA

EFFECTIVE DATE

December 27th, 2023

Our File # 23141



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January 5th, 2023

Mr. Hoa Vo
Hoa V Vo
PO Box 1210
Stanton, CA 90680

RE: 10721 LEASURE LANE E, LAKE WALES, FL 33898

OUR FILE # 23141

Dear Mr. Vo,

Thank you for the opportunity to provide appraisal services for the above referenced property. It is my understanding that I am appraising the real estate in a Restricted Appraisal Report format for establishing the *Market Value in Fee Simple* of the real estate "As Is" as of December 27th, 2023, the day of our inspection.

A statement of Scope, Limiting Conditions and Certification can be found in the addenda. Since this is a Restricted Appraisal Report, we are obligated to remind you that the report cannot be understood properly without additional information retained in our work files. Following therefore is a brief outline of our findings.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Willies", with a stylized flourish extending to the right.

Paul T. Willies,
State-Certified General Real Estate Appraiser # RZ2762

Client/Intended users:	Mr. Hoa Vo Hoa V Vo PO Box 1210 Stanton, CA 90680
Intended use:	For the sole use by the client in establishing <i>Market Value in Fee Simple</i> of the subject real estate “As Is” as of December 27 th , 2023, for listing purposes. This report is not intended for any other use. The appraiser is not responsible for unauthorized use of this report.
Competency of the Appraiser:	The Appraisers’ specific qualifications are included within this report. These qualifications serve as evidence of competence for the completion of this appraisal assignment in compliance with the competency provision in USPAP. The appraisers’ knowledge and experience, combined with his professional qualifications, are commensurate with the complexity of the assignment. The appraiser has previously provided consultation and value estimates for similar properties in Brevard, Miami-Dade, Collier, Monroe, Hillsborough, Manatee, Sarasota, Hillsborough, Pinellas, and Pasco Counties.
Disclosure of previous interest (if any) in the prior three years:	I have had no interest in the property in the prior three years or been involved in any aspect of marketing, consultancy, or any position of ownership or management regarding the subject of this appraisal.
Type of Appraisal:	This report is a Restricted Appraisal Report in accordance with Standard Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice 2020-21 (2023 extended) edition. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser’s opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser’s file.
Objective of the Assignment:	To develop an opinion of the <i>Market Value in Fee Simple</i> of the subject real estate as of December 27 th , 2023, as set forth in this appraisal report.
Effective date:	December 27 th , 2023
Date of inspection:	December 27 th , 2023
Date of report:	January 5 th , 2024
Scope of work:	Refer to the attached Scope and Limiting Conditions.

Identification of real estate: 10721 Leisure Lane E
Lake Wales, FL 33898

Polk County Parcel #: 29-30-21-000000-011020
29-30-16-992665-000420

Jurisdiction: Polk County

Property Type: Church/Vacant Multi-Family Land

Ownership: According to the Polk County Property Appraiser the property is owned by:

HOA V VO
PO Box 1210
Stanton, CA 90680

Parcel: The following is a brief description of the property, please also see the county records and photographs in the addenda for more detail.



According to Polk County Property Appraiser GIS mapping system the combined subject parcel is irregular in shape, principally flat at or below street level. The property totals 293,345 +/- Sq. Ft. (.6.73 acres MOL) located on the north side of Leisure Ln E with 534' +/- frontage.

Improvements:

The property is improved with a 3,460 GSF single-story Church originally built in 1979 with 3,460 GLA (Gross Leasable Area).

The building is in average condition with an effective age of 20 years of a 45-year economic life.

Neighborhood:

Located on the northeast intersection of Leisure Lane E and Doherty Dr in an unincorporated area of Lake Wales.

Utilities:

Electric, Cable, Telephone readily available. Water/Sewer and emergency services by Polk County.

Zoning/Land Use:

RM – Residential Medium – Polk County Unincorporated

Census Tract:

Tract 015600, Block 3000

Flood Zone:

Zone X, Polk County Unincorporated FIRM Map Number 12105C0760G Effective Date September 28, 2012.

Legal Description:

See full legal in the addenda.

Easements and restrictions:

Beyond standard utility easements, there are no known recorded easements or restrictions.

Tax Assessment:

Parcel # 29-30-21-000000-011020

	2023	%	2022	%	2021	%	2020	%	2019
Market Value:	\$143,458	0.69%	\$142,480	10.00%	\$129,527	-4.04%	\$134,983	9.65%	\$123,104
Assessed Value:	\$143,458	0.69%	\$142,480	10.00%	\$129,527	-4.04%	\$134,983	9.65%	\$123,104
Millage Rate:	13.1445	-1.00%	13.2877	-4.12%	13.8580	-0.83%	13.9743	-2.92%	14.3948
Ad Valorem:	\$1,885.69	-1.98%	\$1,923.74	7.17%	\$1,794.99	-4.84%	\$1,886.30	5.10%	\$1,794.77
Non Ad Valorem:	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Total:	\$1,885.69	-1.98%	\$1,923.74	7.17%	\$1,794.99	-4.84%	\$1,886.30	5.10%	\$1,794.77
Paid/Due:	Paid		Paid		Paid		Paid		Paid

Parcel # 29-30-16-992665-000420

	2023	%	2022	%	2021	%	2020	%	2019
Market Value:	\$57,409	0.00%	\$57,409	0.00%	\$57,409	0.00%	\$57,409	0.00%	\$57,409
Assessed Value:	\$57,409	0.00%	\$57,409	0.00%	\$57,409	0.00%	\$57,409	0.00%	\$57,409
Millage Rate:	13.1445	-1.00%	13.2877	-4.12%	13.8580	-0.83%	13.9743	-2.92%	14.3948
Ad Valorem:	\$754.62	-1.08%	\$762.84	-4.12%	\$795.58	-0.83%	\$802.25	-2.92%	\$826.40
Non Ad Valorem:	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00
Total:	\$754.62	-1.08%	\$762.84	-4.12%	\$795.58	-0.83%	\$802.25	-2.92%	\$826.40
Paid/Due:	Paid		Paid		Paid		Paid		Paid

Sales History: There have been no recorded sales in the past five years.

Extraordinary assumptions: We are not building inspectors, and assume all electrical, plumbing, and mechanicals are in average condition, unless otherwise noted.

Hypothetical conditions: None.

Real property interest valued: Fee Simple

Highest and Best Use: Multi-Family Residential/Assisted Living Facility

Estimated Exposure Time

And Marketing Period: 6-9 months

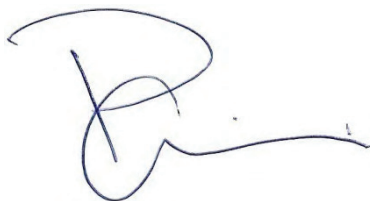
Opinion of Value

Sales Approach: \$644,000
Building Value: \$450,000
Reconciled Combined Value: \$1,094,000

Based on the sales approach to value, it is my opinion that the "As Is" *Market Value in Fee Simple* as of December 23rd, 2023, for listing purposes was:

ONE MILLION, & NINETY-FOUR THOUSAND DOLLARS ^(R)
(\$1,094,000)

Respectfully submitted,



Paul T. Willies,
State-Certified General Real Estate Appraiser #RZ2762

Addenda

- Scope of Work
- Limiting Conditions
- Certification
- Definitions
- Subject Photos
- County Records
- Zoning
- Sales Comparison Summary
- Census Data
- Flood Map
- Comparison of Appraisal Formats
- Qualifications of Appraiser

Scope of the Appraisal

The scope of work applied to this specific appraisal assignment is summarized below.

In the preparation of this report, the appraisal problem was identified; that being the client, intended use, intended users, type and definition of value opinion, effective date of the opinion and conclusion, subject of the assignment and relevant characteristics about that subject, and the assignment conditions. A solution to the appraisal problem (scope of work) was planned, and then implemented so as to arrive at a credible result.

This report utilizes the Sales Approach to valuation.

I have been engaged by Mr. Hoa Vo to prepare a Restricted Appraisal Report to value the subject real estate "As Is" for listing purposes.

We inspected the property December 27th, 2023, for condition and location.

I have reviewed county records in Polk County.

We have taken extensive photographs to illustrate the overall condition of the property, a selection of which are presented in the addenda.

I have researched sales and listings of similar commercial property and land to develop the Sales Approach to valuation.

Due to the age of the improvements, we have not developed the Cost Approach, and as overall being considered as vacant land, we have not developed the Income Approach.

The final estimate and reconciliation of the approaches used, has been produced for my client to estimate the "As Is" *Market Value in Fee Simple* of the subject real estate as of the effective date of December 27th, 2023, for listing purposes.

General Assumptions and Limiting Conditions

This report has been prepared under the following general assumptions and limiting conditions:

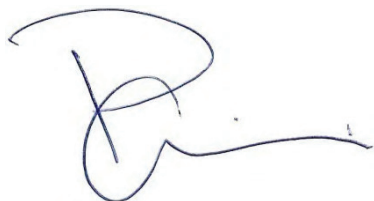
1. Information furnished by others is assumed to be true, factually correct and reliable. No effort has been made to verify such information and I assume no responsibility for its accuracy. Should there be any material error in the information provided to me; the results of this report are subject to review and revision.
2. All mortgages, liens and encumbrances have been disregarded unless specified within this report. The subject property is analyzed as though under responsible ownership and competent management. It is assumed in this analysis that there were no hidden or unapparent conditions of the property, subsoil or structures, including hazardous waste conditions, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that may be required to discover them. No responsibility is assumed for legal matters existing or pending, nor is opinion rendered as to title, which is assumed to be good.
3. I have assumed that no hazardous waste exists on or in the subject property unless otherwise stated in this report. I did not observe the existence of hazardous material, which may or may not be present on the property. I have no knowledge of the existence of such materials on or in the subject property. I however, am not qualified to detect such substance or detrimental environmental conditions. The value estimate rendered in this report is predicated upon the assumption that there is no such material on or affecting the property that would cause a diminution in value. I assume no responsibility or environmental engineering knowledge required to discover it. You are urged to retain an expert in the field if so desired.
4. It is assumed that there is full compliance with all applicable federal, state and local environmental regulation and laws unless non-compliance is noted.
5. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and or analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more elements of the ADA. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.
6. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in the analysis.
7. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report is based.

8. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all nor any part of the contents of this report (especially on conclusions as to value, my identity or the identity of the firm with which I am connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without my prior written consent and approval. This appraisal report is intended for use in its entirety. Individual pages or sections of the report should not be used separately from the rest of the report.
9. Unless prior arrangements have been made, I, by reason of this report, are not required to give further consultation or testimony, or to be in attendance in court with reference to the property that is the subject of this report without prior financial arrangements.
10. This report constitutes a Complete Appraisal presented in a Restricted Appraisal Report format.
11. We have made no legal survey nor have we commissioned one to be prepared. Therefore, reference to a sketch, plat, diagram or previous survey appearing in the report is only for the purpose of assisting the reader to visualize the property.
12. The authentic copies of this report are signed in ink and are printed on white paper. Electronic signatures may also be utilized in this report. The Uniform Standards Board state that electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper report (the term "Written Records" includes information stored on electronic, magnetic or other media). Any copy that does not have the above is unauthorized and may have been altered.
13. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise noted.
14. The property is appraised as if free and clear of any or all liens or encumbrances unless otherwise stated.
15. Responsible ownership and competent property management are assumed.
16. It is assumed that the use of the land and improvements are confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
17. The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.
18. By the receipt and implied acceptance of this report, the addressee recognizes the obligation for timely remittance of associated professional fees in full. Furthermore, any claims against me, for whatever reason, are limited to the amount of said fees. My responsibility is limited to our client VO HOA V and does not extend to any third party.

Certification

I certify, to the best of my knowledge and belief that:

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- I have performed no service, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice*.
- Blair Johnson, Registered Trainee RI25336, assisted in the inspection of the property, no others provided significant appraisal, appraisal review, or appraising consulting assistance to the person.



Paul T. Willies

Florida State-Certified General Real Estate Appraiser #RZ2762

Dated: January 5th, 2023

Definitions

MARKET VALUE

The *market value* is described herein as defined by agencies that regulate federal financial institutions as:

“The most probable price, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller acting prudently and knowledgeably, and assuming the price is not, affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they think is their best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.” ⁽¹⁾

FEE SIMPLE

Fee Simple Estate is defined as the “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.” ⁽²⁾

EXTRAORDINARY ASSUMPTION

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions. ⁽³⁾

Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

HYPOTHETICAL CONDITION

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. ⁽⁴⁾

Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

⁽¹⁻²⁾ Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472

⁽³⁻⁴⁾ USPAP 2020-2021 Definition

Photographs



Looking west along Leisure Lane E from the SE corner of the subject property



Looking east along Leisure Lane E from the SW corner of the subject property



Looking NE from the intersection of Doherty Dr and Leisure Lane E



Looking north from the intersection of Doherty Dr and Leisure Lane E



Looking south along Doherty Dr from the NW corner of subject property



Looking SE from the NW corner of subject property



Looking east from the NW corner of subject property



Looking west from the NE corner of subject property



Looking SW from the NE corner of subject property



Looking south from the NE corner of subject property



Looking north from the SE corner of subject property



Looking NW from the SE corner of subject property



NE corner of subject building looking SW



NW corner of subject building looking SE



SW corner of subject building looking NE



Main entrance of subject building looking NW from SE

County Records

1/3/24, 2:13 PM

Property Search

[Skip to main content](#)

[Home Page](#) » [Return To Search Results](#)

[Change Browser Language](#)

Parcel Details: 29-30-21-000000-011020

TAX EST PRT CALC PRC HTML PRC TRIM HTML TRIM TAX BILL

Owners *Recently purchased this property? Click here.*

VO HOA V 100%

Mailing Address

Address Line 1 **PO BOX 1210**
Address Line 2
Address Line 3 **STANTON CA 90680-1210**

Physical Street Address

Address Line 1 **10721 LEISURE LANE E**
Address Line 2

Postal City and ZipCity/St/Zip **LAKE WALES FL 33898**

Parcel Information

Municipality / Taxing District	UNINCORP/SOUTH FL WMD (Code: 30000)
Neighborhood	6666.50 Show Recent Sales in this Neighborhood
Subdivision	NOT IN SUBDIVISION
Property (DOR) Use Code	Churches (Taxable) (Code: 7101)
Acreage	0.50
Community Redevelopment Area	NOT IN CRA

Avon Park AFR Military Training Facility Alert

This property is located in the vicinity of the Avon Park Air Force Range Military Training Facility and may be subject to potential day and night low level aircraft overflight and military training noise during training exercises. Additional property development regulations may apply. [Click here](#) for more information.

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

Beta Test

**Mapping Worksheets (plats) for 293021**

Mapping Worksheet Mapping Worksheet Printable PDF
HTML (opens in new
tab)

<https://www.polkpa.org/CamDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=293021000000011020#>

1.5

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
10105/01337	03/2017	W	I	VO HOA V	\$120,000
4009/1174	03/1998	W	I	DIOCESE OF ORLANDO	\$100
3721/1310	07/1996	C	I		\$100
3706/2213	07/1996	W	I		\$40,000

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
------	--------	-------------	-------------	----------	-----------	------	-------

If you have a Senior Exemption (Additional Homestead Exemption for Persons 65 and Older): For the 2023 tax year, the allowable total household adjusted gross income received during 2022 could not exceed \$35,167. 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 (1601 - CHURCH)

Building Characteristics

10721 LEISURE LANE

Total Under Roof: 3,460 sqft

Living Area (as originally constructed): 3,460 sqft

Actual Year Built: 1979

Effective Year: 1983

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		NA

1/3/24, 2:13 PM

Property Search

EXTERIOR WALL NONE
 Stories 1
 WALL HEIGHT 10
 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
BAS	BASE AREA	Y	3,460
Total Under Roof			3,460 ft²
Total Living Area			3,460 ft²

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	SHD2	SHED 1000	0	0	0	1	1985
2	MAC	ASPHALT	0	0	0	9,880	1997

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	21,966.00
* 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 Wednesday, January 3, 2024 at 2:10:03 AM). All information BELOW this notice is from the 2023 Tax Roll, except where otherwise noted.

Value Summary (2023)

Desc	Value
Land Value	\$5,492
Building Value	\$130,139

<https://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=293021000000011020#>

3/5

Misc. Items Value	\$7,827
Land Classified Value	\$0
Just Market Value	\$143,458
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$143,458
Exempt Value (County)	\$0
Taxable Value (County)	\$143,458

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

Values by District (2023)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.685200	\$143,458	\$959.05	\$0	\$0.00	\$143,458	\$959.05
POLK COUNTY PARKS MSTU	0.528600	\$143,458	\$75.83	\$0	\$0.00	\$143,458	\$75.83
POLK COUNTY LIBRARY MSTU	0.198500	\$143,458	\$28.48	\$0	\$0.00	\$143,458	\$28.48
POLK COUNTY STORMWATER MSTU	0.094100	\$143,458	\$13.50	\$0	\$0.00	\$143,458	\$13.50
POLK COUNTY SCHOOL BOARD - STATE	3.160000	\$143,458	\$453.33	\$0	\$0.00	\$143,458	\$453.33
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$143,458	\$322.49	\$0	\$0.00	\$143,458	\$322.49
SOUTH FLA WATER MGMT DISTRICT	0.230100	\$143,458	\$33.01	\$0	\$0.00	\$143,458	\$33.01
		Assessed Taxes:	\$1,885.69	Tax Savings:	\$0.00	Total Taxes:	\$1,885.69

Taxes

Desc	Last Year	2023 Final
Taxing District	UNINCORP/SOUTH FL WMD (Code: 30000)	UNINCORP/SOUTH FL WMD (Code: 30000)
Millage Rate	13.2877	13.1445
Ad Valorem Assessments	\$1,923.74	\$1,885.69
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$1,923.74	\$1,885.69

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.

2022

Land Value	\$5,492.00
Building Value	\$121,468.00
Misc. Items Value	\$21,048.00
Just Value (Market)	\$148,008.00
SOH Deferred Val	\$5,528.00
Assessed Value	\$142,480.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$142,480.00

2021

Land Value	\$5,492.00
Building Value	\$108,070.00
Misc. Items Value	\$15,965.00
Just Value (Market)	\$129,527.00
SOH Deferred Val	\$0.00
Assessed Value	\$129,527.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$129,527.00

2020

Land Value	\$5,492.00
Building Value	\$113,350.00
Misc. Items Value	\$16,141.00
Just Value (Market)	\$134,983.00
SOH Deferred Val	\$0.00
Assessed Value	\$134,983.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$134,983.00

2019

Land Value	\$5,492.00
Building Value	\$105,028.00
Misc. Items Value	\$16,317.00
Just Value (Market)	\$126,837.00
SOH Deferred Val	\$3,733.00
Assessed Value	\$123,104.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$123,104.00

DISCLAIMER:

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Last Updated: Wednesday, January 3, 2024 at 2:10:03 AM

Skip to main content
[Home Page](#) » [Return To Search Results](#)

[Change Browser Language](#)

Parcel Details: 29-30-16-992665-000420

TAX EST PRT CALC PRC HTML PRC TRIM HTML TRIM TAX BILL

Owners *Recently purchased this property? Click here.*

VO HOA V 100%

Mailing Address

Address Line 1 **PO BOX 1210**
 Address Line 2
 Address Line 3 **STANTON CA 90680-1210**

Physical Street Address

Address Line 1 **O DOHERTY DR**
 Address Line 2

Postal City and Zip

City/St/Zip **LAKE WALES FL 33898**

Parcel Information

Municipality / Taxing District **UNINCORP/SOUTH FL WMD (Code: 30000)**
6666.50
 Neighborhood [Show Recent Sales in this Neighborhood](#)
 Subdivision **LAKE HAVEN ACRES**
 Property (DOR) Use Code **Vacant Commercial (Code: 1000)**
 Acreage **6.23**
 Community Redevelopment Area **NOT IN CRA**

Avon Park AFR Military Training Facility Alert

This property is located in the vicinity of the Avon Park Air Force Range Military Training Facility and may be subject to potential day and night low level aircraft overflight and military training noise during training exercises. Additional property development regulations may apply. [Click here for more information.](#)

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

Beta Test



Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or

later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

Mapping Worksheets (plats) for 293016

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

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
10105/01337	03/2017	W	V	VO HOA V	\$120,000
5498/0553	08/2003	W	V	DIOCESE OF ORLANDO	\$100
3731/0574	07/1996	W	V		\$31,000
2019/0814	04/1981	W	E		\$96,500
1557/1650	09/1973	W	E		\$1,000,000

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
If you have a Senior Exemption (Additional Homestead Exemption for Persons 65 and Older): For the 2023 tax year, the allowable total household adjusted gross income received during 2022 could not exceed \$35,167. 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.							

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
https://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=293016992665000420						

2/5

1	* Commercial/Industrial	N	S	0	0	227,637.00
2	* Low or Inaccessible	N	A	0	0	1.00

* 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 Wednesday, January 3, 2024 at 2:10:03 AM). All information BELOW this notice is from the 2023 Tax Roll, except where otherwise noted.

Value Summary (2023)

Desc	Value
Land Value	\$57,409
Building Value	\$0
Misc. Items Value	\$0
Land Classified Value	\$0
Just Market Value	\$57,409
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$57,409
Exempt Value (County)	\$0
Taxable Value (County)	\$57,409

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

Values by District (2023)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.685200	\$57,409	\$383.79	\$0	\$0.00	\$57,409	\$383.79
POLK COUNTY PARKS MSTU	0.528600	\$57,409	\$30.35	\$0	\$0.00	\$57,409	\$30.35
POLK COUNTY LIBRARY MSTU	0.198500	\$57,409	\$11.40	\$0	\$0.00	\$57,409	\$11.40
POLK COUNTY STORMWATER MSTU	0.094100	\$57,409	\$5.40	\$0	\$0.00	\$57,409	\$5.40
POLK COUNTY SCHOOL BOARD - STATE	3.160000	\$57,409	\$181.41	\$0	\$0.00	\$57,409	\$181.41
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$57,409	\$129.06	\$0	\$0.00	\$57,409	\$129.06
SOUTH FLA WATER MGMT DISTRICT	0.230100	\$57,409	\$13.21	\$0	\$0.00	\$57,409	\$13.21
		Assessed Taxes:	\$754.62	Tax Savings:	\$0.00	Total Taxes:	\$754.62

Taxes

Desc	Last Year	2023 Final
Taxing District	UNINCORP/SOUTH FL WMD (Code: 30000)	UNINCORP/SOUTH FL WMD (Code: 30000)
Millage Rate	13.2877	13.1445

Ad Valorem Assessments	\$762.84	\$754.62
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$762.84	\$754.62

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2022

Land Value	\$57,409.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$57,409.00
SOH Deferred Val	\$0.00
Assessed Value	\$57,409.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$57,409.00

2021

Land Value	\$57,409.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$57,409.00
SOH Deferred Val	\$0.00
Assessed Value	\$57,409.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$57,409.00

2020

Land Value	\$57,409.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$57,409.00
SOH Deferred Val	\$0.00
Assessed Value	\$57,409.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$57,409.00

2019

Land Value	\$57,409.00
Building Value	\$0.00
Misc. Items Value	\$0.00
Just Value (Market)	\$57,409.00
SOH Deferred Val	\$0.00

Assessed Value	\$57,409.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$57,409.00

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Last Updated: Wednesday, January 3, 2024 at 2:10:03 AM

Legal Description

Parcel 1:

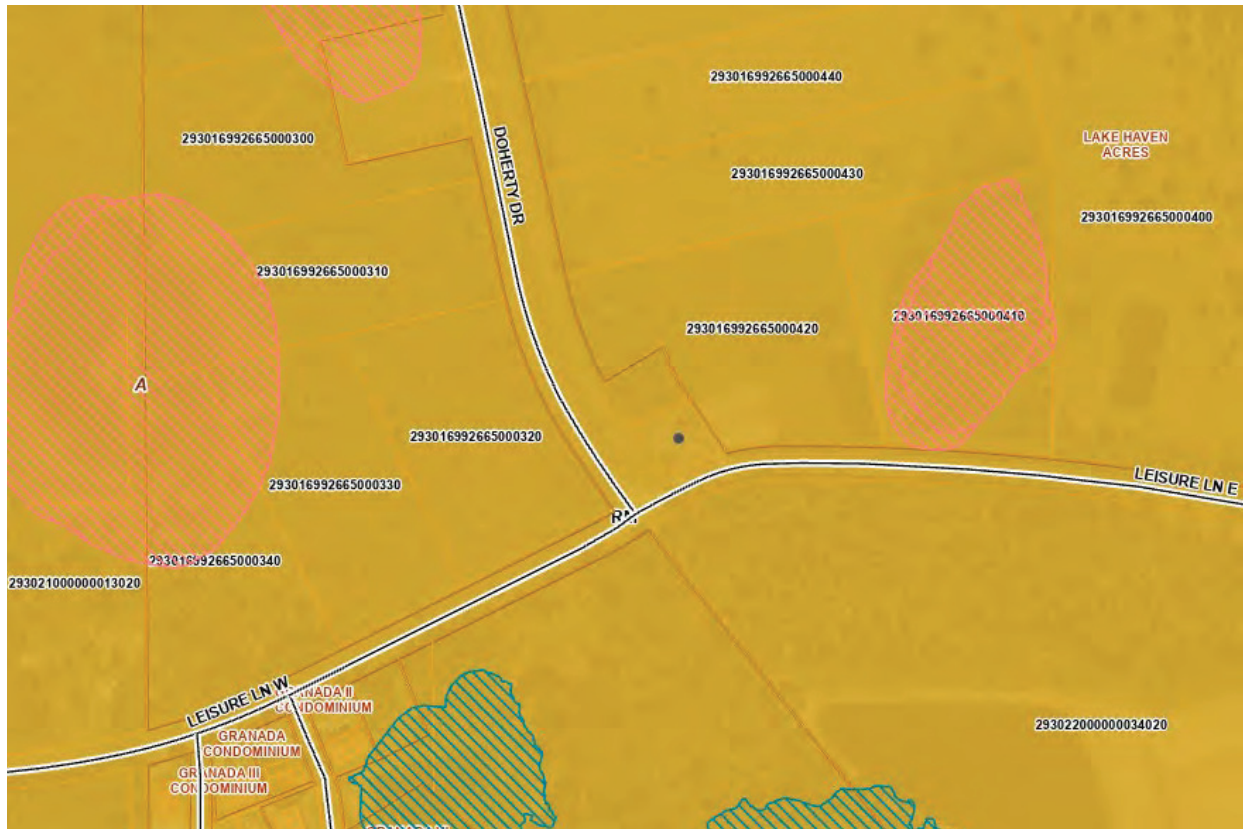
Beginning at a point 1051.11 feet South and 1472.25 feet West of the Northeast corner of Section 21, Township 30 South, Range 29 East, Polk County, Florida, run South 33° 46' East along the Easterly right-of-way boundary of the existing county road, 150.0 feet to a point in a curve concaved Southeasterly whose radius is 570.0 feet; said curve being the Northerly right-of-way boundary of an existing county road; thence run Northeasterly along the said curve a chord distance of 153.61 feet (chord bearing North 68° 41' 58" East); thence run North 33° 46' West, 150.0 feet; thence run South 68° 41' 58" West, 153.61 feet to the point of beginning.

And

Parcel 2:

Lot 42 of LAKE HAVEN ACRES, a subdivision, according to Plat thereof recorded in Plat Book 71, Pages 12 to 15 inclusive, of the Public Records of Polk County, Florida.

Zoning



RM – Residential Medium

The purpose of the RM district is to provide areas for medium density residential development within urban areas. The RM district permits single-family dwelling units, duplex units, multi-family units, group living facilities, and community facilities.

Comparable Land Sales Summary

As of December 23rd, 2023

Subject		Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
							
Sale Date:		8/21/23	8/3/23	6/22/23	4/10/23	11/22/22	8/16/22
Parcel :	2302100000011020						
CoStar Ref:		73274011	73353741	72443781	70456571	68090481	66183121
Address:	10721 Leisure Lane Lake Wales, FL	2251 Scenic N B Hwy Lake Wales, FL	2987 US Hwy 17 Lake Wales, FL	Passion Play Rd Lake Wales, FL	551 Burns Ave Lake Wales, FL	US Hwy 27 Lake Wales, FL	60 SR & W Lake Wales Rd Lake Wales, FL
Sale \$:		\$475,000	\$10,500,000	\$735,100	\$283,000	\$1,075,000	\$360,000
Type:	Vacant Commercial	Vacant Residential	Vacant Residential	Vacant Commercial	Residential	Vacant Commercial	Vacant Commercial
Develop Land SF:	293,594	772,319	14,730,250	812,830	111,514	632,056	244,807
Acreage Class 4:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LOWLANDS:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Flood Zone AE:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Flood Zone X:	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Land Acres:	6.74	17.73	338.16	18.66	2.56	14.51	5.62
Assessed Mkt (Land)2023:	\$39,688	\$0	\$0	\$0	\$0	\$0	\$0
Assessed GSF:	\$0.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Zoning:	RM	A/RR	RI-A	C	RP	RP	RP
SF Price:		\$0.62	\$0.71	\$0.90	\$2.54	\$1.70	\$1.47
Per Acre:		\$26,791	\$31,050	\$39,394	\$110,546	\$74,087	\$64,057
Transaction Adjustments							
Property Rights:	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Financing:		Conventional	Conventional	Conventional	Conventional	Conventional	Conventional
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Condition of Sale:		Cash	Cash	Cash	Cash	Cash	Cash
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Transaction Adjust:		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted SF Price		\$0.62	\$0.71	\$0.90	\$2.54	\$1.70	\$1.47
Per Acre:		\$26,791	\$31,050	\$39,394	\$110,546	\$74,087	\$64,057
Market Trends	Months	4	4	6	8	13	16
	8% per annum	2.67%	2.67%	4.00%	5.33%	8.67%	10.67%
Adjusted		\$0.63	\$0.73	\$0.94	\$2.67	\$1.85	\$1.63
Adjusted Per Acre		\$27,505	\$31,878	\$40,970	\$116,442	\$80,508	\$70,890
Location:		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Size:		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Condition:		0.00%	0.00%	0.00%	-60.00%	0.00%	0.00%
Zoning:		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Misc:		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total % Adjust:		0.00%	0.00%	0.00%	-60.00%	0.00%	0.00%
Adjusted SF Price		\$0.63	\$0.73	\$0.94	\$1.07	\$1.85	\$1.63
Adjusted Per Acre		\$27,505	\$31,878	\$40,970	\$46,577	\$80,508	\$70,890
Net Adjustments		2.67%	2.67%	4.00%	-54.67%	8.67%	10.67%

Value Reconciliation

Value Range & Reconciled Value				
Comparables		Unadjusted	Adjusted	%
	Low:	\$0.62	\$0.63	2.67%
	High:	\$2.54	\$1.85	-27.17%
	Average:	\$1.32	\$1.14	-13.76%
	Median:	\$1.19	\$1.00	-15.37%
Reconciled Value/Value Unit:			\$1.00	
Subject SF:			643,163	
Indicated Value:			\$643,163	
Reconciled Final Value:			\$644,000	
SIX HUNDRED & FOURTY-FOUR THOUSAND DOLLARS				

Building Value:	3,000	\$150	\$450,000
Combined Value:			\$1,094,000

Census Data

2020 Census Blocks:

STATE CODE: 12

GEOID: 121050156003000

CENTLAT: +27.8624255

COUNTY CODE: 105

OID_1:

AREAWATER: 11522

NAME: Block 3000

CENTLON: -081.4071029

AREA: 5389023.3582649296

LEN: 14111.594691701801

TRACT CODE: 015600

AREALAND: 4184519

BLOCK CODE: 3000

UR: R

Census Tracts:

STATE CODE: 12

CENTLON: -081.3963316

GEOID: 12105015600

CENTLAT: +27.8176771

COUNTY CODE: 105

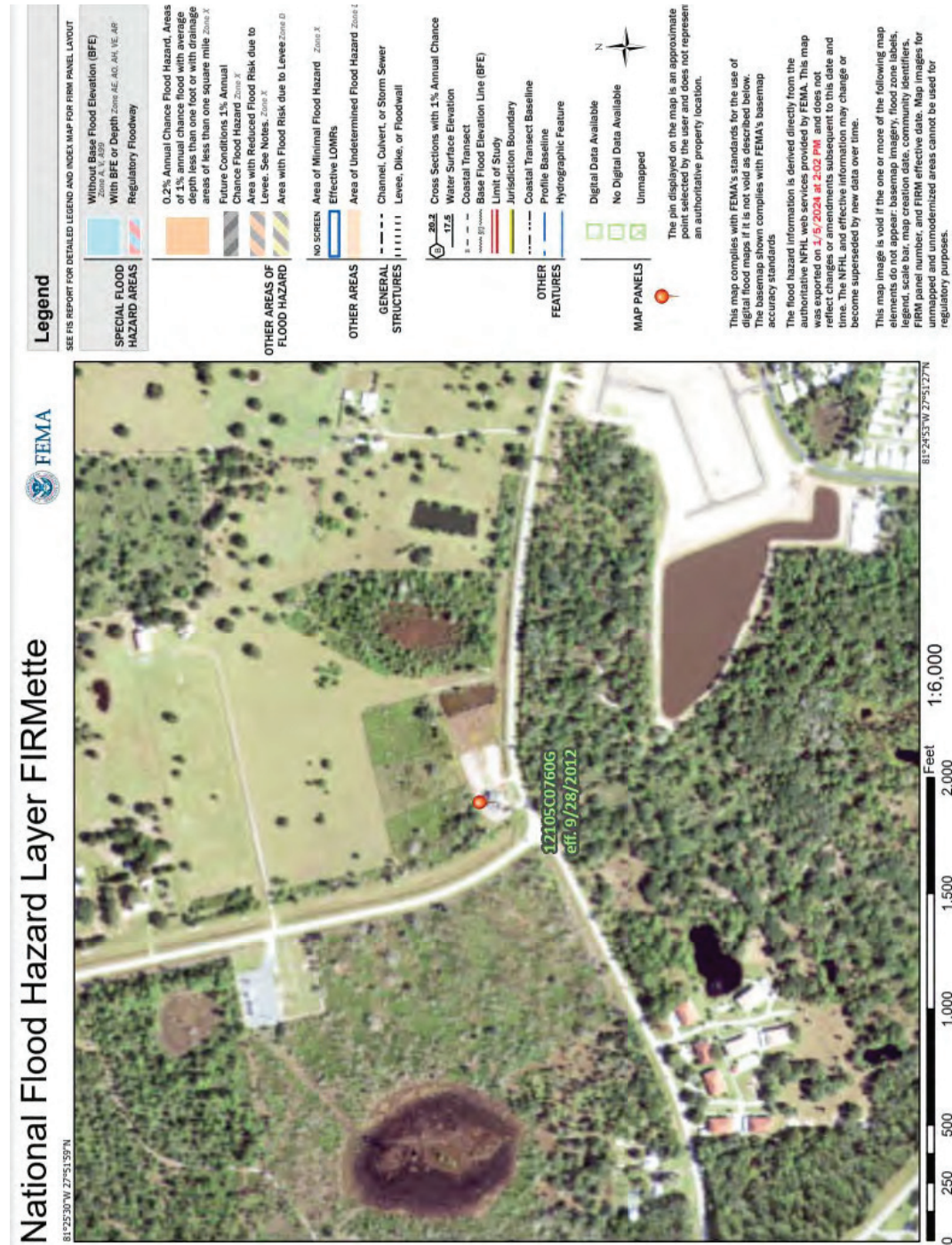
TRACT CODE: 015600

AREAWATER: 31673729

AREALAND: 86696816

NAME: Census Tract 156

Flood Map





Comparison of Appraisal Report Formats

Reporting Options in 2020-2021 (2023 extended) Edition of USPAP	ADI Reporting Formats Effective January 1 st , 2014	Corresponding Reporting Options In 2012-2013 Edition of USPAP
Appraisal Report	Appraisal Report – Comprehensive Format	Self-Contained Appraisal Report
	Appraisal Report – Standard Format	Summary Appraisal Report
	Appraisal Report – Concise Summary Format	Minimum Requirements of Summary Appraisal Report
Restricted Appraisal Report	Restricted Appraisal Report	Restricted Use Appraisal

Qualifications of Paul T. Willies

APPRAISAL AND RELATED EXPERIENCE

1998-2024 Director and CEO Appraisal Development International, Inc – Appraisal Alliance, Inc
2008-2023 Senior Commercial Appraiser – Appraisal Alliance Inc
2020: Supervisor-Trainee Course for Florida
2020: Seminar: Cool Tools II
2020: USPAP Update / Law Update
2018: Seminar: Appraisal Workfile Compliance
2018: Seminar: Cool Tools: Regression Remodeling
2018: Seminar: USPAP Update / Law Update
2017: Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar commercial property
2016 Seminar: Better Safe Than Sorry
2016 Seminar: FHA Property Analysis
2016 Seminar: USPAP Update / Law Update
2016 Instructor GTAR Seminar “Risk Management & Due Diligence”
2015 Group Leader GTAR Seminar “Commercial Due Diligence”
2015 Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar “State of Tampa Bay”
2014 Seminar: Unique & Complex Properties
2014 Seminar: USPAP Update / Law Update
2013 Guest panelist for GTAR (Greater Tampa Assoc. Realtors) seminar acquiring commercial property
2012 Seminar: The Florida Roles & Rules of the Supervisor & Trainee Appraisers
2012 Seminar: FREAB Complaints and Your License
2012 Seminar: CIA Mortgage Fraud Report
2012 Seminar: Investigative Review Course
2012 Seminar: Ethics in The Appraisal Business
2012 Seminar: USPAP Update / State of Florida Law
2010 Webinar: Navigate The Gulf Oil Crisis
2010 Florida Appraisal Law and Regulations
2010 Florida Supervisor/Trainee Roles and Relationships
2009 Appraisal Institute Seminar: Commercial Appraisal Engagement and Review Seminar for Bankers and Appraisers
2009 AI Seminar: Condemnation Appraising: Principles and Applications
2008 AI Seminar: USPAP Update / Law Update
2008 AI Seminar: Supervisor/Trainee Roles & Rules
2007 AI Seminar: Analyzing Distressed Real Estate
2007 AI Seminar: Condos, Co-ops, and PUDSs
2007 Marshal & Swift Webinar - Mastering Swiftestimator - Commercial
2006 AI Seminar: 2006 USPAP review / State of Florida Law
2006 AI Seminar: 2006 Scope of Work & the New USPAP Requirements
2006 AI Seminar: 2006 New Technology for the Real Estate Appraiser
2006 AI Seminar: What Clients Would Like Their Appraisers To Know
2005 Hillsborough Planning Commission “Comprehensive Planning for Tomorrow’s Markets”
2005 AI Briefing: How New Appraisal Requirements Impact Bankers & Appraisers
2005 AI Seminar: Cost Studies in Commercial Highest and Best Use
2005 AI Seminar: Appraisal Problems presented in mini-case format
2004 State-Certified General Real Estate Appraiser #RZ2762
2004 AI Seminar: Sales Comparison Valuation Mixed Use Properties
2004 ABIII Fl. State Pre-Certification Certified General Appraiser

SCOPE OF APPRAISAL ASSIGNMENTS

Acreage, Farms, Medical/office Leasehold Estates, Industrial, Restaurants, Multi-family, Mobile Home Parks, RV Parks, Marinas, Hotels/Motels, Historic Properties, Churches, Condo-Hotels, Condominiums, Time Share, Nursing Homes, Life Care Facilities, Institutional properties, Community & Neighborhood Shopping Centers, Office Centers, Automobile Dealerships, Apartment complexes, Low income and subsidized housing, Special Purpose Single Family Homes, IRS 501(c)3 property donations, Eminent Domain, Insurance, and Machinery & Equipment.

MEMBERSHIPS

Board Member AREAA – Asian Real Estate Association of America - Greater Tampa Bay Chapter
Chief Executive Officer (Voluntary), Dana Jones Foundation, Inc
Member CCIM – Certified Commercial Investment Member – West Coast Chapter
Past Board Member & Chairman, British-American Business Council of Tampa Bay
Past Associate Member, Appraisal Institute of West Florida
Past Member BNI Referral Masters, Clearwater Chapter
Past Board Member, British-American Business Council New York
Past Member, Greater Tampa Chamber of Commerce Committee of One Hundred

PROFESSIONAL LICENSES

Florida State-Certified General Real Estate Appraiser #RZ2762

PROFESSIONAL AFFILIATIONS

City of St. Petersburg/ Real Estate & Property Management, Tampa Housing Authority,
Homeowners Choice Insurance / Greenleaf Capital, Wilshire Finance Partners, Centennial Bank, ServisFirst Bank, Hometown National Bank, Bank Five Nine, Grow Financial Federal Credit Union, Bank OZK

EXPERT WITNESS

Circuit Court of the 13th Judicial Circuit Hillsborough County
Circuit Court of the 6th Judicial Circuit Pinellas County

