



INGRAM RANCH
**FLORIDA FOREVER BOUNDARY
AMMENDMENT APPLICATION**

APRIL 2025



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

April 10, 2025

Sine Murray, Program Administrator
Office of Environmental Services
Division of State Lands
3800 Commonwealth Boulevard
Tallahassee, Florida 32399-3000
Sine.Murray@FloridaDEP.gov

RE: Catfish Creek Florida Forever Project Boundary Amendment Application – Davis Ranch (337 acres) and Ingram Ranch (261 acres), Total 598 (+/-) Acres

Dear Sine,

The Division of Recreation and Parks (DRP) supports the proposed Florida Forever Project Boundary Amendment Application (Application) for addition of 598 (+/-) acres owned by the Ingram and Davis Ranches, to the Catfish Creek Florida Forever Project Boundary.

The DRP agrees to manage the 598 (+/-) acres depicted in the attached Exhibit "A", if acquired and added to the boundary of Allen Davis Broussard Catfish Creek Preserve State Park (Park), managed by the DRP under lease number 3962.

The addition of these parcels will conserve a significant portion of the Lake Wales Ridge and act as a watershed for a segment of the Lake Pierce shoreline. Addition of these parcels will increase protection of rare Florida scrub that is habitat for many endemic plant and animal species, while allowing the public to enjoy recreational opportunities compatible with the special habitat and protect associated archaeological sites.

If you have any questions regarding this project, please contact Angel Granger at (850) 245-2080 or via email at Angel.Granger@FloridaDep.gov

Sincerely,

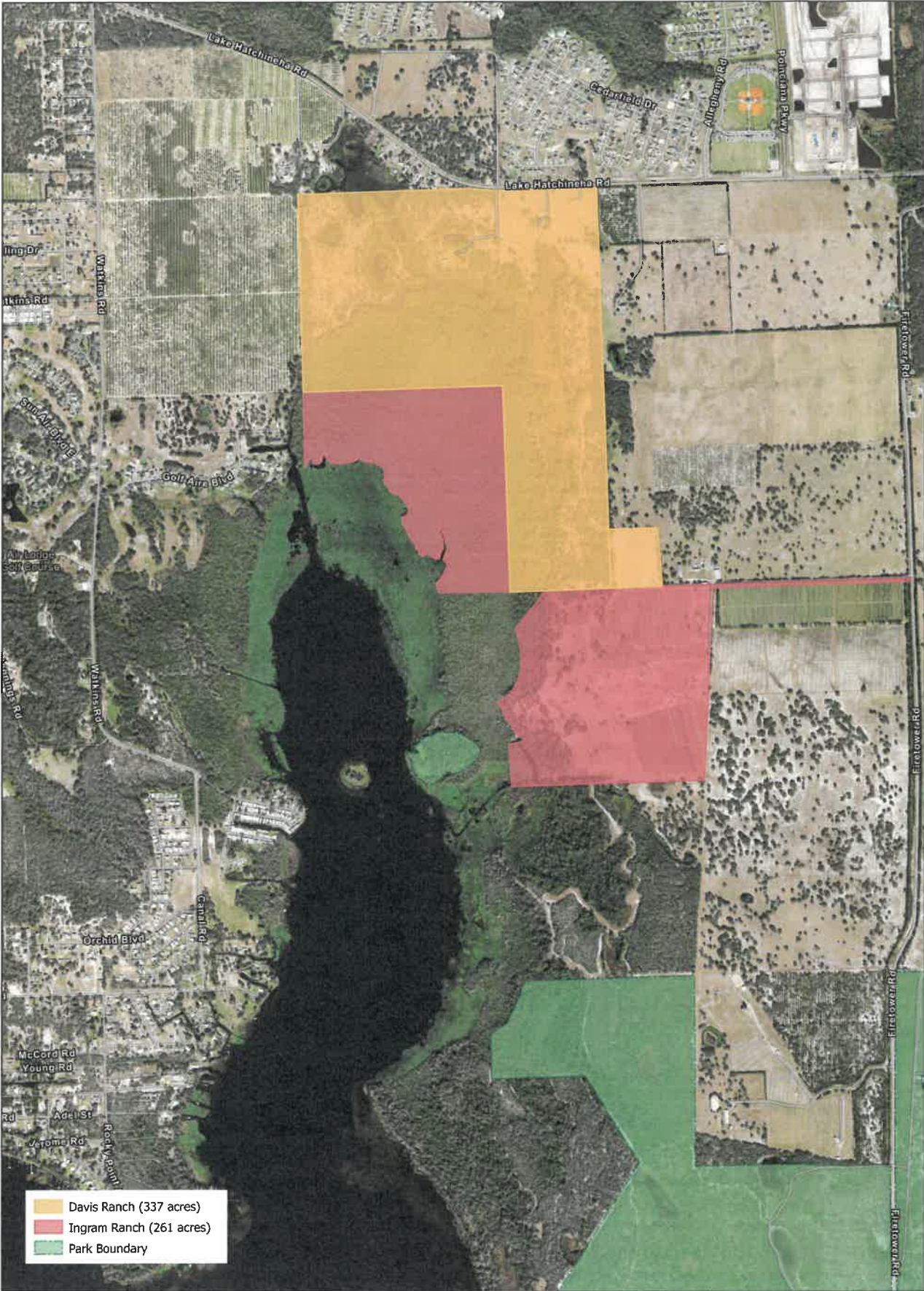
**Daniel
Alsentzer**

Digitally signed by Daniel
Alsentzer
Date: 2025.04.11
17:17:06 -04'00'

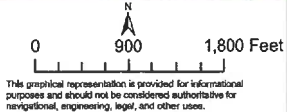
Daniel Alsentzer, Environmental Administrator
Office of Park Planning
Division of Recreation and Parks

cc: **Brian Fugate
Robert Yero
Jennifer Roberts
Andy Noland
John McKenzie**

EXHIBIT "A"



Potential Acquisitions - Ingram and Davis Ranches
Catfish Creek Preserve State Park



Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Catfish Creek

Property Proposed for Boundary Amendment: Ingram Ranch

Name/Affiliation Proposing Amendment: Ryan Mullis - NextHome Norris & Company Realty

Mailing Address: 245 Central Ave Suite 101 Winter Haven FL 33880
Street City State ZIP

Primary Phone: (863) 209-5485 Email: ryan.k.mullis@gmail.com

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Florida Forever Boundary Amendment Application



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105](#)(9) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105](#)(4), F.S.]. Refer to the [application addendum](#) on our website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) [county highway maps](#).

**Florida Forever
Boundary Amendment Application**



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Polk County, Florida.

Property/project name: Ingram Ranch

Ingram Family Farms

Name/Affiliation of Authorized Representative: Ryan Mullis - NextHome Norris & Company Realty

Mailing Address: 245 W Central Ave Suite 101 Winter Haven FL 33880
Street City State ZIP

Primary Phone: (863) 209-5485 Email: ryan.k.mullis@gmail.com

Property information

Section _____ Township _____ Range _____
Lat/Long _____
Acres _____

Parcel identification number(s):

28-28-34-000000-032010

28-28-28-000000-020000

28-28-34-000000-031030

28-28-34-000000-031010

Landowner Information

[Signature]
Landowner Signature

4-8-25
Date

CHRIS Ingram
Landowner Name (print)

Mailing Address: 500 Ingram Ranch Rd Haines FLA 33844
Street City State ZIP

Primary Phone: 863-412-2325 Email: ingramfamilyfarms@aol.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.

**Florida Forever
Boundary Amendment Application**



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Name/Affiliation of Authorized Representative: Ryan Mullis - NextHome Norris & Company Realty

Mailing Address: 245 W Central Ave Suite 101 Winter Haven FL 33880
Street City State ZIP
Primary Phone: (863) 209-5485 Email: ryan.k.mullis@gmail.com

Property information

Section _____ Township _____ Range _____
Lat/Long _____
Acres _____

Parcel identification number(s):
28-28-34-000000-031020

Landowner Information

[Signature] 4/10/25
Landowner Signature Date

Sean Ingram
Landowner Name (print)

Mailing Address: PO Box 544 Lake Hamilton FL 33851
Street City State ZIP

Primary Phone: 863-232-9773 Email: sean@seaninc.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

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**Florida Forever
Boundary Amendment Application**



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Name/Affiliation of Authorized Representative: Ryan Mullis - NextHome Norris & Company Realty

Mailing Address: 245 W Central Ave Suite 101 Winter Haven FL 33880
Street City State ZIP

Primary Phone: (863) 209-5485 Email: ryan.k.mullis@gmail.com

Property information

Section _____ Township _____ Range _____
Lat/Long _____
Acres _____

Parcel identification number(s):
28-28-34-000000-031020

Landowner Information

Courtney Ingram
Landowner Signature

4-10-25
Date

Courtney Ingram
Landowner Name (print)

Mailing Address: PO BOX 544 Lake FL 33851
Street City State ZIP

Primary Phone: 863 412 9339 Email: Courtneylangford1991@gmail.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

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**Florida Forever
Boundary Amendment Application**



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Property/project name: Ingram Ranch

Name/Affiliation of Authorized Representative: Ryan Mullis - NextHome Norris & Company Realty

Mailing Address: 245 W Central Ave Suite 101 Winter Haven FL 33880
Street City State ZIP

Primary Phone: (863) 209-5485 Email: ryan.k.mullis@gmail.com

Property information

Section _____ Township _____ Range _____
Lat/Long _____
Acres _____

Parcel identification number(s):
28-28-34-000000-031040

Landowner Information

Brittney Quattlebaum
Landowner Signature

4/9/25
Date

Brittney Quattlebaum
Landowner Name (print)

Mailing Address: 486 Ingram Ranch Rd. Haines City, FL 33844
Street City State ZIP

Primary Phone: 863-224-5591 Email: B.Quattlebaum7@yahoo.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.



ATTACHMENT A: NARRATIVE INGRAM RANCH

1.) Descriptive Location and Total Acreage

The Ingram Ranch consists of approximately 265 acres (+/-) located in eastern Polk County, Florida approximately 9 miles southeast of Haines City and 10 miles northeast of Lake Wales. The property is situated south of Lake Hatchineha Road, with its access road located on Firetower Rd. It lies south of the Davis Ranch, which it is contiguous to and is also being submitted under a separate Florida Forever boundary amendment application.

Although it is not currently within a Florida Forever project boundary, this application seeks to amend the boundary of the Catfish Creek FFBOT Project to include Ingram Ranch.

The site is part of the Lake Wales Ridge Ecosystem and is positioned in close proximity to existing conservation lands, including the Catfish Creek FFBOT Project, the Florida FFA Leadership Training Center, and Creek Ranch. Furthermore, the property is contiguous to existing state land along the shoreline of Lake Pierce and is directly adjacent to Snodgrass Island.

Ingram Ranch lies within the Lake Wales Ridge Ecosystem and supports natural community types and habitat linkages that are consistent with regional conservation goals. Its acquisition would extend conservation efforts in this area and enhance protection of sensitive habitats near expanding development zones.



2.) Physical, Natural Resource, Biological, Hydrological, Archaeological, and Historical Characteristics

Ingram Ranch contains a diverse mix of natural and semi-improved landscapes. Dominant cover types include improved pasture, freshwater forested wetlands, and transitional zones with evidence of mesic flatwoods and scrubby flatwoods. Aerial imagery and soil characteristics suggest that seasonal wetlands and shallow marsh systems are interspersed with upland pockets, contributing to habitat heterogeneity across the site.

The property lies within mapped conservation priority areas identified by the Florida Natural Areas Inventory, including the Florida Wildlife Corridor, the Florida Ecological Greenways Network, Priority 1 Strategic Habitat Conservation Areas, and Priority 5 and 6 Rare Species Habitat Conservation Areas. FNAI data also indicates the presence of Priority 2 Natural Floodplain, Priority 2 Surface Water Protection areas as well as Priority 2 Functional Wetlands and Aquifer Recharge areas.

Wildlife species confirmed or expected on site include the Florida scrub-jay (*Aphelocoma coerulescens*), gopher tortoise (*Gopherus polyphemus*), eastern indigo snake (*Drymarchon couperi*), Florida black bear (*Ursus americanus floridanus*), fox squirrel (*Sciurus niger*), Florida sandhill crane (*Antigone canadensis pratensis*), whooping crane (*Grus americana*), snail kite (*Rostrhamus sociabilis*), and Florida panther (*Puma concolor coryi*).

The property also supports native plant communities that may include scrub morning glory (*Bonamia grandiflora*), scrub lupine (*Lupinus aridorum*), sandhill milkweed (*Asclepias humistrata*), and flag pawpaw (*Asimina obovata*), all of which are associated with intact scrub or transitional upland habitats.

The landowner has reported arrowheads being found on site, along with a canoe that was found on the property that is believed to be an American Indian artifact. The canoe was collected by FDEP and FWC has also confirmed knowledge of the canoe. These findings indicate that further archaeological evaluation may be appropriate.

The ecological features of the Ingram Ranch not only support a wide array of plant and animal species but also provide essential natural services. The property's position within multiple overlapping conservation priority zones—paired with its intact habitats, wetland systems, and strategic location—make it uniquely positioned to support landscape-scale conservation in one of the most ecologically significant regions of Central Florida.





Protecting this property would directly advance the goals of Florida Forever by reinforcing habitat connectivity, safeguarding water resources, and preserving the ecological integrity of the Lake Wales Ridge.

a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.

There are no known structures on the property that are over fifty years old.

b. Does the property contain any improvements/facilities? If so, please describe.

The property includes several existing improvements that support agricultural use, including multiple residences, barns, fencing, internal roads, wells, and active cropland. These facilities are currently used for ranch operations and could be adapted to support conservation management and compatible public use activities.

3.) Potential Public Recreation Opportunities or Other Public Uses

The Ingram Ranch property has potential for low-impact public recreational use if acquired. The landscape could support hiking, wildlife viewing, and environmental education consistent with passive recreational use policies. Internal roadways and open terrain offer opportunities for managed public access in accordance with resource protection goals. These activities would align with Florida Statute 373.1391, which encourages the recreational use of publicly held conservation lands.

The ranch is located along Firetower Road and within close driving distance to Haines City, Poinciana and other growing population centers, making it highly accessible for regional visitors. Existing structures such as barns and residences could be adapted for environmental education, volunteer programs, or small group tours. The property's proximity to the Catfish Creek Preserve and Florida FFA Leadership Training Center offers potential for coordinated programming and expansion of a broader recreational corridor across conserved lands in eastern Polk County.

4.) Potential Threats or Development Plans That Could Impact The Value of the Proposed Project

The property is zoned A/RR (Agricultural/Rural Residential) by Polk County. While the land is currently used for ranching and open space, residential development is occurring directly to the North along Lake Hatchineha Road. The site is vulnerable to future subdivision or conversion if not conserved.

Without conservation action, development would likely fragment the natural systems present on the property and diminish the ecological value of adjacent conserved lands. Preservation under Florida Forever would help prevent further encroachment and protect habitat connectivity in the region.

5.) Local resolutions related to the potential public acquisition of the project

Support letters from a broad coalition of stakeholders are included with this application to demonstrate the widespread and enthusiastic support for preserving Ingram Ranch. These letters include endorsements from Florida State Representatives, the Polk County Board of County Commissioners, Neil Combee (former State Representative and current Polk County Property Appraiser), Green Horizon Land Trust, the Tampa and Lake Region Audubon Society, Live Wildly Foundation, and local property owners in the surrounding area.

These letters affirm the regional and state-level conservation significance of Ingram Ranch, its alignment with ongoing efforts such as the Florida Wildlife Corridor, and the urgency to protect meaningful open space in rapidly developing areas of Polk County.

6) Details on how the project meets Florida Forever criteria

Goal A: Enhance the coordination and completion of land acquisition projects

Ingram Ranch lies within the Lake Wales Ridge Ecosystem and the Florida Ecological Greenways Network, adjacent to multiple state-managed conservation lands. Inclusion of the property through a boundary amendment to the Catfish Creek Florida Forever Project would improve landscape-scale conservation planning. The property is located in close proximity to the Florida FFA Leadership Training Center, Creek Ranch, and the Catfish Creek FFBOT Project, helping to consolidate existing conservation efforts in the region.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels

The site provides habitat for listed species such as the Florida scrub-jay (*Aphelocoma coerulescens*), gopher tortoise (*Gopherus polyphemus*), eastern indigo snake (*Drymarchon couperi*), and several rare plant species. The property is mapped within Strategic Habitat Conservation Areas and Rare Species Habitat Conservation Areas and contributes to broader biodiversity conservation across the Lake Wales Ridge Ecosystem.

Goal C: Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state

Natural wetland systems and undeveloped uplands on the property support surface water retention, aquifer recharge, and wetland function. The property's current condition enhances ecological integrity and landscape-scale ecosystem services.

Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state

The property's hydrologic features promote groundwater recharge and help maintain the water balance of nearby wetlands and surface water systems. Development would disrupt these functions.

Goal E: Increase natural resource-based public recreation or educational opportunities

With minimal modification, the site could support low-impact recreation and educational programming focused on native ecosystems and wildlife.

Goal H: Increase the amount of open space available in urban areas

While located in a rural setting, the property borders ongoing urban development to the North. Its conservation would provide a buffer and retain open space in an area transitioning toward suburban land use.

7) Whether the project is proposed for fee simple or less-than-fee acquisition.

The applicant is pursuing fee simple acquisition of the Ingram Ranch property. The Florida Department of Environmental Protection, Division of Recreation and Parks is the proposed land manager. A formal management commitment letter will be submitted as part of this application.

8) Whether the project is on another state acquisition list? If so, which one?

The Ingram Ranch property is not currently listed on any other state acquisition list.



FLORIDA DEPARTMENT OF Environmental Protection

Ron DeSantis
Governor

Alexis A. Lambert
Secretary

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

April 10, 2025

Sine Murray, Program Administrator
Office of Environmental Services
Division of State Lands
3800 Commonwealth Boulevard
Tallahassee, Florida 32399-3000
Sine.Murray@FloridaDEP.gov

RE: Catfish Creek Florida Forever Project Boundary Amendment Application – Davis Ranch (337 acres) and Ingram Ranch (261 acres), Total 598 (+/-) Acres

Dear Sine,

The Division of Recreation and Parks (DRP) supports the proposed Florida Forever Project Boundary Amendment Application (Application) for addition of 598 (+/-) acres owned by the Ingram and Davis Ranches, to the Catfish Creek Florida Forever Project Boundary.

The DRP agrees to manage the 598 (+/-) acres depicted in the attached Exhibit "A", if acquired and added to the boundary of Allen Davis Broussard Catfish Creek Preserve State Park (Park), managed by the DRP under lease number 3962.

The addition of these parcels will conserve a significant portion of the Lake Wales Ridge and act as a watershed for a segment of the Lake Pierce shoreline. Addition of these parcels will increase protection of rare Florida scrub that is habitat for many endemic plant and animal species, while allowing the public to enjoy recreational opportunities compatible with the special habitat and protect associated archaeological sites.

If you have any questions regarding this project, please contact Angel Granger at (850) 245-2080 or via email at Angel.Granger@FloridaDep.gov

Sincerely,

Daniel Alsentzer, Environmental Administrator
Office of Park Planning
Division of Recreation and Parks

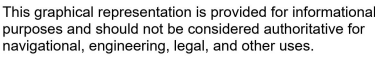
cc: Brian Fugate
Robert Yero
Jennifer Roberts
Andy Noland
John McKenzie

This aerial map illustrates the proposed park area, which includes two ranches and a defined park boundary. The map is oriented with North at the top. The following table summarizes the key features and boundaries shown:

Feature	Description
Davis Ranch	337 acres, highlighted in yellow.
Ingram Ranch	261 acres, highlighted in red.
Park Boundary	Defined by a green dashed line.

The map also shows the following roads and landmarks:

- Roads:** Lake Hatchineha Rd, Cedarfield Dr, Allegheny Rd, Poinciana Pkwy, Firetower Rd, Watkins Rd, Sun Air Blvd, Golf Aire Blvd, Orchid Blvd, Canal Rd, McCord Rd, Young Rd, Adel St, Jerome Rd, Rocky Point.
- Landmarks:** Air Lodge Golf Course.





Natural Resources Programs

Bartow Air Base
4177 Ben Durrance Road
Bartow, Florida 33830

PHONE: 863-534-7377
FAX: 863-534-7374
www.polk-county.net

PARKS & NATURAL RESOURCES DIVISION

03/27/2025

Sine Murray
Program Administrator
Florida Department of Environmental Protection
Division of State Lands – Florida Forever Program
3900 Commonwealth Blvd., MS 140
Tallahassee, FL 32399-3000

RE: Letter of Support for Davis-Ingram Ranch Conservation Project

Hello Ms. Murray,

Polk County would like to formally submit this letter in support of the conservation of the Davis-Ingram Ranch Conservation Project. The County has worked with the State on conservation acquisition and management projects since 1994. The County applauds and appreciates the effort of the State to protect project's that demonstrate ecological, cultural and hydrological benefits in Central Florida. In 2022, Polk County citizens voted, to once again dedicate funds to the acquisition and management of lands that protect the water, wildlife, wilderness and working landscapes of Polk County. This project is an excellent example of what the citizens have asked to be protected.

Located on the shore of Lake Pierce, and along the Lake Wales Ridge, The Davis-Ingram Ranch Conservation Project protects rare Florida scrub habitat, extensive wetlands, and is natural habitat to many protected plant and animal species. The project protects the living shoreline and floodplain around Lake Pierce, a waterbody recently assigned a TMDL due to declining water quality.

It also borders the Allen David Broussard Catfish Creek State Preserve and provides a buffer that extends the conservation corridor surrounding the Lake Hatchineha Watershed Project, the recently acquired Creek Ranch and the Everglades Headwaters National Wildlife Refuge.

We appreciate the State's investment in conservation of these critical conservation corridors with unique plants and animals that occur nowhere else in the world. We support and strongly encourage the State to act now and preserve this land for the long-term conservation and public benefits. If you need any further information, please let us know.

Thank you,

Tabitha Biehl

Land and Water Natural Areas Manager



IMPERIAL
P O L K C O U N T Y

Property Appraiser
Neil Combee
www.polkpa.org

March 28, 2025

Sine Murray, Program Administrator
Florida Department of environmental Protection
Division of State Lands – Florida Forever Program
3900 Commonwealth Blvd., MS 140
Tallahassee, FL 32399-3000

RE: Florida Forever Application for Davis Ranch and Ingram Ranch Acquisition

Dear Ms. Murray,

I strongly support the acquisition of the Davis and Ingram Ranches, two adjoining properties in Polk County that are vital to the conservation of the Lake Wales Ridge Ecosystem. These properties, totaling approximately 603 acres, are adjacent to the recently acquired Creek Ranch and situated among other conserved lands, including Catfish Creek Preserve State Park, the Lake Hatchineha Watershed Project, and the Everglades Headwaters National Wildlife Refuge.

With the rapid growth and development in Polk County, protecting our natural resources is more important than ever. Securing these lands will preserve critical habitats for imperiled species such as the Florida scrub-jay, while safeguarding essential water recharge areas that contribute to regional water quality.

Thank you for your time and consideration. Please do not hesitate to contact me should you require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Neil Combee', is written over a light blue rectangular background.

Neil Combee, Property Appraiser

NC/bb



The Florida House of Representatives

Representative Jon Albert

District 48

April 03, 2025

To Sine Murray,

This is my letter of support for the Davis-Ingram Ranch Conservation Project and their Florida Forever application.

As representative for Polk County, I ardently support efforts to responsibly conserve and manage the wildlife corridor so that future generations of Floridians might enjoy the benefits. The Davis-Ingram Ranch Conservation Project is one such effort, and I hope you will choose to approve their application so that they might further their work.

Thank you,

A handwritten signature in blue ink, appearing to read "Jon Albert", is written over a horizontal line.

Representative Jon Albert

District Address

337 Avenue C Southwest
Winter Haven, Florida 33880-3262
(863) 500-8310
(863) 500-8310

Tallahassee Address

1301 The Capitol
402 South Monroe Street
Tallahassee, Florida 32399-1300
8507175048



**PO BOX 2445
Lake Wales, FL 33853-2445**

(863) 678-1237
GreenHorizonLandTrust@gmail.com

Green Horizon Land Trust, Inc.

Executive Director
Rachelle Coleman Selser

Board of Directors
Kristen Nowak – President
Suzanne Lindsey – Vice President
Mike Fearney – Treasurer
Tom Palmer - Secretary
Nancy J. Bissett
David Price
Michael Raiden
Marian Ryan
Jim Studiale

Advisory Board
Rick Dantzler
Ed Ferking
Reid Hardman
John Kiefer
Bruce Kistler
Jerry Mincey

Sine Murray, Program Administrator
Florida Department of Environmental Protection
Division of State Lands – Florida Forever Program
3900 Commonwealth Blvd., MS 140
Tallahassee, FL 32399-3000

March 27, 2025

Greetings Sine Murray,

We are reaching out with this statement of support for the Davis-Ingram Ranch Conservation Project, two adjoining properties in Polk County totaling approximately 603 contiguous acres within the Lake Wales Ridge Ecosystem (a project with ecological and regional significance). They are submitting a Florida Forever Application to preserve this land for long-term conservation and public benefit. **Green Horizon Land Trust encourages FDEP to approve the Davis-Ingram Ranch Conservation Project for acquisition.**

The Davis-Ingram Ranch Conservation Project protects rare Florida scrub habitat, extensive wetlands, and is a natural habitat to many protected plant and animal species. It borders the recently acquired Creek Ranch and is located within a broader network of conserved lands including Catfish Creek Preserve State Park, the Lake Hatchineha Watershed Project, and the Everglades Headwaters National Wildlife Refuge.

This project aligns with our mission: preserving Central Florida's Natural Heritage and will be a valuable component in connecting area ecological, cultural, and hydrological values which aligns with Florida Forever's mission.

Sincerely,

Rachelle Coleman Selser
Executive Director

A copy of the official registration and financial information for Green Horizon Land Trust, Inc. (registration number CH873) may be obtained from the Division of Consumer Services by calling toll-free 1-800-HELP-FLA (1-800-435-7352) within the State. Information is also available on the agency's website FDACS.gov. Registration does not



Tampa Audubon Society

*"To conserve and restore our ecosystems, focusing on birds, wildlife,
and their habitats, through education, advocacy, and community involvement."*

Tampa
Audubon Society
P.O. Box 320025
Tampa, FL, 33679
www.tampaaudubon.org
March 28, 2025

Sine Murray

Program Administrator
Florida Department of Environmental Protection
Division of State Lands – Florida Forever Program
3900 Commonwealth Blvd., MS 140
Tallahassee, FL 32399-3000

Re: Florida Forever Application - Davis Ranch and Ingram Ranch

Dear Sine,

I am writing on behalf of Tampa Audubon Society, as well as my own account, urging that these lands be acquired for long-term conservation. The Davis-Ingram Ranch Conservation Project is in the Lake Wales Ridge Ecosystem. This is already recognized as an ecosystem under attack. These ranches protect rare Florida scrub habitat, extensive wetlands, and are a natural home to many protected plant and animal species. They are close to the recently acquired Creek Ranch and are located within a broader network of conserved lands including Catfish Creek Preserve State Park, the Lake Hatchineha Watershed Project, and the Everglades Headwaters National Wildlife Refuge.

I have been part of several Florida Scrub Jay surveys in nearby Catfish Creek State Park. I have birded in other nearby locations. The birds, plants, and other animals in this native habitat are exquisite. The habitat itself is outstanding. And the protection of the adjacent properties, even though they are ranches, will increase the resilience of the habitat and its wildlife to survive and thrive. It will strengthen the wildlife corridors through the area to strengthen the biological diversity of the animals moving through.

The mission of Tampa Audubon is 'to conserve and restore our ecosystems, focusing on birds, wildlife and their habitats...'. As such, we advocate for protecting habitats for our only endemic bird, the Florida Scrub Jay, all other birds, and the gopher tortoises, the snakes, the native plants and more that use the same areas. Including these properties will make the properties of Catfish Creek State Park and other state-owned areas nearby more effective in their roles of protecting our native heritage.

We urge the Florida Department of Environmental Protection to approve this project for acquisition, and all the future protection that it deserves.

Thank you for your attention.

Mary A. Keith, PhD
Conservation Chair, Tampa Audubon Society



Attn: Sine Murray

Program Administrator
Florida Department of Environmental Protection
Division of State Lands – Florida Forever Program
3900 Commonwealth Blvd., MS 140
Tallahassee, FL 32399-3000

The Lake Region Audubon Society supports the proposal to include the 603 acres currently part of the Davis Ranch and Ingram Ranch in the Florida Forever program. Adding these 630 acres, in conjunction with the recently established Creek Ranch Wildlife Management Area to the northeast, will create a crucial transitional zone for wildlife along the Lake Pierce watershed. This expansion will also provide essential habitat for the establishment of key Florida scrub wildlife and plants, while helping to protect the watershed by preserving the recharge quality of these uplands.

These properties will further enhance and connect the Everglades Headwaters Wildlife Management Area and the Allen David Broussard Wildlife Management Area, both of which are vital to maintaining the unique biodiversity of the Lake Wales Ridge.

We urge you to consider including the Davis Ranch and Ingram Ranch in the Florida Forever Program for their significant environmental value and the benefits they will bring to both people and wildlife.

Sincerely,

Reinier Munguia

President
Lake Region Audubon Society



April 9, 2025

Sine Murray
Program Administrator
Florida Department of Environmental Protection
Division of State Lands – Florida Forever Program
3900 Commonwealth Blvd., MS 140
Tallahassee, FL 32399-3000

RE: Davis-Ingram Ranch Conservation Project– Florida Forever Application

Dear Ms. Murray,

I am writing to express Live Wildly Foundation's strong support for the Davis-Ingram Ranch Conservation Project application to the Florida Forever Program. These two adjoining properties totaling 603 acres are in Polk County, Florida and lie within the Lake Wales Ridge Ecosystem. Achieving the long-term conservation of these lands aligns seamlessly with Live Wildly's mission of balancing economy and ecology through the implementation of targeted, high-priority actions across Florida.

As part of the Lake Wales Ridge Ecosystem, the Davis-Ingram Ranch helps provide habitat for black bears, panthers and a wide array of plant and wildlife species known only to Florida. This conservation project will help protect rare Florida scrub habitat, extensive wetlands, and movement and dispersal pathways for many wildlife species. Notably, these properties lie within a critical linkage of the Florida Wildlife Corridor and their conservation is important to the overall success of this statewide ecological system. The Davis-Ingram Ranch borders the recently acquired Creek Ranch and is located within a broader network of conserved lands including Catfish Creek Preserve State Park, the Lake Hatchineha Watershed Project, and the Everglades Headwaters National Wildlife Refuge.

Advancing this project will add important lands to the Florida Forever program aimed at the long-term conservation of a vital area within the Florida Wildlife Corridor. Thank you for your consideration of this worthy project.

Sincerely,

A handwritten signature in blue ink that reads "Thomas H. Eason". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Thomas H. Eason, Ph.D.
Sr. Director of Conservation

Dear Sine Murray,

My name is Kelly Quinn, and as a third generation Floridian and local stakeholder in the protection of the geographical region of Catfish Creek State Park and the extended Lake Wales Ridge, **I fully support the Davis Ranch and Ingram Ranch Florida Forever Application to preserve this land for long-term conservation and public benefit.**

Both properties create a contiguous extension North of the Catfish Creek State Park properties on either side of Firetower Rd. and make excellent wildlife buffer areas between the main State Park and the fast encroaching developments from Poinciana and the overabundant traffic that follows. The highland scrub portions of these properties have **deep sandy-soils which are important aquifer recharge areas for this drought-prone region of Polk County.**

Critically endangered wildlife actively use both properties; as my family has captured images with date stamps of Florida Panthers, Florida Scrubjays, Gopher Tortoises, and Florida Black Bear, as well as obtained confirmed photographic proof from citizen scientists of Whooping Cranes in the wetlands and pastures of these properties.

Threatened and endangered native plants are also likely to be abundant on these properties, as there is a combination of intact wetlands and scrub, which may host the critically endangered Florida Ziziphus (*Pseudoziziphus celata*), as one key population is found on the Southern end of Lake Pierce. There is also a strong likelihood that Ashe's Calamint and Pygmy Fringe-tree are present, considering Catfish Creek State Park has both species present.

Protecting these properties would reinforce the conservation of the Lake Pierce watershed and its greater connection to the Headwaters of the Everglades as well as finally **connect Snodgrass Island (which is already part of Catfish Creek State Park) to the rest of the park. Snodgrass has significant cultural value according to the Florida Department of Environmental Protection, with archaeological studies determining that native peoples lived on the island (and likely the surrounding shoreline) for over 5,000 years.**

Please contact me with any questions or specific requests for images, reports, and research concerning any of the points I've outlined.

Cheers,
Kelly Quinn

Art Director - Canvas of the Wild
Kelly Quinn
kelly@ofthewild.org
(813) 309-9663



ATTACHMENT B:
OWNERSHIP & TAX
INFORMATION
INGRAM RANCH

Parcel Details: 28-28-34-000000-032010

Owners *Recently purchased this property? [Click here.](#)*

INGRAM CHRISTOPHER D & MINNIE J REVOCABLE TRUST 100 %

Mailing Address *([Address Change form](#))*

PO BOX 34
HAINES CITY FL 33845-0034

Physical Street Address *Looking for site address? [Click here.](#)*

0 INGRAM RANCH RD

Postal City and Zip

HAINES CITY FL 33844

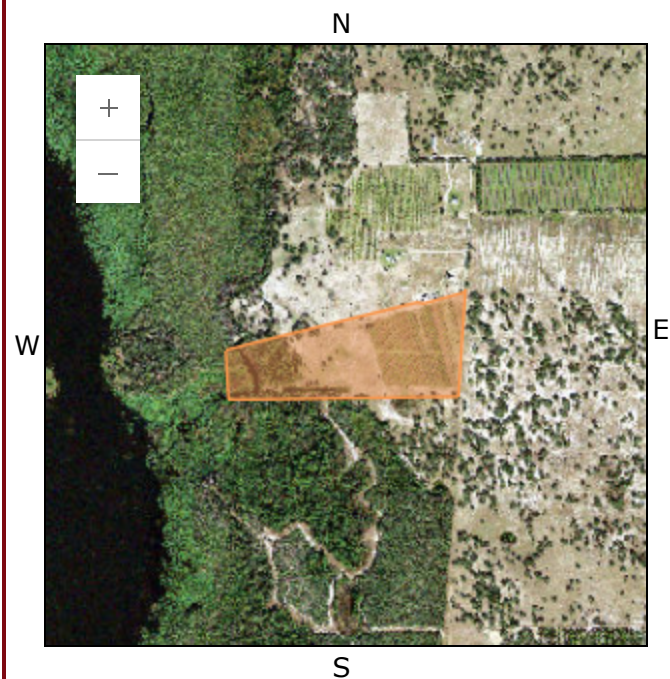
Parcel Information

Municipality **Unincorporated Polk County (Code: 90000)**
Neighborhood **140990.00** [Search Recent Sales in this Neighborhood](#)
Subdivision **NOT IN SUBDIVISION**
Property (DOR) Use Code **Pasture w/Farmland (Code: 6070)**
Acreage **51.58**
[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 282834

[HTML \(opens in new tab\)](#)

[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. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Sales Price
10227/01495	08/01/2017	WARRANTY DEED	VACANT	\$100
4838/2228	10/30/2001	WARRANTY DEED	VACANT	\$200,000
4346/0193	11/03/1999	QUIT CLAIM	VACANT	\$100
3614/0365	12/01/1995	QUIT CLAIM	IMPROVED	\$100

Exemptions

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
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PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **Unincorporated Polk County** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1 *	IMPROVED PASTURE 3	Y	ACREAGE	0	0	15.85
1 *	SUBMERGED LAND	N	ACREAGE	0	0	4.31
2 *	MARSH	Y	ACREAGE	0	0	9.84
3 *	CROPLAND - PERENNIAL 1	Y	ACREAGE	0	0	18.42
4 *	CROPLAND - PERENNIAL 1	Y	ACREAGE	0	0	3.16

* 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 Monday, March 31, 2025 at 2:09:35 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$1,009,000
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$1,009,000
AG CLASSIFIED LAND VALUE	\$54,873
AGRICULTURE CLASSIFICATION SAVINGS	\$954,127
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$54,873
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$54,873

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

Values by District (2024)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.634800	\$54,873	\$364.07	\$0	\$0.00	\$54,873	\$364.07

POLK COUNTY PARKS MSTU	0.528600	\$54,873	\$29.01	\$0	\$0.00	\$54,873	\$29.01
POLK COUNTY LIBRARY MSTU	0.198500	\$54,873	\$10.89	\$0	\$0.00	\$54,873	\$10.89
POLK COUNTY STORMWAT ER MSTU	0.094100	\$54,873	\$5.16	\$0	\$0.00	\$54,873	\$5.16
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$54,873	\$167.25	\$0	\$0.00	\$54,873	\$167.25
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$54,873	\$123.35	\$0	\$0.00	\$54,873	\$123.35
SOUTHWES T FLA WATER MGMT DIST	0.190900	\$54,873	\$10.48	\$0	\$0.00	\$54,873	\$10.48
		Assessed Taxes:	\$710.21	Tax Savings:	\$0.00	Total Taxes:	\$710.21

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.1187	12.9429
Ad Valorem Assessments	\$749.85	\$710.21
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$749.85	\$710.21

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.

2023

LAND VALUE	\$975,367.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$975,367.00
ASSESSED VALUE	\$57,159.00

EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$57,159.00
2022	
LAND VALUE	\$813,927.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$813,927.00
ASSESSED VALUE	\$59,013.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$59,013.00
2021	
LAND VALUE	\$739,934.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$739,934.00
ASSESSED VALUE	\$56,242.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$56,242.00
2020	
LAND VALUE	\$706,301.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$706,301.00
ASSESSED VALUE	\$56,876.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$56,876.00

DISCLAIMER:

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Monday, March 31, 2025 at 2:09:35 AM

Parcel Details: 28-28-28-000000-020000

Owners *Recently purchased this property? [Click here.](#)*

INGRAM CHRISTOPHER D & MINNIE J
REVOCABLE TRUST 100 %

Mailing Address *([Address Change form](#))*

PO BOX 34
HAINES CITY FL 33845-0034

Physical Street Address *Looking for site address? [Click here.](#)*

0 GOLF AIRE BLVD

Postal City and Zip

HAINES CITY FL 33844

Parcel Information

Municipality **Unincorporated Polk County (Code: 30000)**

Neighborhood **140990.00**
[Search Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) **Unplatted tracts 100+ acres**
Use Code **(Code: 9935)**

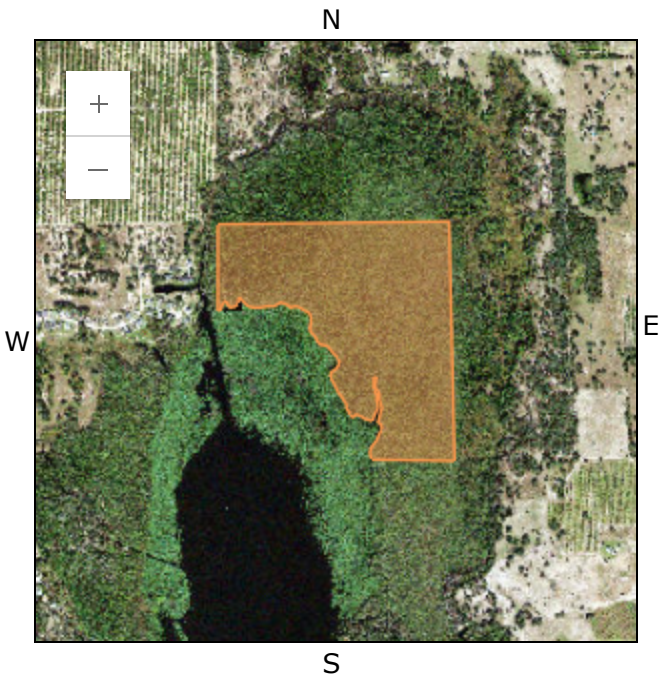
Acreage **109.85**

[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 282828

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

Sales History

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OR Book/Page	Date	Type Inst	Vacant/ Improved	Sales Price
10227/01495	08/01/2017	WARRANTY DEED	VACANT	\$100
6600/0251	01/16/2006	WARRANTY DEED	VACANT	\$125,000
4488/0616	05/24/2000	WARRANTY DEED	VACANT	\$20,000
4169/1598	11/01/1998	QUIT CLAIM	VACANT	\$1,500

Exemptions

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
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PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **Unincorporated Polk County** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* LOW OR INACCESSIBLE	N	ACREAGE	0	0	109.85
* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.						

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Value Summary (2024)

Desc	Value
LAND VALUE	\$54,923
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$54,923
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$54,923
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$54,923

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

Values by District (2024)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.634800	\$54,923	\$364.40	\$0	\$0.00	\$54,923	\$364.40
POLK COUNTY PARKS MSTU	0.528600	\$54,923	\$29.03	\$0	\$0.00	\$54,923	\$29.03

POLK COUNTY LIBRARY MSTU	0.198500	\$54,923	\$10.90	\$0	\$0.00	\$54,923	\$10.90
POLK COUNTY STORMWAT ER MSTU	0.094100	\$54,923	\$5.17	\$0	\$0.00	\$54,923	\$5.17
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$54,923	\$167.41	\$0	\$0.00	\$54,923	\$167.41
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$54,923	\$123.47	\$0	\$0.00	\$54,923	\$123.47
SOUTH FLA WATER MGMT DISTRICT	0.230100	\$54,923	\$12.65	\$0	\$0.00	\$54,923	\$12.65
		Assessed Taxes:	\$713.03	Tax Savings:	\$0.00	Total Taxes:	\$713.03

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	UNINCORP/SOUTH FL WMD (Code: 30000)	UNINCORP/SOUTH FL WMD (Code: 30000)
Millage Rate	13.1445	12.9821
Ad Valorem Assessments	\$721.95	\$713.03
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$721.95	\$713.03

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.

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2023

LAND VALUE	\$54,923.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$54,923.00
SOH DEFERRED VAL	\$0.00
ASSESSED VALUE	\$54,923.00
EXEMPT VALUE (COUNTY)	\$0.00

TAXABLE VALUE (COUNTY)	\$54,923.00
2022	
LAND VALUE	\$54,923.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$54,923.00
SOH DEFERRED VAL	\$0.00
ASSESSED VALUE	\$54,923.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$54,923.00
2021	
LAND VALUE	\$54,923.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$54,923.00
SOH DEFERRED VAL	\$0.00
ASSESSED VALUE	\$54,923.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$54,923.00
2020	
LAND VALUE	\$54,923.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$54,923.00
SOH DEFERRED VAL	\$0.00
ASSESSED VALUE	\$54,923.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$54,923.00

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Last Updated: Monday, March 31, 2025 at 2:09:35 AM

Parcel Details: 28-28-34-000000-031010

Owners *Recently purchased this property? [Click here.](#)*

INGRAM CHRISTOPHER D & MINNIE J REVOCABLE TRUST	0%
INGRAM CHRISTOPHER D	50%
INGRAM MINNIE J	50%

Mailing Address ([Address Change form](#))

PO BOX 34
HAINES CITY FL 33845-0034

Physical Street Address *Looking for site address? [Click here.](#)*

500 INGRAM RANCH RD

Postal City and Zip

HAINES CITY FL 33844

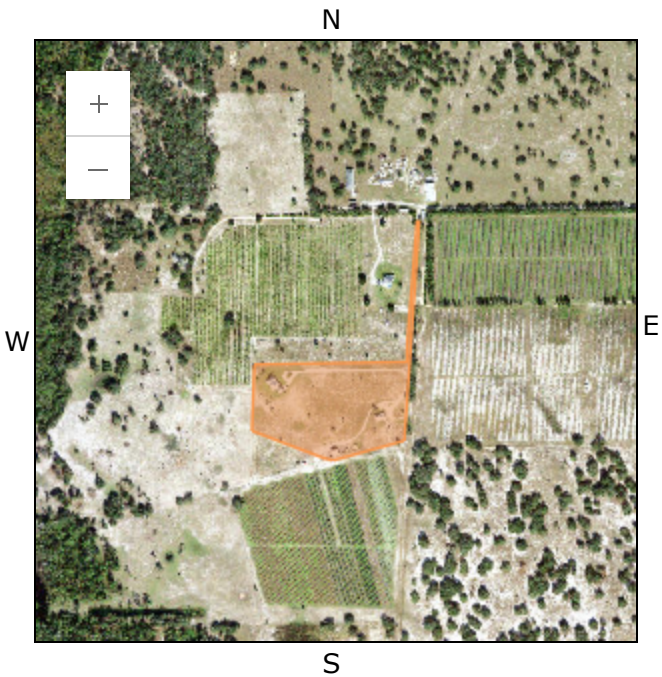
Parcel Information

Municipality	Unincorporated Polk County (Code: 90000)
	140990.00
Neighborhood	Search Recent Sales in this Neighborhood
Subdivision	NOT IN SUBDIVISION
Property (DOR) Use Code	Pasture w/Res. (Code: 6002)
Acreage	12.67
Community Redevelopment Area	NOT IN CRA

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 282834

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

Sales History

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OR Book/Page	Date	Type Inst	Vacant/ Improved	Sales Price
10227/01495	08/01/2017	WARRANTY DEED	IMPROVED	\$100
7385/0833	06/26/2007	MISC DOCUMENT	IMPROVED	\$100
7385/0825	06/26/2007	MISC DOCUMENT	IMPROVED	\$100
4838/2228	10/30/2001	WARRANTY DEED	VACANT	\$200,000

4346/0193	11/03/1999	QUIT CLAIM	VACANT	\$100
3642/2150	12/01/1995	CORRECTIVE DEED	VACANT	\$100
3614/0364	12/01/1995	QUIT CLAIM	VACANT	\$100
3614/0363	12/01/1995	QUIT CLAIM	VACANT	\$100
2621/0598	03/23/1988	CORRECTIVE DEED	IMPROVED	\$100
2447/0522	06/27/1986	MISC DOCUMENT	IMPROVED	\$100
0840/0111	08/16/1948	MISC DOCUMENT	IMPROVED	\$100
0840/0109	07/17/1948	MISC DOCUMENT	IMPROVED	\$100

Exemptions

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 amended homestead exemption reflects the name of the first owner only.

Bld. Code #	Description	% Ownership	Renew Cd	Year	Name	Note	Value
⊞ HX	HX-HOMESTEAD-FS196.031(1)(A)-01-26	50%	2003		INGRAM MINNIE J		\$25,000
⊞ HX	HX-HOMESTEAD-FS196.031(1)(A)-01-26	50%	2003		INGRAM CHRISTOPHER D		\$0
⊞ HB	AMENDED HOMESTEAD	100%	2003		INGRAM MINNIE J		\$25,722
Total Exemption Value (County)							\$50,722

Buildings

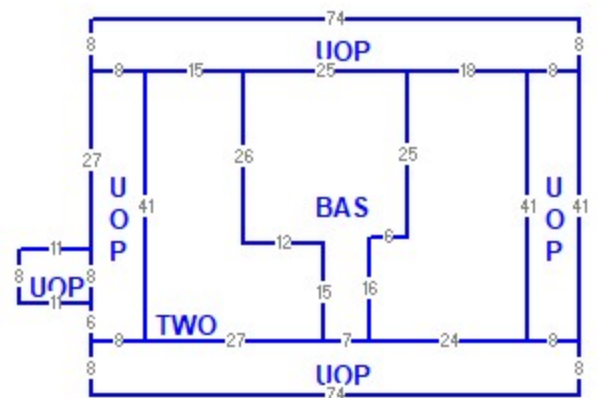
BUILDING 1 (SF - Single Family)

Building Characteristics

Living Area: 4,007 sqft
Actual Year Built: 2002

500 INGRAM RANCH RD

Element	Units	Information
ROOM: BEDROOM	4	
ROOM: FULL BATH	2	
ROOM: HALF BATH	0	
FIREPLACE	Y	
CNTRL HEATING / AC	Y	
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		2 STORY FOR INFO ONLY
SUBSTRUCT		CONTINUOUS WALL
FRAME / CONST TYPE		CB DOWN/WOOD UP
EXTERIOR WALL		WOOD
ROOF STRUCTURE		GABLE-METAL



Building Subareas

Code/Description	Heated	Total
BASE AREA	Y	2,378
TWO TWO STORY R0-R5	Y	1,629

UOP UNFIN. OPEN PORCH	328
UOP UNFIN. OPEN PORCH	592
UOP UNFIN. OPEN PORCH	328
UOP UNFIN. OPEN PORCH	592
UOP UNFIN. OPEN PORCH	88
Total Under Roof	5,935 SQ FT
Total Living Area	4,007 SQ FT

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	PSD	POLE SHED DIRT	1	40	60	2,400	2004
2	GARH	GARAGE DETACHED 1.5 HIGH	1	30	28	840	2002

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **Unincorporated Polk County** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	10.19
1	* RESIDENTIAL	N	ACREAGE	0	0	0.98
2	* AGRICULTURAL WASTELAND 3	Y	ACREAGE	0	0	1.50
* 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 Monday, March 31, 2025 at 2:09:35 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$380,127
BUILDING VALUE	\$379,371
EXTRA FEATURES VALUE	\$33,352
JUST MARKET VALUE	\$792,850
AG CLASSIFIED LAND VALUE	\$34,773
AGRICULTURE CLASSIFICATION SAVINGS	\$345,354
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$188,944
ASSESSED VALUE	\$258,552
EXEMPTION VALUE (COUNTY)	\$50,000
TAXABLE VALUE (COUNTY)	\$208,552
*This property contains a Homestead Cap with a differential of \$188,944.	

Values by District (2024)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY	6.634800	\$258,552	\$1,715.44	\$50,000	\$331.74	\$208,552	\$1,383.70

COMMISSIONERS							
POLK COUNTY PARKS MSTU	0.528600	\$258,552	\$136.67	\$50,000	\$26.43	\$208,552	\$110.24
POLK COUNTY LIBRARY MSTU	0.198500	\$258,552	\$51.32	\$50,000	\$9.93	\$208,552	\$41.40
POLK COUNTY STORMWATER MSTU	0.094100	\$258,552	\$24.33	\$50,000	\$4.71	\$208,552	\$19.62
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$258,552	\$788.07	\$25,000	\$76.20	\$233,552	\$711.87
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$258,552	\$581.22	\$25,000	\$56.20	\$233,552	\$525.02
SOUTHWEST FLA WATER MGMT DIST	0.190900	\$258,552	\$49.36	\$50,000	\$9.55	\$208,552	\$39.81
		Assessed Taxes:	\$3,346.41	Tax Savings:	\$514.76	Total Taxes:	\$2,831.66

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK SOLID WASTE-COLLECTION	1.00	264.21	\$264.21
2	SW002	POLK SOLID WASTE-DISPOSAL	1.00	73.00	\$73.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	281.00	\$281.00
4	FI000	POLK COUNTY FIRE SERVICES	1.00	16.00	\$16.00
Total Assessments					\$634.21

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.1187	12.9429
Ad Valorem Assessments	\$2,766.36	\$2,831.66
Non-Ad Valorem Assessments	\$489.50	\$634.21
Total Taxes	\$3,255.86	\$3,465.87

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.

2023

LAND VALUE	\$367,456.00
BUILDING VALUE	\$384,341.00
EXTRA FEATURES VALUE	\$33,739.00
JUST VALUE (MARKET)	\$785,536.00
ASSESSED VALUE	\$250,566.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$200,566.00

2022

LAND VALUE	\$306,636.00
BUILDING VALUE	\$324,172.00
EXTRA FEATURES VALUE	\$33,825.00
JUST VALUE (MARKET)	\$664,633.00
ASSESSED VALUE	\$242,133.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$192,133.00

2021

LAND VALUE	\$278,760.00
BUILDING VALUE	\$274,076.00
EXTRA FEATURES VALUE	\$34,126.00
JUST VALUE (MARKET)	\$586,962.00
ASSESSED VALUE	\$234,418.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$184,418.00

2020

LAND VALUE	\$266,574.00
BUILDING VALUE	\$261,680.00
EXTRA FEATURES VALUE	\$34,512.00
JUST VALUE (MARKET)	\$562,766.00
ASSESSED VALUE	\$231,528.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$181,528.00

DISCLAIMER:

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Monday, March 31, 2025 at 2:09:35 AM

Parcel Details: 28-28-34-000000-031040

Owners *Recently purchased this property? [Click here.](#)*

QUATTLEBAUM BRITTNEY TYANN	50%
QUATTLEBAUM BRETT A	50%

Mailing Address *([Address Change form](#))*

500 INGRAM RANCH RD
HAINES CITY FL 33844-6426

Physical Street Address *Looking for site address? [Click here.](#)*

486 INGRAM RANCH RD

Postal City and Zip

HAINES CITY FL 33844

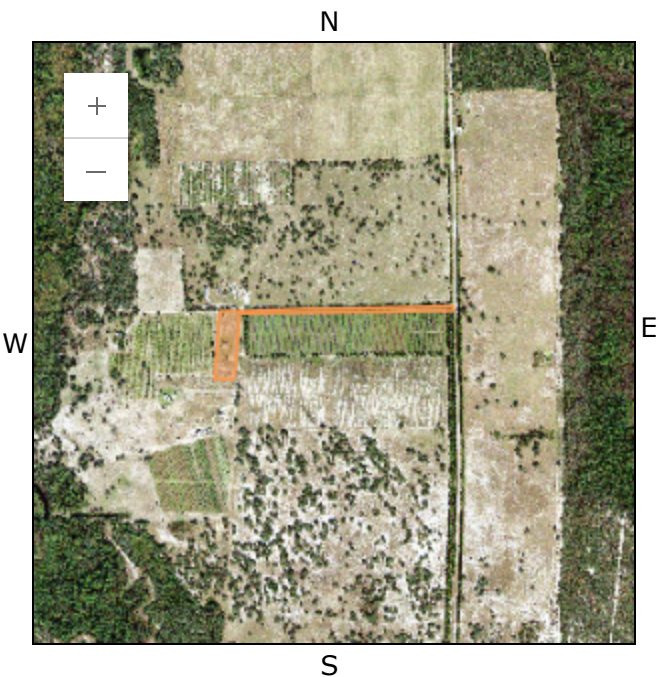
Parcel Information

Municipality	Unincorporated Polk County (Code: 90000)
	140990.00
Neighborhood	Search Recent Sales in this Neighborhood
Subdivision	NOT IN SUBDIVISION
Property (DOR) Use Code	Pasture w/Res. (Code: 6002)
Acreage	8.06
Community Redevelopment Area	NOT IN CRA

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 282834

[HTML \(opens in new tab\)](#)
[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. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Sales Price
11640/02180	02/16/2021	QUIT CLAIM	VACANT	\$100
11565/01793	02/01/2021	QUIT CLAIM	VACANT	\$100
11565/01792	01/28/2021	CORRECTIVE DEED	VACANT	\$100
11520/00059	12/21/2020	QUIT CLAIM	VACANT	\$6,000

11360/00717	08/20/2020	WARRANTY DEED	VACANT	\$100
11240/01330	05/20/2020	MISC DOCUMENT	VACANT	\$100
10227/01495	08/01/2017	WARRANTY DEED	IMPROVED	\$100
7385/0833	06/26/2007	MISC DOCUMENT	IMPROVED	\$100
7385/0825	06/26/2007	MISC DOCUMENT	IMPROVED	\$100
4838/2228	10/30/2001	WARRANTY DEED	VACANT	\$200,000
4346/0193	11/03/1999	QUIT CLAIM	VACANT	\$100
3642/2150	12/01/1995	CORRECTIVE DEED	VACANT	\$100
3614/0364	12/01/1995	QUIT CLAIM	VACANT	\$100
3614/0363	12/01/1995	QUIT CLAIM	VACANT	\$100
2621/0598	03/23/1988	CORRECTIVE DEED	IMPROVED	\$100
2447/0522	06/27/1986	MISC DOCUMENT	IMPROVED	\$100
0840/0111	08/16/1948	MISC DOCUMENT	IMPROVED	\$100
0840/0109	07/17/1948	MISC DOCUMENT	IMPROVED	\$100

Exemptions

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 amended homestead exemption reflects the name of the first owner only.

Bld. Code #	Description	% Ownership	Renew Cd	Year	Name	Note	Value
☐ HX	HX-HOMESTEAD-FS196.031(1)(A)-01-26	50%	2023		QUATTLEBAUM BRITTNEY TYANN		\$25,000
☐ HB	AMENDED HOMESTEAD	100%	2023		QUATTLEBAUM BRITTNEY TYANN		\$25,722
☐ HX	HX-HOMESTEAD-FS196.031(1)(A)-01-26	50%	2023		QUATTLEBAUM BRETT A		\$0
Total Exemption Value (County)							\$50,722

Buildings

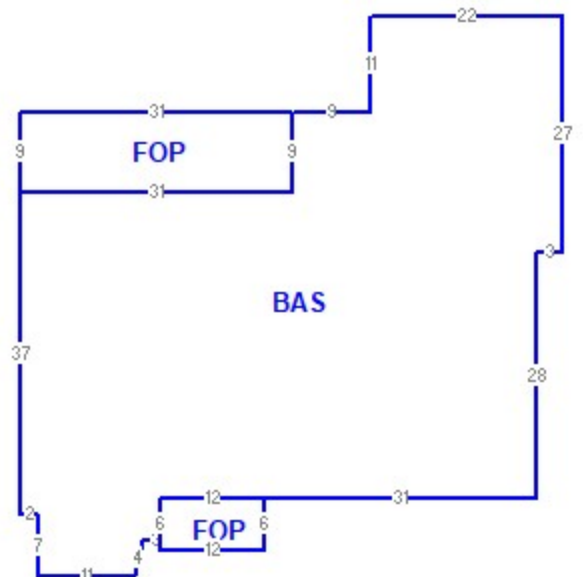
BUILDING 1 (SF - Single Family)

Building Characteristics

Living Area: 2,729 sqft
Actual Year Built: 2022

Element	Units	Information
ROOM: BEDROOM	5	
ROOM: FULL BATH	4	
ROOM: HALF BATH	0	
FIREPLACE	N	
CNTRL HEATING / AC	Y	
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		1 STORY FOR INFO ONLY
SUBSTRUCT		SLAB
FRAME / CONST TYPE		MASONRY/BLOCK
EXTERIOR WALL		STUCCO

486 INGRAM RANCH RD



Building Subareas

Code/Description	Heated	Total
FOP FINISHED OPEN PORCH		279
BASE AREA	Y	2,729
FOP FINISHED OPEN PORCH		72
Total Under Roof		3,080 SQ FT
Total Living Area		2,729 SQ FT

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	GAR	GARAGE DETACHED	1	40	18	720	1994
2	POL2	POOL 20000	1	0	0	1	2022

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **Unincorporated Polk County** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	1.80
1	* RESIDENTIAL	N	ACREAGE	0	0	1.10
2	* AGRICULTURAL WASTELAND 3	Y	ACREAGE	0	0	2.12
2	* STREETS AND RIGHT OF WAY	N	UNIT	0	0	1.00
* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.						

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Value Summary (2024)

Desc	Value
LAND VALUE	\$67,870
BUILDING VALUE	\$292,572
EXTRA FEATURES VALUE	\$36,229
JUST MARKET VALUE	\$396,671
AG CLASSIFIED LAND VALUE	\$17,754
AGRICULTURE CLASSIFICATION SAVINGS	\$50,116
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$346,555
EXEMPTION VALUE (COUNTY)	\$50,000
TAXABLE VALUE (COUNTY)	\$296,555
*This property contains a Homestead Cap with a differential of \$0.	

Values by District (2024)

District Description	Final Tax Rate	Assessed Value	Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.634800	\$346,555	\$2,299.32	\$50,000	\$331.74	\$296,555	\$1,967.58
POLK COUNTY PARKS MSTU	0.528600	\$346,555	\$183.19	\$50,000	\$26.43	\$296,555	\$156.76
POLK COUNTY LIBRARY MSTU	0.198500	\$346,555	\$68.79	\$50,000	\$9.93	\$296,555	\$58.87
POLK COUNTY STORMWATER MSTU	0.094100	\$346,555	\$32.61	\$50,000	\$4.71	\$296,555	\$27.91
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$346,555	\$1,056.30	\$25,000	\$76.20	\$321,555	\$980.10
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$346,555	\$779.06	\$25,000	\$56.20	\$321,555	\$722.86
SOUTHWEST FLA WATER MGMT DIST	0.190900	\$346,555	\$66.16	\$50,000	\$9.55	\$296,555	\$56.61
		Assessed Taxes:	\$4,485.43	Tax Savings:	\$514.76	Total Taxes:	\$3,970.69

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK SOLID WASTE-COLLECTION	1.00	264.21	\$264.21
2	SW002	POLK SOLID WASTE-DISPOSAL	1.00	73.00	\$73.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	281.00	\$281.00
4	FI000	POLK COUNTY FIRE SERVICES	1.00	16.00	\$16.00
Total Assessments					\$634.21

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.1187	12.9429
Ad Valorem Assessments	\$4,362.83	\$3,970.69
Non-Ad Valorem Assessments	\$489.50	\$634.21
Total Taxes	\$4,852.33	\$4,604.90

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

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2023

LAND VALUE	\$65,360.00
BUILDING VALUE	\$293,294.00
EXTRA FEATURES VALUE	\$36,429.00
JUST VALUE (MARKET)	\$395,083.00
ASSESSED VALUE	\$372,259.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$322,259.00

2022

LAND VALUE	\$55,320.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$55,320.00
ASSESSED VALUE	\$35,988.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$35,988.00

2021

LAND VALUE	\$49,798.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$49,798.00
SOH DEFERRED VAL	\$0.00
ASSESSED VALUE	\$49,798.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$49,798.00

2020

LAND VALUE	\$47,188.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$47,188.00
ASSESSED VALUE	\$552.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$552.00

DISCLAIMER:

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Parcel Details: 28-28-34-000000-031020

Owners *Recently purchased this property? [Click here.](#)*

INGRAM SEAN C	50%
INGRAM COURTNEY LYNNE	50%

Mailing Address ([Address Change form](#))

PO BOX 544
LAKE HAMILTON FL 33851-0544

Physical Street Address *Looking for site address? [Click here.](#)*

520 INGRAM RANCH RD

Postal City and Zip

HAINES CITY FL 33844

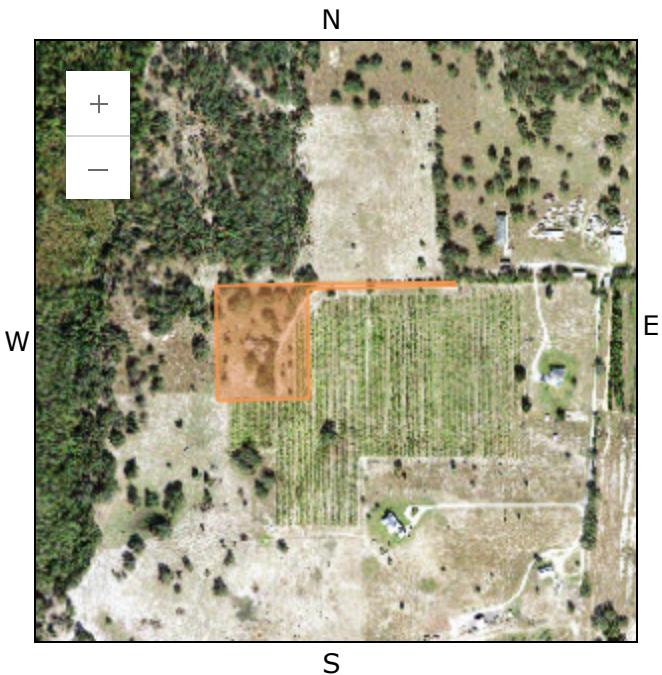
Parcel Information

Municipality	Unincorporated Polk County (Code: 90000)
	140990.00
Neighborhood	Search Recent Sales in this Neighborhood
Subdivision	NOT IN SUBDIVISION
Property (DOR) Use Code	Pasture w/Farmland/Res. (Code: 6072)
Acreage	5.00
Community Redevelopment Area	NOT IN CRA

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 282834

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

Sales History

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OR Book/Page	Date	Type Inst	Vacant/Improved	Sales Price
10781/00088	03/08/2019	WARRANTY DEED	IMPROVED	\$100
09832/00578	05/16/2016	MISC DOCUMENT	IMPROVED	\$0
09197/02132	02/27/2014	CORRECTIVE DEED	VACANT	\$100
09034/01563	08/08/2013	WARRANTY DEED	VACANT	\$0

7385/0833	06/26/2007	MISC DOCUMENT	IMPROVED	\$100
7385/0825	06/26/2007	MISC DOCUMENT	IMPROVED	\$100
4838/2228	10/30/2001	WARRANTY DEED	VACANT	\$200,000
4346/0193	11/03/1999	QUIT CLAIM	VACANT	\$100
3642/2150	12/01/1995	CORRECTIVE DEED	VACANT	\$100
3614/0364	12/01/1995	QUIT CLAIM	VACANT	\$100
3614/0363	12/01/1995	QUIT CLAIM	VACANT	\$100
2621/0598	03/23/1988	CORRECTIVE DEED	IMPROVED	\$100
2447/0522	06/27/1986	MISC DOCUMENT	IMPROVED	\$100
0840/0111	08/16/1948	MISC DOCUMENT	IMPROVED	\$100
0840/0109	07/17/1948	MISC DOCUMENT	IMPROVED	\$100

Exemptions

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 amended homestead exemption reflects the name of the first owner only.

Bld. Code #	Description	% Ownership	Renew Cd Year Name	Note	Value
☐ HX	HX-HOMESTEAD- FS196.031(1)(A)-01-26	50%	2014 INGRAM SEAN C		\$25,000
☐ HB	AMENDED HOMESTEAD	100%	2014 INGRAM SEAN C		\$25,722
☐ HX	HX-HOMESTEAD- FS196.031(1)(A)-01-26	50%	2014 INGRAM COURTNEY LYNNE		\$0
Total Exemption Value (County)					\$50,722

Buildings

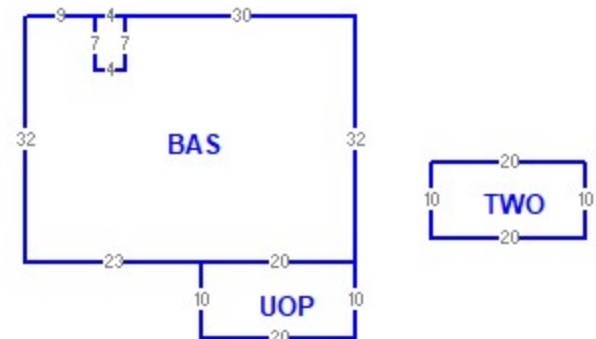
BUILDING 1 (SF - Single Family)

Building Characteristics

520 INGRAM RANCH RD

Living Area: 1,548 sqft
Actual Year Built: 2013

Element	Units	Information
ROOM: BEDROOM	3	
ROOM: FULL BATH	2	
ROOM: HALF BATH	0	
FIREPLACE	N	
CNTRL HEATING / AC	Y	
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		2 STORY FOR INFO ONLY
SUBSTRUCT		CONTINUOUS WALL
FRAME / CONST TYPE		CB DOWN/WOOD UP
EXTERIOR WALL		STUCCO
ROOF STRUCTURE		GABLE-SHINGLE



Building Subareas

Code/Description	Heated	Total
TWO TWO STORY R0-R5	Y	200
BASE AREA	Y	1,348
UOP UNFIN. OPEN PORCH		200
UOP UNFIN. OPEN PORCH		28
Total Under Roof		1,776 SQ FT
Total Living Area		1,548 SQ FT

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	GAR	GARAGE DETACHED	1	0	0	1	2017

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **Unincorporated Polk County** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	3.55
1	* RESIDENTIAL	N	ACREAGE	0	0	0.30
2	* CROPLAND - PERENNIAL 1	Y	ACREAGE	0	0	1.15

* 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 Monday, March 31, 2025 at 2:09:35 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$67,534
BUILDING VALUE	\$154,772
EXTRA FEATURES VALUE	\$32
JUST MARKET VALUE	\$222,338
AG CLASSIFIED LAND VALUE	\$7,988
AGRICULTURE CLASSIFICATION SAVINGS	\$59,546
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$61,818
ASSESSED VALUE	\$100,974
EXEMPTION VALUE (COUNTY)	\$50,000
TAXABLE VALUE (COUNTY)	\$50,974

*This property contains a Homestead Cap with a differential of \$61,818.

Values by District (2024)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY	6.634800	\$100,974	\$669.94	\$50,000	\$331.74	\$50,974	\$338.20

COMMISSIONERS							
POLK COUNTY PARKS MSTU	0.528600	\$100,974	\$53.37	\$50,000	\$26.43	\$50,974	\$26.94
POLK COUNTY LIBRARY MSTU	0.198500	\$100,974	\$20.04	\$50,000	\$9.93	\$50,974	\$10.12
POLK COUNTY STORMWATER MSTU	0.094100	\$100,974	\$9.50	\$50,000	\$4.71	\$50,974	\$4.80
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$100,974	\$307.77	\$25,000	\$76.20	\$75,974	\$231.57
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$100,974	\$226.99	\$25,000	\$56.20	\$75,974	\$170.79
SOUTHWEST FLA WATER MGMT DIST	0.190900	\$100,974	\$19.28	\$50,000	\$9.55	\$50,974	\$9.73
		Assessed Taxes:	\$1,306.89	Tax Savings:	\$514.76	Total Taxes:	\$792.15

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK SOLID WASTE-COLLECTION	1.00	264.21	\$264.21
2	SW002	POLK SOLID WASTE-DISPOSAL	1.00	73.00	\$73.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	281.00	\$281.00
Total Assessments					\$618.21

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.1187	12.9429
Ad Valorem Assessments	\$766.30	\$792.15
Non-Ad Valorem Assessments	\$474.50	\$618.21
Total Taxes	\$1,240.80	\$1,410.36

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

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2023

LAND VALUE	\$65,033.00
BUILDING VALUE	\$156,792.00
EXTRA FEATURES VALUE	\$32.00
JUST VALUE (MARKET)	\$221,857.00
ASSESSED VALUE	\$98,107.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$48,107.00

2022

LAND VALUE	\$55,028.00
BUILDING VALUE	\$126,876.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$181,904.00
ASSESSED VALUE	\$93,746.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$43,746.00

2021

LAND VALUE	\$49,525.00
BUILDING VALUE	\$94,238.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$143,763.00
ASSESSED VALUE	\$90,781.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$40,781.00

2020

LAND VALUE	\$47,024.00
BUILDING VALUE	\$89,845.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$136,869.00
ASSESSED VALUE	\$88,281.00
EXEMPT VALUE (COUNTY)	\$50,000.00
TAXABLE VALUE (COUNTY)	\$38,281.00

DISCLAIMER:

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Last Updated: Monday, March 31, 2025 at 2:09:35 AM

Parcel Details: 28-28-34-000000-031030

Owners *Recently purchased this property? [Click here.](#)*

INGRAM CHRISTOPHER D & MINNIE J 100
REVOCABLE TRUST %

Mailing Address *([Address Change form](#))*

PO BOX 34
HAINES CITY FL 33845-0034

Physical Street Address *Looking for site address? [Click here.](#)*

0 INGRAM RANCH RD

Postal City and Zip

HAINES CITY FL 33844

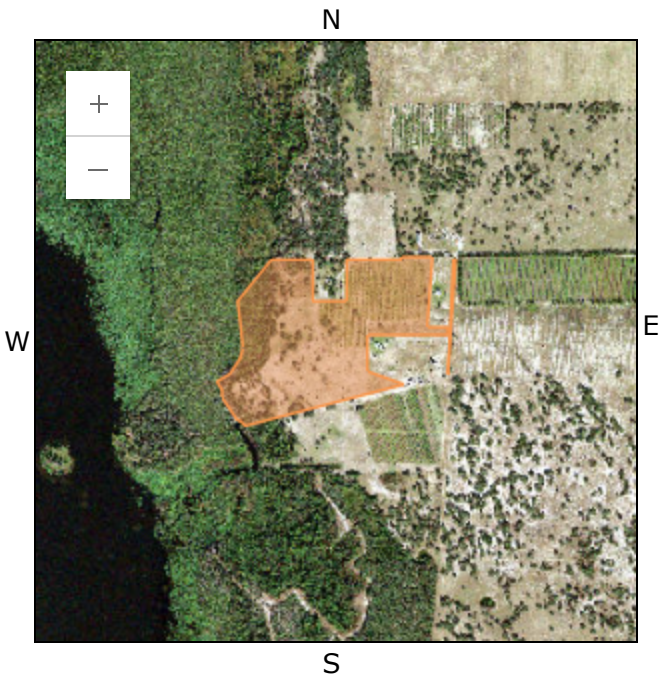
Parcel Information

Municipality **Unincorporated Polk County (Code: 90000)**
Neighborhood **140990.00**
 [Search Recent Sales in this Neighborhood](#)
Subdivision **NOT IN SUBDIVISION**
Property (DOR) **Pasture w/Farmland**
Use Code **(Code: 6070)**
Acreage **78.47**
[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 282834

[HTML \(opens in new tab\)](#)
[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. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Sales Price
10227/01495	08/01/2017	WARRANTY DEED	IMPROVED	\$100
7385/0833	06/26/2007	MISC DOCUMENT	IMPROVED	\$100
7385/0825	06/26/2007	MISC DOCUMENT	IMPROVED	\$100
4838/2228	10/30/2001	WARRANTY DEED	VACANT	\$200,000

4346/0193	11/03/1999	QUIT CLAIM	VACANT	\$100
3642/2150	12/01/1995	CORRECTIVE DEED	VACANT	\$100
3614/0364	12/01/1995	QUIT CLAIM	VACANT	\$100
3614/0363	12/01/1995	QUIT CLAIM	VACANT	\$100
2621/0598	03/23/1988	CORRECTIVE DEED	IMPROVED	\$100
2447/0522	06/27/1986	MISC DOCUMENT	IMPROVED	\$100
0840/0111	08/16/1948	MISC DOCUMENT	IMPROVED	\$100
0840/0109	07/17/1948	MISC DOCUMENT	IMPROVED	\$100

Exemptions

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
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PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **Unincorporated Polk County** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	13.89
2	* SEMI IMPROVED PASTURE	Y	ACREAGE	0	0	32.24
3	* CROPLAND - PERENNIAL 1	Y	ACREAGE	0	0	24.00
4	* MARSH	Y	ACREAGE	0	0	8.34

* 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 Monday, March 31, 2025 at 2:09:35 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$1,477,023
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$1,477,023
AG CLASSIFIED LAND VALUE	\$65,008
AGRICULTURE CLASSIFICATION SAVINGS	\$1,412,015
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$65,008
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$65,008

*This property does not contain a cap or portability value.

Values by District (2024)

District Description	Final Tax Rate	Assessed Value	Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.634800	\$65,008	\$431.32	\$0	\$0.00	\$65,008	\$431.32
POLK COUNTY PARKS MSTU	0.528600	\$65,008	\$34.36	\$0	\$0.00	\$65,008	\$34.36
POLK COUNTY LIBRARY MSTU	0.198500	\$65,008	\$12.90	\$0	\$0.00	\$65,008	\$12.90
POLK COUNTY STORMWATER MSTU	0.094100	\$65,008	\$6.12	\$0	\$0.00	\$65,008	\$6.12
POLK COUNTY SCHOOL BOARD - STATE	3.048000	\$65,008	\$198.14	\$0	\$0.00	\$65,008	\$198.14
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$65,008	\$146.14	\$0	\$0.00	\$65,008	\$146.14
SOUTHWEST FLA WATER MGMT DIST	0.190900	\$65,008	\$12.41	\$0	\$0.00	\$65,008	\$12.41
		Assessed Taxes:	\$841.39	Tax Savings:	\$0.00	Total Taxes:	\$841.39

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.1187	12.9429
Ad Valorem Assessments	\$884.89	\$841.39
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$884.89	\$841.39

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.

2023

LAND VALUE	\$1,427,789.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$1,427,789.00
ASSESSED VALUE	\$67,452.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$67,452.00

2022

LAND VALUE	\$1,191,465.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$1,191,465.00
ASSESSED VALUE	\$40,270.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$40,270.00

2021

LAND VALUE	\$1,083,150.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$1,083,150.00
ASSESSED VALUE	\$36,895.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$36,895.00

2020

LAND VALUE	\$1,034,157.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST VALUE (MARKET)	\$1,034,157.00
ASSESSED VALUE	\$8,522.00
EXEMPT VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$8,522.00

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Last Updated: Monday, March 31, 2025 at 2:09:35 AM

Christopher & Minnie Ingram

PO Box 34

Haines City, Florida 33845

04/01/2025

Florida Department of Environmental Protection

Division of State Lands – Florida Forever Program

3900 Commonwealth Blvd., MS 140

Tallahassee, FL 32399-3000

RE: Letter of Willingness to Sell – Davis-Ingram Ranch Florida Forever Project

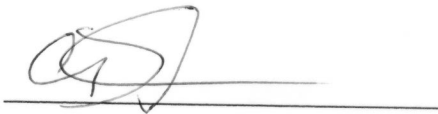
To Whom It May Concern:

I am the owner of real property located in Polk County, Florida, known as the Ingram Ranch, and totaling approximately 265 acres. I own the majority of this ranch with the exception of an 8 acre parcel and a 5 acre parcel owned by my children. I am aware that my property is being submitted as part of the Davis-Ingram Ranch Conservation Project for consideration under the Florida Forever land acquisition program.

I hereby confirm my willingness to sell the property in fee simple for the purpose of permanent conservation. I understand this is a voluntary process, and I have authorized Ryan Mullis to act as my representative in submitting this application and facilitating communication with the State of Florida.

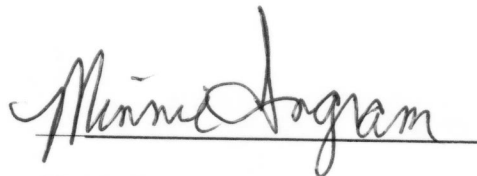
I appreciate your consideration of this important project.

Sincerely,

A handwritten signature in dark ink, appearing to be 'C Ingram', written over a horizontal line.

Christopher Ingram

Landowner(s)

A handwritten signature in dark ink, appearing to be 'Minnie Ingram', written over a horizontal line.

Minnie Ingram

Brett & Brittany Quattlebaum

500 Ingram Ranch Rd

Haines City, Florida 33844

04/01/2025

Florida Department of Environmental Protection

Division of State Lands – Florida Forever Program

3900 Commonwealth Blvd., MS 140

Tallahassee, FL 32399-3000

RE: Letter of Willingness to Sell – Davis-Ingram Ranch Florida Forever Project

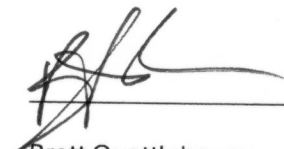
To Whom It May Concern:

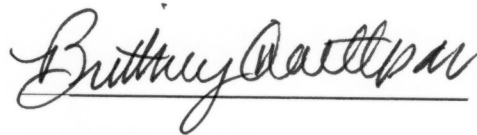
I am the owner of real property located in Polk County, Florida, known as the Ingram Ranch, and totaling approximately 265 acres. I own a 8 acre parcel within the ranch. I am aware that my property is being submitted as part of the Davis-Ingram Ranch Conservation Project for consideration under the Florida Forever land acquisition program.

I hereby confirm my willingness to sell the property in fee simple for the purpose of permanent conservation. I understand this is a voluntary process, and I have authorized Ryan Mullis to act as my representative in submitting this application and facilitating communication with the State of Florida.

I appreciate your consideration of this important project.

Sincerely,



Brett Quattlebaum

Brittney Quattlebaum

Landowner(s)

Sean & Courtney Ingram

PO Box 544

Lake Hamilton, Florida 3381

04/01/2025

Florida Department of Environmental Protection

Division of State Lands – Florida Forever Program

3900 Commonwealth Blvd., MS 140

Tallahassee, FL 32399-3000

RE: Letter of Willingness to Sell – Davis-Ingram Ranch Florida Forever Project

To Whom It May Concern:

I am the owner of real property located in Polk County, Florida, known as the Ingram Ranch, and totaling approximately 265 acres. I own a 5 acre parcel within the ranch. I am aware that my property is being submitted as part of the Davis-Ingram Ranch Conservation Project for consideration under the Florida Forever land acquisition program.

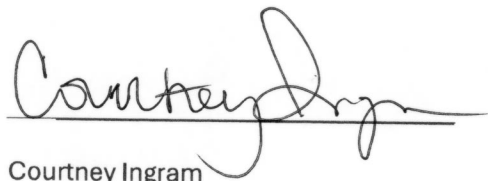
I hereby confirm my willingness to sell the property in fee simple for the purpose of permanent conservation. I understand this is a voluntary process, and I have authorized Ryan Mullis to act as my representative in submitting this application and facilitating communication with the State of Florida.

I appreciate your consideration of this important project.

Sincerely,



Sean Ingram



Courtney Ingram

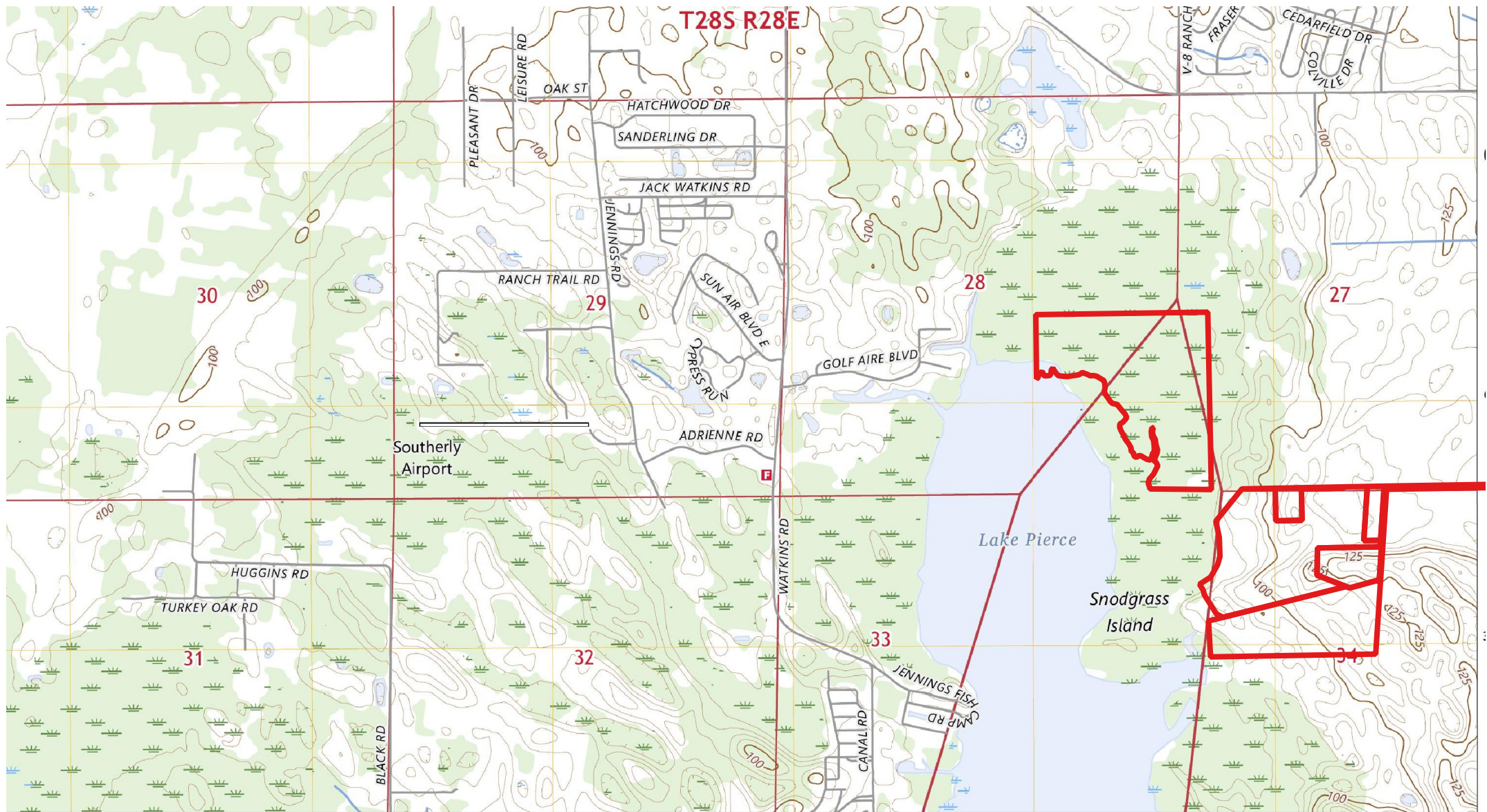
Landowner(s)

Florida Forever
Boundary Amendment Application

PARCELID	NAME	SITE_ADDR_1	SITE_ADDR_2	DOR_CIDOR_DSCR	ACREAGE	ASSESSED VALUE	JUST VALUE
28-28-28-000000-020000	INGRAM CHRISTOPHER D & MINNIE J REVOC	GOLF AIRE BLVD	HAINES CITY FL 3 9935	Unplatted tracts 100+ acres	109.847	\$ 54,923.00	\$ 54,923.00
28-28-34-000000-031010	INGRAM CHRISTOPHER D & MINNIE J REVOC	500 INGRAM RANC	HAINES CITY FL 3 6002	Pasture w/Res.	12.6709	\$ 258,552.00	\$ 792,850.00
28-28-34-000000-031020	INGRAM SEAN C	520 INGRAM RANC	HAINES CITY FL 3 6072	Pasture w/Farmland/Res.	5.0025	\$ 100,974.00	\$ 222,338.00
28-28-34-000000-031030	INGRAM CHRISTOPHER D & MINNIE J REVOC	INGRAM RANCH RC	HAINES CITY FL 3 6070	Pasture w/Farmland	78.4682	\$ 65,008.00	\$ 1,477,023.00
28-28-34-000000-031040	QUATTLEBAUM BRITTNEY TYANN	486 INGRAM RANC	HAINES CITY FL 3 6002	Pasture w/Res.	8.0567	\$ 346,555.00	\$ 396,671.00
28-28-34-000000-032010	INGRAM CHRISTOPHER D & MINNIE J REVOC	INGRAM RANCH RC	HAINES CITY FL 3 6070	Pasture w/Farmland	51.5764	\$ 54,873.00	\$ 1,009,000.00



ATTACHMENT C:
MAPS & AERIALS
INGRAM RANCH



45

46

47

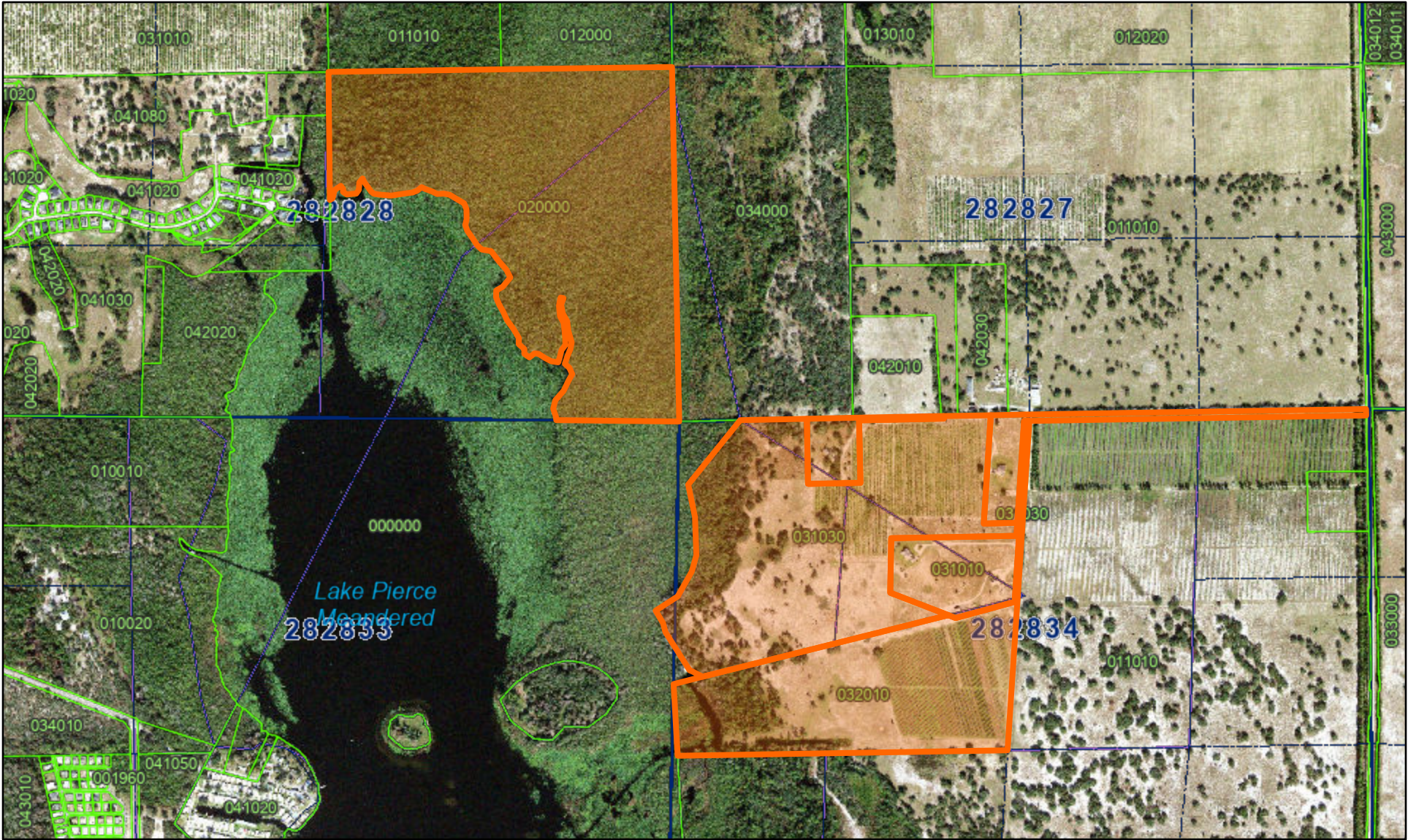
48

49

45000mE

-81.50

Ingram Ranch



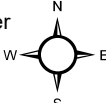
- Waterbodies PLSS Sections HALFFOOT2023
Parcels PLSS Boundaries RGB
PLSS Townships Gov't Lots
- Red: Band_1
Green: Band_2
Blue: Band_3

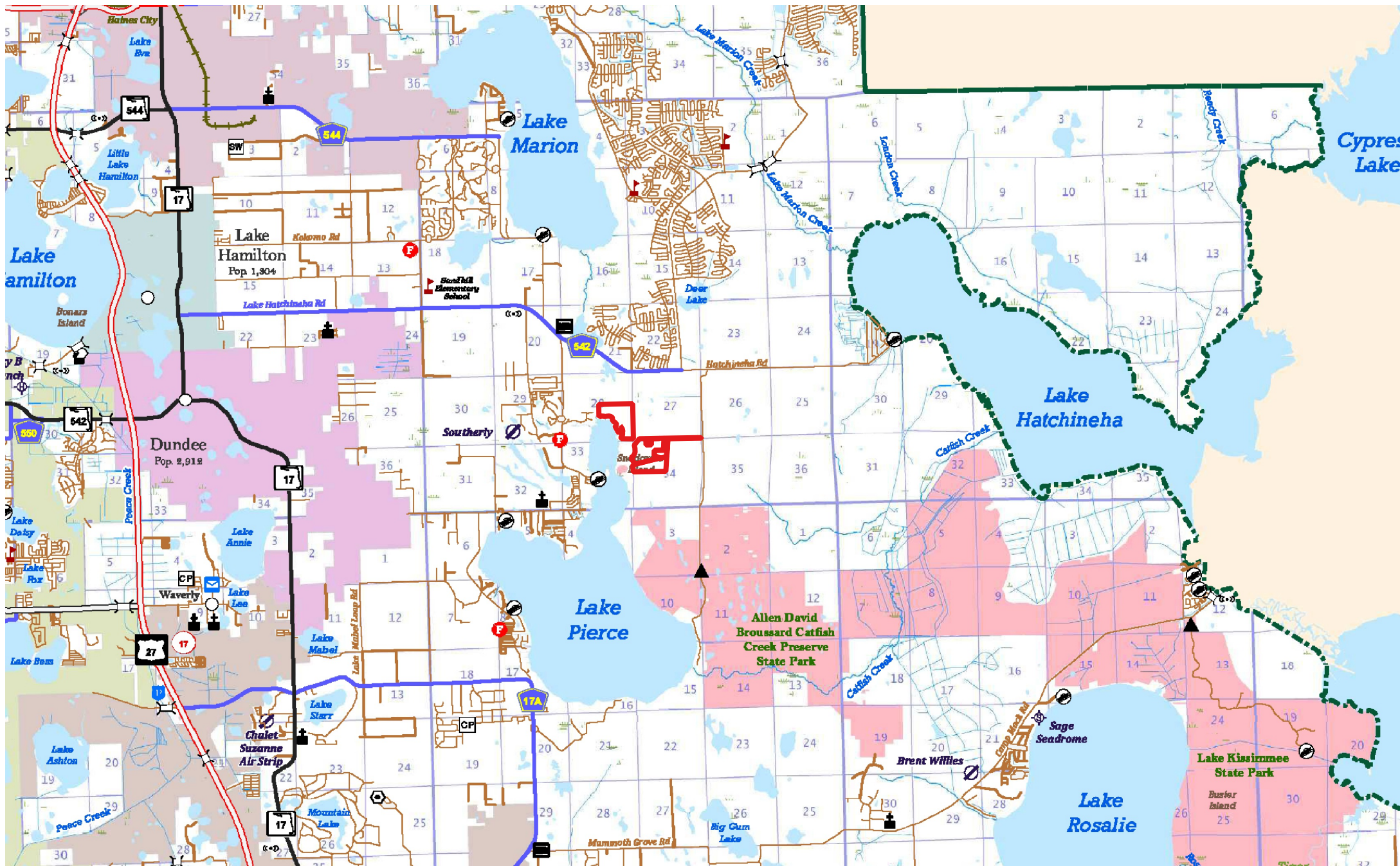
0 500 1,000 2,000 Feet

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".



Polk County Property Appraiser
Polk County, Florida
March 19, 2025





Ingram Ranch FDOT County Highway Map Overlay