



JOSHUA LAND RANCH

Smith Rd, Polk City, FL 33868

Jeremiah Thompson, ALC
352.255.3670
JT@SaundersRealEstate.com





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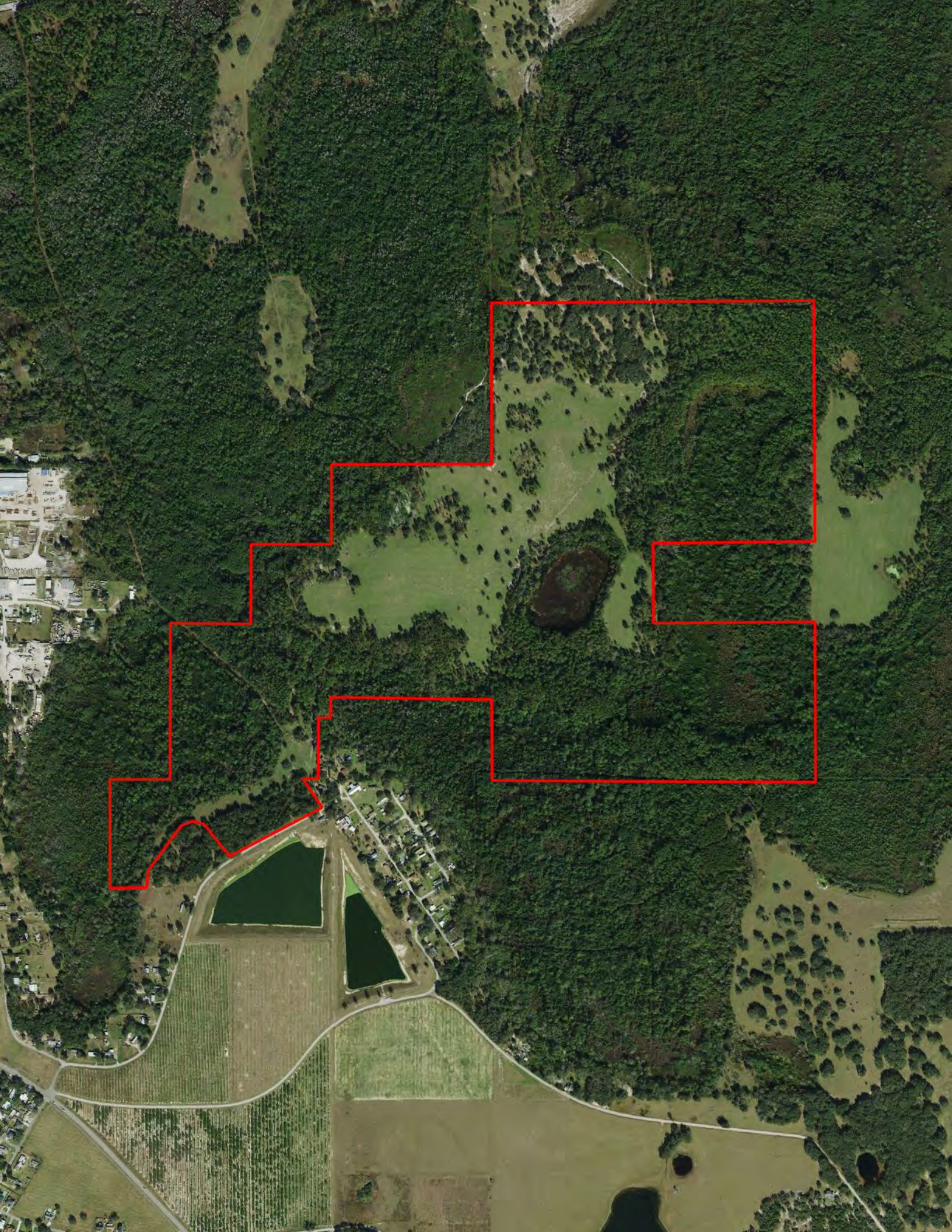
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Section 1

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Section 2

APPLICATION



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): Green Swamp

Property Proposed for Boundary Amendment: Joshua Land LLC

Name/Affiliation Proposing Amendment: Jeremiah Thompson

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street City State ZIP

Primary Phone: 352-255-3670 Email: JT@SaundersRealEstate.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: Joshua Land LLC / Green Swamp

Name/Affiliation of Authorized Representative: Jeremiah Thompson

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801
Street City State ZIP

Primary Phone: 352-255-3670 Email: JT@SaundersRealEstate.com

Property information

Section 27,28,33 Township 26S Range 25E
Lat/Long 28.190975, -81.805946
Acres 347

Parcel identification number(s):

Multiple (See Attached)

_____	_____
_____	_____
_____	_____

Landowner Information

Laurence M. Cahoon
Landowner Signature

4-11-2025
Date

Joshua Land LLC
Landowner Name (print) LAURENCE M. CAHOON
MANAGER

Mailing Address: P.O. Box 1877, Dundee, FL 33838
Street City State ZIP

Primary Phone: 863-287-7117 Email: LMCGATOR @ 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.

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.



Goals and performance measures (Section [259.105\(4\)](#), Florida Statutes)

It is the intent of the Legislature that projects or acquisitions funded pursuant to paragraphs (3)(a) and (b) contribute to the achievement of the following goals, which shall be evaluated in accordance with specific criteria and numeric performance measures developed pursuant to s. [259.035\(4\)](#):

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

1. The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;
2. The number of acres protected through the use of alternatives to fee simple acquisition; or
3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

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

1. The number of acres acquired of significant strategic habitat conservation areas;
2. The number of acres acquired of highest priority conservation areas for Florida's rarest species;
3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;
4. The number of acres acquired of underrepresented native ecosystems;
5. The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or
6. The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

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

1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;
2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;
3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. [373.453\(2\)](#), regional or master stormwater management system plans, or other adopted restoration plans;
4. The number of acres acquired that protect natural floodplain functions;
5. The number of acres acquired that protect surface waters of the state;
6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;
7. The number of acres acquired that protect fragile coastal resources;
8. The number of acres of functional wetland systems protected;
9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion;
10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or
11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.



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, as measured by:

1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;
2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or
3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

Goal E: Increase natural resource-based public recreation or educational opportunities, as measured by:

1. The number of acres acquired that are available for natural resource-based public recreation or education;
2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or
3. The number of new resource-based recreation facilities, by type, made available on public land.

Goal F: Preserve significant archaeological or historic sites, as measured by:

1. The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; or
2. The increase in the number and percentage of historic and archaeological properties that are in state ownership.

Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:

1. The number of acres acquired that are available for sustainable forest management;
2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;
3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or
4. The percentage and number of acres identified for restoration actually restored by reforestation.

Goal H: Increase the amount of open space available in urban areas, as measured by:

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or
2. The percentage and number of acres of purchases of open space within urban service areas.

Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by:

1. The number of acres acquired within a 100-year floodplain or a coastal high hazard area;
2. The number of acres acquired or developed to serve dual functions as:
 - a. Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and
 - b. Greenways or open spaces available to the public for recreation;
3. The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas; and
4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.



Criteria [Section [259.105](#)(9) and (10), F.S.]

(9) The Acquisition and Restoration Council shall recommend rules for adoption by the board of trustees to competitively evaluate, select, and rank projects eligible for Florida Forever funds pursuant to paragraph (3)(b). In developing these proposed rules, the Acquisition and Restoration Council shall give weight to the following criteria:

- (a) The project meets multiple goals described in subsection (4).
- (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.
- (c) The project enhances or facilitates management of properties already under public ownership.
- (d) The project has significant archaeological or historic value.
- (e) The project has funding sources that are identified and assured through at least the first 2 years of the project.
- (f) The project contributes to the solution of water resource problems on a regional basis.
- (g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- (h) The project implements an element from a plan developed by an ecosystem management team.
- (i) The project is one of the components of the Everglades restoration effort.
- (j) The project may be purchased at 80 percent of appraised value.
- (k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.
- (l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

(10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

- (a) Protecting habitat on nonmilitary land for any species found on military land that is designated as threatened or endangered, or is a candidate for such designation under the Endangered Species Act or any Florida statute;
- (b) Protecting areas underlying low-level military air corridors or operating areas; and
- (c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.



Section 3

PROPERTY DESCRIPTION

JOSHUA LAND RANCH CE
FLORIDA FOREVER BOUNDARY AMENDMENT
GREEN SWAMP

1. A descriptive location of the proposed project with total acreage:

The proposed Joshua Land Ranch is 347 ± total acres located near the Green Swamp Florida Forever project. It is situated 12 ± miles northwest of Lakeland, 12 ± miles north of Winter Haven, and is adjacent to the Green Swamp Florida Forever project. The property is primarily utilized for cattle and recreation. It contains 169 ± upland acres (49%) and 178 ± wetland acres (51%). The property features nearly 860 ± feet of road frontage along Orange Blvd.

Joshua Land Ranch has a 2024 certified market/just value of \$884,970.

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 improvements/facilities? If so, please describe:

Joshua Land Ranch is located within an environmentally significant area of Florida, situated in the Green Swamp region. The property features a mosaic of natural communities, including improved and woodland pastures, shrub and brushland, pine flatwoods, wetland forested mixed, and freshwater marshes.

The property lies adjacent to the Florida Ecological Greenways Network, also known as the Florida Wildlife Corridor, which provides critical habitat connectivity for wide-ranging species such as the Florida black bear and Florida panther. According to the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix, species likely to utilize the site include the Gopher Tortoise, Wood Stork, and Florida Sandhill Crane. Observations by the landowner also include white-tailed deer, wild turkey, sandhill cranes, swallow-tailed kites, gopher tortoises, bobcats, fox squirrels, and bald eagles.

Surrounding conserved areas include the Green Swamp Conservation Easements, Van Fleet State Trail, Hilochee Mitigation Bank, the Osprey Unit, and the Green Swamp Florida Forever boundary. Permanent protection of Joshua Land Ranch would strengthen this growing network of conserved lands and enhance habitat connectivity within the Florida Wildlife Corridor.

Hydrologically, the property contains approximately 178 ± acres of wetlands, including wetland coniferous forest, wetland forested mixed, and freshwater marsh. Most of the property falls within a Priority 2 area for surface water resource protection. These wetlands contribute to the overall water quality and quantity within the Green Swamp system. The entire property is included in the Critical Lands and Waters Identification Project (CLIP) and plays an important role in groundwater recharge, floodplain function, and regional water quality protection.

Improvements on the ranch that support ongoing agricultural operations include a hunting cabin, cow pens, and additional agricultural structures. There are no known historic structures on the property that are fifty years old or older.

3. Potential Public Recreation opportunities or other uses:

N/A

4. Potential threats or development plans that could impact the value of the proposed project:

The area surrounding the property in Polk County has zoning and future land use designations of Agriculture/Rural Residential, Residential Suburban, Residential Medium, and Industrial. This area of central Florida has experienced significant growth lately. Due to its road frontage and proximity to existing development, the property is vulnerable to development and conversion to a planned unit development.

5. Local resolutions to the potential public acquisition of the project (if applicable):

N/A

6. Detail on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and further the Florida Forever goals and performance measures [see Chapter 259.105(4), F.S.]. Refer to the application addendum on our website:

Acquisition of a conservation easement on Joshua Land Ranch would further a number of the goals and measures of the Florida Forever Program:

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

- The property would be protected through a less-than-fee acquisition of a Conservation Easement (A2)

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

- Approximately 88% of the property has been identified as a Strategic Habitat Conservation Area, with approximately 304 acres of the property as a Priority 2 (Measure B1).
- Approximately 4% of the property has been identified as habitat for Florida's rarest species, including the Florida Panther and Black Bear (Measure B2).

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

- Wetland coniferous forests, wetland forested mixed, and freshwater marshes contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 51% of the property is composed of ranked functional wetlands (Measure C8).

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, as measured by:

- The entire property is priority ranked for aquifer recharge (Measure D3).

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 the 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 is not included.

Joshua Land Ranch is proposed for protection through a less-than-fee acquisition via a perpetual conservation easement. Under this agreement, the State would acquire development rights to prevent future subdivision and urban development, while the landowner would retain the ability to continue

traditional land uses. These retained uses include agriculture, cattle operations, outdoor recreation, and other private uses consistent with conservation objectives.

The conservation easement would directly contribute to the expansion of protected lands within the Green Swamp region, a high-priority conservation area identified in the Florida Forever program. Located adjacent to the Florida Wildlife Corridor, this project would enhance landscape-scale connectivity for wildlife, mitigate habitat fragmentation, and buffer nearby conserved areas from encroaching development.

Additionally, securing this property under easement would support the long-term protection of water resources vital to the Green Swamp watershed. The easement would help maintain regional hydrologic functions, including groundwater recharge, floodplain integrity, and downstream water quality.

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

N/A

SPECIFICATIONS & FEATURES



SPECIFICATIONS & FEATURES

Land Types:	Ranch
Uplands / Wetlands:	169 ± Upland Acres (49%) / 178 ± Wetland Acres (51%)
Soil Types:	Samsula; Sparr; Tavares; Smyrna; Apopka; Kendrick; Candler; Hontoon; Basinger; Wauchula; Pomona; Millhopper
Zoning / FLU:	FLU: Residential Medium (63 ± Acres)
Water Source & Utilities:	Well & Electricity
Road Frontage:	860 ± feet on Orange Blvd.
Nearest Point of Interest:	Lakeland - 12 ± Miles Winter Haven - 12 ± Miles Green Swamp Conservation Easements - 1 ± Mile Green Swamp Florida Forever Project - 1200 ± Feet
Fencing:	Perimeter Fenced and Cross Fenced
Current Use:	Cattle and Recreation
Grass Types:	Bahia
Potential Recreational / Alt Uses:	The Residential Medium Future Land Use could support a combination of all residential uses, including single family homes, duplexes, apartments, townhouses and condominiums.

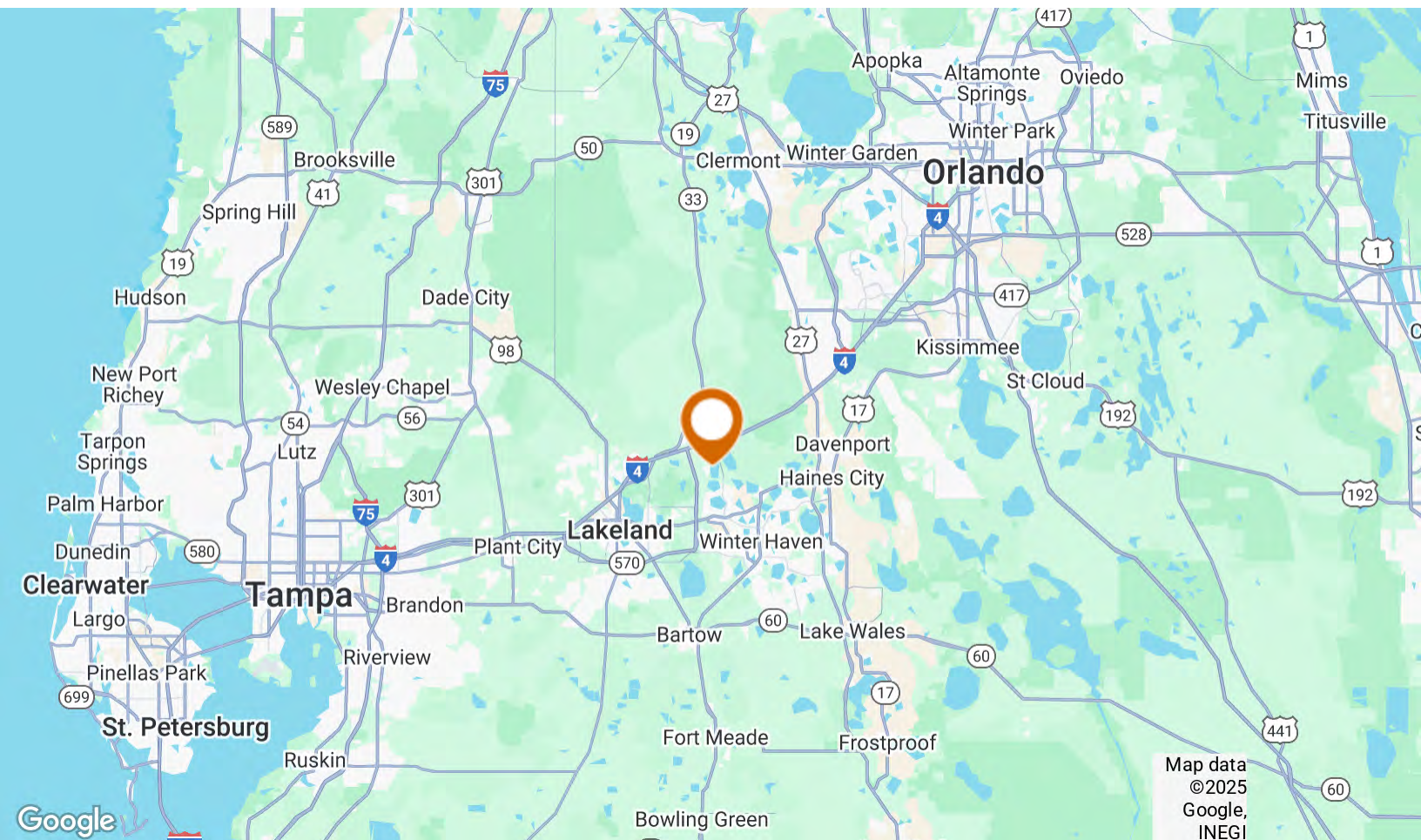
SPECIFICATIONS & FEATURES

LOCATION



LOCATION & DRIVING DIRECTIONS

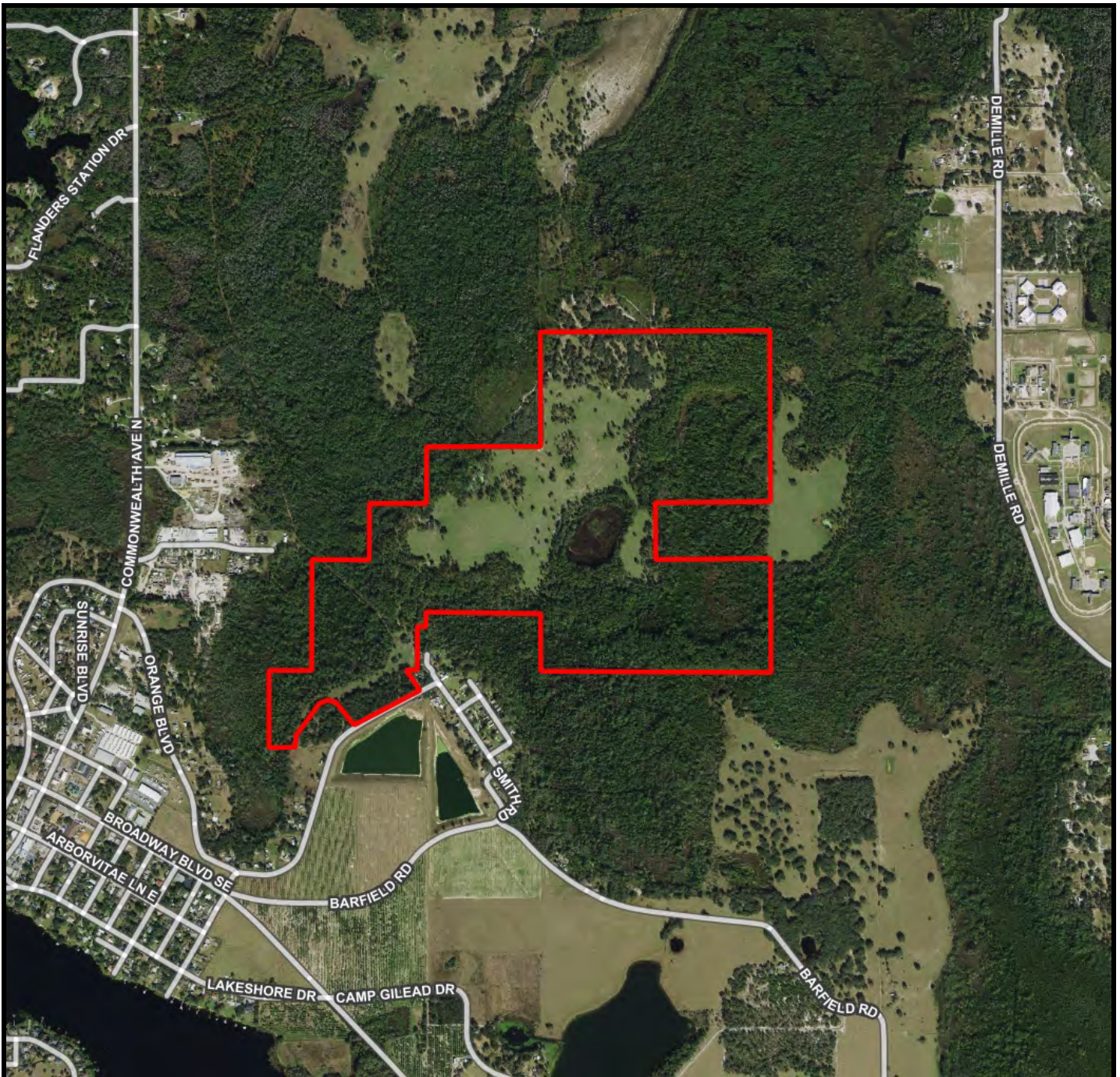
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GPS:	28.1851995, -81.8088242
Driving Directions:	Contact JT
Showing Instructions:	Contact JT





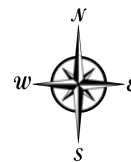
Section 4

MAPS

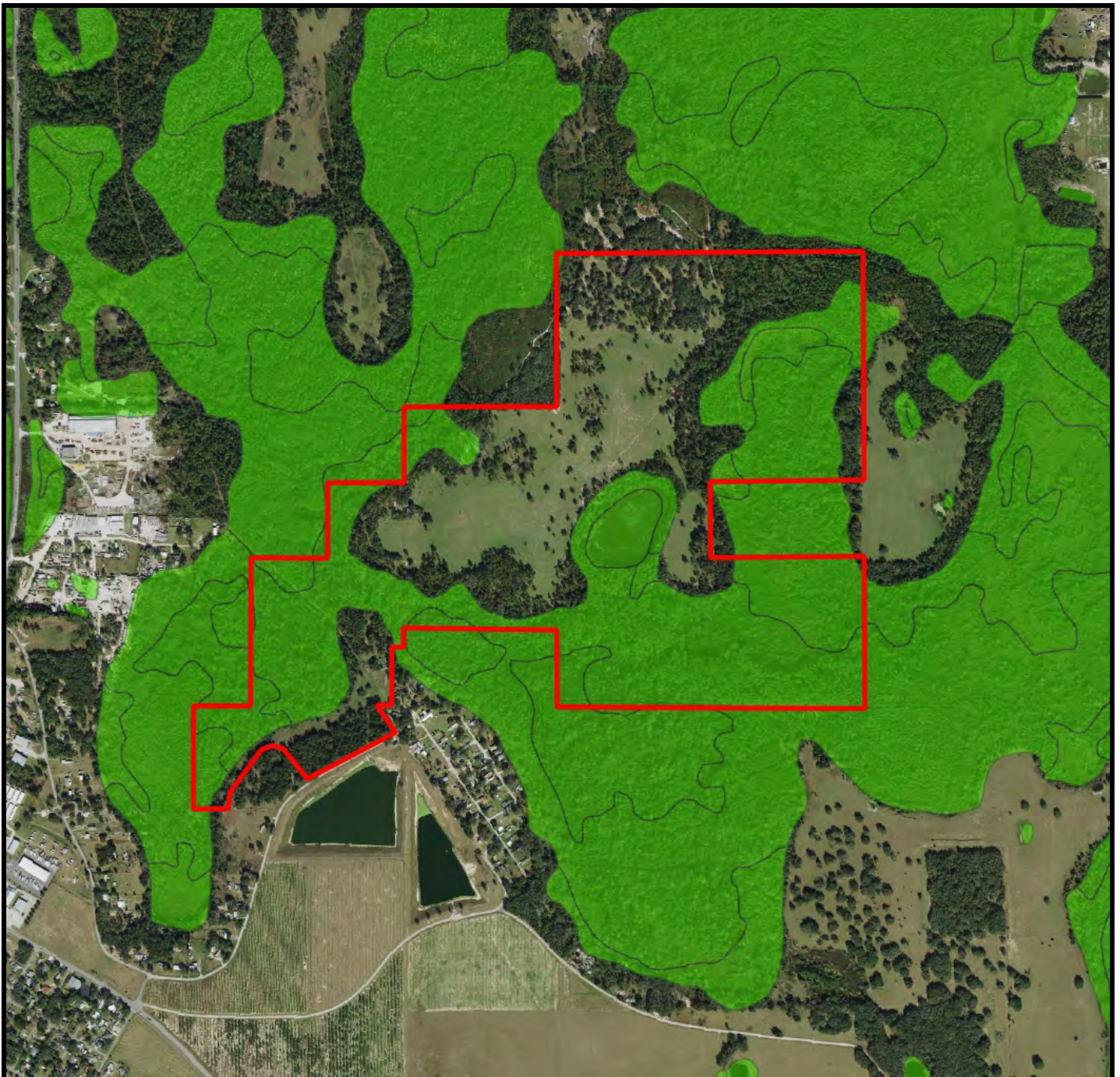


Joshua Land 347 Acres

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI



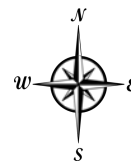
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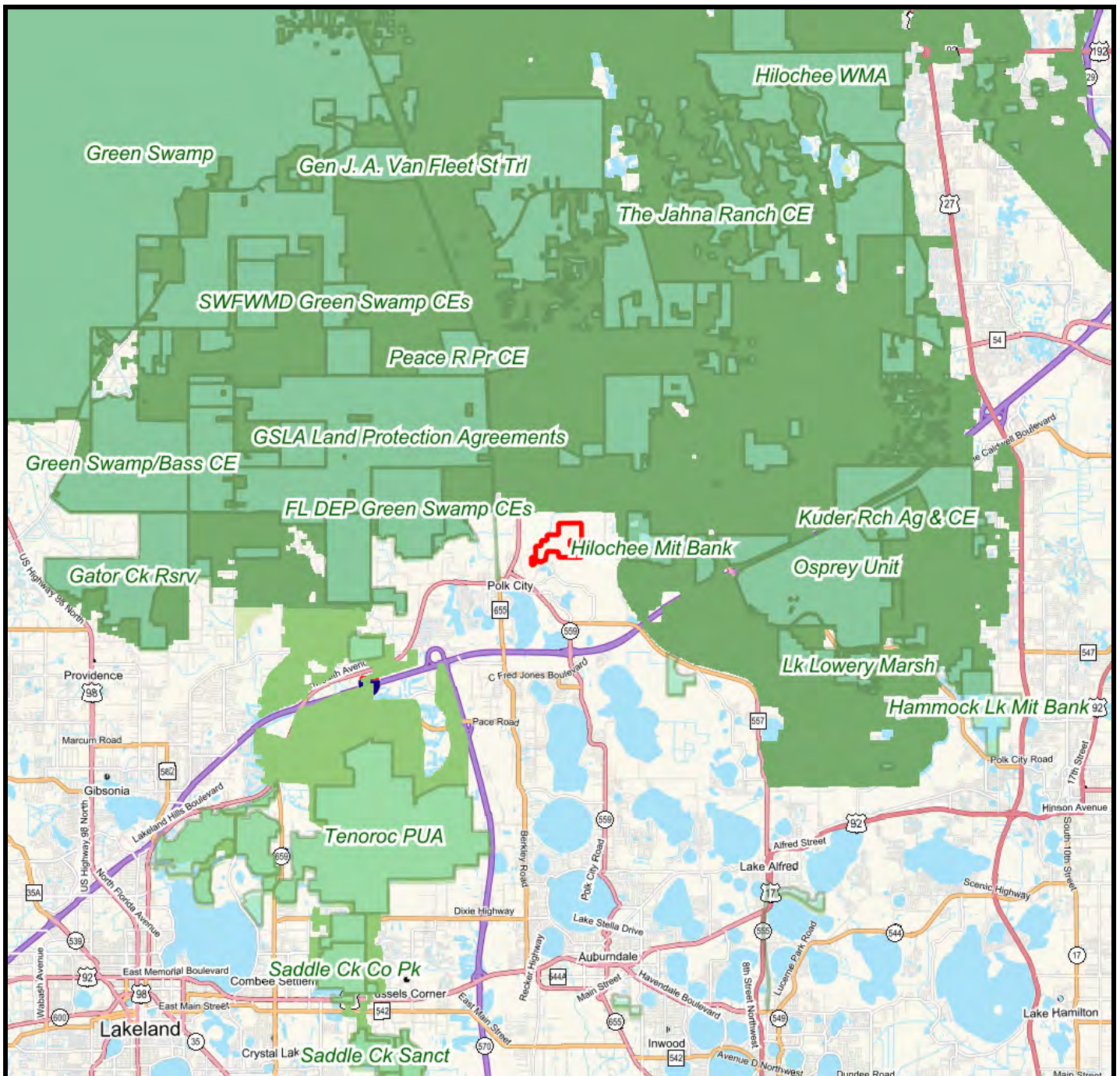
Wetlands



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



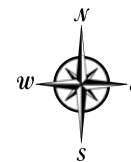
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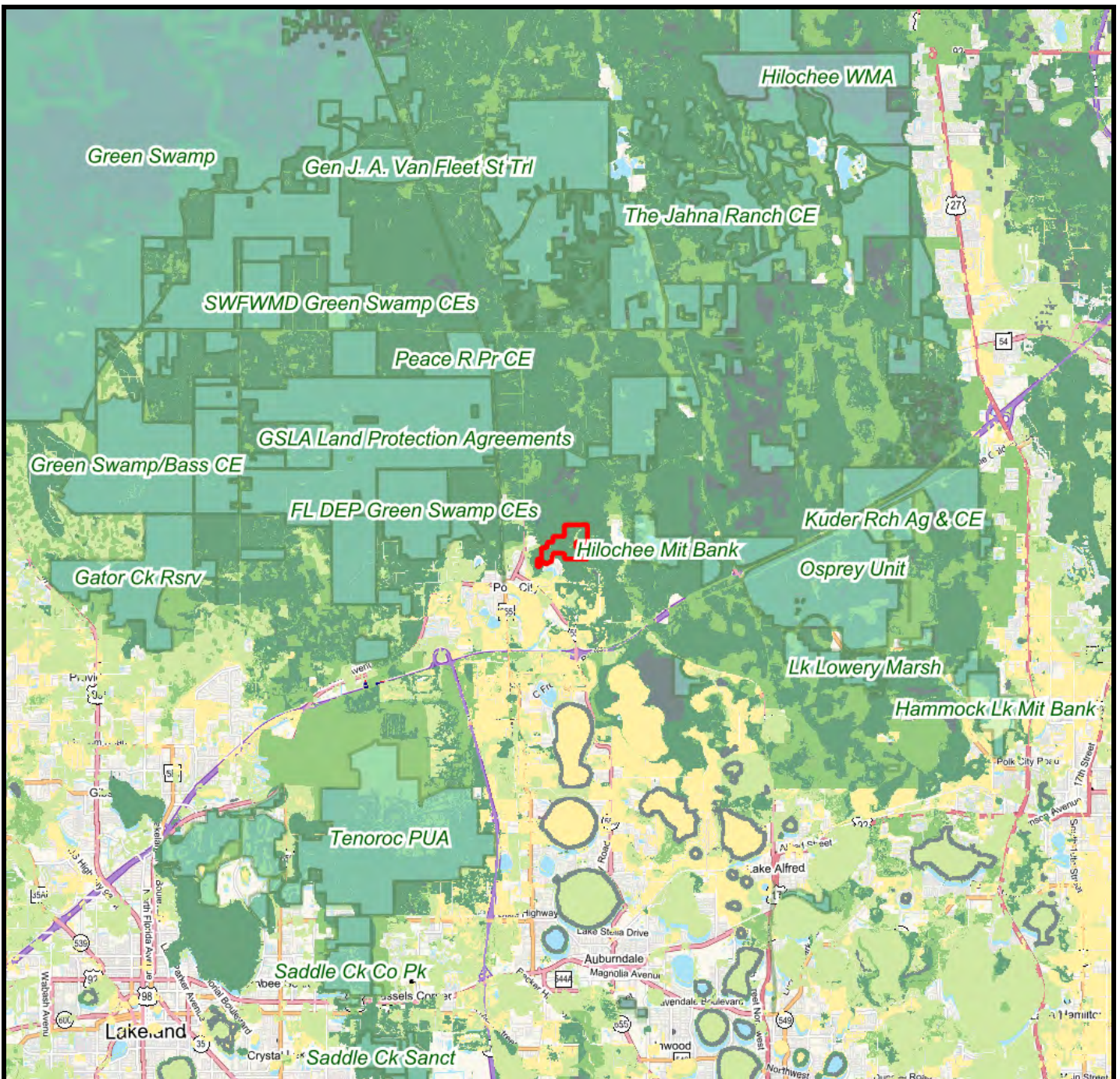
Florida Ecological Greenway Network



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6



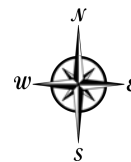
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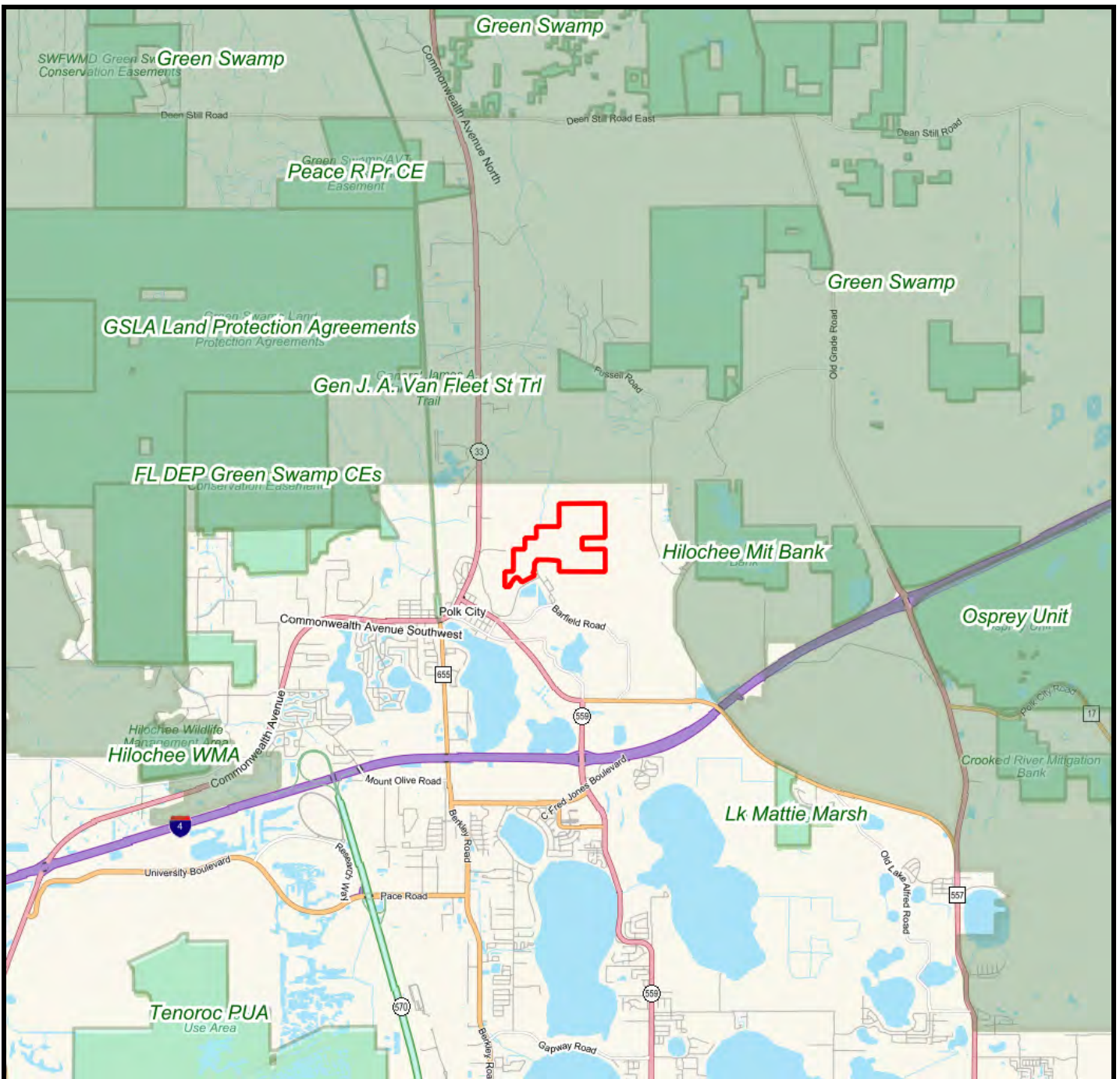
CLIP Priorities



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5

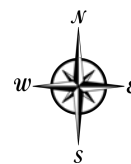


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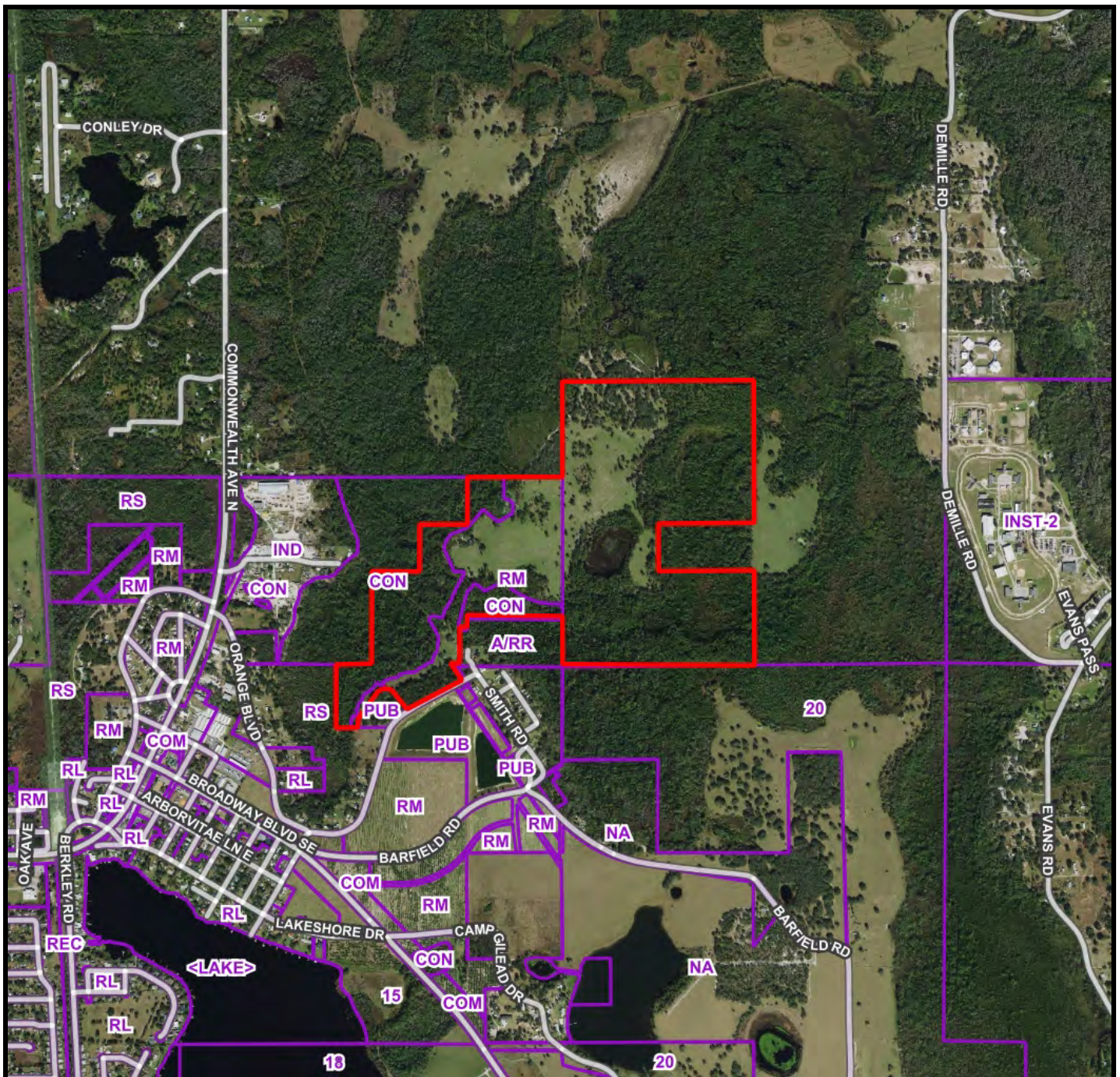


Nearby Conservation Areas

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Florida Forever BOT FNAI
- Managed Lands FNAI



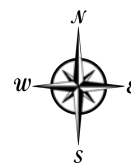
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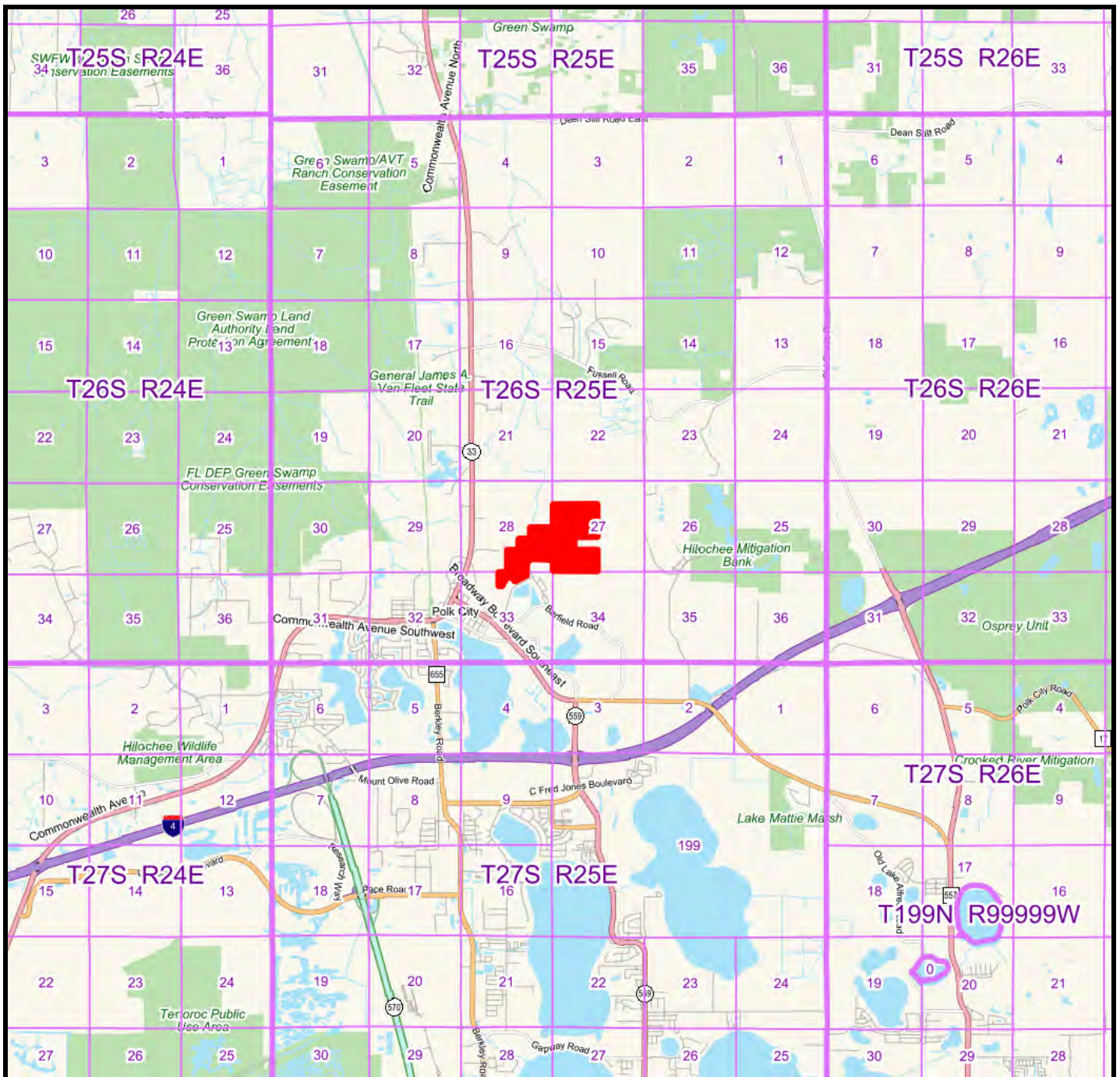
Future Land Use



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Future Land Use Outlines
- Future Land Use Outlines
- Future Land Use Outlines



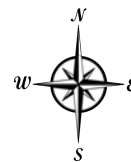
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Vicinity



- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Township and Range
- Township and Range
- Section Boundaries



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Section 5

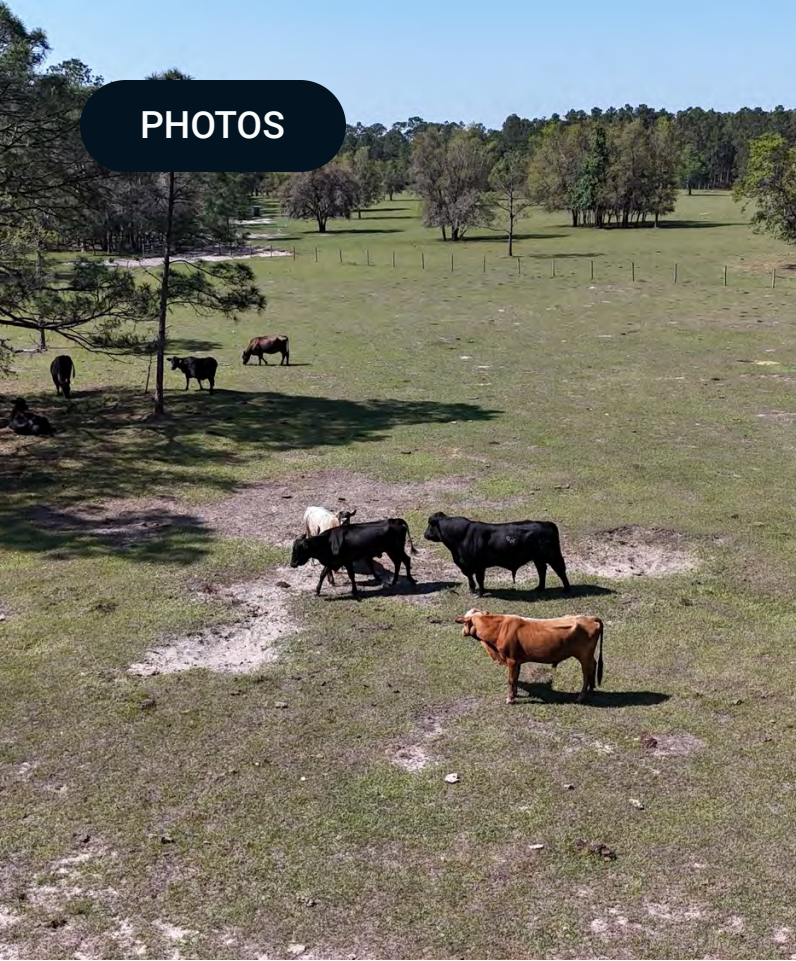
PHOTOS



PHOTOS



PHOTOS







Section 6

PROPERTY RECORDS

Row #	PID	GIS Acres	2024 Polk County Property Appraiser Market Total	
1	' 252627000000034010	109.96	\$	313,374.00
2	' 252627000000042000	39.97	\$	19,984.00
3	' 252628000000021010	49.84	\$	194,356.00
4	' 252628000000021020	18.48	\$	56,502.00
5	' 252633296500004010	37.54	\$	83,552.00
6	' 252633296500020010	15.33	\$	40,664.00
7	' 252633296500020020	5.79	\$	38,231.00
8	' 252627000000034020	10.09	\$	39,346.00
9	' 252627000000032000	40.31	\$	88,900.00
10	' 252627000000041010	20.12	\$	10,061.00
Total (10):		347.43	\$	884,970.00

County: Polk
Landowner: Joshua Land LLC
Mailing Address: P.O. Box 1877, Dundee, FL
33838

Parcel Details: 25-26-27-000000-034010

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 DEMILLE RD

Postal City and Zip

POLK CITY FL 33868

Parcel Information

Municipality **Unincorporated Polk County (Code: 90000)**
330016.00
Neighborhood [Search Recent Sales in this Neighborhood](#)
Subdivision **NOT IN SUBDIVISION**
Property (DOR) Use Code **Pasture (Code: 6000)**
Acreage **109.95**
[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 252627

[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	Instrument Type	Vacant/ Improved	Sales Price
6734/1446	04/12/2006	QUIT CLAIM	VACANT	\$100 ***
6681/0570	03/14/2006	WARRANTY DEED	VACANT	\$5,500,000 ***
1549/1093	05/01/1973	WARRANTY DEED	EITHER	\$162,000 ***

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.

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	44.14
2	* NATIVE PASTURE	Y	ACREAGE	0	0	31.86
3	* SWAMP	Y	ACREAGE	0	0	33.95
* 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, April 9, 2025 at 2:09:40 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$313,374
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$313,374
AG CLASSIFIED LAND VALUE	\$19,045
AGRICULTURE CLASSIFICATION SAVINGS	\$294,329
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$19,045
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$19,045
*This property does not contain a cap or portability value.	

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$313,374	\$19,045	\$0	\$0.00	\$19,045	6.634800	\$126.36

POLK COUNTY PARKS MSTU	\$313,374	\$19,045	\$0	\$0.00	\$19,045	0.528600	\$10.07
POLK COUNTY LIBRARY MSTU	\$313,374	\$19,045	\$0	\$0.00	\$19,045	0.198500	\$3.78
POLK COUNTY STORMWAT ER MSTU	\$313,374	\$19,045	\$0	\$0.00	\$19,045	0.094100	\$1.79
POLK COUNTY SCHOOL BOARD - STATE	\$313,374	\$19,045	\$0	\$0.00	\$19,045	3.048000	\$58.05
POLK COUNTY SCHOOL BOARD - LOCAL	\$313,374	\$19,045	\$0	\$0.00	\$19,045	2.248000	\$42.81
SOUTHWES T FLA WATER MGMT DIST	\$313,374	\$19,045	\$0	\$0.00	\$19,045	0.190900	\$3.64
				Tax Savings:	\$0.00	Total Taxes:	\$246.50

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	\$215.10	\$246.50
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$215.10	\$246.50

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.](#)

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	\$305,774.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$305,774.00
ASSESSED VALUE	\$16,397.00

EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$16,397.00
2022	
LAND VALUE	\$260,174.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$260,174.00
ASSESSED VALUE	\$13,429.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$13,429.00
2021	
LAND VALUE	\$237,374.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$237,374.00
ASSESSED VALUE	\$9,015.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$9,015.00
2020	
LAND VALUE	\$229,774.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$229,774.00
ASSESSED VALUE	\$11,419.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$11,419.00

DISCLAIMER:

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-27-000000-042000

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 DEMILLE RD

Postal City and Zip

POLK CITY FL 33868

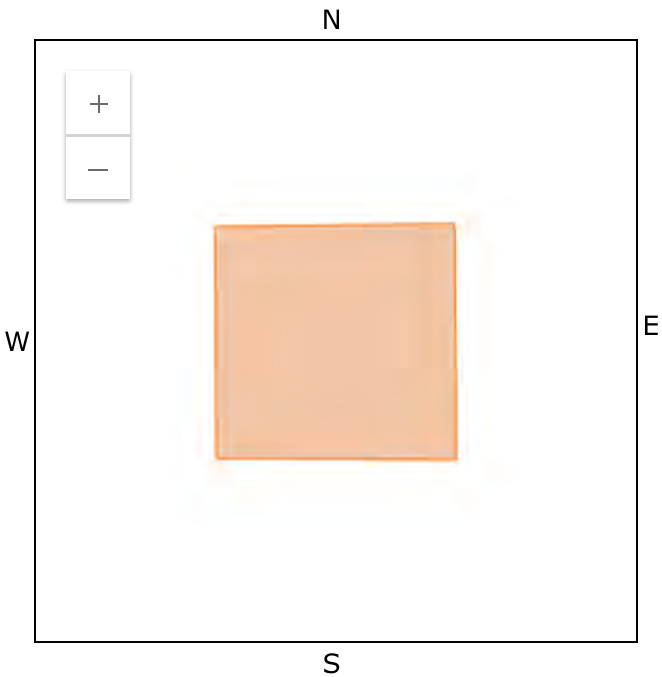
Parcel Information

Municipality **Unincorporated Polk County (Code: 90000)**
Neighborhood **330016.00** [Search Recent Sales in this Neighborhood](#)
Subdivision **NOT IN SUBDIVISION**
Property (DOR) Use Code **Pasture (Code: 6000)**
Acreage **39.97**
[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 252627

[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	Instrument Type	Vacant/ Improved	Sales Price	
6820/2145	06/07/2006	WARRANTY DEED	VACANT	\$40,000	***
4638/1868	02/23/2001	QUIT CLAIM	VACANT	\$100	***
4590/0535	12/14/2000	TAX DEED	VACANT	\$6,200	***

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.

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	* NATIVE PASTURE	Y	ACREAGE	0	0	11.57
2	* SWAMP	Y	ACREAGE	0	0	28.40

* 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	\$19,984
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$19,984
AG CLASSIFIED LAND VALUE	\$1,147
AGRICULTURE CLASSIFICATION SAVINGS	\$18,837
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$1,147
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$1,147

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

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$19,984	\$1,147	\$0	\$0.00	\$1,147	6.634800	\$7.61
POLK COUNTY	\$19,984	\$1,147	\$0	\$0.00	\$1,147	0.528600	\$0.61

PARKS MSTU							
POLK COUNTY LIBRARY MSTU	\$19,984	\$1,147	\$0	\$0.00	\$1,147	0.198500	\$0.23
POLK COUNTY STORMWAT ER MSTU	\$19,984	\$1,147	\$0	\$0.00	\$1,147	0.094100	\$0.11
POLK COUNTY SCHOOL BOARD - STATE	\$19,984	\$1,147	\$0	\$0.00	\$1,147	3.048000	\$3.50
POLK COUNTY SCHOOL BOARD - LOCAL	\$19,984	\$1,147	\$0	\$0.00	\$1,147	2.248000	\$2.58
SOUTHWES T FLA WATER MGMT DIST	\$19,984	\$1,147	\$0	\$0.00	\$1,147	0.190900	\$0.22
				Tax Savings:	\$0.00	Total Taxes:	\$14.86

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	\$15.05	\$14.86
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$15.05	\$14.86

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.](#)

Prior Year Final Values

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2023

LAND VALUE	\$19,984.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$19,984.00
ASSESSED VALUE	\$1,147.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,147.00

2022

LAND VALUE	\$19,984.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$19,984.00
ASSESSED VALUE	\$1,031.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,031.00

2021

LAND VALUE	\$19,984.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$19,984.00
ASSESSED VALUE	\$1,031.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,031.00

2020

LAND VALUE	\$19,984.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$19,984.00
ASSESSED VALUE	\$1,262.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,262.00

DISCLAIMER:

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-28-000000-021010

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 COMMONWEALTH AVE N

Postal City and Zip

POLK CITY FL 33868

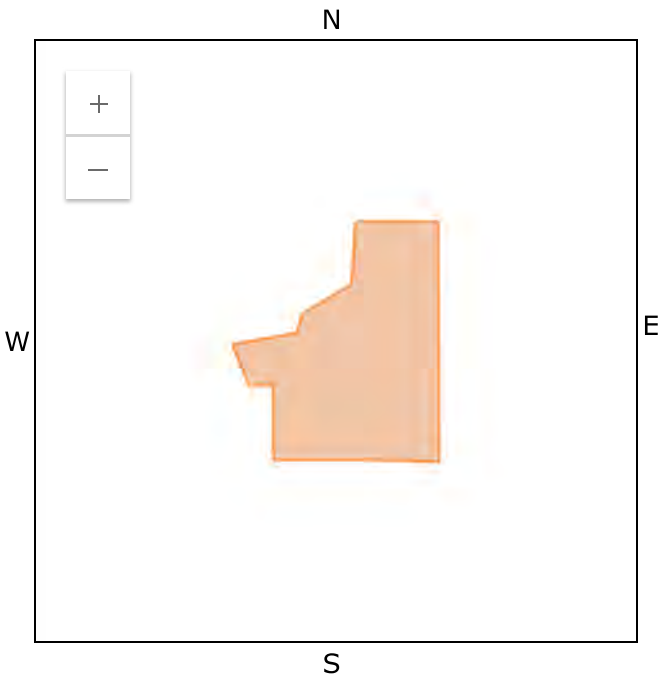
Parcel Information

Municipality **POLK CITY (Code: 90520)**
330016.00
Neighborhood [Search Recent Sales in this Neighborhood](#)
Subdivision **NOT IN SUBDIVISION**
Property (DOR) Use Code **Pasture (Code: 6000)**
Acreage **49.83**
[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 252628

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

Sales History

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OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price	
6681/0570	03/14/2006	WARRANTY DEED	VACANT	\$5,500,000	***
1549/1093	05/01/1973	WARRANTY DEED	EITHER	\$162,000	***

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.

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 **POLK CITY** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	44.41
2	* NATIVE PASTURE	Y	ACREAGE	0	0	5.42
* 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	\$194,356
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$194,356
AG CLASSIFIED LAND VALUE	\$17,147
AGRICULTURE CLASSIFICATION SAVINGS	\$177,209
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$17,147
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$17,147
*This property does not contain a cap or portability value.	

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$194,356	\$17,147	\$0	\$0.00	\$17,147	6.634800	\$113.77
POLK COUNTY SCHOOL BOARD - STATE	\$194,356	\$17,147	\$0	\$0.00	\$17,147	3.048000	\$52.26
POLK COUNTY SCHOOL	\$194,356	\$17,147	\$0	\$0.00	\$17,147	2.248000	\$38.55

BOARD - LOCAL							
CITY OF POLK CITY	\$194,356	\$17,147	\$0	\$0.00	\$17,147	5.250000	\$90.02
SOUTHWES T FLA WATER MGMT DIST	\$194,356	\$17,147	\$0	\$0.00	\$17,147	0.190900	\$3.27
				Tax Savings:	\$0.00	Total Taxes:	\$297.87

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	POLK CITY/SWFWMD (Code: 90520)	POLK CITY/SWFWMD (Code: 90520)
Millage Rate	17.7975	17.3717
Ad Valorem Assessments	\$257.75	\$297.87
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$257.75	\$297.87

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.](#)

Prior Year Final Values

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2023

LAND VALUE	\$189,373.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$189,373.00
ASSESSED VALUE	\$14,482.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$14,482.00

2022

LAND VALUE	\$159,472.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$159,472.00
ASSESSED VALUE	\$11,764.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$11,764.00

2021

LAND VALUE	\$144,521.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$144,521.00

ASSESSED VALUE	\$7,323.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$7,323.00
2020	
LAND VALUE	\$139,538.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$139,538.00
ASSESSED VALUE	\$9,207.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$9,207.00

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-28-000000-021020

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 APPALOOSA HILLS RD

Postal City and Zip

POLK CITY FL 33868

Parcel Information

Municipality **POLK CITY (Code: 90520)**
330016.00

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

Subdivision **NOT IN SUBDIVISION**

Property (DOR) **Pasture w/Misc. Imp.**
Use Code **(Code: 6001)**

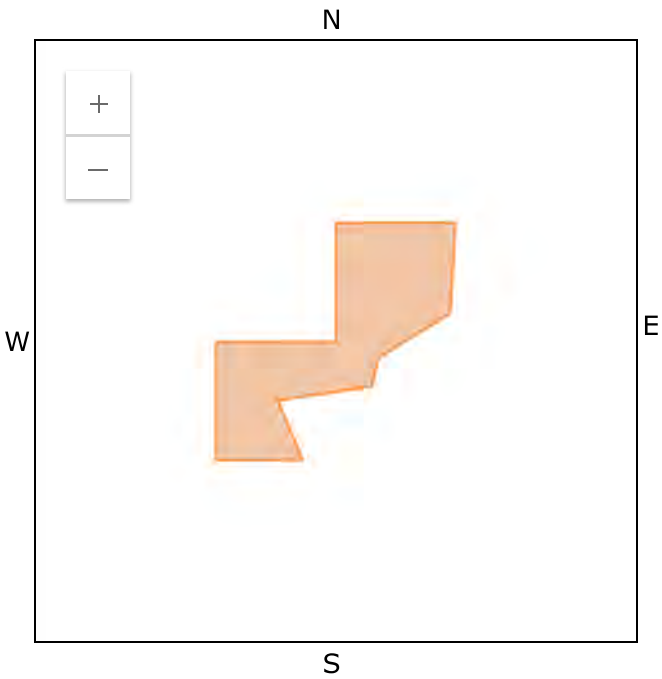
Acreage **18.47**

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

Property Desc

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Area Map



Section Maps for 252628

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

[Printable PDF](#)

Sales History

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OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price	
6681/0570	03/14/2006	WARRANTY DEED	IMPROVED	\$5,500,000	***
1301/1054	07/01/1970		EITHER	\$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.

Code	Bld. #	Description	% Ownership	Renew Cd	Year	Name	Note	Value
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Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	PSD	POLE SHED DIRT	0	35	20	700	1995
2	SCR3	SCREEN ROOM 2500	0	0	0	1	1999
3	SHD3	SHED 2000	0	0	0	1	2000

PERMITS

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

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	1.62
1	* RESIDENTIAL	N	ACREAGE	0	0	0.36
2	* NATIVE PASTURE	Y	ACREAGE	0	0	9.97
3	* SWAMP	Y	ACREAGE	0	0	6.52

* 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, April 9, 2025 at 2:09:40 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$49,878
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$6,624
JUST MARKET VALUE	\$56,502
AG CLASSIFIED LAND VALUE	\$2,662
AGRICULTURE CLASSIFICATION SAVINGS	\$47,216
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$6,552
ASSESSED VALUE	\$2,734
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$2,734

*This property contains a Non Homestead Cap with a differential of \$6,552.

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
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BOARD OF COUNTY COMMISSIONERS	\$56,502	\$2,734	\$0	\$0.00	\$2,734	6.634800	\$18.14
POLK COUNTY SCHOOL BOARD - STATE	\$56,502	\$9,286	\$0	\$0.00	\$9,286	3.048000	\$28.30
POLK COUNTY SCHOOL BOARD - LOCAL	\$56,502	\$9,286	\$0	\$0.00	\$9,286	2.248000	\$20.87
CITY OF POLK CITY	\$56,502	\$2,734	\$0	\$0.00	\$2,734	5.250000	\$14.35
SOUTHWEST FLA WATER MGMT DIST	\$56,502	\$2,734	\$0	\$0.00	\$2,734	0.190900	\$0.52
Tax Savings:					\$0.00	Total Taxes:	\$82.18

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
1	FI000	POLK COUNTY FIRE SERVICES	1.00	16.00	\$16.00
2	FI000	POLK COUNTY FIRE SERVICES	1.00	16.00	\$16.00
Total Assessments					\$32.00

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	POLK CITY/SWFWMD (Code: 90520)	POLK CITY/SWFWMD (Code: 90520)
Millage Rate	17.7975	17.3717
Ad Valorem Assessments	\$80.48	\$82.18
Non-Ad Valorem Assessments	\$30.00	\$32.00
Total Taxes	\$110.48	\$114.18

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.](#)

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	\$48,683.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$6,624.00
JUST MARKET VALUE	\$55,307.00

ASSESSED VALUE	\$2,501.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$2,501.00
2022	
LAND VALUE	\$41,511.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$6,624.00
JUST MARKET VALUE	\$48,135.00
ASSESSED VALUE	\$2,181.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$2,181.00
2021	
LAND VALUE	\$37,925.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$6,624.00
JUST MARKET VALUE	\$44,549.00
ASSESSED VALUE	\$1,907.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,907.00
2020	
LAND VALUE	\$36,729.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$25,933.00
JUST MARKET VALUE	\$62,662.00
ASSESSED VALUE	\$28,002.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$28,002.00

DISCLAIMER:

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-33-296500-004010

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 SMITH RD

Postal City and Zip

POLK CITY FL 33868

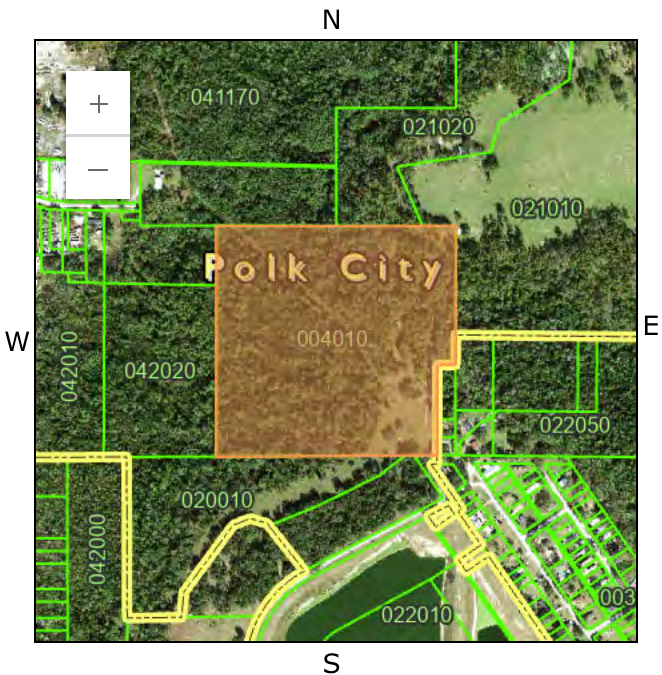
Parcel Information

Municipality **POLK CITY (Code: 90520)**
330016.00
Neighborhood [Search Recent Sales in this Neighborhood](#)
Subdivision **POLK CITY PB 24 PG 1 & 1A**
Property (DOR) Use Code **Pasture (Code: 6000)**
Acreage **37.54**
[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



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 252633

[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	Instrument Type	Vacant/ Improved	Sales Price	
6681/0570	03/14/2006	WARRANTY DEED	VACANT	\$5,500,000	***
1301/0427	07/01/1970		EITHER	\$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.

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 **POLK CITY** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	10.62
2	* NATIVE PASTURE	Y	ACREAGE	0	0	8.45
3	* AGRICULTURAL WASTELAND 4	Y	ACREAGE	0	0	18.47
* 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, April 9, 2025 at 2:09:40 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$83,552
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$83,552
AG CLASSIFIED LAND VALUE	\$13,693
AGRICULTURE CLASSIFICATION SAVINGS	\$69,859
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$13,693
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$13,693
*This property does not contain a cap or portability value.	

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$83,552	\$13,693	\$0	\$0.00	\$13,693	6.634800	\$90.85

POLK COUNTY SCHOOL BOARD - STATE	\$83,552	\$13,693	\$0	\$0.00	\$13,693	3.048000	\$41.74
POLK COUNTY SCHOOL BOARD - LOCAL	\$83,552	\$13,693	\$0	\$0.00	\$13,693	2.248000	\$30.78
CITY OF POLK CITY	\$83,552	\$13,693	\$0	\$0.00	\$13,693	5.250000	\$71.89
SOUTHWES T FLA WATER MGMT DIST	\$83,552	\$13,693	\$0	\$0.00	\$13,693	0.190900	\$2.61
				Tax Savings:	\$0.00	Total Taxes:	\$237.87

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	POLK CITY/SWFWMD (Code: 90520)	POLK CITY/SWFWMD (Code: 90520)
Millage Rate	17.7975	17.3717
Ad Valorem Assessments	\$232.35	\$237.87
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$232.35	\$237.87

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.](#)

Prior Year Final Values

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2023

LAND VALUE	\$81,428.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$81,428.00
ASSESSED VALUE	\$13,055.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$13,055.00

2022

LAND VALUE	\$69,746.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$69,746.00
ASSESSED VALUE	\$12,334.00
EXEMPTION VALUE (COUNTY)	\$0.00

TAXABLE VALUE (COUNTY)	\$12,334.00
2021	
LAND VALUE	\$64,436.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$64,436.00
ASSESSED VALUE	\$11,272.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$11,272.00
2020	
LAND VALUE	\$62,312.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$62,312.00
ASSESSED VALUE	\$11,866.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$11,866.00

DISCLAIMER:

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-33-296500-020010

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 ORANGE BLVD

Postal City and Zip

POLK CITY FL 33868

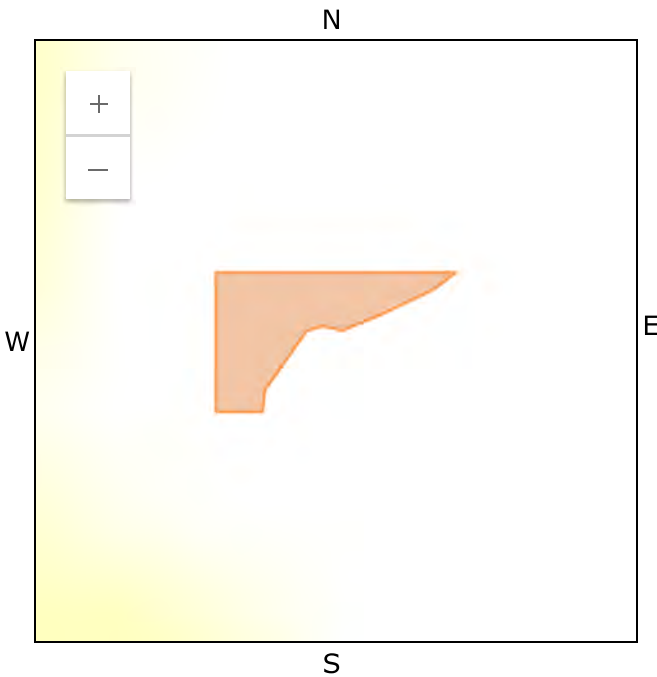
Parcel Information

Municipality **POLK CITY (Code: 90520)**
330016.00
Neighborhood [Search Recent Sales in this Neighborhood](#)
Subdivision **POLK CITY PB 24 PG 1 & 1A**
Property (DOR) Use Code **Pasture (Code: 6000)**
Acreage **15.33**
[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



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 252633

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

[Printable PDF](#)

Sales History

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OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price
6681/0570	03/14/2006	WARRANTY DEED	VACANT	\$5,500,000 ***
1301/1064	05/01/1970	WARRANTY DEED	EITHER	\$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.

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 **POLK CITY** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	4.38
2	* NATIVE PASTURE	Y	ACREAGE	0	0	1.03
3	* AGRICULTURAL WASTELAND 4	Y	ACREAGE	0	0	9.92
* 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	\$40,664
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$40,664
AG CLASSIFIED LAND VALUE	\$6,674
AGRICULTURE CLASSIFICATION SAVINGS	\$33,990
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$6,674
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$6,674
*This property does not contain a cap or portability value.	

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIO NERS	\$40,664	\$6,674	\$0	\$0.00	\$6,674	6.634800	\$44.28

POLK COUNTY SCHOOL BOARD - STATE	\$40,664	\$6,674	\$0	\$0.00	\$6,674	3.048000	\$20.34
POLK COUNTY SCHOOL BOARD - LOCAL	\$40,664	\$6,674	\$0	\$0.00	\$6,674	2.248000	\$15.00
CITY OF POLK CITY	\$40,664	\$6,674	\$0	\$0.00	\$6,674	5.250000	\$35.04
SOUTHWES T FLA WATER MGMT DIST	\$40,664	\$6,674	\$0	\$0.00	\$6,674	0.190900	\$1.27
				Tax Savings:	\$0.00	Total Taxes:	\$115.93

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	POLK CITY/SWFWMD (Code: 90520)	POLK CITY/SWFWMD (Code: 90520)
Millage Rate	17.7975	17.3717
Ad Valorem Assessments	\$114.12	\$115.93
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$114.12	\$115.93

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Prior Year Final Values

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2023

LAND VALUE	\$39,582.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$39,582.00
ASSESSED VALUE	\$6,412.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$6,412.00

2022

LAND VALUE	\$33,631.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$33,631.00
ASSESSED VALUE	\$6,138.00
EXEMPTION VALUE (COUNTY)	\$0.00

TAXABLE VALUE (COUNTY)	\$6,138.00
2021	
LAND VALUE	\$30,926.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$30,926.00
ASSESSED VALUE	\$5,700.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$5,700.00
2020	
LAND VALUE	\$29,844.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$29,844.00
ASSESSED VALUE	\$5,896.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$5,896.00

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-33-296500-020020

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

1245 ORANGE BLVD

Postal City and Zip

POLK CITY FL 33868

Parcel Information

Municipality **POLK CITY (Code: 90520)**
330016.00
Neighborhood [Search Recent Sales in this Neighborhood](#)
Subdivision **POLK CITY PB 24 PG 1 & 1A**
Property (DOR) Use Code **Pasture (Code: 6000)**
Acreage **5.79**
[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



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 252633

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

[Printable PDF](#)

Sales History

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OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price
6681/0570	03/14/2006	WARRANTY DEED	VACANT	\$5,500,000 ***
1529/1336	04/01/1973	WARRANTY DEED	EITHER	\$33,000 ***

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.

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 **POLK CITY** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* NATIVE PASTURE	Y	ACREAGE	0	0	5.79
* 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	\$38,231
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$38,231
AG CLASSIFIED LAND VALUE	\$290
AGRICULTURE CLASSIFICATION SAVINGS	\$37,941
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$290
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$290
*This property does not contain a cap or portability value.	

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$38,231	\$290	\$0	\$0.00	\$290	6.634800	\$1.92
POLK COUNTY SCHOOL BOARD - STATE	\$38,231	\$290	\$0	\$0.00	\$290	3.048000	\$0.88
POLK COUNTY	\$38,231	\$290	\$0	\$0.00	\$290	2.248000	\$0.65

SCHOOL BOARD - LOCAL							
CITY OF POLK CITY	\$38,231	\$290	\$0	\$0.00	\$290	5.250000	\$1.52
SOUTHWEST FLA WATER MGMT DIST	\$38,231	\$290	\$0	\$0.00	\$290	0.190900	\$0.06
				Tax Savings:	\$0.00	Total Taxes:	\$5.03

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	POLK CITY/SWFWMD (Code: 90520)	POLK CITY/SWFWMD (Code: 90520)
Millage Rate	17.7975	17.3717
Ad Valorem Assessments	\$5.17	\$5.03
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$5.17	\$5.03

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.](#)

Prior Year Final Values

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2023

LAND VALUE	\$37,072.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$37,072.00
ASSESSED VALUE	\$290.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$290.00

2022

LAND VALUE	\$30,700.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$30,700.00
ASSESSED VALUE	\$232.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$232.00

2021

LAND VALUE	\$27,804.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00

JUST MARKET VALUE	\$27,804.00
ASSESSED VALUE	\$232.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$232.00
2020	
LAND VALUE	\$26,646.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$26,646.00
ASSESSED VALUE	\$348.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$348.00

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-27-000000-034020

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 DEMILLE RD

Postal City and Zip

POLK CITY FL 33868

Parcel Information

Municipality	Unincorporated Polk County (Code: 90000)
Neighborhood	330016.00 Search Recent Sales in this Neighborhood
Subdivision	NOT IN SUBDIVISION
Property (DOR) Use Code	Unplatted tracts 10 - 29.99 acres (Code: 9920)
Acreage	10.09
Community Redevelopment Area	NOT IN CRA

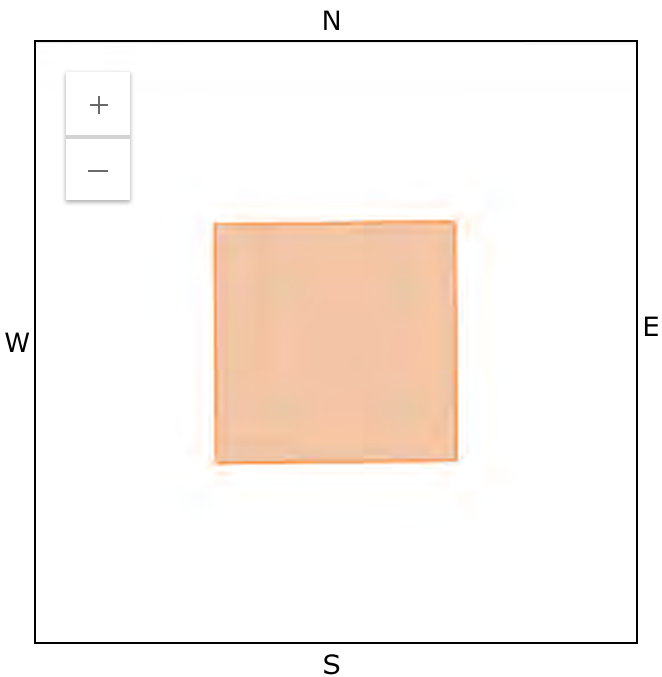
Property Desc

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.

Deed Letter

Deed Letter  [PDF](#)  [HTML](#)

Area Map



Section Maps for 252627

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

Sales History

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OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price
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09726/02214	10/30/2015	WARRANTY DEED	VACANT	\$10,000	***
3166/0390	11/01/1992	WARRANTY DEED	VACANT	\$30,000	***
/8129	07/01/1991	REAL ESTATE RETURN	VACANT	\$0	***
2391/0816	01/01/1986	CORRECTIVE DEED	VACANT	\$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.

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	* RESIDENTIAL	N	ACREAGE	0	0	10.09
* 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	\$39,346
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$39,346
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$405
ASSESSED VALUE	\$38,941
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$38,941

*This property contains a Non Homestead Cap with a differential of \$405.

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY	\$39,346	\$38,941	\$0	\$0.00	\$38,941	6.634800	\$258.37

COMMISSIONERS							
POLK COUNTY PARKS MSTU	\$39,346	\$38,941	\$0	\$0.00	\$38,941	0.528600	\$20.58
POLK COUNTY LIBRARY MSTU	\$39,346	\$38,941	\$0	\$0.00	\$38,941	0.198500	\$7.73
POLK COUNTY STORMWATER MSTU	\$39,346	\$38,941	\$0	\$0.00	\$38,941	0.094100	\$3.66
POLK COUNTY SCHOOL BOARD - STATE	\$39,346	\$39,346	\$0	\$0.00	\$39,346	3.048000	\$119.93
POLK COUNTY SCHOOL BOARD - LOCAL	\$39,346	\$39,346	\$0	\$0.00	\$39,346	2.248000	\$88.45
SOUTHWEST FLA WATER MGMT DIST	\$39,346	\$38,941	\$0	\$0.00	\$38,941	0.190900	\$7.43
				Tax Savings:	\$0.00	Total Taxes:	\$506.15

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	\$480.28	\$506.15
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$480.28	\$506.15

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.](#)

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	\$38,337.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00

JUST MARKET VALUE	\$38,337.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$2,936.00
ASSESSED VALUE	\$35,401.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$35,401.00
2022	
LAND VALUE	\$32,284.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$32,284.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$101.00
ASSESSED VALUE	\$32,183.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$32,183.00
2021	
LAND VALUE	\$29,257.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$29,257.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0.00
ASSESSED VALUE	\$29,257.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$29,257.00
2020	
LAND VALUE	\$28,248.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$28,248.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0.00
ASSESSED VALUE	\$28,248.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$28,248.00

DISCLAIMER:

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-27-000000-032000

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 DEMILLE RD

Postal City and Zip

POLK CITY FL 33868

Parcel Information

Municipality **Unincorporated Polk County (Code: 90000)**

Neighborhood **330016.00**
[Search Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Pasture (Code: 6000)**

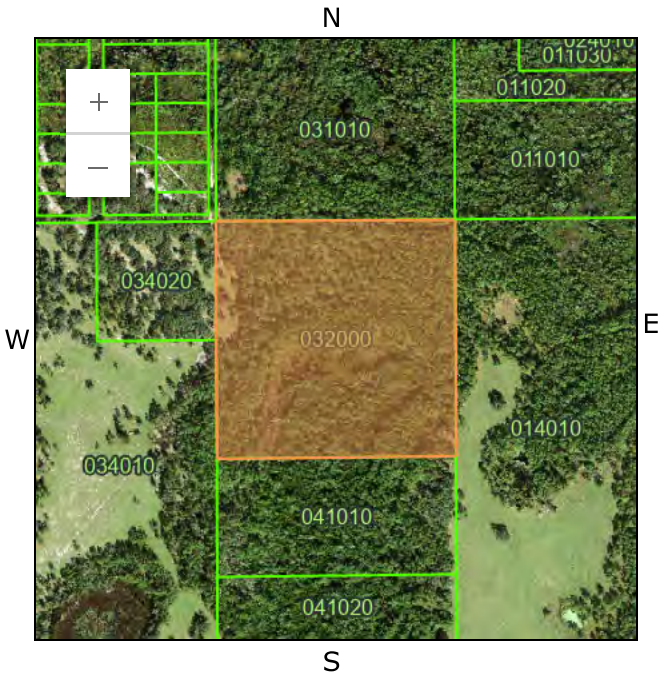
Acreage **40.30**

[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 252627

[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	Instrument Type	Vacant/Improved	Sales Price	
6681/0570	03/14/2006	WARRANTY DEED	VACANT	\$5,500,000	***
3166/0390	11/01/1992	WARRANTY DEED	VACANT	\$30,000	***
/8129	07/01/1991	REAL ESTATE RETURN	VACANT	\$0	***

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.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
------	--------	-------------	-------------	----------	-----------	------	-------

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	1.33
2	* NATIVE PASTURE	Y	ACREAGE	0	0	18.89
3	* SWAMP	Y	ACREAGE	0	0	20.08

* 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, April 9, 2025 at 2:09:40 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$88,900
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$88,900
AG CLASSIFIED LAND VALUE	\$1,852
AGRICULTURE CLASSIFICATION SAVINGS	\$87,048
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$1,852
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$1,852

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

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$88,900	\$1,852	\$0	\$0.00	\$1,852	6.634800	\$12.29
POLK COUNTY	\$88,900	\$1,852	\$0	\$0.00	\$1,852	0.528600	\$0.98

PARKS MSTU							
POLK COUNTY LIBRARY MSTU	\$88,900	\$1,852	\$0	\$0.00	\$1,852	0.198500	\$0.37
POLK COUNTY STORMWAT ER MSTU	\$88,900	\$1,852	\$0	\$0.00	\$1,852	0.094100	\$0.17
POLK COUNTY SCHOOL BOARD - STATE	\$88,900	\$1,852	\$0	\$0.00	\$1,852	3.048000	\$5.64
POLK COUNTY SCHOOL BOARD - LOCAL	\$88,900	\$1,852	\$0	\$0.00	\$1,852	2.248000	\$4.16
SOUTHWES T FLA WATER MGMT DIST	\$88,900	\$1,852	\$0	\$0.00	\$1,852	0.190900	\$0.35
				Tax Savings:	\$0.00	Total Taxes:	\$23.96

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	\$23.26	\$23.96
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$23.26	\$23.96

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Prior Year Final Values

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2023

LAND VALUE	\$86,878.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$86,878.00
ASSESSED VALUE	\$1,773.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,773.00

2022

LAND VALUE	\$74,746.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$74,746.00
ASSESSED VALUE	\$1,504.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,504.00

2021

LAND VALUE	\$68,680.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$68,680.00
ASSESSED VALUE	\$1,371.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,371.00

2020

LAND VALUE	\$66,658.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$66,658.00
ASSESSED VALUE	\$1,801.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$1,801.00

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM

Parcel Details: 25-26-27-000000-041010

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

JOSHUA LAND LLC 100%

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

PO BOX 1877
DUNDEE FL 33838-1877

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 DEMILLE RD

Postal City and Zip

POLK CITY FL 33868

Parcel Information

Municipality **Unincorporated Polk County (Code: 90000)**

Neighborhood **330016.00**
[Search Recent Sales in this Neighborhood](#)

Subdivision **NOT IN SUBDIVISION**

Property (DOR) Use Code **Pasture (Code: 6000)**

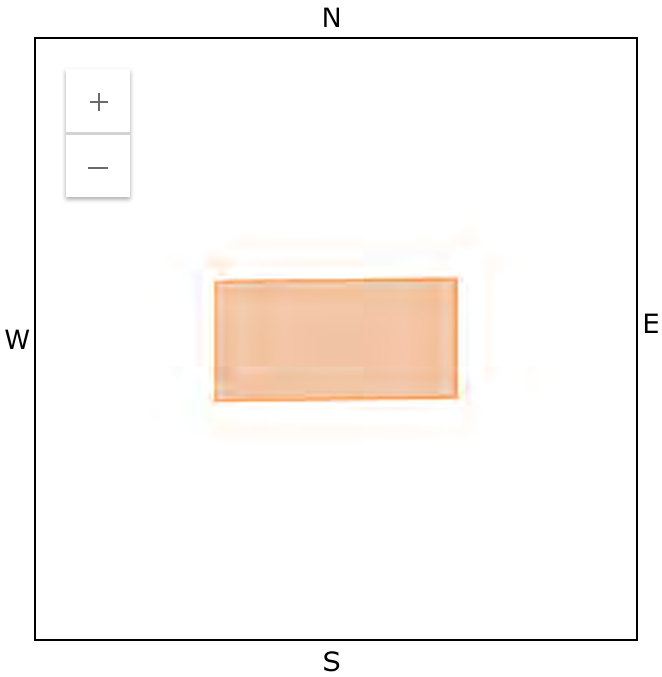
Acreage **20.12**

[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 252627

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

Sales History

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OR Book/Page	Date	Instrument Type	Vacant/ Improved	Sales Price	
7024/1657	10/12/2006	WARRANTY DEED	VACANT	\$30,000	***
6004/2279	11/18/2004	WARRANTY DEED	VACANT	\$100	***
1169/0006	06/01/1968		EITHER	\$100	***

Exemptions

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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	0.54
2	* NATIVE PASTURE	Y	ACREAGE	0	0	5.34
3	* SWAMP	Y	ACREAGE	0	0	14.24
* 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	\$10,061
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$10,061
AG CLASSIFIED LAND VALUE	\$757
AGRICULTURE CLASSIFICATION SAVINGS	\$9,304
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$757
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$757
*This property does not contain a cap or portability value.	

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$10,061	\$757	\$0	\$0.00	\$757	6.634800	\$5.02

POLK COUNTY PARKS MSTU	\$10,061	\$757	\$0	\$0.00	\$757	0.528600	\$0.40
POLK COUNTY LIBRARY MSTU	\$10,061	\$757	\$0	\$0.00	\$757	0.198500	\$0.15
POLK COUNTY STORMWAT ER MSTU	\$10,061	\$757	\$0	\$0.00	\$757	0.094100	\$0.07
POLK COUNTY SCHOOL BOARD - STATE	\$10,061	\$757	\$0	\$0.00	\$757	3.048000	\$2.31
POLK COUNTY SCHOOL BOARD - LOCAL	\$10,061	\$757	\$0	\$0.00	\$757	2.248000	\$1.70
SOUTHWES T FLA WATER MGMT DIST	\$10,061	\$757	\$0	\$0.00	\$757	0.190900	\$0.14
Tax Savings:					\$0.00	Total Taxes:	\$9.79

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	\$9.51	\$9.79
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$9.51	\$9.79

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2023

LAND VALUE	\$10,061.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$10,061.00
ASSESSED VALUE	\$725.00

EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$725.00
2022	
LAND VALUE	\$10,061.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$10,061.00
ASSESSED VALUE	\$639.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$639.00
2021	
LAND VALUE	\$10,061.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$10,061.00
ASSESSED VALUE	\$585.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$585.00
2020	
LAND VALUE	\$10,061.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$10,061.00
ASSESSED VALUE	\$713.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$713.00

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Last Updated: Wednesday, April 9, 2025 at 2:09:40 AM



Saunders Real Estate

April 11th, 2025

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd, Mail Station 140
Tallahassee, FL 32399
Subject: Joshua Land CE – Willing Seller Letter

Dear FDEP Office of Environmental Services,

I am representing Joshua Land LLC in their effort to have their property included in the Florida Forever program. The landowner has been contacted and is willing to sell a conservation easement to protect Florida's natural resources.

Best Regards,

Jeremiah R. Thompson

Phone: 352-255-3670

Email: JT@SaundersRealEstate.com



Section 7

FNAI BIODIVERSITY MATRIX



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

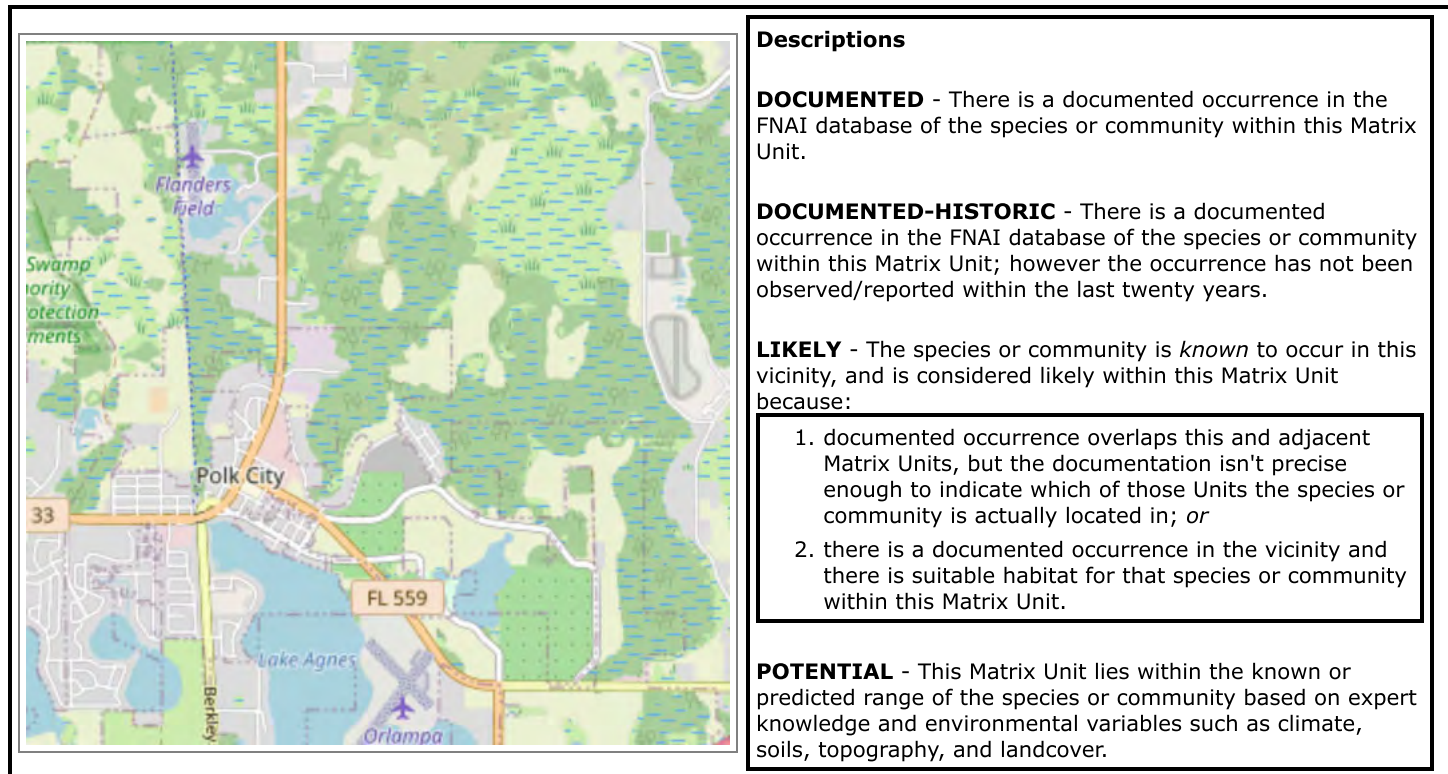
UNOFFICIAL REPORT

Created 4/9/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 37408 , 37409 , 37763 , 37764



Matrix Unit ID: 37408

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana	G4	S2	T	FT
Wood Stork				

Matrix Unit ID: 37409

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 37763**1 Documented** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Haliaeetus leucocephalus Bald Eagle	G5	S3	N	N

0 Documented-Historic Elements Found**2 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 37764**0 Documented** Elements Found**0 Documented-Historic** Elements Found**2 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 37408 , 37409 , 37763 , 37764**47 Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Bonamia grandiflora Florida bonamia	G3	S3	T	E
<i>Calamintha ashei</i> Ashe's savory	G3	S3	N	T
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chionanthus pygmaeus pygmy fringe tree	G2G3	S2S3	E	E

<i>Clitoria fragrans</i> scrub pigeon-wing	G2G3	S2	T	E
<i>Coelorachis tuberculosa</i> Piedmont jointgrass	G3	S3	N	T
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
<i>Conradina brevifolia</i> short-leaved rosemary	G2Q	S2	E	E
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i> scrub buckwheat	G4T3	S3	T	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Hartwrightia floridana</i> hartwrightia	G2	S2	N	T
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Illicium parviflorum</i> star anise	G2	S2	N	E
<i>Lechea cernua</i> noddling pinweed	G3	S3	N	T
<i>Liatris ohlingerae</i> Florida blazing star	G2	S2	E	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Lupinus aridorum</i> scrub lupine	G3T1	S1	E	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Nolina brittoniana</i> Britton's beargrass	G3	S3	E	E
<i>Paronychia chartacea</i> var. <i>chartacea</i> paper-like nailwort	G3T3	S3	T	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Plestiodon egregius lividus</i> Blue-tailed Mole Skink	G5T2	S2	T	FT
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Polygala lewtonii</i> Lewton's polygala	G2	S2	E	E
<i>Polygonella basiramia</i> Florida jointweed	G3	S3	E	E
<i>Polygonella myriophylla</i> Small's jointweed	G3	S3	E	E
<i>Prunus geniculata</i> scrub plum	G3	S3	E	E
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T

<i>Rostrhamus sociabilis</i> Snail Kite	G4G5	S2	E	FE
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sceloporus woodi</i> Florida Scrub Lizard	G2G3	S2S3	N	N
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Warea amplexifolia</i> clasping warea	G1	S1	E	E
<i>Warea carteri</i> Carter's warea	G1	S1	E	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



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