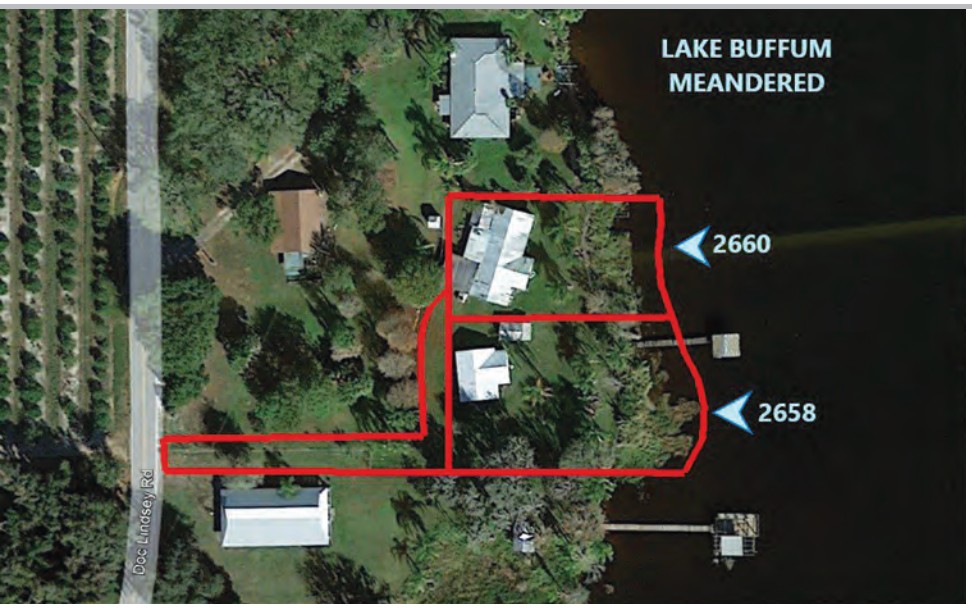
REAL ESTATE AUCTION

2658 & 2660 DOC LINDSEY RD, FT. MEADE, FL 33841

Lake Buffum Waterfront Property

Auction: 11 AM, Saturday, January 28th

Preview: 2 PM – 4 PM, Saturday, January 22nd



auction@higgenbotham.com

HIGGENBOTHAM.COM • 800-257-4161

M.E. Higgenbotham, CAI, CES, AARE FL Lic. #AU305 AB158

How an Auction Works

THIS IS MY FIRST AUCTION AND I'M NOT SURE HOW TO BID

Step 1: Register to bid by filling out a bidder card at the registration table. By registering to bid, the buyer acknowledges that they have reviewed and understood the information in the property information packet and the Contract for Purchase and Sale agreement. The bidder also acknowledges that immediately following the auction, they are prepared to execute the Contract for Purchase and Sale agreement and pay the appropriate deposit at that time in a form that has previously been deemed acceptable to the Auction Company.

Step 2: Determine how much you are willing to pay for a piece of property. Since your needs and desires are unique, your evaluation of the property will be different from anyone else's.

Step 3: As the auctioneer progresses in his call for bids, simply raise your hand when you want to bid. If you're not sure if you're in or out, raise your hand again and the auctioneer will keep you in. He will not let you bid against yourself. The auction will be conducted under the total control of the auctioneer.

Step 4: If you have any questions, motion for one of Higgenbotham's Auction Team members. These ringmen are here to help you understand the process completely.

WHAT DOES THE TERM "RESERVE" MEAN?

Under a reserve auction the auctioneer will sumit the highest and best bid to the seller. The seller has the right to accept or reject that bid. If the property is not labeled as absolute, it will be sold on a reserve basis.

DO I NEED TO PRE-QUALIFY?

No, We normally do not require any pre-qualification to bid; however if you intend to obtain bank financing, the bank will require you to qualify for their loan. The deposit you make on auction day is not contingent upon financing. Phone bidding is available to buyers who have properly registered with our company.

WHAT IS A BUYER'S PREMIUM?

A buyer's premium is a percentage that is added to the bid price to determine the total purchase price. In this auction there will be a 10% buyer's premium added to the successful bid amount to create the total purchase price. The Earnest Money (pursuant to the Contract for Purchase and Sale), will be non-refundable (except as otherwise provided in the Contract for Purchase and Sale) and due on the date of auction in the form of a personal or business check, unless otherwise noted. The balance of the contract purchase price will be due at closing.

WHAT IF I AM A BROKER?

We offer a Broker Participation Fee to any licensed Real Estate Broker who properly registers a client. The registration form must be completed at least 48 hours prior to the scheduled auction by calling 800-257-4161 to request a Broker Participation Form.

The most important thing to do at an auction is relax and have fun! If you have a question, ask it. We strive to insure that all our customers are fully informed and educated. And remember,

You're only going to pay one bid more than someone else was willing to pay!

HIGGENBOTHAM AUCTIONEERS INTERNATIONAL, LTD., INC
SINCE 1959

1629 Shepherd Rd, Lakeland, FL 33811 • 800-257-4161 • www.higgenbotham.com • email:auction@higgenbotham.com

AUCTION
11am, Saturday, January 28th

Gorgeous Lake Buffum Property!

LOCATION: 2658 & 2660 Doc Lindsey Rd, Ft. Meade FL

DESCRIPTION: 2 block home structures on 0.77± acre lakefront property

PROPERTY ID# 26-31-13-000000-033010 & 26-31-13-000000-033030

TAXES: $ 3,942.65 (2022)
**BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY ON THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

PREVIEW: 2-4pm, Sunday, Jan 22nd

TERMS: $10,000 deposit due day of sale. Remaining Balance due at closing on or before 30 days. 10% Buyer's Premium.

BIDDING TERMS

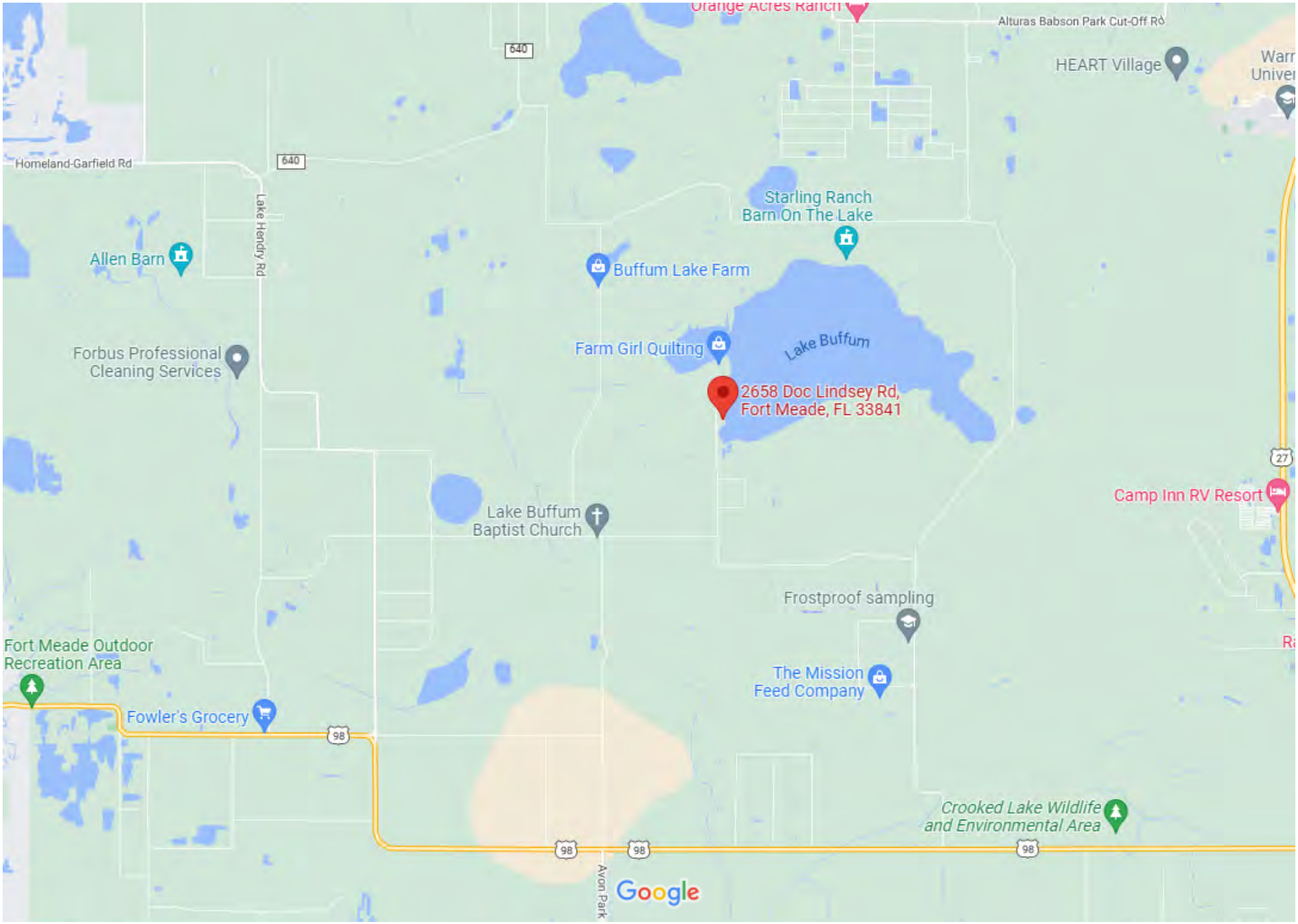
- Bidding confirms you have inspected the property & agree to the terms of sale in the Contract for Purchase & Sale Agreement
- All property is sold "As-Is" without any further inspections or repairs
- Buyer is responsible to pay the FL documentary stamps
- This property is subject to prior sale or removal from the auction. We do entertain pre-auction offers.
- Closing is set for 30 days – there are no financing or inspection contingencies or other delays allowed.
- Real estate taxes will be prorated to the day of closing.
- The cost of a new survey, if desired, will be paid by the Buyer.

PROPERTY SPECIFICS:

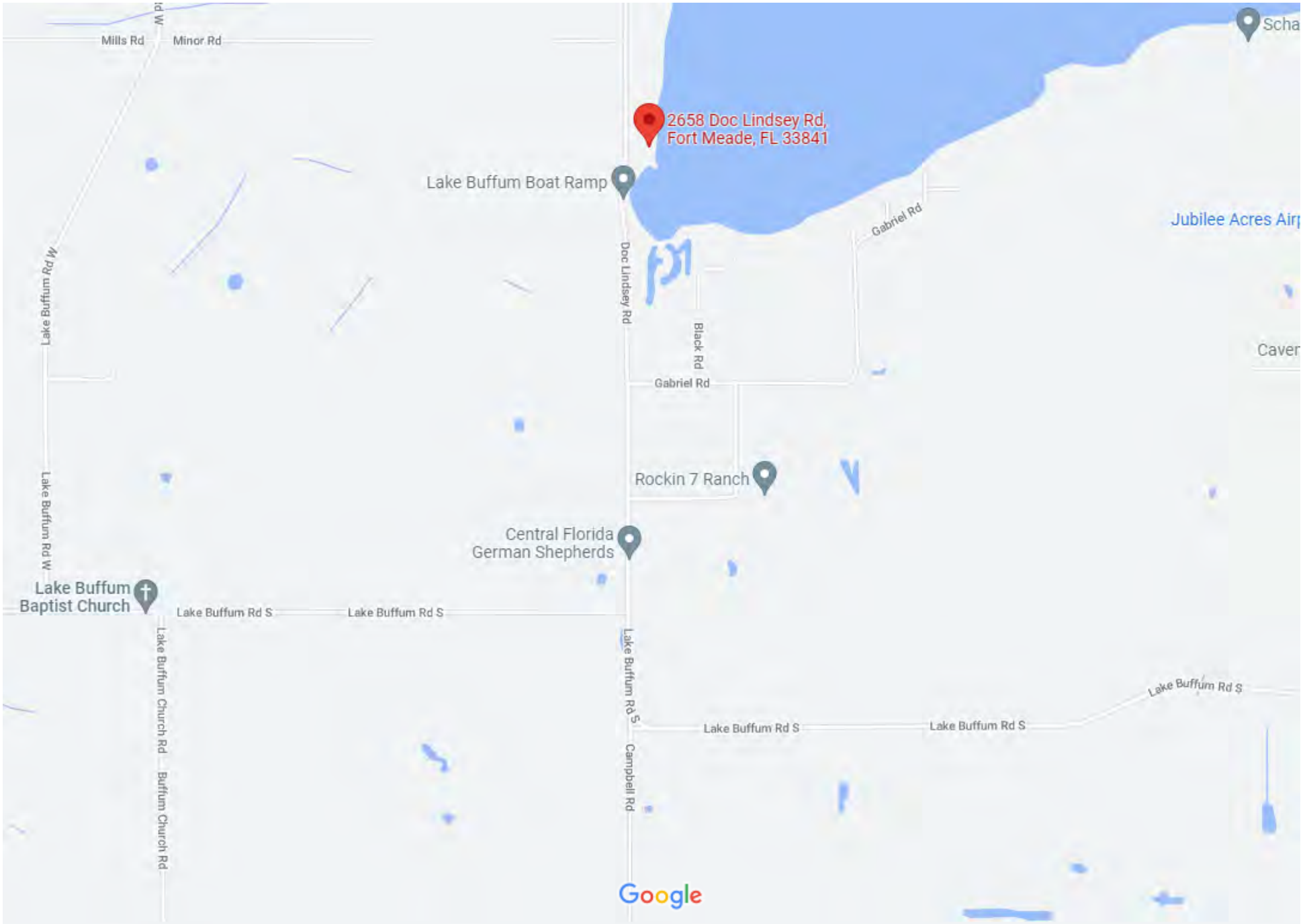
- Two concrete block homes built in 1952. Older metal roofing
- 2658 address is 948± sf & 2660 is 1,764± sf
- Both have almost totally been gutted and will require a complete re-build inside
- Homes are on well & septic tanks. 3 wells on property.
- This 0.77± acre parcel has 4' chain link fencing
- Property is located very near to a public boat ramp but does have a launching area on-site

Information Disclaimer

The data provided in this due diligence packet was compiled from several sources, including the public records, as a courtesy to the potential bidder. It is NOT intended to include all the documentation affecting the subject property, but merely a partial collection of some of the frequently requested documentation. A potential bidder should not rely upon the information provided as his sole source of due diligence material. It is each bidder's sole responsibility to accomplish his due diligence in whatever manner he deems advisable. Although all information is derived from sources believed to be correct, neither the broker nor the seller makes any warranty or representation as to the validity or accuracy of any information provided.



Map data ©2023 1 mi



Map data ©2023 1000 ft

Appraiser Aerial

Roads	Blocks	Misc Text	Surrounding Counties
Waterbodies	Tiers	Railroads	PLSS Townships
Municipal Boundaries	Dimensions_ParcelFabric	**Arrows**	PLSS Sections
Lots	Dimensions_Carto_Dist	Arrows	PLSS Boundaries
Lot and Block Text	Dimensions_LabelText	Parcels	Gov't Lots

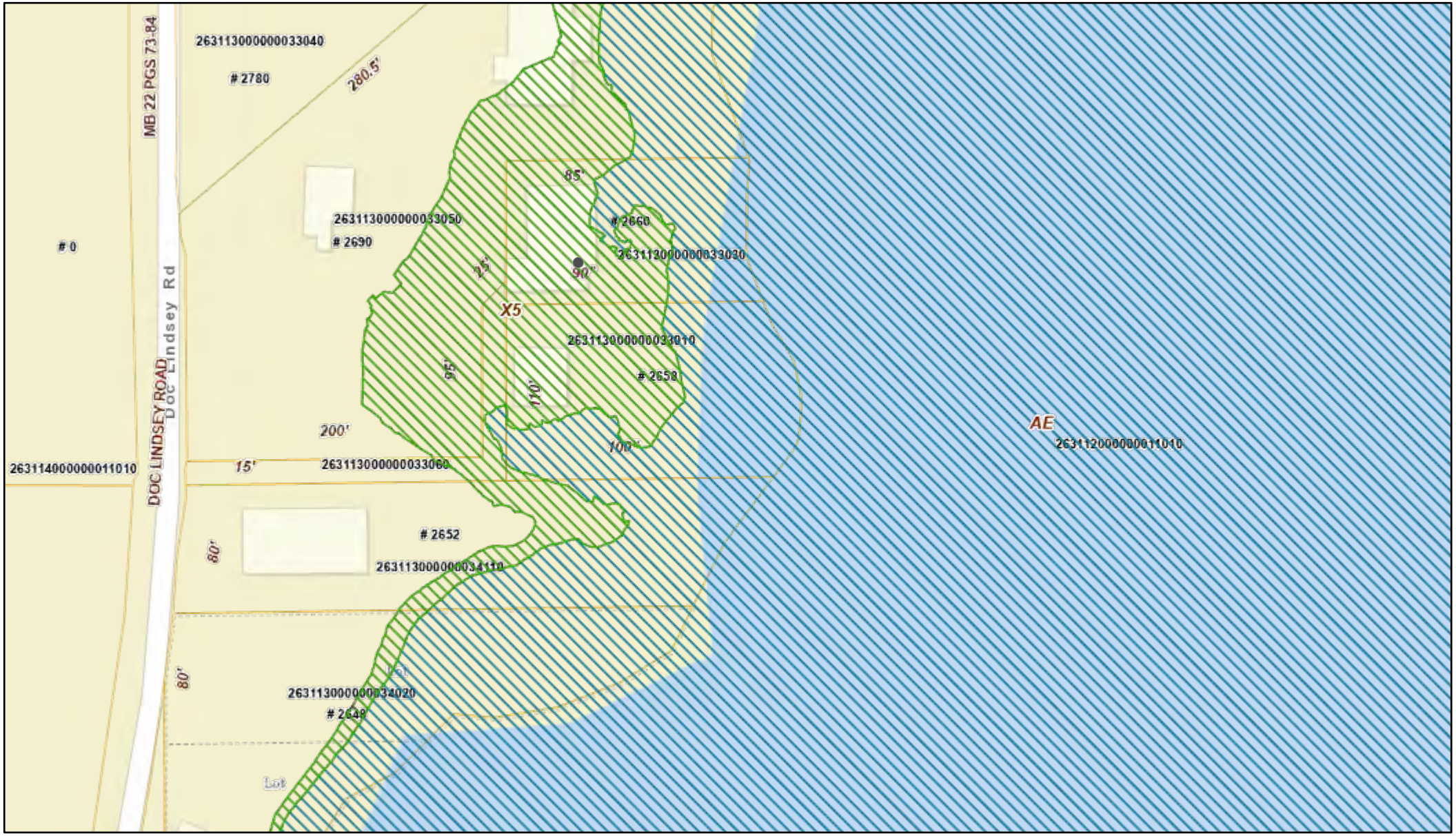
0 60 120 240 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".

Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida
December 12, 2022

N W E S

Flood Map



12/23/2022, 11:39:03 AM

FEMA Flood Zones 2016 (visible at 1:18,056)

Flood Zone AE

Flood Zone X5

Parcel Misc

Parcel Dimension

Lots

Parcels

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

University of South Florida, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Web AppBuilder for ArcGIS

University of South Florida, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Parcel Details: 26-31-13-000000-033010

Owners

JONES LINDA D	50%
PATE SHIRLEY A	50%

Mailing Address

Address 1	2015 LAKE BUFFUM RD W
Address 2	
Address 3	FORT MEADE FL 33841-9579

Site Address

Address 1	2658 DOC LINDSEY RD
Address 2	
City	FORT MEADE
State	FL
Zip Code	33841

Parcel Information

Neighborhood	210461.00 Show Recent Sales in this Neighborhood
Subdivision	NOT IN SUBDIVISION
Property (DOR) Use Code	Res. Lakefront (Code: 0180)
Acreage	0.45
Taxing District	UNINCORP/SWFWMD (Code: 90000)
Community Redevelopment Area	NOT IN CRA

Property Desc

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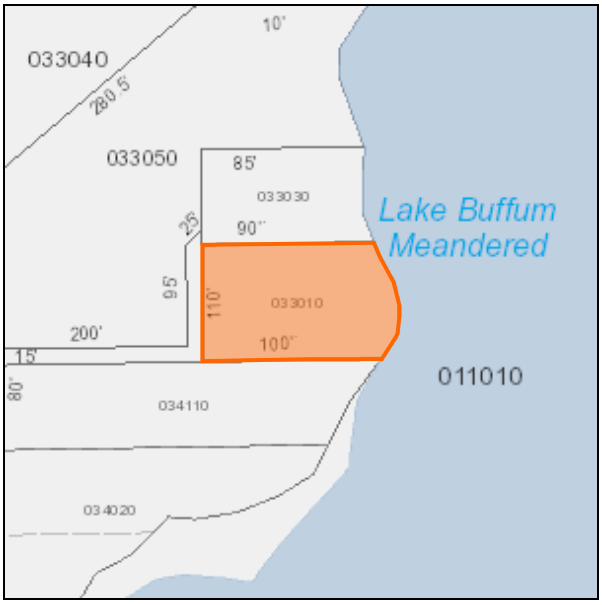
BEG 215 FT E OF SW COR OF NW1/4 OF NW1/4 RUN N 110 FT E 85 FT TO LAKE SELY ALONG LAKE TO 40 LINE W 100 FT TO BEG

Area Map

N



W E

S

Mapping Worksheets (plats) for 263113

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

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
10543/01256	07/2018	Q	I	JONES LINDA D	$100
3238/0558	05/1993	W	I	TULLIS WARREN GRANT	$100
2923/0725	12/1990	Q	I	PATE SHIRLEY ANN TULLIS	$100
2403/0222	03/1986	L	I	TULLIS MARTHA LILLIAN	$100

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 2022 tax year, the allowable total household adjusted gross income received during 2021 could not exceed $32,561. 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 (SF - Single Family)

Building Characteristics

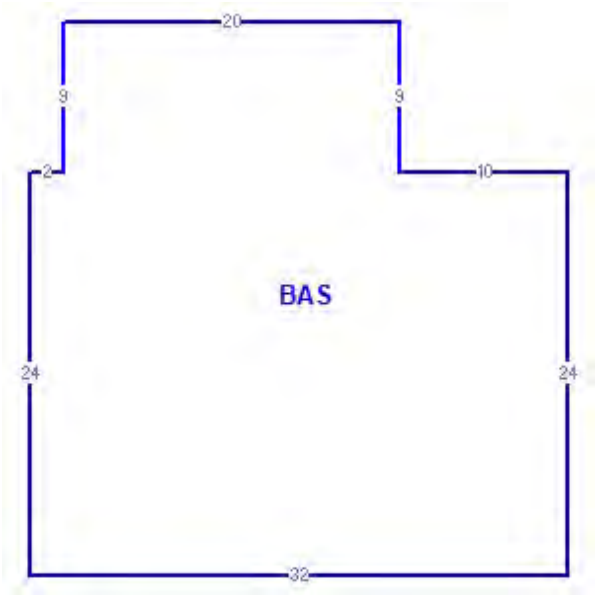
2658 DOC LINDSEY RD

Total Under Roof: 948 sqft
Living Area (as originally constructed): 948 sqft
Actual Year Built: 1952
Effective Year: 1952

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
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		1 Story for info only

SUBSTRUCT		Continuous Wall
FRAME / CONST TYPE		MASONRY/BLOCK
EXTERIOR WALL		UNFINISHED
ROOF STRUCTURE		GABLE-METAL
Room: Bedroom	2	
Room: Full Bath	1	
Room: Half Bath	0	
Fireplace	N	
Cntrl Heating / AC	N	



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	948
Total Under Roof			948 ft^2
Total Living Area			948 ft^2

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	GAR	GARAGE DETACHED	1	19	10	190	1952
2	BDC2	BOAT DOCK 1500	1	0	0	1	2002

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/SWFWMD 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	* Water Influence	N	F	110	145	110.00

* 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, November 2, 2022 at 2:08:16 AM). All information BELOW this notice is from the 2022 Tax Roll, except where otherwise noted.

Value Summary (2022)

Desc	Value

Land Value	$22,968
Building Value	$95,120
Misc. Items Value	$2,507
Land Classified Value	$0
Just Market Value	$120,595
*Cap Differential and Portability	$19,444
Agriculture Classification	$0
Assessed Value	$101,151
Exempt Value (County)	$0
Taxable Value (County)	$101,151

*This property contains a Non Homestead Cap with a differential of $19,444.

Values by District (2022)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.692000	$101,151	$676.90	$0	$0.00	$101,151	$676.90
POLK COUNTY PARKS MSTU	0.545000	$101,151	$55.13	$0	$0.00	$101,151	$55.13
POLK COUNTY LIBRARY MSTU	0.204600	$101,151	$20.70	$0	$0.00	$101,151	$20.70
POLK COUNTY STORMWATER MSTU	0.097000	$101,151	$9.81	$0	$0.00	$101,151	$9.81
POLK COUNTY SCHOOL BOARD - STATE	3.271000	$120,595	$394.47	$0	$0.00	$120,595	$394.47
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	$120,595	$271.10	$0	$0.00	$120,595	$271.10
SOUTHWEST FLA WATER MGMT DIST	0.226000	$101,151	$22.86	$0	$0.00	$101,151	$22.86
		Assessed Taxes:	$1,450.97	Tax Savings:	$0.00	Total Taxes:	$1,450.97

Non-Ad Valorem Assessments (2022)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK WASTE & RECYCLING-COLL	1.00	127.29	$127.29
2	SW002	POLK WASTE & RECYCLING-DISP	1.00	62.00	$62.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	255.00	$255.00
4	FI000	POLK COUNTY FIRE SERVICES	1.00	14.00	$14.00
Total Assessments					$458.29

Taxes

Desc	Last Year	2022 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.8543	13.2836
Ad Valorem Assessments	$1,273.97	$1,450.97

Non-Ad Valorem Assessments	$461.50	$458.29
Total Taxes	$1,735.47	$1,909.26

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.

2021	
Land Value	$21,054.00
Building Value	$68,394.00
Misc. Items Value	$2,507.00
Just Value (Market)	$91,955.00
SOH Deferred Val	$0.00
Assessed Value	$91,955.00
Exempt Value (County)	$0.00
Taxable Value (County)	$91,955.00
2020	
Land Value	$20,097.00
Building Value	$62,107.00
Misc. Items Value	$2,507.00
Just Value (Market)	$84,711.00
SOH Deferred Val	$0.00
Assessed Value	$84,711.00
Exempt Value (County)	$0.00
Taxable Value (County)	$84,711.00
2019	
Land Value	$20,097.00
Building Value	$58,482.00
Misc. Items Value	$1,507.00
Just Value (Market)	$80,086.00
SOH Deferred Val	$0.00
Assessed Value	$80,086.00
Exempt Value (County)	$0.00
Taxable Value (County)	$80,086.00
2018	
Land Value	$19,140.00
Building Value	$53,552.00
Misc. Items Value	$1,507.00
Just Value (Market)	$74,199.00
SOH Deferred Val	$0.00

Assessed Value	$74,199.00
Exempt Value (County)	$0.00
Taxable Value (County)	$74,199.00

DISCLAIMER:
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Last Updated: Wednesday, November 2, 2022 at 2:08:16 AM

JOE G. TEDDER, TAX COLLECTOR
POLK COUNTY, FLORIDA

2022 REAL ESTATE PROPERTY TAX BILL

ACCOUNT NUMBER
263113-000000-033010

PAY, SEARCH OR PRINT RECEIPT AT
polktaxes.com
(863) 534-4700

12/12/2022 09:29:10

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

JONES LINDA D
PATE SHIRLEY A
2015 LAKE BUFFUM RD W
FORT MEADE,FL 33841-9579

2658 DOC LINDSEY RD
BEG 215 FT E OF SW COR OF NW1/4 OF NW1/4 RUN
N 110 FT E 85 FT TO LAKE SELY ALONG LAKE TO
40 LINE W 100 FT TO BEG

RETAIN THIS PORTION FOR YOUR RECORDS

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
C101 POLK COUNTY TRANSPORTATION	101,151	0	101,151	1.2000	$121.84
C100 POLK COUNTY GENERAL FUND	101,151	0	101,151	5.2420	$530.01
C102 POLK COUNTY EMERGENCY MEDICAL	101,151	0	101,151	0.2500	$25.05
200 POLK COUNTY PARKS	101,151	0	101,151	0.5450	$55.13
210 POLK COUNTY LIBRARY	101,151	0	101,151	0.2046	$20.70
220 POLK COUNTY STORMWATER	101,151	0	101,151	0.0970	$9.81
110 SCHOOL GENERAL FUND	120,595	0	120,595	4.0190	$484.53
100 SCHOOL LOCAL CAPITAL IMPROVEMENT	120,595	0	120,595	1.5000	$181.04
360 SOUTHWEST FLA WATER MGMT DIST	101,151	0	101,151	0.2260	$22.86
TOTAL				13.2836	$1,450.97

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	UNITS	AMOUNT
FI000 - POLK COUNTY FIRE SERVICES	0.00	2.00	$269.00
SW001 - POLK WASTE AND RECYCLING COLL	127.29	1.00	$127.29
SW002 - POLK WASTE AND RECYCLING DISP	62.00	1.00	$62.00
TOTAL NON-AD VALOREM ASSESSMENTS			$458.29

COMBINED TAXES AND ASSESSMENTS $1,909.26

If Paid By	Dec 12, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023	Apr 30, 2023
Please Pay	0.00	0.00	0.00	0.00	0.00

JOE G. TEDDER, TAX COLLECTOR
POLK COUNTY, FLORIDA

2022 REAL ESTATE PROPERTY TAX BILL

1237578

ACCOUNT NUMBER
263113-000000-033010

JONES LINDA D
PATE SHIRLEY A
2015 LAKE BUFFUM RD W
FORT MEADE,FL 33841-9579

2658 DOC LINDSEY RD
BEG 215 FT E OF SW COR OF NW1/4 OF NW1/4 RUN
N 110 FT E 85 FT TO LAKE SELY ALONG LAKE TO
40 LINE W 100 FT TO BEG

PAY ONLY ONE AMOUNT

PAY IN U.S. FUNDS ON A U.S. BANK TO JOE G. TEDDER, TAX COLLECTOR - PO BOX 1189, BARTOW, FL 33831-1189

If Paid By	Dec 12, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023	Apr 30, 2023
Please Pay	0.00	0.00	0.00	0.00	0.00

PAID 11/28/2022 $1,832.89 RECEIPT # 1114910

Parcel Details: 26-31-13-000000-033030

Owners

JONES LINDA D	50%
PATE SHIRLEY A	50%

Mailing Address

Address 1	2015 LAKE BUFFUM RD W
Address 2	
Address 3	FORT MEADE FL 33841-9579

Site Address

Address 1	2660 DOC LINDSEY RD
Address 2	
City	FORT MEADE
State	FL
Zip Code	33841

Parcel Information

Neighborhood	210461.00 Show Recent Sales in this Neighborhood
Subdivision	NOT IN SUBDIVISION
Property (DOR) Use Code	Res. Lakefront (Code: 0180)
Acreage	0.32
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Community Redevelopment Area	NOT IN CRA

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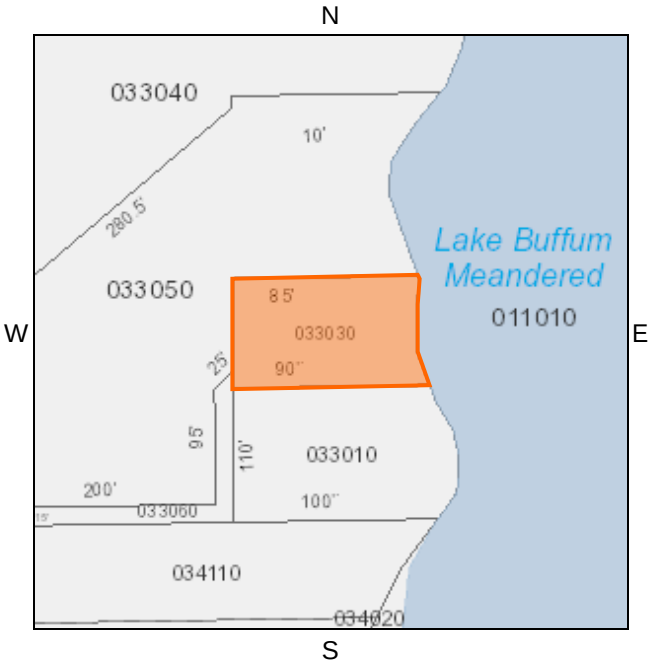
BEG 215 FT E & 110 FT N OF SW COR OF NW1/4 OF NW1/4 RUN NELY 90 FT E 85 FT TO LAKE SLY ALONG LAKE APPROX 90 FT W TO BEG

Area Map



Mapping Worksheets (plats) for 263113

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

Sales History

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OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
10543/01258	07/2018	Q	I	JONES LINDA D	$100
1841/0863	11/1978	W	E	TULLIS WARREN G	$28,000
	01/1959		E		$100

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 2022 tax year, the allowable total household adjusted gross income received during 2021 could not exceed $32,561. 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.

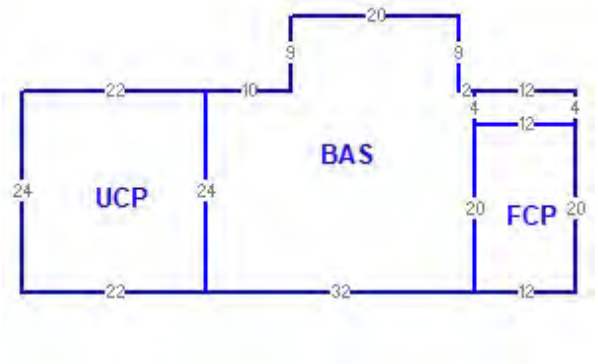
Buildings

BUILDING 1 (SF - Single Family)

Building Characteristics 2660 DOC LINDSEY RD

Total Under Roof: 1,764 sqft
Living Area (as originally constructed): 948 sqft
Actual Year Built: 1952
Effective Year: 1952

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
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		1 Story for info only
SUBSTRUCT		Continuous Wall

FRAME / CONST TYPE		MASONRY/BLOCK
EXTERIOR WALL		UNFINISHED
ROOF STRUCTURE		GABLE-SHINGLE
Room: Bedroom	3	
Room: Full Bath	1	
Room: Half Bath	0	
Fireplace	N	
Cntrl Heating / AC	N	

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	948
FST	FST FINISHED UTILITY 50%		48
FCP	FCP FINISHED CARPORT 30%		240
UCP	UCP UNFINISHED CARPORT 20%		528
Total Under Roof			1,764 ft^2
Total Living Area			948 ft^2

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/SWFWMD 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	* Water Influence	N	F	90	175	90.00

* 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, November 2, 2022 at 2:08:16 AM). All information BELOW this notice is from the 2022 Tax Roll, except where otherwise noted.

Value Summary (2022)

Desc	Value
Land Value	$20,520
Building Value	$109,777
Misc. Items Value	$0
Land Classified Value	$0
Just Market Value	$130,297
*Cap Differential and Portability	$18,251
Agriculture Classification	$0
Assessed Value	$112,046

Exempt Value (County)	$0
Taxable Value (County)	$112,046

*This property contains a Non Homestead Cap with a differential of $18,251.

Values by District (2022)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.692000	$112,046	$749.81	$0	$0.00	$112,046	$749.81
POLK COUNTY PARKS MSTU	0.545000	$112,046	$61.07	$0	$0.00	$112,046	$61.07
POLK COUNTY LIBRARY MSTU	0.204600	$112,046	$22.92	$0	$0.00	$112,046	$22.92
POLK COUNTY STORMWATER MSTU	0.097000	$112,046	$10.87	$0	$0.00	$112,046	$10.87
POLK COUNTY SCHOOL BOARD - STATE	3.271000	$130,297	$426.20	$0	$0.00	$130,297	$426.20
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	$130,297	$292.91	$0	$0.00	$130,297	$292.91
SOUTHWEST FLA WATER MGMT DIST	0.226000	$112,046	$25.32	$0	$0.00	$112,046	$25.32
		Assessed Taxes:	$1,589.10	Tax Savings:	$0.00	Total Taxes:	$1,589.10

Non-Ad Valorem Assessments (2022)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK WASTE & RECYCLING-COLL	1.00	127.29	$127.29
2	SW002	POLK WASTE & RECYCLING-DISP	1.00	62.00	$62.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	255.00	$255.00
Total Assessments					$444.29

Taxes

Desc	Last Year	2022 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.8543	13.2836
Ad Valorem Assessments	$1,411.20	$1,589.10
Non-Ad Valorem Assessments	$448.50	$444.29
Total Taxes	$1,859.70	$2,033.39

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.

2021	
Land Value	$18,810.00
Building Value	$83,050.00
Misc. Items Value	$0.00
Just Value (Market)	$101,860.00
SOH Deferred Val	$0.00
Assessed Value	$101,860.00
Exempt Value (County)	$0.00
Taxable Value (County)	$101,860.00
2020	
Land Value	$17,955.00
Building Value	$75,454.00
Misc. Items Value	$0.00
Just Value (Market)	$93,409.00
SOH Deferred Val	$0.00
Assessed Value	$93,409.00
Exempt Value (County)	$0.00
Taxable Value (County)	$93,409.00
2019	
Land Value	$17,955.00
Building Value	$70,704.00
Misc. Items Value	$0.00
Just Value (Market)	$88,659.00
SOH Deferred Val	$0.00
Assessed Value	$88,659.00
Exempt Value (County)	$0.00
Taxable Value (County)	$88,659.00
2018	
Land Value	$17,100.00
Building Value	$65,114.00
Misc. Items Value	$0.00
Just Value (Market)	$82,214.00
SOH Deferred Val	$17,351.00
Assessed Value	$64,863.00
Exempt Value (County)	$64,863.00
Taxable Value (County)	$0.00

DISCLAIMER:
The Polk County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. The PCPA assumes no responsibility for errors in the information and does not guarantee that the data are free from errors or inaccuracies. Similarly the PCPA assumes no responsibility for the consequences of inappropriate uses or interpretations of the data. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of the search facility indicates understanding and acceptance of this statement by the user.

Last Updated: Wednesday, November 2, 2022 at 2:08:16 AM

JOE G. TEDDER, TAX COLLECTOR
POLK COUNTY, FLORIDA

2022 REAL ESTATE PROPERTY TAX BILL

ACCOUNT NUMBER
263113-000000-033030

PAY, SEARCH OR PRINT RECEIPT AT
polktaxes.com
(863) 534-4700

12/12/2022 09:28:24

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

JONES LINDA D
PATE SHIRLEY A
2015 LAKE BUFFUM RD W
FORT MEADE,FL 33841-9579

2660 DOC LINDSEY RD
BEG 215 FT E & 110 FT N OF SW COR OF NW1/4
OF NW1/4 RUN NELY 90 FT E 85 FT TO LAKE SLY
ALONG LAKE APPROX 90 FT W TO BEG

RETAIN THIS PORTION FOR YOUR RECORDS

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
C101 POLK COUNTY TRANSPORTATION	112,046	0	112,046	1.2000	$134.97
C100 POLK COUNTY GENERAL FUND	112,046	0	112,046	5.2420	$587.10
C102 POLK COUNTY EMERGENCY MEDICAL	112,046	0	112,046	0.2500	$27.74
200 POLK COUNTY PARKS	112,046	0	112,046	0.5450	$61.07
210 POLK COUNTY LIBRARY	112,046	0	112,046	0.2046	$22.92
220 POLK COUNTY STORMWATER	112,046	0	112,046	0.0970	$10.87
110 SCHOOL GENERAL FUND	130,297	0	130,297	4.0190	$523.51
100 SCHOOL LOCAL CAPITAL IMPROVEMENT	130,297	0	130,297	1.5000	$195.60
360 SOUTHWEST FLA WATER MGMT DIST	112,046	0	112,046	0.2260	$25.32
TOTAL				13.2836	$1,589.10

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	UNITS	AMOUNT
FI000 - POLK COUNTY FIRE SERVICES	0.00	1.00	$255.00
SW002 - POLK WASTE AND RECYCLING DISP	62.00	1.00	$62.00
SW001 - POLK WASTE AND RECYCLING COLL	127.29	1.00	$127.29
TOTAL NON-AD VALOREM ASSESSMENTS			$444.29

COMBINED TAXES AND ASSESSMENTS $2,033.39

If Paid By	Dec 12, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023	Apr 30, 2023
Please Pay	0.00	0.00	0.00	0.00	0.00

JOE G. TEDDER, TAX COLLECTOR
POLK COUNTY, FLORIDA

2022 REAL ESTATE PROPERTY TAX BILL

1237580

ACCOUNT NUMBER
263113-000000-033030

JONES LINDA D
PATE SHIRLEY A
2015 LAKE BUFFUM RD W
FORT MEADE,FL 33841-9579

2660 DOC LINDSEY RD
BEG 215 FT E & 110 FT N OF SW COR OF NW1/4
OF NW1/4 RUN NELY 90 FT E 85 FT TO LAKE SLY
ALONG LAKE APPROX 90 FT W TO BEG

PAY ONLY ONE AMOUNT

PAY IN U.S. FUNDS ON A U.S. BANK TO JOE G. TEDDER, TAX COLLECTOR - PO BOX 1189, BARTOW, FL 33831-1189

If Paid By	Dec 12, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023	Apr 30, 2023
Please Pay	0.00	0.00	0.00	0.00	0.00

PAID 11/28/2022 $1,952.05 RECEIPT # 1114910

L4934447 2660 DOC LINDSEY RD, FORT MEADE, FL 33841

County: Polk
Subdiv: NA
Beds: 5
Baths: 2/0

Status: Active
List Price: $195,000
Year Built: 1952
Special Sale: Auction

Pool: None
Property Style: Single Family Residence
Total Acreage: 1/2 to less than 1

ADOM: 10
CDOM: 10
Heated Area: 1,896 SqFt / 176 SqM
Total Area: 2,712 SqFt / 252 SqM
LP/SqFt: $102.85

Flood Zone Code:X5

Garage: No **Attch:** No **Spcs:**
Carport: No **Spcs:**

Auction Property. AUCTION! 11am, Saturday January 28, 2023. The auction will be held on-site. THE LIST PRICE IS ONLY TO COMPLY WITH THE MLS AND IS THE PROPERTY APPRAISERS MARKET VALUE. The list price is not indicative of seller's final reserve amount. 0.77± acre waterfront tract with 197±'frontage on the SW corner of Lake Buffum. Improvements include 2 block houses ready for your updates or use the land to build your dream home! 10% Deposit Due Day of Sale, Personal or Business Check, Closing on or Before 30 Days 10% Buyer's Premium

Land, Site, and Tax Information

Legal Desc: BEG 215 FT E & 110 FT N OF SW COR OF NW1/4 OF NW1/4 RUN NELY 90 FT E 85 FT TO LAKE SLY ALONG LAKE APPROX 90 FT W TO BEG
Zoning: R-2
Ownership: Fee Simple
Tax Year: 2022
Taxes: $3,943
Homestead: No
CDD: No
Annual CDD Fee:
Other Exemptions: No
AG Exemption YN: No
Existing Lease: No
Land Lease Fee:
Auction Type: Reserve
Property Access: Yes
Alt Key/Folio #:
Add Parcel: Yes
# of Parcels:2
Additional Tax IDs:26-31-13-000000-033010
Lot Dimensions: Irregular
Lot Size Acres: 0.77
Lot Size: 33,541 SqFt / 3,116 SqM
Water Frontage: Yes-Lake
Waterfront Ft: 197
Water View: Yes-Lake
Water Name: LAKE BUFFUM
Water Access: Yes-Lake
Water Extras: No
Addtl Water Info: Lake Buffum is a 1,549± acre lake well known for it's great fishing.

Interior Information

A/C: None
Heat/Fuel: None
Floor Covering: Concrete
Water: Well
Sewer: Septic Tank

Room Type	Level	Approx Dim	Flooring	Features
Kitchen	First	13x10	Linoleum	
Living Room	First	17x12	Linoleum	
Master Bedroom	First	9x12	Linoleum	
Bedroom 2	First	9x12	Linoleum	
Bedroom 3	First	12x12	Linoleum	
Bathroom 1	First	10x6	Linoleum	
Inside Utility	First	19x6	Concrete	

Exterior Information

Ext Construction: Block
Property Description: Walk-Up
Roof: Metal
Foundation: Block
Ext Features: Fenced

Community Information

HOA / Comm Assn: No
HOA Fee:
HOA Pmt Sched:
Mo Maint$(add HOA):
Monthly HOA Amount:
Other Fee:
Condo Fee:
Monthly Condo Fee:
Can Property be Leased: Yes

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HIGGENBOTHAM AUCTIONEERS INTERNATIONAL, LTD., INC.
Licensed Real Estate Broker

Contract For Sale and Purchase

1629 Shepherd Rd
Lakeland, FL 33811
(863) 644-6681

POLK	FLORIDA	JANUARY 28	2023
COUNTY	**STATE**	**MONTH/DATE**	**YEAR**

Buyer: Address: City: State: FL Zip: Phone/Email:	Seller: Address: City: State: FL Zip: Phone/Email:

Buyer hereby offers to purchase the following described property:

2658 & 2660 DOC LINDSEY RD, FT. MEADE FL, POLK COUNTY
Polk County Property ID# 26-31-13-000000-033010 & 26-31-13-000000-033030

TOTAL PURCHASE PRICE of said property is $_____ Balance payable as follows: (B)

Shall be paid as follows, to-wit:
Earnest Money Deposit (10%) Remaining balance due in cash at closing.

Held by: - Putnam, Creighton & Airth $ _____
500 S. Fla Ave, #300
Lakeland, FL 33801, 863-682-1178

Balance Due at Closing but subject to proration and adjustments. See Next Column (B) $_____

1) **Title Insurance:** At the closing of this transaction, Seller shall have issued by PUTNAM & CREIGHTON, PA a commitment for title insurance agreeing to insure title to said property and upon closing, Seller shall purchase and have delivered to Buyer, a title insurance policy on the real property covered hereunder in the amount of the full purchase price, after all necessary instruments are filed of record.

2) **Closing Date:** In the event the title shall be proven to be uninsurable, Seller shall have a period of ninety (90) days within which to cure defects in title, and this sale shall be closed within ten (10) days after notice of such curing to Buyer. Upon Seller's failure to correct uninsurability within the time limit, the earnest money deposit shall be returned to Buyer upon demand, and all rights and liabilities arising hereunder shall terminate. Subject to the aforesaid curative period, this sale shall be closed on or before: FEBRUARY 27, 2023. If any necessary closing documentation is not available on the closing date, then Seller may, at his sole option, extend the closing date up to an additional thirty (30) days.

3) **Conveyance:** Seller agrees to convey title to the aforesaid property to Buyer by WARRANTY Deed, free and clear of all encumbrances or liens except easements, restrictions, reservations of record and any applicable Governmental Rules, laws or regulations.

4) **Costs:** The cost of recording the deed and the required transfer taxes/stamps thereon shall be paid by the BUYER Buyer will pay a reasonable closing fee to the closing agent. Buyer shall properly execute any required notes and mortgages and place the required stamps thereon and pay intangible tax, recording costs, document preparation and any other costs associated with Buyer's financing. Unless otherwise specified herein, the form of the mortgage will be in a form typically used by lenders in the area for this type of property.

5) **Acceptance:** This instrument shall become effective as a contract when signed by Agent, Buyer, and Seller. If not signed by all parties on or before JANUARY 28, 2023 any monies deposited shall be refunded and this instrument shall be void. However, this offer shall remain binding upon Buyer through the date stated in this paragraph 5. A legible facsimile copy or scanned email of this Contract and any signatures hereon shall be considered for all purposes as an original.

6) **Binding Contract:** This Contract is intended as a legally binding contract and the parties shall be bound by all terms stated herein and on the reverse side hereof and addendum (attached hereto ☐) (none attached ☐). If not understood, seek competent advice prior to signing.

7) **Proration; Credits:** Taxes, assessments, rent, interest, insurance and other expenses and revenue of Property shall be prorated through day before closing. Cash at closing shall be increased or decreased as may be required by prorations. Advance rent and security deposits will be credited to Buyer and escrow deposits held by mortgagee will be credited to Seller. Taxes shall be prorated based on the current year's tax with due allowance made for maximum allowable discount, homestead and other exemptions. If closing occurs at a date when the current year's millage is not fixed and current year's assessment is available, taxes will be prorated based upon such assessment and the prior year's millage. If current year's assessment is not available, then taxes will be prorated on the prior year's tax. If there are completed improvements on the Real Property by January 1st of year of closing, which improvements were not in existence on January 1st of the prior year, then taxes shall be prorated based upon the prior year's millage and at an equitable assessment to be agreed upon between the parties, failing which, request will be made to the County Property Appraiser (aka Tax Assessor) for an informal assessment taking into consideration available exemptions. Any tax proration based on an estimate shall, at request of either Buyer or Seller, be subsequently readjusted upon receipt of tax bill on condition that a statement to that effect is in the closing statement. **Buyer should not rely on the seller's current property taxes as the amount of property taxes that the buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the county property appraiser's office for information. Buyer should not rely on the seller's current property taxes as the amount of property taxes that the buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the county property appraiser's office for information.**

8) **Full Agreement:** No agreements unless incorporated in this Contract shall be binding upon Agent, Buyer, or Seller.

9) **Inspection:** Upon the signing of this Contract, Buyer affirms that Buyer has personally inspected this property, or it has been inspected by its representative with power to act in Buyer's behalf. Buyer specifically warrants that it has performed all necessary due diligence in the inspection of the subject property and any improvements thereon including, if desired, wood destroying organisms, environmental assessments, boundary surveys, and governmental regulation inquiry. Buyer affirms that it has not relied upon any statement or representation by Agent or Seller as any inducement to purchase the subject property.

10) **Assignment:** This Contract may be assigned; however, the original contracting party shall remain liable for any and all obligations herein through the closing of this transaction.

11) **Default/Litigation:** If Buyer fails to perform this Contract within the time specified, including payment of all deposit(s), the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be retained by or for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract, or Seller, at Seller's option, may proceed in equity to enforce Seller's rights under this Contract. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach. In any litigation brought to enforce any of the terms of this Contract, the successful party shall be entitled to recover, in addition to all other damages, his attorney's fees and court costs incurred in said litigation.

12) **Commission:** The Seller agrees to pay said Agent the amounts stated in seller/broker employment agreement at the time of closing this transaction, unless amended herein. If Buyer fails to perform this Contract within the time herein specified, time being of the essence of this agreement, the deposit made by Buyer shall be forfeited, and the amount of such deposit shall be divided equally between Agent and Seller provided, however, that the amount received or retained by Agent shall not exceed the full amount of said commission, any excess to be paid Seller. If the transaction shall not be closed because of refusal of Seller to perform, then Seller shall pay the commission to the Agent on demand. Failure or refusal of wife or husband of Seller or Buyer to execute a deed or mortgage required hereunder shall be deemed default on the part of such Seller or Buyer.

13) **Plain Meaning:** The Words "Agent", "Buyer", and "Seller", herein employed shall include their heirs, administrators, executors, and successors, and said words, and any pronouns relative thereto, shall include the masculine, feminine and neuter gender, and the singular and plural number, wherever the context so admits or requires.

14) **Risk of Loss:** If the improvements are damaged by fire or other casualty before the closing hereunder and can be restored to substantially the same condition as now within a period of ninety (90) days thereafter, Seller shall so restore the

improvements and the closing date hereinabove set shall be extended accordingly, but if such restoration cannot be completed within that time, this Contract shall be declared canceled.

15) **Auctioneer Remarks:** The parties hereto acknowledge that this purchase is being made at public auction and the parties are thereby bound by all terms and conditions stated in the auctioneer's opening remarks.

16) **Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings. Additional information regarding radon and radon testing may be obtained from your county public health unit.

17) **"AS IS" Clause:** The undersigned Buyer does hereby acknowledge that the subject property is purchased at public auction, and that a prerequisite to bidding is that all property, whether real or personal, is purchased absolutely "AS IS" with no warranty whatsoever as to the condition of the same.

18) **IRC§1031 Exchange:** The parties hereto agree to fully cooperate with the other to facilitate a like-kind exchange pursuant to the provisions of Section 1031 of the Internal Revenue Code.

19) **No Financing Contingency:** The Buyer understands and acknowledges that this Contract IS NOT contingent upon Buyer obtaining financing or the ability of Buyer to obtain hazard insurance coverage for the property.

20) **Special Agreement(s)**:_____

_____

By affixing your signatures below, the parties agree to each of the forgoing provisions and that Higgenbotham Auctioneers International, Ltd., ("Agent") is acting as agent for the Seller.

Accepted this _____ day of _____, 20 23.

Buyer(s)	**Seller(s)**
_____	_____
Printed Name:_____	Printed Name:_____
_____	_____
Printed Name:_____	Printed Name:_____

Higgenbotham Auctioneers International, Ltd., Inc.,
Licensed Real Estate Broker BY:_____