

# Templeton

## Boundary Amendment Application

### Florida Forever

### December 2025



Prepared By



## 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: Templeton

Name/Affiliation Proposing Amendment: Julie Morris / Landowner Representative

Mailing Address: 925 Garland Ave Nokomis Florida 34275  
Street City State ZIP

Primary Phone: (941) 234-7201 Email: jmorris@floridaconserve.org

**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](mailto: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: Templeton

Name/Affiliation of Authorized Representative: Julie Morris, Florida Conservation Group

Mailing Address: 925 Garland Ave Nokomis Florida 34275  
Street City State ZIP

Primary Phone: (941) 234-7201 Email: jmorris@floridaconserve.org

**Property information**

Section 15.16.21.22 Township 29 Range 28

Lat/Long 27.949520 -81.526164

Acres 434.71

Parcel identification number(s):

28-29-16-000000-022010

28-29-21-000000-011000

28-29-15-000000-021010

28-29-22-000000-043000

**Landowner Information**

Bruce Templeton  
Landowner Signature

Dec 4-25  
Date

Bruce Templeton, C & T Groves and Lands, Inc.  
Landowner Name (print)

Mailing Address: 4658 TEMPLETON ROAD LAKE WALES FLORIDA 33898  
Street City State ZIP

Primary Phone: (863) 696-6142 Email: aroco@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

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# **Templeton Florida Forever Boundary Amendment Attachment A**

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## **1) Descriptive Location**

The 434.7-acre Templeton property is located on the south shore of Lake Pierce, a little over a mile northeast of Lake Wales in east-central Polk County. This project is exceptional; it includes a full mile of Lake Pierce shoreline, is on the Lake Wales Ridge adjacent to conservation land, and contains multiple hydrologically connected seeps and wetland systems. More than half (239.2 acres) of the property is on the Florida Wildlife Corridor in the last available north-south linkage on the Lake Wales Ridge between Catfish Creek/Hatchineha/Lake Kissimmee and Tiger Creek/Lake Wales Ridge State Forest (see Appendix 1 - Maps).

The creeks and wetlands on the Templeton property are directly connected to Lake Pierce, a natural lake situated in the heart of the Lake Wales Ridge and part of the upper Kissimmee River Basin. Its watershed continues to sustain a significant native littoral plant community, serving as a reliable indicator of preserved ecological integrity. The lake provides high-quality habitat for fish, wading birds, and raptors and is a vital component of a broader conservation network that encompasses Catfish Creek State Park and various other projects on the Ridge. Hydrologically, Lake Pierce discharges into Catfish Creek and subsequently into the Kissimmee system; thus, safeguarding its water quality and quantity is essential for advancing downstream restoration objectives for Lake Okeechobee and the Everglades.

Templeton is positioned in the center of the Lake Wales Ridge, one of Florida's most important centers of endemic biodiversity. The Ridge contains ancient sandy soils formed more than a million years ago and supports numerous rare species, including the Florida scrub-jay, sand skink, bluetail mole skink, and ridge-endemic plants. The expansive Catfish Creek State Park/Hatchineha/Lake Kissimmee conservation complex abuts its eastern boundary. It is bordered by Masterpiece Gardens and the suburbs of Lake Wales to the west, rural open lands owned by Polk County on the southwest and agricultural lands to the southeast. The Bok Tower Gardens conservation landscape, which preserves high-quality Lake Wales Ridge ecosystems, is about two miles to the southwest. For these reasons, all 434.7 acres of Templeton are identified as a Landscape Resource (Priority 3) in the Critical Lands and Waters Identification Project (CLIP 4.02) (see Appendix 1 - Maps).

Wetlands and agricultural lands predominantly characterize the Templeton project, which is situated adjacent to ridge conservation lands and offers traversable land cover as well as habitat islands for wildlife. Large-ranging species—such as Florida panthers and black bears, which are frequently captured on property game cameras—necessitate broad, interconnected habitats. The farmland and mixed forest edges also function as dispersal corridors for species such as indigo snakes, gopher tortoises, and raptors, while serving as a buffer against development pressure from the southwest. Consequently, the protection of Templeton will play a crucial role in bridging the landscape matrix by linking Lake Wales Ridge uplands to Lake Pierce wetlands and the greater Kissimmee Basin.

## 2) General Characteristics

### **Physical Characteristics**

The Templeton project's most distinctive physical characteristic is the extensive mile-long shoreline along Lake Pierce. South of this, the property is composed of gently undulating hills of the Lake Wales Ridge, interspersed with forested wetlands, creeks, seeps, and the floodplain of Lake Pierce in the valleys and along the lake edge. The soils reflect this transition; well-drained sandy uplands are found in the north and east, giving way to hydric soils associated with hardwood swamps, cypress systems, marshes, and shrub bogs around the creeks, sloughs, and near the lake. These soils are essential for aquifer recharge; CLIP 4.02 classifies 336 acres as a priority Aquifer Recharge area.

The property features several natural creeks and flowways, a mosaic of forested wetlands and marsh depressions, groundwater seepage slopes, and overland flow pathways that direct rainfall southward toward Lake Pierce. These systems serve as natural storage, filtration, and conveyance mechanisms, helping to regulate stormwater flows, enhance water quality, and maintain stable lake levels and baseflow.

### **Natural Resources - Biological Characteristics**

The Templeton property is primarily composed of forested wetlands and citrus groves, which together make up 75% of the property. Below is a brief description of the prevalent land cover, defined as those land cover types that occur on more than two acres on the site. Please see Attachment 2 – Wildlife for additional information on Templeton's fauna.

| Land Cover Type                  | Acres |
|----------------------------------|-------|
| Mixed Wetland Hardwoods          | 115.6 |
| Citrus                           | 105.8 |
| Orchards/Groves                  | 84.4  |
| Mixed Hardwood–Coniferous Forest | 72.5  |
| Rural Open                       | 23.9  |
| Marshes                          | 14.2  |
| Cypress / Tupelo                 | 13.9  |
| Shrub Bog                        | 2     |
| Improved Pasture                 | 1.8   |
| Upland Coniferous                | 0.2   |
| Unimproved/Woodland Pasture      | 0.2   |
| Natural Lakes/Ponds              | 0.1   |
| Transportation                   | 0.1   |
| Total                            | 434.7 |

#### ***Mixed Wetland Hardwoods (115.6 acres) and Cypress/Tupelo (13.9 acres)***

The most abundant natural communities at Templeton are forested wetlands, occurring on poorly drained soils along creeks, seeps, and the shore of Lake Pierce. They contain a well-developed overstory of cypress, bays, red maple (*Acer rubrum*), laurel oak (*Quercus laurifolia*), water oak

(*Q. nigra*), cabbage palm (*Sabal palmetto*), and slash pine (*Pinus elliottii*). Cypress and Tupelo are more abundant along the lake, especially in the northwest corner. The understory varies from nearly absent to densely vegetated with shrubs and ferns like saw palmetto (*Serenoa repens*), wax myrtle, fetterbush (*Lyonia lucida*), and various fern species. This habitat supports Florida bonneted bats (*Eumops floridanus*), tricolored bat (*Perimyotis subflavus*), American alligators (*Alligator mississippiensis*), eastern indigo snakes (*Drymarchon couperi*), snail kites (*Rostrhamus sociabilis plumbeus*), wild turkey (*Meleagris gallopavo osceola*), and state-listed wading birds like the wood stork (*Mycteria americana*), roseate spoonbill (*Platalea ajaja*), tricolored heron (*Egretta tricolor*), snowy egret (*Egretta thula*), and little blue heron (*Egretta caerulea*).

#### ***Citrus (105.8 acres) and Orchards/Groves (84.4 acres)***

Large patches of orange groves dominate the high, dry soils in the center of the property and its eastern arm. These areas are nearly identical despite the difference in land cover types, consisting of rows of citrus trees interspersed with strips of mowed grasses and forbs, and are documented as foraging or travel corridors for black bear, Florida sandhill crane (*Antigone canadensis pratensis*), wild turkey, (*Lynx rufus*), and white-tailed deer (*Odocoileus virginianus*).

#### ***Mixed Hardwood–Coniferous Forest (72.5 acres)***

Mixed hardwood-coniferous landcover can only be found in patches of slightly drier soils in the southwest of the property. These are high dry forests between the wetland hardwood forest soils and drier soils to the south. They are composed of fire-excluded scrub flora with no sign of having been cleared for agriculture. This patch is dominated by successional oaks (*Quercus* spp.), scrub hickory (*Carya floridana*), hog plum, and saw palmetto. Gopher tortoise burrows are abundant here, trail cameras have captured photos of Florida panther and Florida black bear, and these areas contain all elements of habitat typically occupied by Florida sand skink (*Plestiodon reynoldsi*).

#### ***Rural Open (23.9 acres)***

Several strips of grasses and legumes have been planted adjacent to farm roads as food plots for game species.

#### ***Marshes (14.2 acres)***

Freshwater marshes occur isolated sporadically through the center of the property. Historically, most of these systems were portions of larger, slough-like wetland systems. Most have been ditched or cut off, but all naturally keep relatively long hydroperiods. They have very poorly drained, mucky, and/or depressional soils that are frequently flooded and support herbaceous wetland and emergent aquatic plant species. Species common to these marshes are maidencane (*Panicum hemitomon*), common arrowhead (*Sagittaria latifolia*), pickerelweed (*Pontederia cordata*), cattails (*Typha* spp.), and alligator flag (*Thalia geniculata*). These wetlands also provide habitat for the American Alligator, Florida Sandhill cranes, and state-listed wading bird species.

### **Natural Resources - Hydrological Characteristics**

Hydrology constitutes the primary ecological function of the Templeton tract, characterized by seep-fed creeks that discharge into Lake Pierce. These hydrological systems significantly influence water quality, quantity, nutrient dynamics, and the health of downstream ecosystems, thereby supporting processes such as sediment capture, nutrient retention, stormwater management, and groundwater recharge. Over 240 acres of the project area are designated as Priority 2 for both Significant Surface Waters and Surface Water Resource Priorities (CLIP 4.02; see Appendix 1 – maps).

The creeks and wetlands on the Templeton property are directly connected to Lake Pierce, a natural lake situated in the Lake Wales Ridge and part of the upper Kissimmee River Basin. The area includes over 100 acres of priority Functional Wetlands and Natural Floodplains (CLIP 4.02; see Appendix 1 – maps). The lake's watershed continues to sustain a notable native littoral plant community, serving as a reliable indicator of preserved ecological integrity. Lake Pierce benefits from high water clarity and diverse habitats, qualities enhanced by the protection efforts at Templeton which reduce eutrophication and support fisheries, avian foraging, and snail kite usage. The wetland network functions to store stormwater, mitigate flooding, and stabilize hydroperiods, thereby preventing habitat loss.

Lake Pierce discharges into Catfish Creek, which subsequently flows into the Kissimmee system. Consequently, maintaining its water quality and quantity is crucial for achieving downstream restoration objectives for Lake Okeechobee and the Everglades. Protecting upstream water quality enhances the resilience of Catfish Creek, contributing to the health of the Kissimmee River and supporting Everglades restoration efforts. It plays a vital role in maintaining the productivity of Lake Pierce, benefiting the entire system by reducing phosphorus loads, supporting prey populations, fostering healthy snail populations, and sustaining diverse fish, reptile, and amphibian communities. Conversely, land-use changes that could lead to increased sediment and nutrient inputs, thereby harming Lake Pierce and ecosystems downstream.

### **Archaeological and Historical Characteristics**

Indigenous use of the Lake Pierce Basin, including the Jororo and Mayaimi cultural spheres, is identified through archaeological and ethnohistoric sources that mark the area as a boundary between these groups. These communities extensively utilized lake edges, marshes, and oak–cypress hammocks for fishing, gathering, and seasonal living. Templeton's wetlands and slight upland rises provide ideal conditions for short-term camps or foraging stations. Such areas were crucial for access to water, game, and good visibility for travel monitoring. Ridge-edge travel routes were vital for indigenous movement over thousands of years, with the Lake Wales Ridge serving as a key north–south corridor. Travel often followed transitions between ridges and lakes, as seen at Templeton. Tool debris from the Archaic and Woodland periods are commonly found in the area, especially in transitional uplands like Templeton's mixed hardwood-conifer forests.

The Seminole movement route between the ridge and the Kissimmee Basin involved travel along the Lake Wales Ridge, utilizing oak hammocks, wetland edges, and creek corridors for concealment and mobility. Templeton is situated in a high-probability transit zone for Seminoles moving between interior refuge lands and fishing or foraging areas around Lake Pierce and others nearby. Seminole sites, including the villages of Chief Chipco (c. 1805 – 1881) and his son and successor Chief Tallahassee (approx. 1850s – 1890s), have been documented in this

vicinity. Catfish Creek ravines and scrub ridges provided elevated, protected terrain, and the Lake Pierce and Lake Rosalie basins served as fishing and freshwater-gathering points accessible by canoe. Templeton's small streams and wetland mosaics served multiple purposes, including water supply, temporary camps, canoe staging, and evasion during conflicts.

In the 19th century, cattle drover routes connected ranches north of Lake Pierce to the Kissimmee Prairie, typically following ridges and creek edges similar to the terrain at Templeton. Early settlers exploited pine and cypress resources along lake margins and wetland hardwoods. Although no camps are mapped here, Templeton's environment aligns with pathways used for timber movement during early settlement periods.

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### **3) Public Use**

As is typical with less-than-fee acquisitions, there will be no public use allowed on the property.

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### **4) Threats**

Without conservation intervention, the Templeton tract is vulnerable to several threats that would significantly alter its ecological and hydrologic values:

#### **Residential Development**

The lakefront property on Templeton is undeniably prime real estate and certain to be developed if it is not preserved. Division into ranchettes or a large subdivision would result in several environmental impacts, including increased impervious surfaces, altered surface-water flow pathways, nutrient loading from septic systems, fencing that impedes wildlife movement, and intensified fire suppression efforts that may conflict with the Ridge's ecology.

#### **Solar Power Installations**

Solar power installations are rapidly proliferating northeast of Lake Wales and throughout Polk County as a whole. Although exact data is limited, thousands of acres of agricultural land have been converted into solar installations in central Florida, and multiple projects are currently underway. This trend is transforming the landscape and diminishing vital agricultural land.

#### **Mining and other Industrial Development**

Templeton has the potential to be developed into a sand mine as evidenced by the presence of a large mine of this type just over a mile south of the property line. It is also possible that portions of this property could be used for Polk County and/or Lake Wales infrastructure projects such as waste, water treatment, etc.

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### **5) Local Resolutions**

No resolutions have been submitted to date.

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## **6) Meets criteria and furthers goals and performance measures of Florida Forever**

### **Florida Forever Criteria met by the Templeton project**

Subsection (9):

- a) Acquisition of Templeton meets multiple goals in subsection (4), described below.
- b) Acquisition of Templeton contributes to the protection of lands and water in a county (Polk) that is experiencing intense pressure for land conversion for residential development, power generation, and mining operations.
- c) Not Applicable
- d) Yes, this area saw significant ancient and historical activity. Please see page 4 above.
- e) Unknown
- f) Yes, the creeks and wetlands on the Templeton project are directly connected to Lake Pierce, a natural lake situated on the Lake Wales Ridge and within the upper Kissimmee River Basin. The area includes over 100 acres of priority Functional Wetlands and Natural Floodplains (CLIP 4.02; see Appendix 1 – maps). The lake's watershed continues to sustain a notable native littoral plant community, serving as a reliable indicator of preserved ecological integrity. Lake Pierce benefits from high water clarity and diverse habitats, qualities enhanced by the protection efforts at Templeton which reduce eutrophication and support fisheries, avian foraging, and snail kite usage. The wetland network functions to store stormwater, mitigate flooding, and stabilize hydroperiods, thereby preventing habitat loss. Lake Pierce discharges into Catfish Creek, which subsequently flows into the Kissimmee system. Consequently, maintaining its water quality and quantity is crucial for achieving downstream restoration objectives for Lake Okeechobee and the Everglades. Protecting upstream water quality enhances the resilience of Catfish Creek, contributing to the health of the Kissimmee River and supporting Everglades restoration efforts. It plays a vital role in maintaining the productivity of Lake Pierce, benefiting the entire system by reducing phosphorus loads, supporting prey populations, fostering healthy snail populations, and sustaining diverse fish, reptile, and amphibian communities. Conversely, land-use changes that could lead to increased sediment and nutrient inputs, thereby harming Lake Pierce and ecosystems downstream.
- g) Yes, the lakefront property on Templeton is undeniably prime real estate and certain to be developed if it is not preserved. Division into ranchettes or a large subdivision would result in several environmental impacts, including increased impervious surfaces, altered surface-water flow pathways, nutrient loading from septic systems, fencing that impedes wildlife movement, and intensified fire suppression efforts that may conflict with the Ridge's ecology. Solar power installations are rapidly proliferating northeast of Lake Wales and throughout Polk County as a whole. Although exact data is limited, thousands of acres of agricultural land have been converted into solar installations in central Florida, and multiple projects are currently underway. This trend is transforming the landscape and diminishing vital agricultural land.
- h) Not Applicable
- i) Yes, Templeton is in the headwaters of the Kissimmee-Everglades system.

- j) Appraisals have yet to be performed on the Templeton property, though less-than-fee acquisition of this project will cost significantly less than what a future highest and best use appraisal may conclude.
- k) This project is proposed to be acquired through a less-than-fee conservation easement.
- l) Not Applicable

Subsection (10):

- a) All threatened and endangered wildlife species listed in section 2) above and in Appendix 2 – Wildlife can also be found on the Avon Park Air Force Range (APAFR).
- b) Not Applicable
- c) Not Applicable

**Goals and Performance Measures furthered by the Templeton Ranch project:**

**Goal A; Measures 1-2:** Acquiring Templeton would be a less-than-fee acquisition that would assist in conserving essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis as described above in sections 1 and 2.

**Goal B; Measures 1-4:** Templeton is identified as a priority in many of the Critical Lands and Waters Identification Project 4.02 data layers. It is designated as a Priority Linkage, a Strategic Habitat Conservation Area, and is in the Florida Wildlife Corridor. This acquisition furthers the protection of Florida's biodiversity at the species, natural community, and landscape levels by increasing the number of acres acquired of 1) significant Strategic Habitat Conservation Areas – 383.9 acres; 2) highest priority conservation areas for Florida's rarest species; 3) significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages – 239.2 acres; and 6) The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas ( $\geq 4$  – Florida Panther, Everglade snail kite, gopher tortoise, and bald eagle). Further details of how this project protects Florida's rarest species are described in section 2.

**Goal C; Measures 1,3-6,8:** The Templeton acquisition furthers the protection, restoration, and maintenance of the quality and natural functions of the creeks and wetlands on the Templeton project, which are directly connected to Lake Pierce, a natural lake situated in the Lake Wales Ridge and part of the upper Kissimmee River Basin. Lake Pierce discharges into Catfish Creek, which subsequently flows into the Kissimmee system. Consequently, maintaining its water quality and quantity is crucial for achieving downstream restoration objectives for Lake Okeechobee and the Everglades. Protecting upstream water quality enhances the resilience of Catfish Creek, contributing to the health of the Kissimmee River and supporting Everglades restoration efforts. The project includes over 240 acres of the project area that are designated as Priority 2 for both Significant Surface Waters and Surface Water Resource Priorities, and over 100 acres of priority Functional Wetlands and Natural Floodplains (CLIP 4.02; see Appendix 1 – maps).

**Goal D; Measures 1,3:** The Templeton project would bolster the assurance that enough water is available for current and future needs of natural systems of Florida, especially Lake

Pierce and Catfish Creek, important sources for the Kissimmee River, Lake Okeechobee, and the Everglades. Its acquisition supports these goals by acquiring acres that 1) provide retention and storage of surface water in wetlands; and 3) 336 acres that are priority groundwater recharge areas. Specific details of how this project protects surface waters and groundwater recharge areas are described in section 2.

**Goal F; Measure 2:** The Templeton property possesses a significant historical background; however, there have been no official archaeological assessments conducted on its lands. Consequently, the extent to which it furthers this Goal/Measure is predicated on the particulars of further archaeological investigations that may be pursued.

**Goal I; Measures 1,2,3,4:** The Templeton hydrological systems significantly influence stormwater attenuation. The area includes over 100 acres of priority Functional Wetlands and Natural Floodplains (CLIP 4.02; see Appendix 1 – maps). Over 240 acres of the project area are designated as Priority 2 for both Significant Surface Waters and Surface Water Resource Priorities (CLIP 4.02; see Appendix 1 – maps). The creeks and wetlands on the Templeton property are directly connected to Lake Pierce, a natural lake situated in the Lake Wales Ridge and part of the upper Kissimmee River Basin. Capturing water and Attenuating flows here can have a substantial effect on downstream flooding and/or water shortages.

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## **7) Type of Acquisition and Justification**

A less-than-fee conservation easement suits Templeton well because the family has farmed this land for generations and wishes to continue farming, passing their operations to future generations. They also aim to protect rural working landscapes, achieve long-term conservation, and preserve their natural and historical resources.

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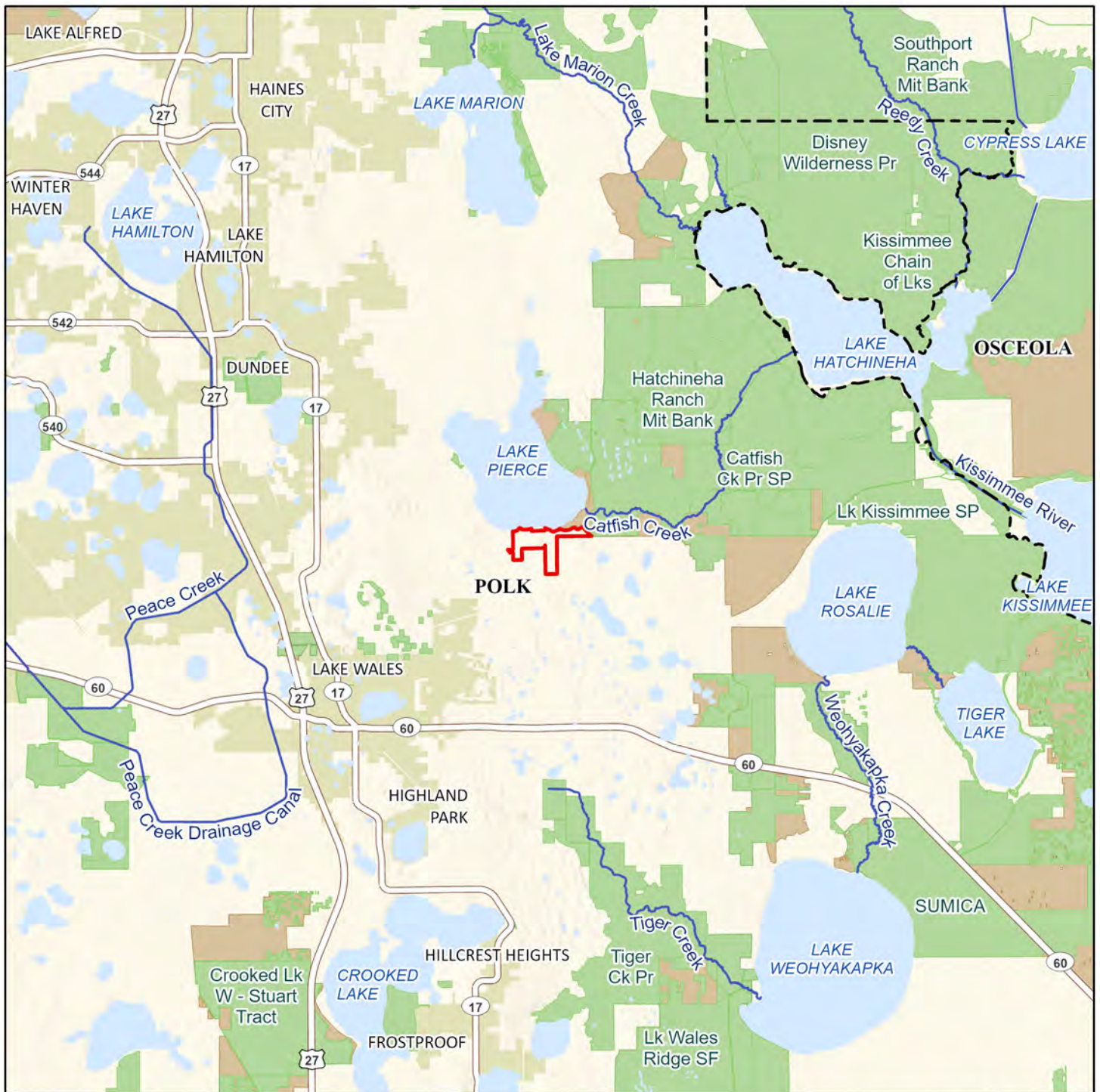
## **8) Land Manager**

The property is not on another state acquisition list as of this writing.

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## Attachment A; Appendix 1 - Maps

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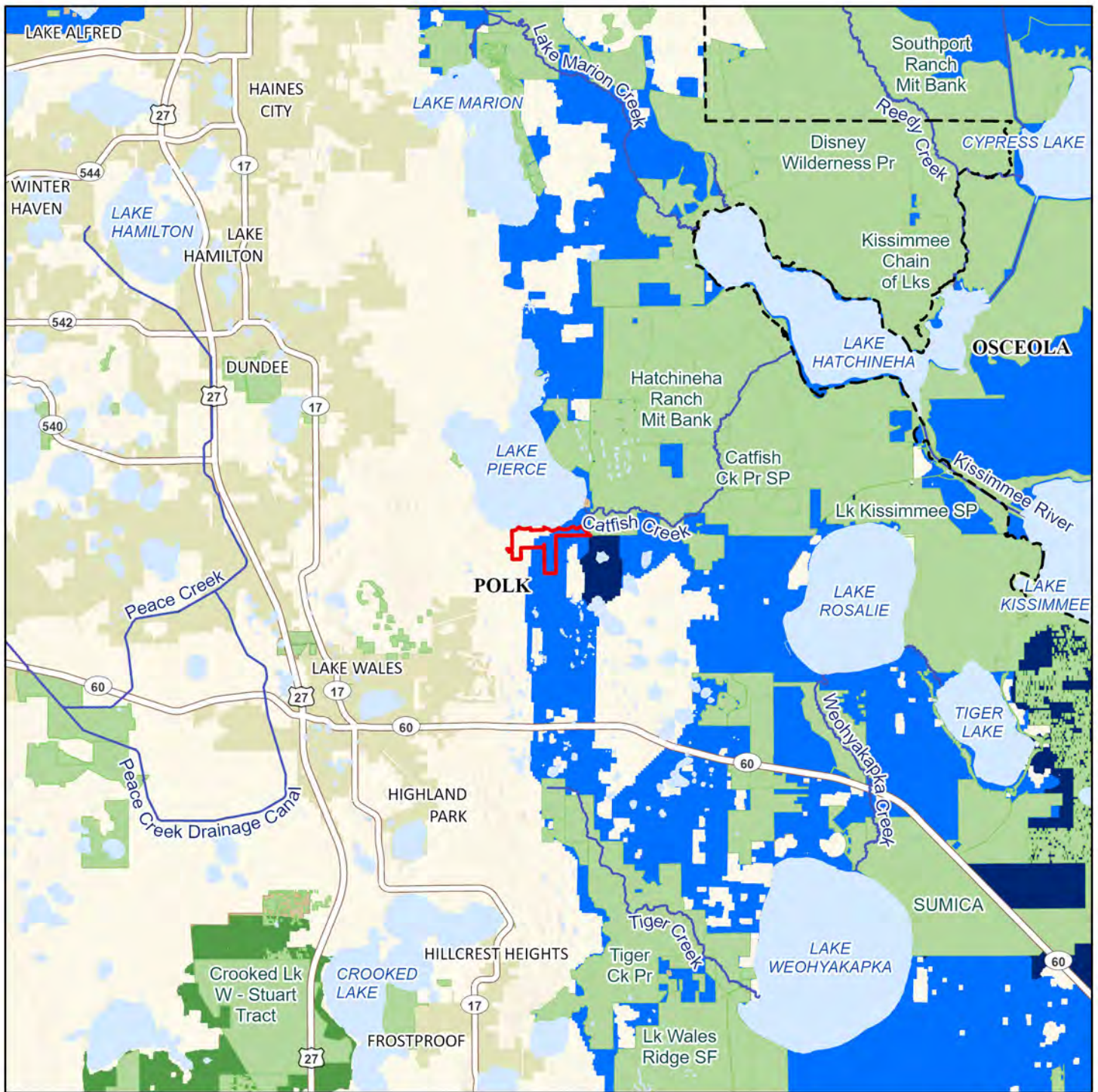


## Templeton Polk County

- ▬ Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)
- Open Water
- City Limits

0 2 4 Miles





## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)
- Open Water

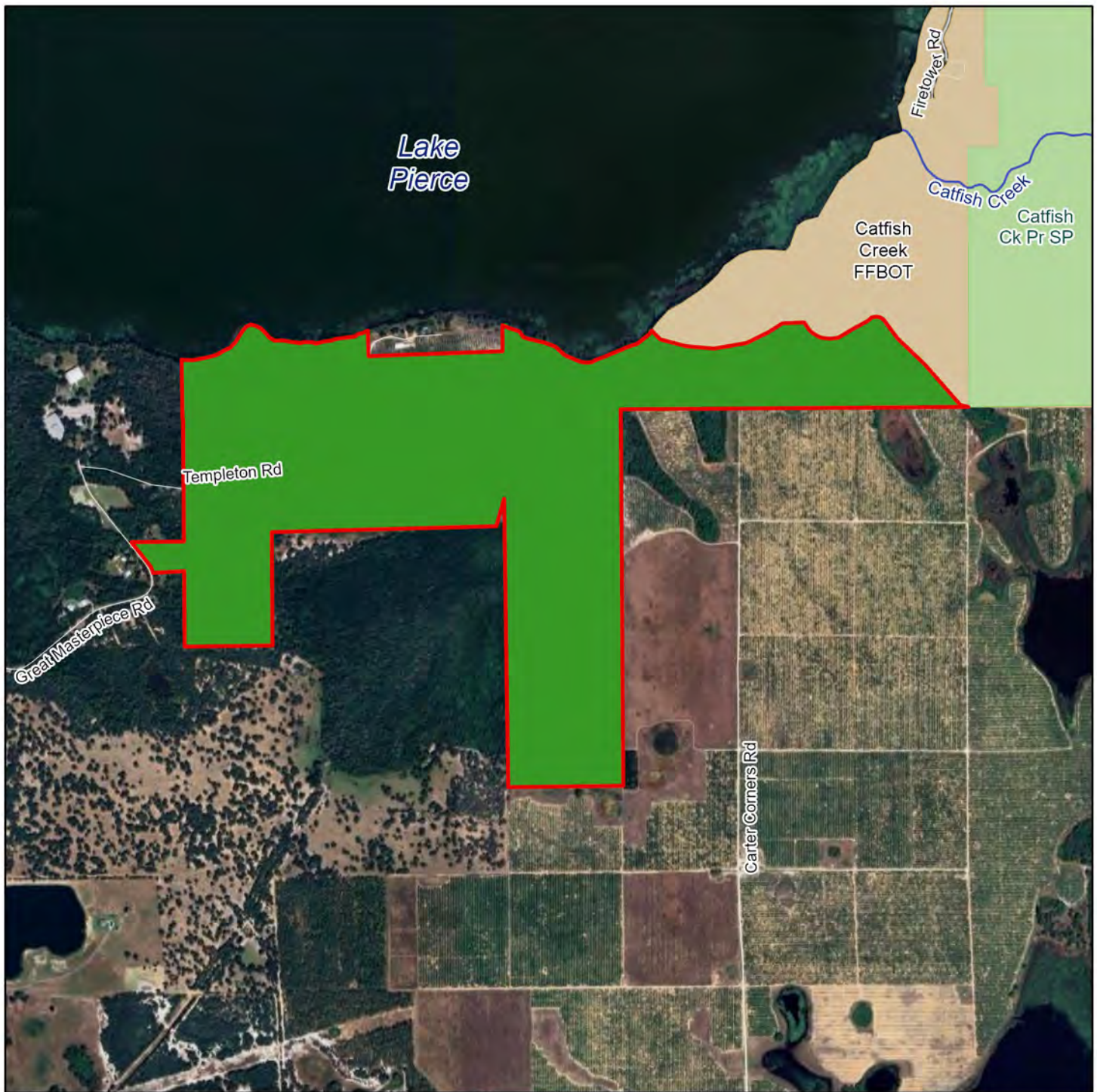
City Limits

### Florida Wildlife Corridor (FEGN Priorities 1-3)

- Priority 1 - Critical Linkages
- Priority 2
- Priority 3

0 2 4 Miles





## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

## Landscape Resource Priorities (CLIP 4.02)

- Priority 3 (434.6 ac)

0 0.2 0.4 Miles



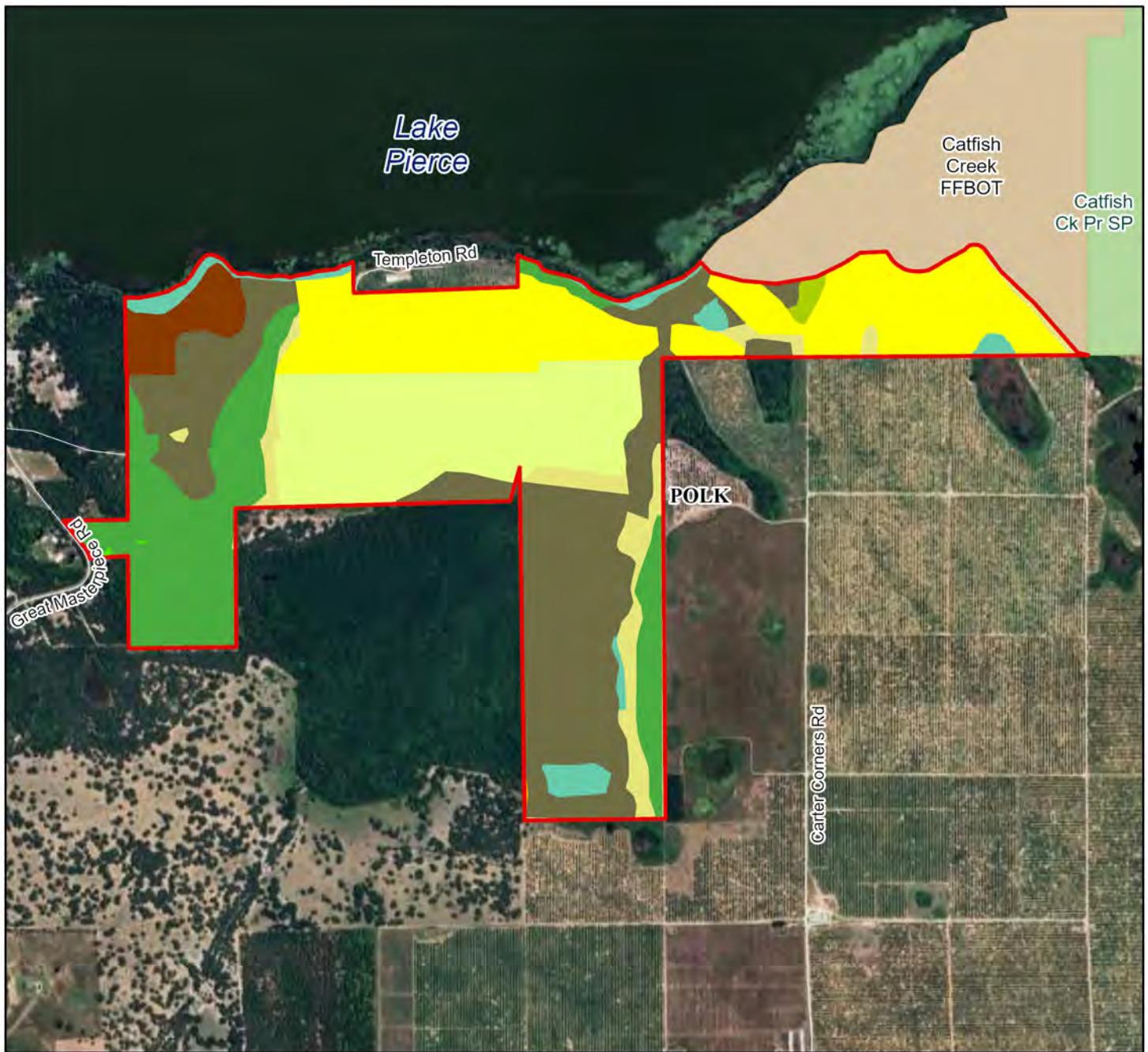


## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

0 0.2 0.4 Miles





## Templeton Polk County

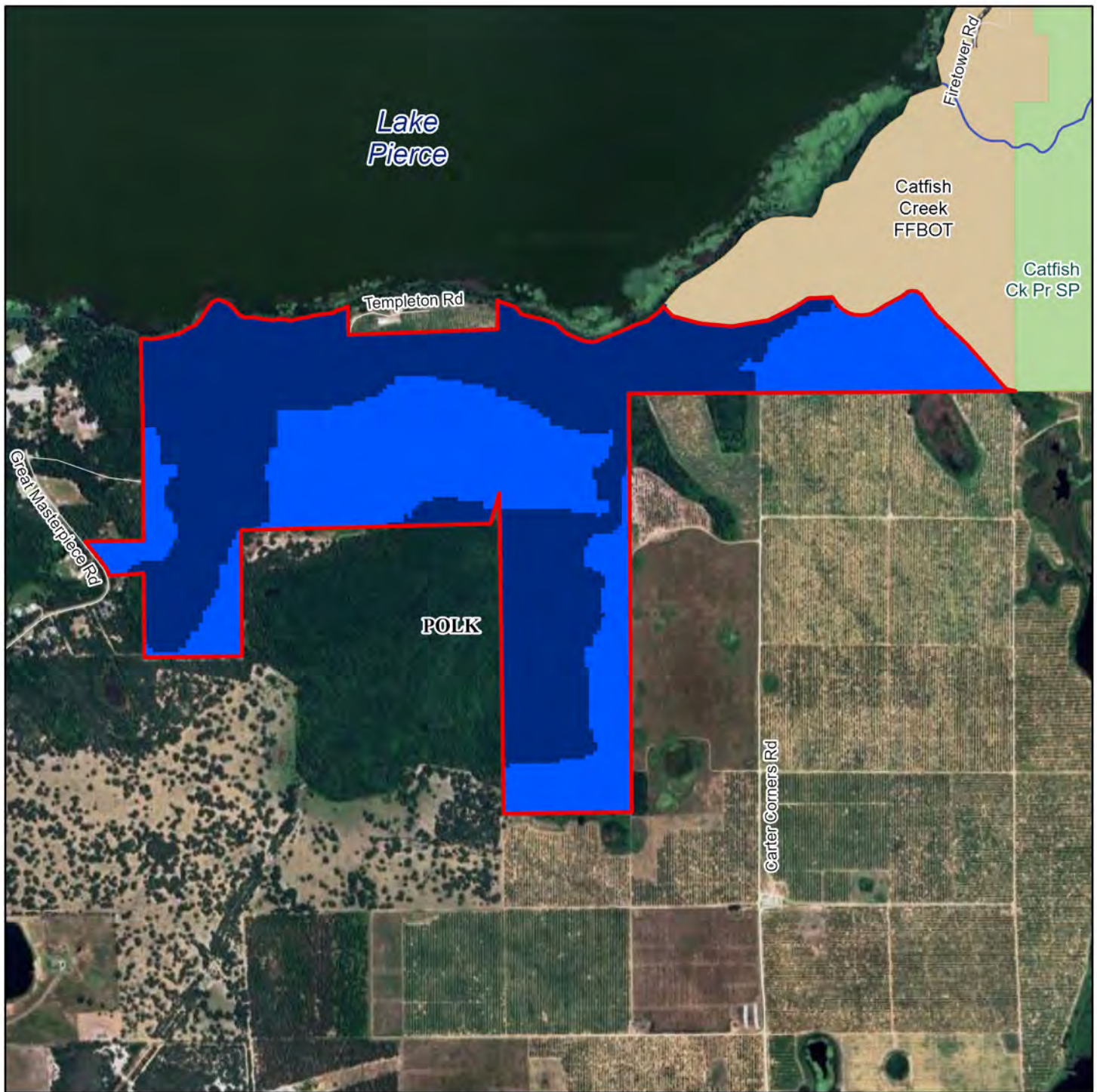
- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project

### Land Cover (CLC v. 4.0)

- 183321 - Citrus (105.8 ac)
- 2210 - Cypress/Tupelo (including mixed Cypress/Tupelo) (13.9 ac)
- 183313 - Improved Pasture (1.8 ac)
- 2120 - Marshes (14.2 ac)
- 1400 - Mixed Hardwood-Coniferous (72.5 ac)

- 2233 - Mixed Wetland Hardwoods (115.6 ac)
- 3100 - Natural Lakes and Ponds (0.1 ac)
- 183321 - Orchards/Groves (84.4 ac)
- 1831 - Rural Open (23.9 ac)
- 21121 - Shrub Bog (2.0 ac)
- 1840 - Transportation (0.1 ac)
- 183314 - Unimproved/Woodland Pasture (0.2 ac)
- 1230 - Upland Coniferous (0.2 ac)

0 0.2 0.4 Miles N

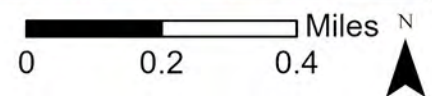


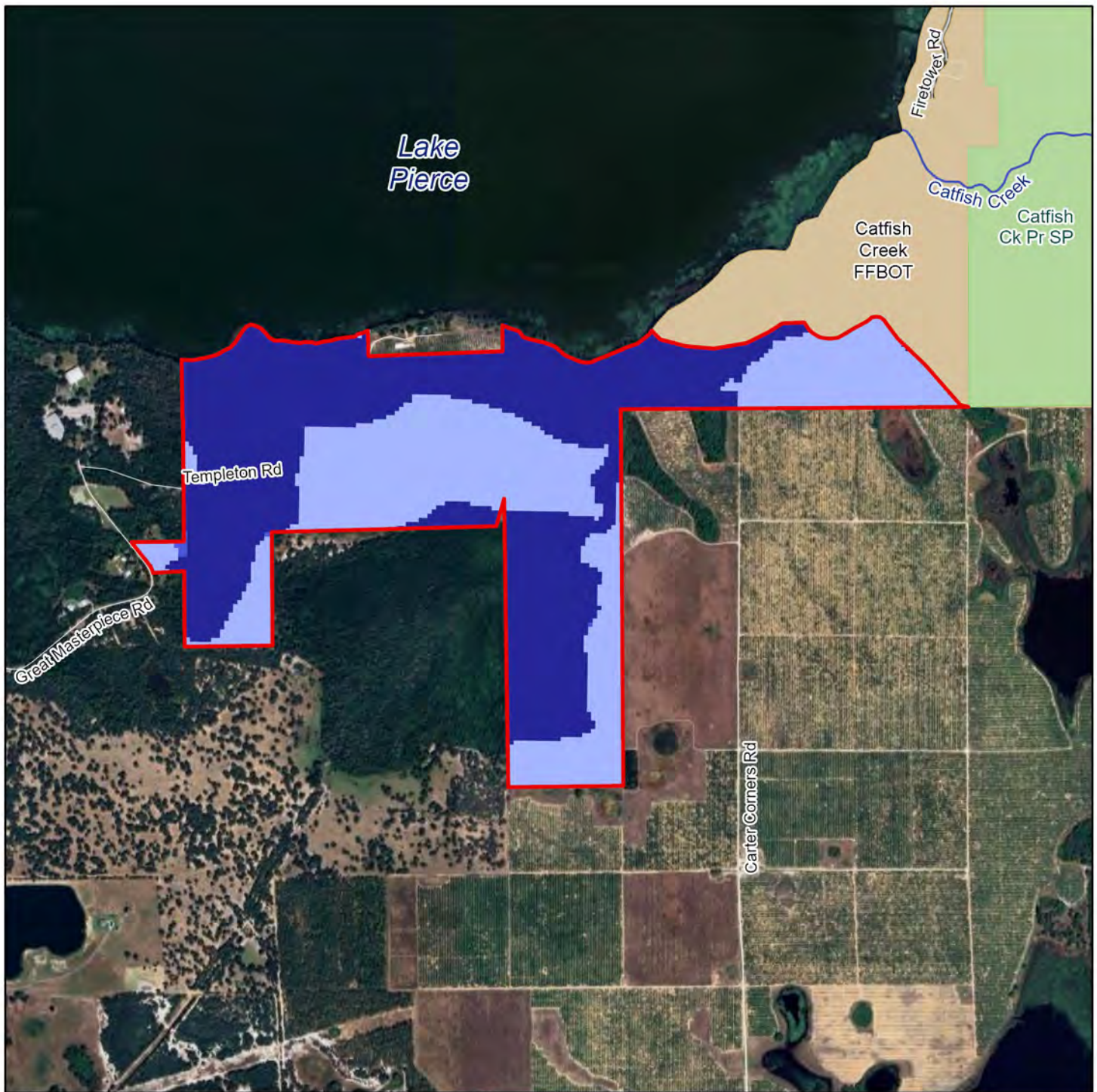
## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

## Significant Surface Waters (2023)

- Priority 2 (240.1 ac)
- Priority 4 (193.4 ac)





## Templeton Polk County

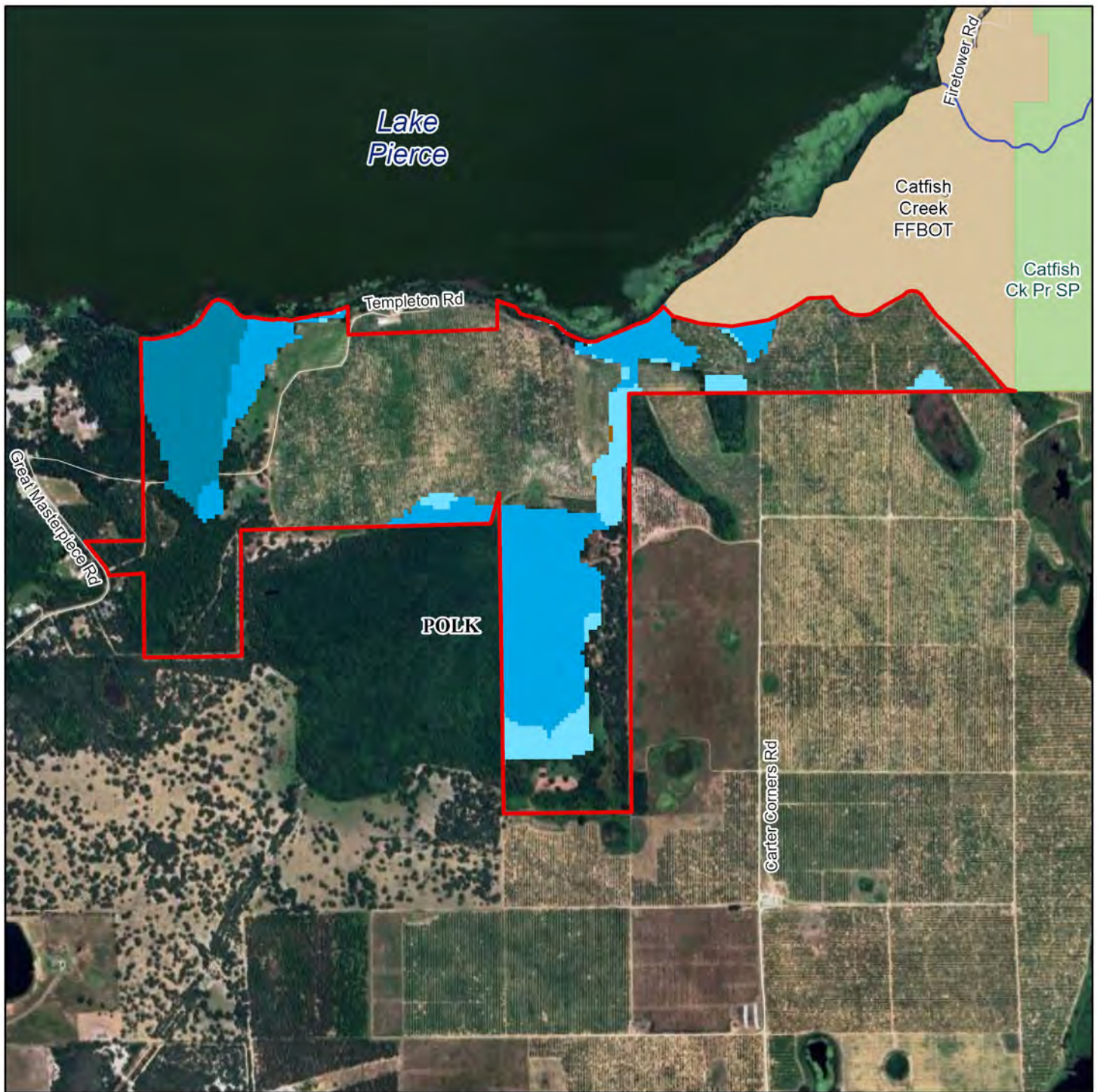
- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

## Surface Water Resource Priorities (CLIP 4.02)

- Priority 2 (250.0 ac)
- Priority 3 (0.7 ac)
- Priority 4 (183.8 ac)

0 0.2 0.4 Miles



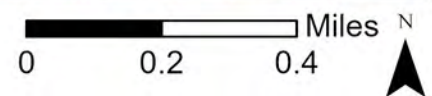


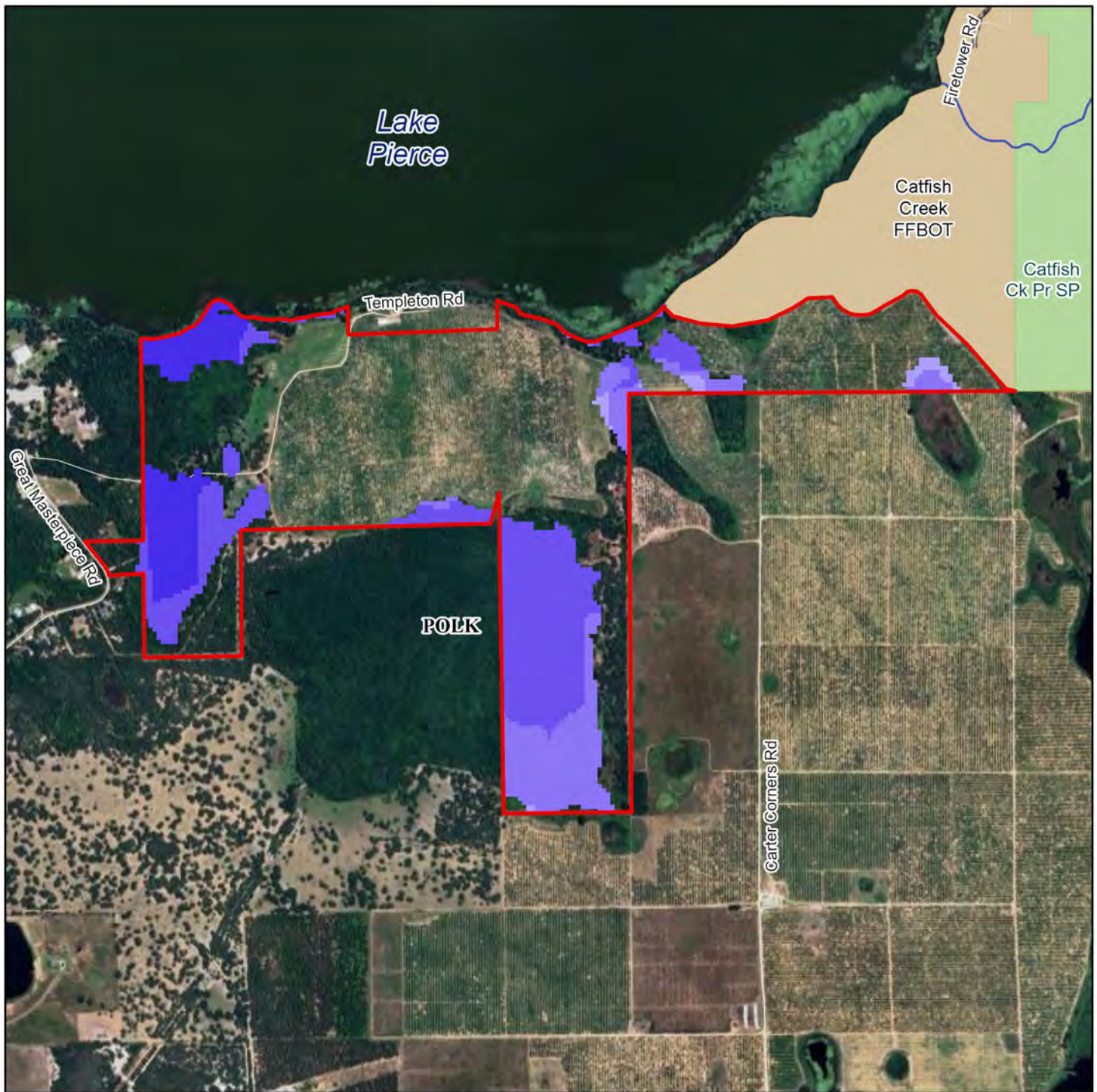
## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

### Functional Wetlands (2024)

- Priority 2 (33.0 ac)
- Priority 3 (75.9 ac)
- Priority 4 (22.7 ac)
- Priority 5 (0.2 ac)



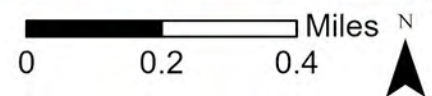


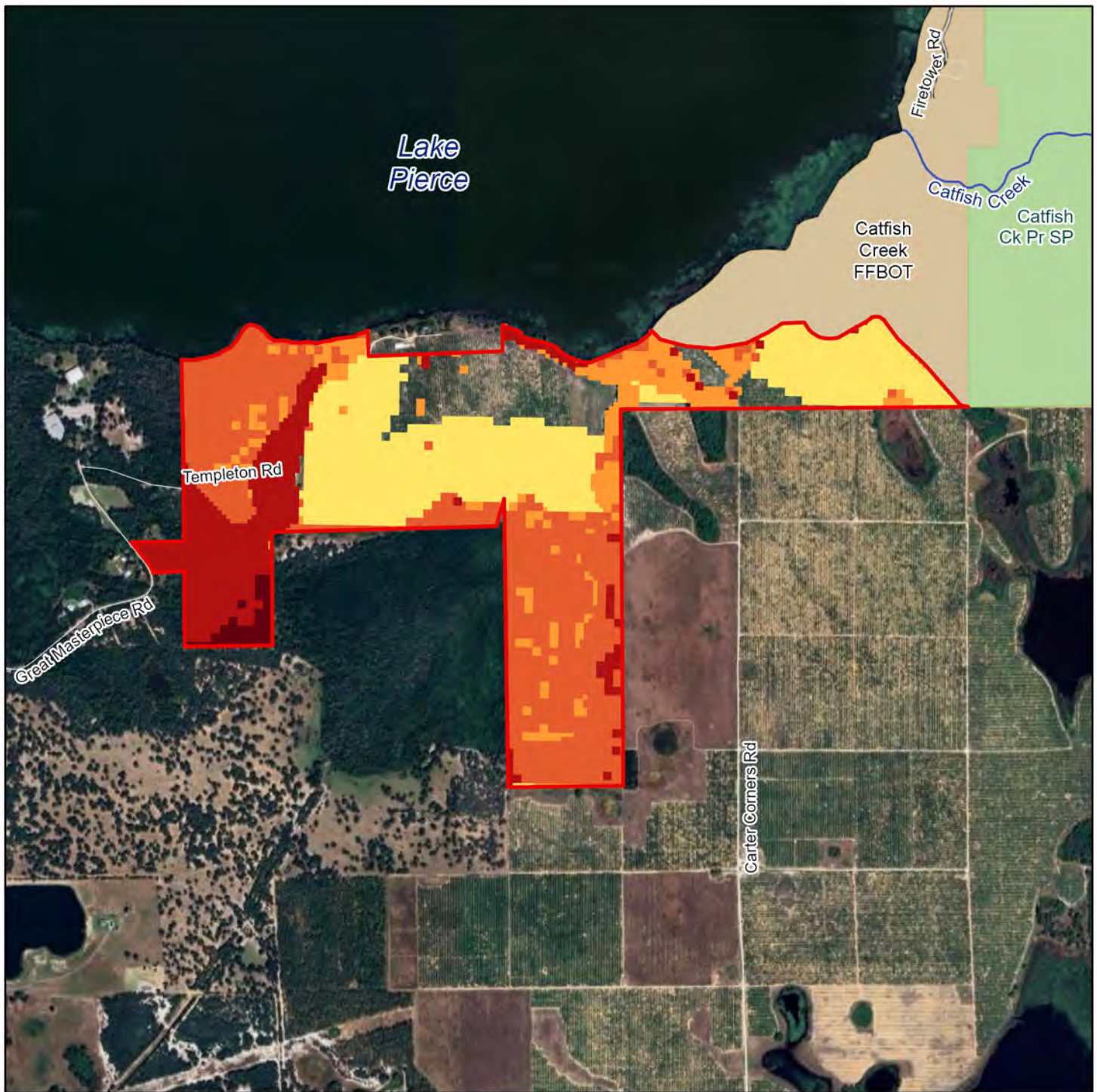
## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

### Natural Floodplains (2024)

- Priority 2 (27.0 ac)
- Priority 3 (67.2 ac)
- Priority 4 (33.3 ac)
- Priority 5 (3.4 ac)





## Templeton Polk County

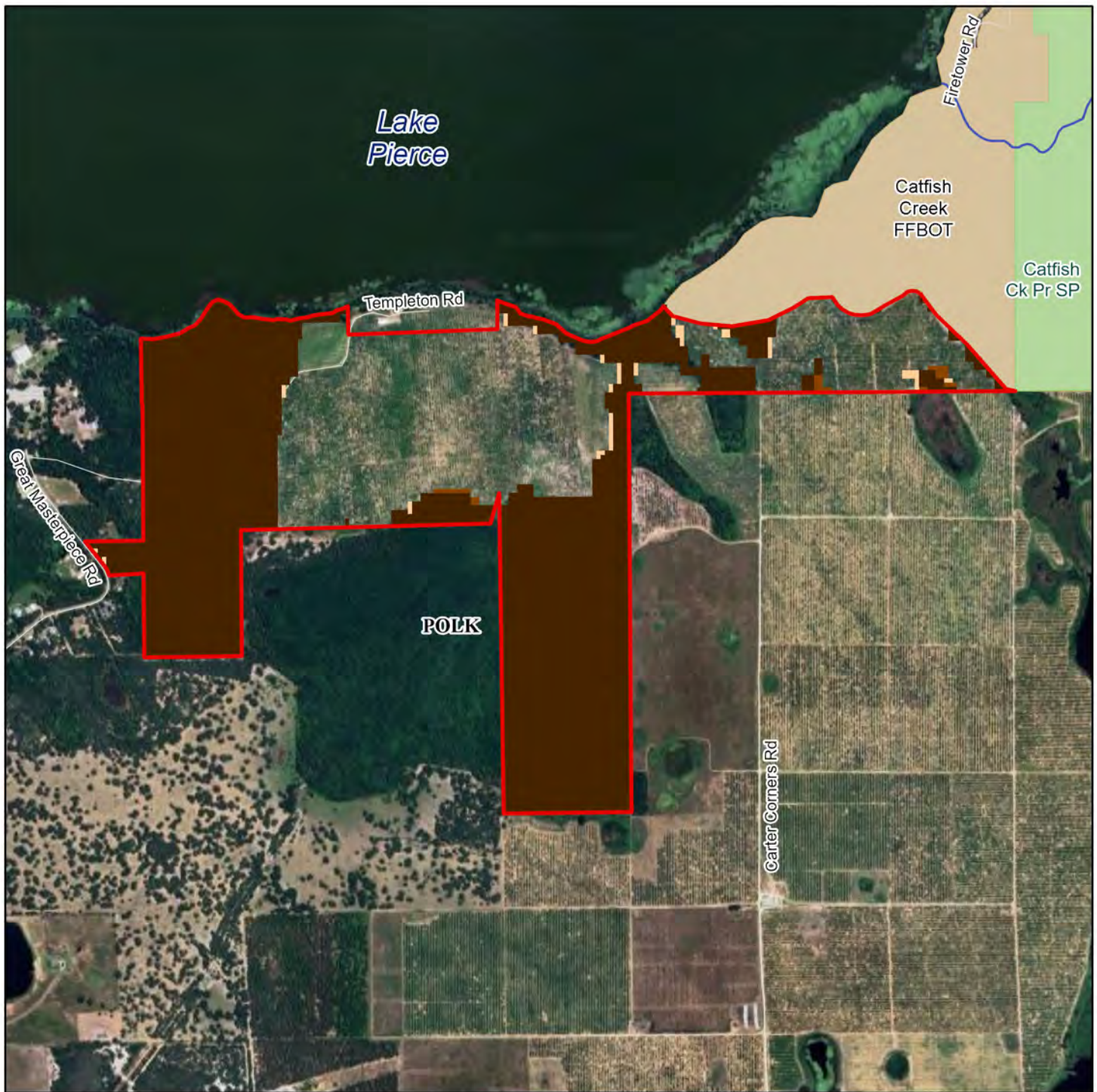
- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

## Biodiversity Resource Priorities (CLIP 4.02)

- Priority 1 - Highest (6.9 ac)
- Priority 2 (60.1 ac)
- Priority 3 (139.4 ac)
- Priority 4 (46.3 ac)
- Priority 5 (131.3 ac)

0 0.2 0.4 Miles



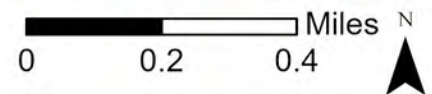


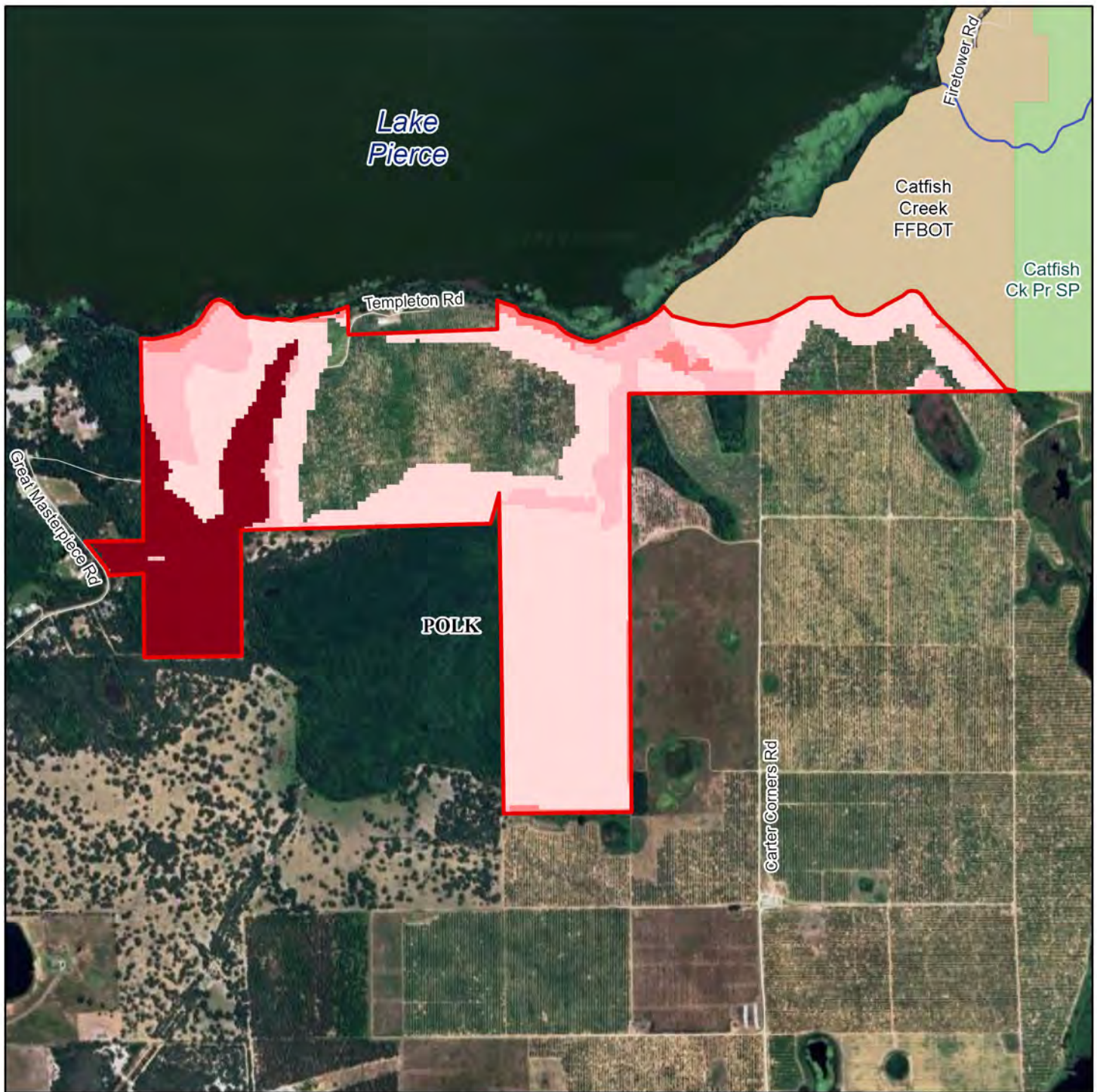
## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

## SHCA (Strategic Habitat Conservation Areas 2023)

- Priority 1 - Highest (245.1 ac)
- Priority 2 (1.7 ac)
- Priority 5 (3.1 ac)





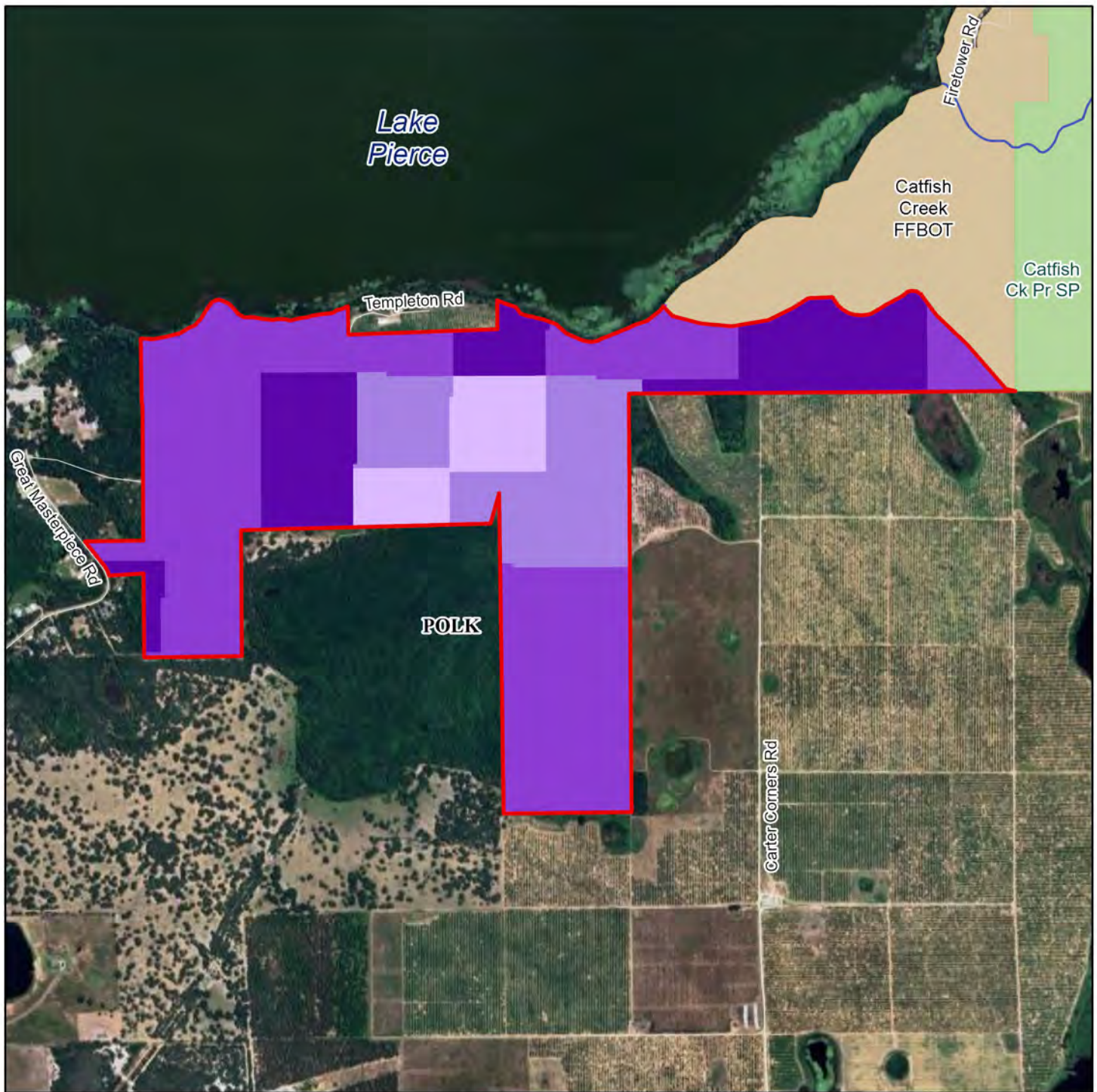
## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

## Rare Species Habitat Conservation Priorities (FNAI 2024)

- Priority 2 (58.4 ac)
- Priority 4 (12.9 ac)
- Priority 5 (50.2 ac)
- Priority 6 (205.6 ac)

0 0.2 0.4 Miles N  
▲

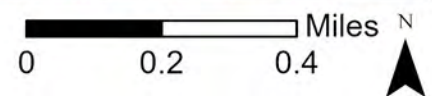


## Templeton Polk County

- Templeton (434.7 ac)
- Existing Conservation Areas
- Florida Forever Project
- Named Watercourse (NHD)

### Aquifer Recharge

- Priority 2 (95.8 ac)
- Priority 3 (223.6 ac)
- Priority 4 (77.8 ac)
- Priority 5 (36.4 ac)



## Attachment A; Appendix 2 – Wildlife

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## Appendix 2 - Wildlife

This Wildlife Appendix provides a detailed assessment of listed species, sensitive habitats, wildlife movement patterns, and ecological functions associated with the Templeton project area. Templeton occupies a strategic location along the western slope of the Lake Wales Ridge (LWR) and the northern hydrologic basin of Lake Pierce, creating a unique interface between upland ridge habitats, transitional forests, and extensive wetland systems.

Although the site contains agricultural land uses, including citrus and orchard/grove systems, its wetland mosaic, forested habitats, and hydrologically connected creek network support a wide array of wildlife species, including several protected under the U.S. Endangered Species Act (ESA) and Florida's Chapter 68A-27 F.A.C.

Templeton also serves as a critical eastern–western wildlife corridor between Catfish Creek State Park / FFBOT conservation lands to the east and Bok Tower Gardens' conservation landscape to the west. This regional connectivity significantly increases ecological resilience across the Lake Wales Ridge.

The following table summarizes the federal and state-listed species known or likely to occur on the Templeton property or within the immediate surrounding ecological matrix (Catfish Creek State Park, Lake Pierce, and the Lake Wales Ridge).

| Species              | Status | Habitat Association                       | Likelihood on Site  | Notes                                                                                                             |
|----------------------|--------|-------------------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------|
| Florida Panther      | FE     | Forested corridors                        | Documented          | Observed frequently on trail cams                                                                                 |
| Sand skink           | FT     | Suitable sands in scrub/sandhill          | High                | Suitable habitat occurs in well drained soils on the site and it has been documented nearby                       |
| Wood stork           | FT     | Wetlands, marshes, shallow foraging areas | High                | Templeton's wetlands and downstream Lake Pierce littoral zones provide excellent foraging.                        |
| Eastern indigo snake | FT     | Upland forests, edges, wetlands           | High                | Wide-ranging species routinely use citrus groves, hardwoods, and wetland margins.                                 |
| Florida scrub-jay    | FT     | Scrub, scrubby flatwoods                  | Moderate (adjacent) | Occurs in Catfish Creek; Templeton would have suitable habitat if xeric uplands were managed with prescribed fire |
| Bluetail mole skink  | FT     | Xeric ridge systems                       | Low–Moderate        | Adjacent presence; Templeton enhances landscape connectivity.                                                     |
| Bald eagle           | BGEPA  | Lakes, open marshes, pine edges           | Documented          | Documented nesting onsite; forages around Lake Pierce; more nest sites present nearby.                            |
| Gopher tortoise      | ST     | Sandhill, uplands, open pastures          | Documented          | Occurs in drier natural systems and roadsides                                                                     |
| Little blue heron    | ST     | Marshes, small wetlands                   | High                | Uses Templeton's wetland mosaics extensively.                                                                     |

| Species            | Status | Habitat Association  | Likelihood on Site | Notes                                         |
|--------------------|--------|----------------------|--------------------|-----------------------------------------------|
| Tricolored heron   | ST     | Lake margins, creeks | High               | Uses Templeton's wetland mosaics extensively. |
| Snowy egret        | ST     | Shallow wading areas | High               | Uses Templeton's wetland mosaics extensively. |
| Florida black bear | SSC    | Forested corridors   | Documented         | Observed frequently on trail cams             |

**Key:**

FE = Federally Endangered

FT = Federally Threatened

ST = State Threatened

SSC = Species of Special Concern

BGEPA = Bald and Golden Eagle Protection Act

**Federally Endangered and Threatened Species**

**Everglade Snail Kite — FE**

Though the species does not nest on the property, it has been documented foraging on Lake Pierce. The property is within the kite's regional foraging range, and the species depends on stable water levels and healthy apple snail populations. Templeton's role in improving water quality and supporting stable hydrology directly benefits foraging success and habitat suitability.

**Florida Scrub-Jay — FT**

Scrub-jays occur within Catfish Creek State Park to the east. While Templeton lacks sufficient scrub structure for permanent jay residency, it provides edge habitat, dispersal space, and ecological buffering, supporting larger metapopulation dynamics.

**Sand Skink and Bluetail Mole Skink — FT**

Both species occur in scrub and sandhill ecosystems immediately east of Templeton.

**Eastern Indigo Snake — FT**

Indigo snakes use large home ranges and move through a variety of habitats, including hardwood forests, citrus groves, marsh edges, and upland-wetland interfaces. Templeton provides suitable foraging areas, potential shelter in debris piles and natural cavities, movement corridors connecting Catfish Creek to western conservation lands

**Bald Eagle — BGEPA Protected**

There are three Bald Eagle nesting territories that overlap with portions of the Templeton Property. Bald eagles forage extensively across Lake Pierce.

**Gopher Tortoise — State Threatened**

While Templeton does not contain extensive sandhill or scrub suitable for high-density tortoise populations, isolated individuals may traverse the property, particularly in the Rural Open or

orchard edge land-cover types. Protecting the tract maintains movement permeability and preserves burrows along upland margins.

**Little Blue Heron, Tricolored Heron, and Snowy Egret – State Threatened**

All are state-listed wading birds heavily influenced by wetland hydroperiods. Templeton's ~146 acres of wetlands support essential prey cycles for these species.

## Attachment B

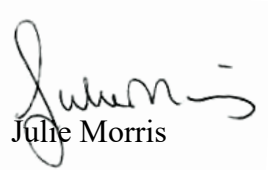
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December 4, 2025

To Whom It May Concern,

The purpose of this letter is to acknowledge that Bruce Templeton, the owner and representative of C & T Groves and Lands Inc, owner of the parcels in Polk County identified in the Templeton Florida Forever boundary amendment application (listed below), has been contacted by me, Julie Morris, authorized representative for this application. Mr. Templeton is a willing seller provided that any sale be based on terms and conditions that are determined by the seller to be acceptable at the time they are offered. We appreciate the opportunity to preserve this beautiful part of Florida and look forward to being included in the Florida Forever Program.

Thank you for your consideration,



Julie Morris

Florida Conservation Group

| Parcel ID              | Land Owner              | GIS Acres | PA Acres | Just Value | Area Currently | Area in Proposed | Just Value of Area |
|------------------------|-------------------------|-----------|----------|------------|----------------|------------------|--------------------|
|                        |                         |           |          |            | in FF          | CE (PA Acres)    | Inside Proposed CE |
| 28-29-16-000000-022010 | C & T Goves & Lands Inc | 80.99     | 80.98    | 3,262,937  | 0              | 69.48            | \$ 2,799,566.10    |
| 28-29-15-000000-021010 | C & T Goves & Lands Inc | 200.48    | 200.47   | 528,917    | 110.6          | 89.87            | \$ 237,111.64      |
| 28-29-22-000000-043000 | C & T Goves & Lands Inc | 133.27    | 133.26   | 906,253    | 0              | 133.26           | \$ 906,253.00      |
| 28-29-21-000000-011000 | C & T Goves & Lands Inc | 142.10    | 142.10   | 1,051,711  | 0              | 142.1            | \$ 1,051,711.00    |
|                        | TOTALS                  | 556.84    | 556.81   | 5,749,818  | 110.6          | 434.71           | \$ 4,994,641.74    |



2025

Owner/Mailing Address:  
C & T GROVES & LANDS INC  
3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

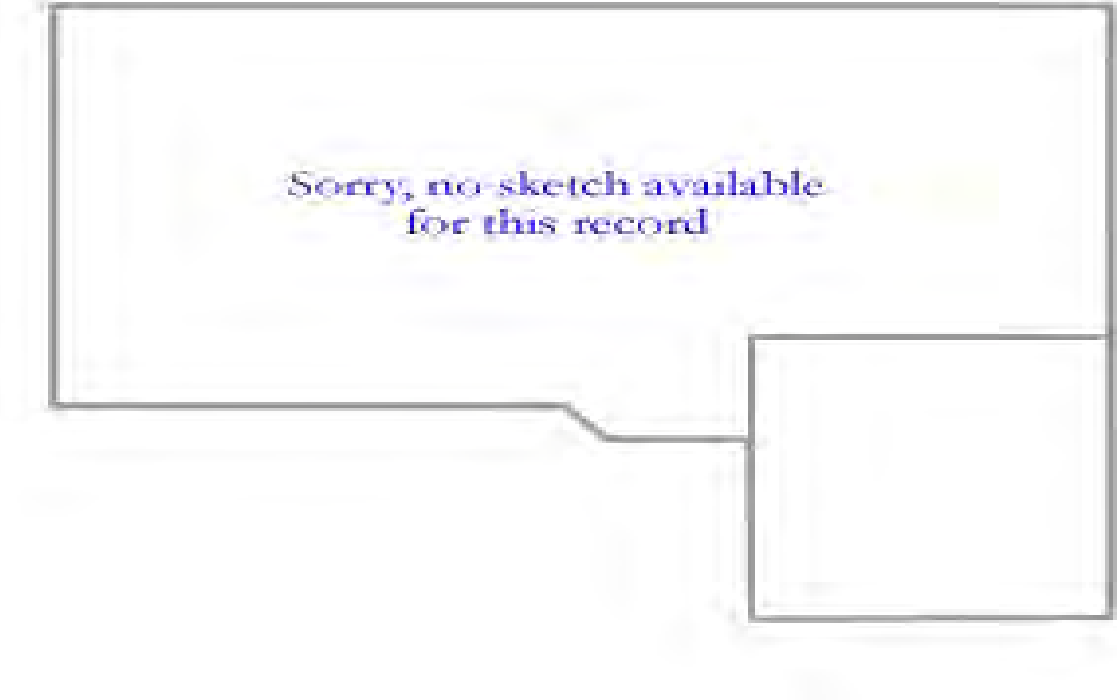
Site Address:  
TEMPLETON RD LAKE WALES 33898

28-29-16-000000-022010

★★ US LOTS 1 2 & E3/4 OF 3 LESS COMM AT SW COR OF  
SE1/4 OF SEC 15 T29 R28 RUN N 184.28 FT N 85 DEG  
18 MIN 15 SEC W 1510.65 FT S 87 DEG 06 MIN 48 SEC

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

6601 Citrus w/Misc. Imp.



Card 1 of 1  
Building No: -

| Sales Data |    |    |             |       |                   |                       |
|------------|----|----|-------------|-------|-------------------|-----------------------|
| Date       | Q  | VI | OR Bk/PG    | Price | Grantor           | Grantee               |
| 04/05/2006 | 01 | V  | 6759 / 2247 | 100   | CURTIS FAMILY PTN | TEMPLETON BRUCE ET AL |
| 01/01/1980 | 01 | E  | 1922 / 712  | 100   |                   |                       |
| 12/01/1972 | 01 | E  | 1507 / 862  | 100   |                   |                       |

\* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

\*\*Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=282916000000022010>

|                    |           |
|--------------------|-----------|
| Total Acreage:     | 80.98     |
| Millage Code:      | 30000     |
| Neighborhood Code: | 220017.00 |
| Neighborhood Adj:  |           |

| Value Summary 2025                        |           |
|-------------------------------------------|-----------|
| Market Valuation Method: Marshall & Swift |           |
| Market Valuation:                         |           |
| Market Land Value:                        | 3,219,491 |
| Classified Land Value:                    | 80,975    |
| * Assd Land Value:                        | 80,975    |
| * Tot Bldg Value:                         | 0         |
| * Tot XF Value:                           | 43,446    |
| Tot Jst Value:                            | 3,262,937 |
| Market Value:                             | 3,262,937 |
| Homestead Cap:                            |           |
| Overall % Cap:                            | 0.00%     |
| Cap Base Year:                            | 0         |
| HX Usage % Cap:                           | 0.00%     |
| Prior Market:                             | 0         |
| Prior Base:                               | 0         |
| Initial Base:                             | 0         |
| Current Base:                             | 0         |
| Maximum Cap:                              | 0         |
| Market Value:                             | 0         |
| Capped Value:                             | 0         |
| Non-Homestead Cap:                        |           |
| Cap Base Year:                            | 2008      |
| Usage % Cap:                              | 34.92%    |
| Prior Market:                             | 43,355    |
| Prior Base:                               | 13,005    |
| Initial Base:                             | 13,005    |
| Current Base:                             | 13,005    |
| Maximum Cap:                              | 14,306    |
| Market Value:                             | 43,446    |
| Assessment Values:                        |           |
| Ag Land:                                  | 80,975    |
| Homestead:                                | 0         |
| Non-Homestead:                            | 14,306    |
| Cap Diff:                                 | 29,140    |
| Portability:                              | 0         |
| Total Value:                              | 95,281    |
| Exemption Value:                          | 0         |
| Taxable Value:                            | 95,281    |
| School Taxable Val:                       | 124,421   |



Polk County  
Property Appraiser  
Print Date: 12/02/2025

2025

Owner/Mailing Address:  
C & T GROVES & LANDS INC  
3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

Site Address:  
TEMPLETON RD LAKE WALES 33898

28-29-16-000000-022010

\*\* US LOTS 1 2 & E3/4 OF 3 LESS COMM AT SW COR OF  
SE1/4 OF SEC 15 T29 R28 RUN N 184.28 FT N 85 DEG  
18 MIN 15 SEC W 1510.65 FT S 87 DEG 06 MIN 48 SEC

#### Extra Features

Note: A Building Number of 0 indicates the Extra Feature value is related to the overall property and is not building specific.

| # | Use Code | Description        | Bld Num | Units | Grade | Unit Price | Adjusted Unit Price | Factor | Orig %  | Actual Year Built | Effective Year Built | Roll Year | % Condition | Depreciated Value |
|---|----------|--------------------|---------|-------|-------|------------|---------------------|--------|---------|-------------------|----------------------|-----------|-------------|-------------------|
| 1 | SFM      | STEEL FRAME METAL  | 0       | 2,400 | 4     | 18.75      | 15.56               | 1.00   | 100.00% | 1990              | 1990                 | 2021      | 84.00%      | 31,374            |
| 2 | SHD3     | SHED 2000          | 0       | 1     | 3     | 2,000.00   | 2,000.00            | 1.00   | 100.00% | 2017              | 2017                 | 2021      | 100.00%     | 2,000             |
| 3 | PS       | POLE SHED CONCRETE | 0       | 1,665 | 3     | 6.41       | 6.41                | 1.00   | 100.00% | 2000              | 2000                 | 2014      | 85.00%      | 9,072             |
| 4 | SHD1     | SHED 500           | 0       | 1     | 3     | 500.00     | 500.00              | 1.00   | 100.00% | 2003              | 2003                 | 2014      | 100.00%     | 500               |
| 5 | SHD1     | SHED 500           | 0       | 1     | 3     | 500.00     | 500.00              | 1.00   | 100.00% | 2008              | 2008                 | 2014      | 100.00%     | 500               |

#### Land Lines

Note: Land Line values are related to the overall property and are not building specific.

| # | Land Type | Use Code | Description              | Front Feet | Depth | Units | Unit Type | Depth Table | Depth Factor | Unit Price | Adjusted Unit Price | % Condition | Adjusted Value |
|---|-----------|----------|--------------------------|------------|-------|-------|-----------|-------------|--------------|------------|---------------------|-------------|----------------|
| 1 | A         | 1213     | VALENCIA ORANGE          | 0.00       | 0.00  | 33.25 | A         | 0           | 1.00         | 1,300.00   | 1,300.00            | 100.00%     | 43,225         |
| 2 | A         | 1112     | EARLY/MID ORANGE         | 0.00       | 0.00  | 5.66  | A         | 0           | 1.00         | 1,200.00   | 1,200.00            | 100.00%     | 6,792          |
| 3 | A         | 1112     | EARLY/MID ORANGE         | 0.00       | 0.00  | 5.81  | A         | 0           | 1.00         | 1,200.00   | 1,200.00            | 100.00%     | 6,972          |
| 4 | A         | 1004     | AGRICULTURAL WASTELAND 4 | 0.00       | 0.00  | 24.55 | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 12,275         |
| 5 | A         | 1003     | AGRICULTURAL WASTELAND 3 | 0.00       | 0.00  | 11.71 | A         | 0           | 1.00         | 1,000.00   | 1,000.00            | 100.00%     | 11,711         |
| 1 | M         | 0030     | Lakefront Site           | 0.00       | 0.00  | 34.00 | A         | 0           | 1.00         | 94,000.00  | 94,000.00           | 100.00%     | 3,196,000      |
| 2 | M         | 0135     | Low Acres                | 0.00       | 0.00  | 46.98 | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 23,491         |

#### Sub Areas for Building

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



2025

Owner/Mailing Address:  
C & T GROVES & LANDS INC  
3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

Site Address:  
GREAT MASTERPIECE RD LAKE WALES 33898

28-29-21-000000-011000

★★ U S LOTS 4 & 5 AND GOVT LOTS 3 6 & 8 LYING WITHIN  
E 3/4 OF E1/2 OF NW1/4 AND BEG SW COR OF NW1/4  
RUN E 1658.61 FT N 870 FT TO POB RUN N 340 FT W

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

RCNLD - Replacement Cost New Less Depreciation

6610 Citrus w/Undev. Lnd.



Card 1 of 1  
Building No: -

| ** Sales Data |    |    |             |        |                   |                       |
|---------------|----|----|-------------|--------|-------------------|-----------------------|
| Date          | Q  | VI | OR Bk/PG    | Price  | Grantor           | Grantee               |
| 04/05/2006    | 01 | I  | 6759 / 2247 | 100    | CURTIS FAMILY PTN | TEMPLETON BRUCE ET AL |
| 06/01/1996    | 03 | I  | 3703 / 1246 | 10     |                   |                       |
| 02/01/1989    | 03 | I  | 2712 / 0420 | 19,000 |                   |                       |
| 03/01/1981    | 03 | I  | 2050 / 0980 | 25,900 |                   |                       |

\* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

\*\*Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=282921000000011000>

Total Acreage: 142.10

Millage Code: 90000

Neighborhood Code: 220017.00

Neighborhood Adj:

Value Summary 2025

Market Valuation Method: Marshall & Swift

Market Valuation:

Market Land Value: 1,051,711  
Classified Land Value: 136,112  
\* Assd Land Value: 136,112  
\* Tot Bldg Value: 0  
\* Tot XF Value: 0  
Tot Jst Value: 1,051,711  
Market Value: 1,051,711

Homestead Cap:

Overall % Cap: 0.00%  
Cap Base Year: 0  
HX Usage % Cap: 0.00%  
Prior Market: 0  
Prior Base: 0  
Initial Base: 0  
Current Base: 0  
Maximum Cap: 0  
Market Value: 0  
Capped Value: 0

Non-Homestead Cap:

Cap Base Year: 0  
Usage % Cap: 0.00%  
Prior Market: 0  
Prior Base: 0  
Initial Base: 198,910  
Current Base: 0  
Maximum Cap: 0  
Market Value: 0

Assessment Values:

Ag Land: 136,112  
Homestead: 0  
Non-Homestead: 0  
Cap Diff: 0  
Portability: 0  
Total Value: 136,112  
Exemption Value: 0  
Taxable Value: 136,112  
School Taxable Val: 136,112



Polk County  
Property Appraiser  
Print Date: 12/02/2025  
**2025**

Owner/Mailing Address:  
C & T GROVES & LANDS INC  
3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

Site Address:  
GREAT MASTERPIECE RD LAKE WALES 33898

**28-29-21-000000-011000**

★★ U S LOTS 4 & 5 AND GOVT LOTS 3 6 & 8 LYING WITHIN  
E 3/4 OF E1/2 OF NW1/4 AND BEG SW COR OF NW1/4  
RUN E 1658.61 FT N 870 FT TO POB RUN N 340 FT W

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

| # | Land Type | Use Code | Description              | Front Feet | Depth | Units | Unit Type | Depth Table | Depth Factor | Unit Price | Adjusted Unit Price | % Condition | Adjusted Value |
|---|-----------|----------|--------------------------|------------|-------|-------|-----------|-------------|--------------|------------|---------------------|-------------|----------------|
| 1 | A         | 1213     | VALENCIA ORANGE          | 0.00       | 0.00  | 33.41 | A         | 0           | 1.00         | 1,300.00   | 1,300.00            | 100.00%     | 43,433         |
| 2 | A         | 1004     | AGRICULTURAL WASTELAND 4 | 0.00       | 0.00  | 45.78 | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 22,890         |
| 3 | A         | 1112     | EARLY/MID ORANGE         | 0.00       | 0.00  | 13.50 | A         | 0           | 1.00         | 1,200.00   | 1,200.00            | 100.00%     | 16,200         |
| 4 | A         | 1113     | EARLY/MID ORANGE         | 0.00       | 0.00  | 13.94 | A         | 0           | 1.00         | 1,300.00   | 1,300.00            | 100.00%     | 18,122         |
| 5 | A         | 1003     | AGRICULTURAL WASTELAND 3 | 0.00       | 0.00  | 35.47 | A         | 0           | 1.00         | 1,000.00   | 1,000.00            | 100.00%     | 35,467         |
| 1 | M         | 0130     | Over 20 Acres            | 0.00       | 0.00  | 96.32 | A         | 0           | 1.00         | 17,500.00  | 17,500.00           | 100.00%     | 1,028,821      |
| 2 | M         | 0135     | Low Acres                | 0.00       | 0.00  | 45.78 | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 22,890         |

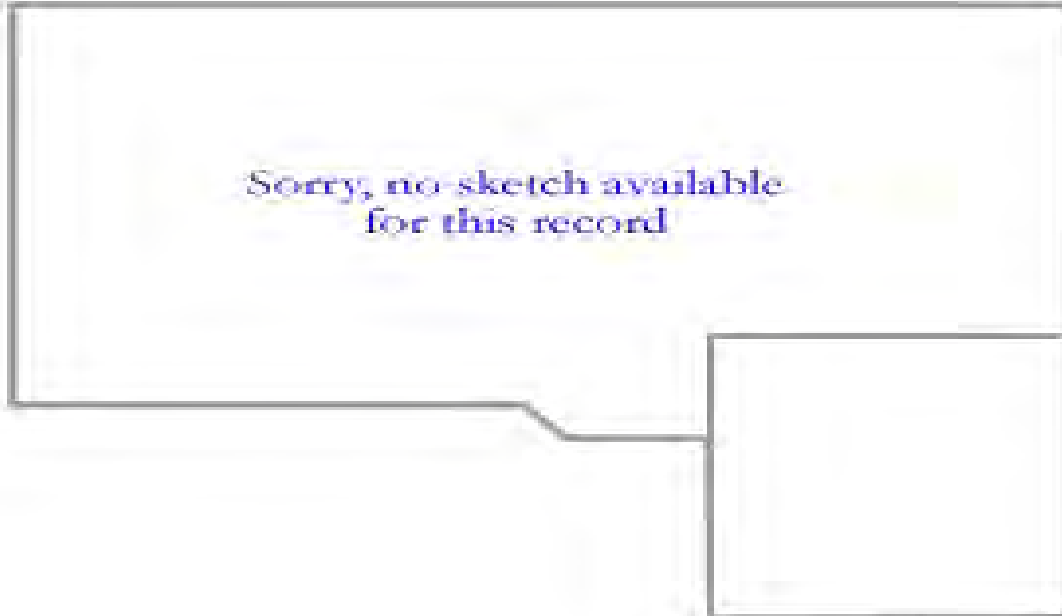
Sub Areas for Building

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



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

6600 Citrus



Card 1 of 1  
Building No: -

| Sales Data |    |    |             |       |                   |                       |
|------------|----|----|-------------|-------|-------------------|-----------------------|
| Date       | Q  | VI | OR Bk/PG    | Price | Grantor           | Grantee               |
| 04/05/2006 | 01 | V  | 6759 / 2247 | 100   | CURTIS FAMILY PTN | TEMPLETON BRUCE ET AL |
| 01/01/1980 | 03 | E  | 1922 / 712  | 100   |                   |                       |
| 12/01/1972 | 03 | E  | 1507 / 862  | 100   |                   |                       |

\* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

\*\*Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=282915000000021010>

|                                           |           |
|-------------------------------------------|-----------|
| Total Acreage:                            | 200.47    |
| Millage Code:                             | 30000     |
| Neighborhood Code:                        | 220013.00 |
| Neighborhood Adj:                         |           |
| Value Summary 2025                        |           |
| Market Valuation Method: Marshall & Swift |           |
| Market Valuation:                         |           |
| Market Land Value:                        | 528,917   |
| Classified Land Value:                    | 222,520   |
| * Assd Land Value:                        | 222,520   |
| * Tot Bldg Value:                         | 0         |
| * Tot XF Value:                           | 0         |
| Tot Jst Value:                            | 528,917   |
| Market Value:                             | 528,917   |
| Homestead Cap:                            |           |
| Overall % Cap:                            | 0.00%     |
| Cap Base Year:                            | 0         |
| HX Usage % Cap:                           | 0.00%     |
| Prior Market:                             | 0         |
| Prior Base:                               | 0         |
| Initial Base:                             | 0         |
| Current Base:                             | 0         |
| Maximum Cap:                              | 0         |
| Market Value:                             | 0         |
| Capped Value:                             | 0         |
| Non-Homestead Cap:                        |           |
| Cap Base Year:                            | 2008      |
| Usage % Cap:                              | 44.39%    |
| Prior Market:                             | 98,766    |
| Prior Base:                               | 98,337    |
| Initial Base:                             | 98,337    |
| Current Base:                             | 98,337    |
| Maximum Cap:                              | 108,171   |
| Market Value:                             | 98,766    |
| Assessment Values:                        |           |
| Ag Land:                                  | 123,754   |
| Homestead:                                | 0         |
| Non-Homestead:                            | 98,766    |
| Cap Diff:                                 | 0         |
| Portability:                              | 0         |
| Total Value:                              | 222,520   |
| Exemption Value:                          | 0         |
| Taxable Value:                            | 222,520   |
| School Taxable Val:                       | 222,520   |



Polk County  
Property Appraiser  
Print Date: 12/02/2025  
**2025**

Owner/Mailing Address:  
C & T GROVES & LANDS INC  
3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

Site Address:  
TEMPLETON RD LAKE WALES 33898

**28-29-15-000000-021010**  
U S LOTS 1 THRU 3 AND 6 THRU 8

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

| # | Land Type | Use Code | Description              | Front Feet | Depth | Units | Unit Type | Depth Table | Depth Factor | Unit Price | Adjusted Unit Price | % Condition | Adjusted Value |
|---|-----------|----------|--------------------------|------------|-------|-------|-----------|-------------|--------------|------------|---------------------|-------------|----------------|
| 1 | A         | 1113     | EARLY/MID ORANGE         | 0.00       | 0.00  | 11.54 | A         | 0           | 1.00         | 1,300.00   | 1,300.00            | 100.00%     | 15,002         |
| 2 | A         | 1113     | EARLY/MID ORANGE         | 0.00       | 0.00  | 50.74 | A         | 0           | 1.00         | 1,300.00   | 1,300.00            | 100.00%     | 65,962         |
| 3 | A         | 1113     | EARLY/MID ORANGE         | 0.00       | 0.00  | 3.68  | A         | 0           | 1.00         | 1,300.00   | 1,300.00            | 100.00%     | 4,784          |
| 4 | A         | 1112     | EARLY/MID ORANGE         | 0.00       | 0.00  | 3.77  | A         | 0           | 1.00         | 1,200.00   | 1,200.00            | 100.00%     | 4,524          |
| 5 | A         | 1004     | AGRICULTURAL WASTELAND 4 | 0.00       | 0.00  | 47.62 | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 23,810         |
| 6 | A         | 1112     | EARLY/MID ORANGE         | 0.00       | 0.00  | 3.83  | A         | 0           | 1.00         | 1,200.00   | 1,200.00            | 100.00%     | 4,596          |
| 7 | A         | 1112     | EARLY/MID ORANGE         | 0.00       | 0.00  | 4.23  | A         | 0           | 1.00         | 1,200.00   | 1,200.00            | 100.00%     | 5,076          |
| 1 | C         | 0135     | Low Acres                | 0.00       | 0.00  | 45.90 | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 22,950         |
| 2 | C         | 0131     | Over 20 Acres            | 0.00       | 0.00  | 29.16 | A         | 0           | 1.00         | 5,200.00   | 2,600.00            | 50.00%      | 75,816         |
| 1 | M         | 0131     | Over 20 Acres            | 0.00       | 0.00  | 78.18 | A         | 0           | 1.00         | 5,200.00   | 5,200.00            | 100.00%     | 406,536        |
| 2 | M         | 0135     | Low Acres                | 0.00       | 0.00  | 47.23 | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 23,615         |

Sub Areas for Building

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



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

6600 Citrus



Card 1 of 1  
Building No: -

| Sales Data |    |    |             |       |                   |                      |
|------------|----|----|-------------|-------|-------------------|----------------------|
| Date       | Q  | VI | OR Bk/PG    | Price | Grantor           | Grantee              |
| 04/05/2006 | 01 | V  | 6759 / 2247 | 100   | CURTIS FAMILY PTN | TEMPLTON BRUCE ET AL |
| 01/01/1980 | 01 | E  | 1922 / 712  | 100   |                   |                      |
| 12/01/1972 | 01 | E  | 1507 / 862  | 100   |                   |                      |

\* The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Please Note: All address, owner, legal description, and sales data is current. All other data, including buildings, extra features, land lines, value and tax information, is from 2025 tax roll. The information provided is believed to be correct but is subject to change and is not guaranteed.

\*\*Additional lines of information pertaining to this record are not displayed due to size limitation of this report. For additional data, and definitions of terms used on this report please see:

<http://www.polkpa.org/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=282922000000043000>

|                                           |           |
|-------------------------------------------|-----------|
| Total Acreage:                            | 133.26    |
| Millage Code:                             | 90000     |
| Neighborhood Code:                        | 220580.00 |
| Neighborhood Adj:                         |           |
| Value Summary 2025                        |           |
| Market Valuation Method: Marshall & Swift |           |
| Market Valuation:                         |           |
| Market Land Value:                        | 906,253   |
| Classified Land Value:                    | 611,650   |
| * Assd Land Value:                        | 611,650   |
| * Tot Bldg Value:                         | 0         |
| * Tot XF Value:                           | 0         |
| Tot Jst Value:                            | 906,253   |
| Market Value:                             | 906,253   |
| Homestead Cap:                            |           |
| Overall % Cap:                            | 0.00%     |
| Cap Base Year:                            | 0         |
| HX Usage % Cap:                           | 0.00%     |
| Prior Market:                             | 0         |
| Prior Base:                               | 0         |
| Initial Base:                             | 0         |
| Current Base:                             | 0         |
| Maximum Cap:                              | 0         |
| Market Value:                             | 0         |
| Capped Value:                             | 0         |
| Non-Homestead Cap:                        |           |
| Cap Base Year:                            | 2008      |
| Usage % Cap:                              | 94.05%    |
| Prior Market:                             | 575,263   |
| Prior Base:                               | 297,776   |
| Initial Base:                             | 297,776   |
| Current Base:                             | 297,776   |
| Maximum Cap:                              | 327,554   |
| Market Value:                             | 575,263   |
| Assessment Values:                        |           |
| Ag Land:                                  | 36,387    |
| Homestead:                                | 0         |
| Non-Homestead:                            | 327,554   |
| Cap Diff:                                 | 247,709   |
| Portability:                              | 0         |
| Total Value:                              | 363,941   |
| Exemption Value:                          | 0         |
| Taxable Value:                            | 363,941   |
| School Taxable Val:                       | 611,650   |



Polk County  
Property Appraiser  
Print Date: 12/02/2025  
**2025**

Owner/Mailing Address:  
C & T GROVES & LANDS INC  
3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

Site Address:  
JAFFA LN LAKE WALES 33898

**28-29-22-000000-043000**  
NW1/4 OF SW1/4 & N1/4 OF SW1/4 OF SW1/4 & US LOTS  
1 & 2 IN NW1/4

No Extra Features

Land Lines

Note: Land Line values are related to the overall property and are not building specific.

| # | Land Type | Use Code | Description              | Front Feet | Depth | Units | Unit Type | Depth Table | Depth Factor | Unit Price | Adjusted Unit Price | % Condition | Adjusted Value |
|---|-----------|----------|--------------------------|------------|-------|-------|-----------|-------------|--------------|------------|---------------------|-------------|----------------|
| 1 | A         | 1114     | EARLY/MID ORANGE         | 0.00       | 0.00  | 6.24  | A         | 0           | 1.00         | 1,400.00   | 1,400.00            | 100.00%     | 8,736          |
| 2 | A         | 1113     | EARLY/MID ORANGE         | 0.00       | 0.00  | 4.00  | A         | 0           | 1.00         | 1,300.00   | 1,300.00            | 100.00%     | 5,200          |
| 3 | A         | 1213     | VALENCIA ORANGE          | 0.00       | 0.00  | 11.16 | A         | 0           | 1.00         | 1,300.00   | 1,300.00            | 100.00%     | 14,508         |
| 4 | A         | 1004     | AGRICULTURAL WASTELAND 4 | 0.00       | 0.00  | 3.55  | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 1,775          |
| 5 | A         | 1112     | EARLY/MID ORANGE         | 0.00       | 0.00  | 5.14  | A         | 0           | 1.00         | 1,200.00   | 1,200.00            | 100.00%     | 6,168          |
| 1 | C         | 0130     | Over 20 Acres            | 0.00       | 0.00  | 49.87 | A         | 0           | 1.00         | 11,000.00  | 11,000.00           | 100.00%     | 548,613        |
| 2 | C         | 0135     | Low Acres                | 0.00       | 0.00  | 53.30 | A         | 0           | 1.00         | 500.00     | 500.00              | 100.00%     | 26,650         |
| 1 | M         | 0130     | Over 20 Acres            | 0.00       | 0.00  | 30.09 | A         | 0           | 1.00         | 11,000.00  | 11,000.00           | 100.00%     | 330,990        |

Sub Areas for Building

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

## Attachment C

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# Parcel Details: 28-29-15-000000-021010

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

C & T GROVES & LANDS INC 100%

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

3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

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

TEMPLETON RD

## Postal City and Zip

LAKE WALES FL 33898

## Parcel Information

|                                              |                                                          |
|----------------------------------------------|----------------------------------------------------------|
| Municipality                                 | <b>Unincorporated Polk County (Code: 30000)</b>          |
|                                              | <b>220013.00</b>                                         |
| Neighborhood                                 | <a href="#">Search Recent Sales in this Neighborhood</a> |
| Subdivision                                  | <b>NOT IN SUBDIVISION</b>                                |
| Property (DOR) Use Code                      | <b>Citrus (Code: 6600)</b>                               |
| Acreage                                      | <b>200.47</b>                                            |
| <a href="#">Community Redevelopment Area</a> | <b>NOT IN CRA</b>                                        |

## 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 282915

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

[Printable PDF](#)

## Linked Tangible Personal Property Accounts

### [Linked Accounts](#)

**Note:** Tangible Personal Property is defined as everything other than real estate that has value by itself. Please click the + plus sign to show the list of TPP accounts linked to this parcel. Only first two owner names shown.

#### 1 TPP Account(s)

 List of Accounts

## 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

| OR Book/Page | Date    | Type Inst | Vacant/<br>Improved | Grantee               | Sales Price |
|--------------|---------|-----------|---------------------|-----------------------|-------------|
| 6759/2247    | 04/2006 | Q         | V                   | TEMPLETON BRUCE ET AL | \$100       |
| 1922/0712    | 01/1980 | M         | E                   |                       | \$100       |
| 1507/0862    | 12/1972 | W         | E                   |                       | \$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 |
|------|--------|-------------|-------------|----------|-----------|------|-------|
|------|--------|-------------|-------------|----------|-----------|------|-------|

## 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 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 11.54 |
| 1 * | LOW ACRES                | N            | ACREAGE        | 0     | 0     | 45.90 |
| 2 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 50.74 |
| 2 * | RESIDENTIAL              | N            | ACREAGE        | 0     | 0     | 29.16 |
| 3 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 3.68  |
| 4 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 3.77  |
| 5 * | AGRICULTURAL WASTELAND 4 | Y            | ACREAGE        | 0     | 0     | 47.62 |
| 6 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 3.83  |
| 7 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 4.23  |

\* 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, December 3, 2025 at 2:09:43 AM). All information BELOW this notice is from the 2025 Tax Roll, except where otherwise noted.**

## Value Summary (2025)

| Desc                                       | Value     |
|--------------------------------------------|-----------|
| LAND VALUE                                 | \$528,917 |
| BUILDING VALUE                             | \$0       |
| EXTRA FEATURES VALUE                       | \$0       |
| JUST MARKET VALUE                          | \$528,917 |
| AG CLASSIFIED LAND VALUE                   | \$222,520 |
| AGRICULTURE CLASSIFICATION SAVINGS         | \$306,397 |
| *HOMESTEAD CAP AND SOH PORTABILITY SAVINGS | \$0       |
| ASSESSED VALUE                             | \$222,520 |
| EXEMPTION VALUE (COUNTY)                   | \$0       |
| TAXABLE VALUE (COUNTY)                     | \$222,520 |

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

## Values by District (2025)

| District Description             | Just Market Value | Assessed Value | Exemption | Final Tax Savings   | Taxable Value | Final Tax Rate      | Final Taxes       |
|----------------------------------|-------------------|----------------|-----------|---------------------|---------------|---------------------|-------------------|
| BOARD OF COUNTY COMMISSIONERS    | \$528,917         | \$222,520      | \$0       | \$0.00              | \$222,520     | 6.634800            | \$1,476.38        |
| POLK COUNTY PARKS MSTU           | \$528,917         | \$222,520      | \$0       | \$0.00              | \$222,520     | 0.528600            | \$117.62          |
| POLK COUNTY LIBRARY MSTU         | \$528,917         | \$222,520      | \$0       | \$0.00              | \$222,520     | 0.198500            | \$44.17           |
| POLK COUNTY STORMWATER MSTU      | \$528,917         | \$222,520      | \$0       | \$0.00              | \$222,520     | 0.094100            | \$20.94           |
| POLK COUNTY SCHOOL BOARD - STATE | \$528,917         | \$222,520      | \$0       | \$0.00              | \$222,520     | 3.042000            | \$676.91          |
| POLK COUNTY SCHOOL BOARD - LOCAL | \$528,917         | \$222,520      | \$0       | \$0.00              | \$222,520     | 2.248000            | \$500.22          |
| SOUTH FLA WATER MGMT DISTRICT    | \$528,917         | \$222,520      | \$0       | \$0.00              | \$222,520     | 0.230100            | \$51.20           |
|                                  |                   |                |           | <b>Tax Savings:</b> | <b>\$0.00</b> | <b>Total Taxes:</b> | <b>\$2,887.44</b> |

## Taxes

| Desc                       | Last Year (2024)                       | 2025 Final                             |
|----------------------------|----------------------------------------|----------------------------------------|
| Taxing District            | UNINCORP/SOUTH FL WMD<br>(Code: 30000) | UNINCORP/SOUTH FL WMD<br>(Code: 30000) |
| Millage Rate               | 12.9821                                | 12.9761                                |
| Ad Valorem Assessments     | \$2,885.48                             | \$2,887.44                             |
| Non-Ad Valorem Assessments | \$0.00                                 | \$0.00                                 |
| <b>Total Taxes</b>         | <b>\$2,885.48</b>                      | <b>\$2,887.44</b>                      |

**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.

| DESCRIPTION              | 2024         | 2023         | 2022         | 2021         |
|--------------------------|--------------|--------------|--------------|--------------|
| LAND VALUE               | \$528,917.00 | \$510,365.00 | \$417,605.00 | \$380,501.00 |
| BUILDING VALUE           | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| EXTRA FEATURES VALUE     | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| JUST MARKET VALUE        | \$528,917.00 | \$510,365.00 | \$417,605.00 | \$380,501.00 |
| ASSESSED VALUE           | \$222,091.00 | \$213,151.00 | \$205,024.00 | \$208,096.00 |
| EXEMPTION VALUE (COUNTY) | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| TAXABLE VALUE (COUNTY)   | \$222,091.00 | \$213,151.00 | \$205,024.00 | \$208,096.00 |

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: Wednesday, December 3, 2025 at 2:09:43 AM

# Parcel Details: 28-29-16-000000-022010

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

C & T GROVES & LANDS INC 100%

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

3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

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

TEMPLETON RD

**Postal City and Zip**

LAKE WALES FL 33898

**Parcel Information**

Municipality **Unincorporated Polk County (Code: 30000)**  
**220017.00**  
Neighborhood [Search Recent Sales in this Neighborhood](#)  
Subdivision **NOT IN SUBDIVISION**  
Property (DOR) **Citrus w/Misc. Imp. (Code: 6601)**  
Use Code  
Acreage **80.98**  
[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 282916**

[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/<br>Improved | Grantee               | Sales Price |
|---------------------------|---------|-----------|---------------------|-----------------------|-------------|
| <a href="#">6759/2247</a> | 04/2006 | Q         | V                   | TEMPLETON BRUCE ET AL | \$100       |
| <a href="#">1922/0712</a> | 01/1980 | M         | E                   |                       | \$100       |
| <a href="#">1507/0862</a> | 12/1972 | W         | E                   |                       | \$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 |
|------|--------|-------------|-------------|----------|------|------|------|-------|
|------|--------|-------------|-------------|----------|------|------|------|-------|

### Extra Features (Current)

| LN | Code | Description        | BLD | Length | Width | Units | Year Built |
|----|------|--------------------|-----|--------|-------|-------|------------|
| 1  | SFM  | STEEL FRAME METAL  | 0   | 60     | 40    | 2,400 | 1990       |
| 2  | SHD3 | SHED 2000          | 0   | 0      | 0     | 1     | 2017       |
| 3  | PS   | POLE SHED CONCRETE | 0   | 48     | 30    | 1,665 | 2000       |
| 4  | SHD1 | SHED 500           | 0   | 12     | 8     | 1     | 2003       |
| 5  | SHD1 | SHED 500           | 0   | 5      | 16    | 1     | 2008       |

### 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  | * VALENCIA ORANGE          | Y            | ACREAGE        | 0     | 0     | 33.25 |
| 2  | * EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 5.66  |
| 3  | * EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 5.81  |
| 4  | * AGRICULTURAL WASTELAND 4 | Y            | ACREAGE        | 0     | 0     | 24.55 |
| 5  | * AGRICULTURAL WASTELAND 3 | Y            | ACREAGE        | 0     | 0     | 11.71 |

\* 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, December 3, 2025 at 2:09:43 AM). All information BELOW this notice is from the 2025 Tax Roll, except where otherwise noted.**

### Value Summary (2025)

| Desc                                       | Value       |
|--------------------------------------------|-------------|
| LAND VALUE                                 | \$3,219,491 |
| BUILDING VALUE                             | \$0         |
| EXTRA FEATURES VALUE                       | \$43,446    |
| JUST MARKET VALUE                          | \$3,262,937 |
| AG CLASSIFIED LAND VALUE                   | \$80,975    |
| AGRICULTURE CLASSIFICATION SAVINGS         | \$3,138,516 |
| *HOMESTEAD CAP AND SOH PORTABILITY SAVINGS | \$29,140    |
| ASSESSED VALUE                             | \$95,281    |
| EXEMPTION VALUE (COUNTY)                   | \$0         |
| TAXABLE VALUE (COUNTY)                     | \$95,281    |

\*This property contains a Non Homestead Cap with a differential of \$29,140.

### Values by District (2025)

| District Description             | Just Market Value | Assessed Value | Exemption | Final Tax Savings   | Taxable Value | Final Tax Rate      | Final Taxes       |
|----------------------------------|-------------------|----------------|-----------|---------------------|---------------|---------------------|-------------------|
| BOARD OF COUNTY COMMISSIONERS    | \$3,262,937       | \$95,281       | \$0       | \$0.00              | \$95,281      | 6.634800            | \$632.17          |
| POLK COUNTY PARKS MSTU           | \$3,262,937       | \$95,281       | \$0       | \$0.00              | \$95,281      | 0.528600            | \$50.37           |
| POLK COUNTY LIBRARY MSTU         | \$3,262,937       | \$95,281       | \$0       | \$0.00              | \$95,281      | 0.198500            | \$18.91           |
| POLK COUNTY STORMWATER MSTU      | \$3,262,937       | \$95,281       | \$0       | \$0.00              | \$95,281      | 0.094100            | \$8.97            |
| POLK COUNTY SCHOOL BOARD - STATE | \$3,262,937       | \$124,421      | \$0       | \$0.00              | \$124,421     | 3.042000            | \$378.49          |
| POLK COUNTY SCHOOL BOARD - LOCAL | \$3,262,937       | \$124,421      | \$0       | \$0.00              | \$124,421     | 2.248000            | \$279.70          |
| SOUTH FLA WATER MGMT DISTRICT    | \$3,262,937       | \$95,281       | \$0       | \$0.00              | \$95,281      | 0.230100            | \$21.93           |
|                                  |                   |                |           | <b>Tax Savings:</b> | <b>\$0.00</b> | <b>Total Taxes:</b> | <b>\$1,390.54</b> |

## Taxes

| Desc                       | Last Year (2024)                       | 2025 Final                             |
|----------------------------|----------------------------------------|----------------------------------------|
| Taxing District            | UNINCORP/SOUTH FL WMD<br>(Code: 30000) | UNINCORP/SOUTH FL WMD<br>(Code: 30000) |
| Millage Rate               | 12.9821                                | 12.9761                                |
| Ad Valorem Assessments     | \$1,380.79                             | \$1,390.54                             |
| Non-Ad Valorem Assessments | \$0.00                                 | \$0.00                                 |
| <b>Total Taxes</b>         | <b>\$1,380.79</b>                      | <b>\$1,390.54</b>                      |

**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.

| DESCRIPTION              | 2024           | 2023           | 2022           | 2021           |
|--------------------------|----------------|----------------|----------------|----------------|
| LAND VALUE               | \$3,219,491.00 | \$3,117,491.00 | \$2,607,491.00 | \$2,369,491.00 |
| BUILDING VALUE           | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| EXTRA FEATURES VALUE     | \$43,355.00    | \$43,355.00    | \$43,461.00    | \$43,940.00    |
| JUST MARKET VALUE        | \$3,262,846.00 | \$3,160,846.00 | \$2,650,952.00 | \$2,413,431.00 |
| ASSESSED VALUE           | \$93,980.00    | \$92,798.00    | \$91,723.00    | \$95,203.00    |
| EXEMPTION VALUE (COUNTY) | \$0.00         | \$0.00         | \$0.00         | \$0.00         |
| TAXABLE VALUE (COUNTY)   | \$93,980.00    | \$92,798.00    | \$91,723.00    | \$95,203.00    |

**DISCLAIMER:**

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Last Updated: Wednesday, December 3, 2025 at 2:09:43 AM

# Parcel Details: 28-29-21-000000-011000

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

C & T GROVES & LANDS INC 100%

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

3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

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

GREAT MASTERPIECE RD

**Postal City and Zip**

LAKE WALES FL 33898

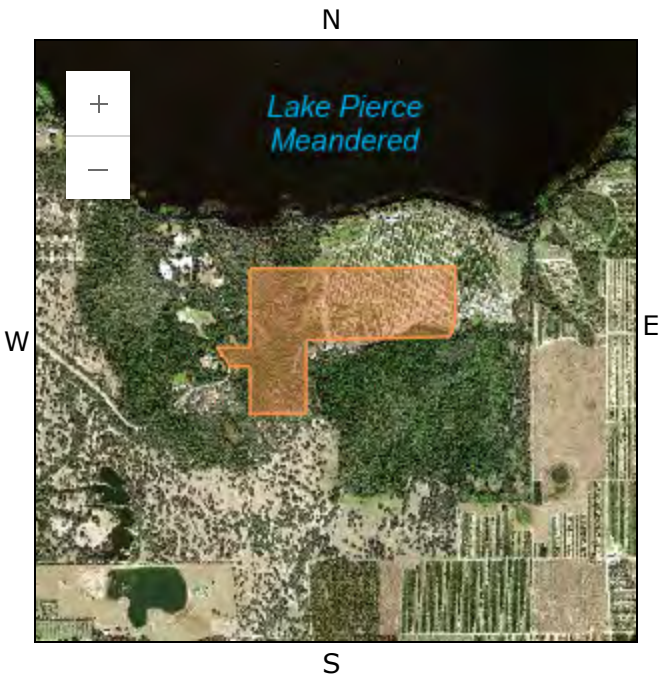
**Parcel Information**

|                                              |                                                          |
|----------------------------------------------|----------------------------------------------------------|
| Municipality                                 | <b>Unincorporated Polk County (Code: 90000)</b>          |
|                                              | <b>220017.00</b>                                         |
| Neighborhood                                 | <a href="#">Search Recent Sales in this Neighborhood</a> |
| Subdivision                                  | <b>NOT IN SUBDIVISION</b>                                |
| Property (DOR) Use Code                      | <b>Citrus w/Undev. Lnd. (Code: 6610)</b>                 |
| Acreage                                      | <b>142.10</b>                                            |
| <a href="#">Community Redevelopment Area</a> | <b>NOT IN CRA</b>                                        |

**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 282921**

[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/<br>Improved | Grantee               | Sales Price |
|---------------------------|---------|-----------|---------------------|-----------------------|-------------|
| <a href="#">6759/2247</a> | 04/2006 | Q         | I                   | TEMPLETON BRUCE ET AL | \$100       |
| <a href="#">3703/1246</a> | 06/1996 | W         | I                   |                       | \$10        |
| <a href="#">2712/0420</a> | 02/1989 | W         | I                   |                       | \$19,000    |
| <a href="#">2050/0980</a> | 03/1981 |           | I                   |                       | \$25,900    |

|           |         |   |   |       |
|-----------|---------|---|---|-------|
| 1922/0712 | 01/1980 | M | E | \$100 |
| 1507/0862 | 12/1972 | W | E | \$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 |
|------|--------|-------------|-------------|----------|------|------|------|-------|
|------|--------|-------------|-------------|----------|------|------|------|-------|

## 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 * | VALENCIA ORANGE          | Y            | ACREAGE        | 0     | 0     | 33.41 |
| 2 * | AGRICULTURAL WASTELAND 4 | Y            | ACREAGE        | 0     | 0     | 45.78 |
| 3 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 13.50 |
| 4 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 13.94 |
| 5 * | AGRICULTURAL WASTELAND 3 | Y            | ACREAGE        | 0     | 0     | 35.47 |

\* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

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## Value Summary (2025)

| Desc                                       | Value       |
|--------------------------------------------|-------------|
| LAND VALUE                                 | \$1,051,711 |
| BUILDING VALUE                             | \$0         |
| EXTRA FEATURES VALUE                       | \$0         |
| JUST MARKET VALUE                          | \$1,051,711 |
| AG CLASSIFIED LAND VALUE                   | \$136,112   |
| AGRICULTURE CLASSIFICATION SAVINGS         | \$915,599   |
| *HOMESTEAD CAP AND SOH PORTABILITY SAVINGS | \$0         |
| ASSESSED VALUE                             | \$136,112   |
| EXEMPTION VALUE (COUNTY)                   | \$0         |
| TAXABLE VALUE (COUNTY)                     | \$136,112   |

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

## Values by District (2025)

| District Description | Just Market Value | Assessed Value | Exemption | Final Tax Savings | Taxable Value | Final Tax Rate | Final Taxes |
|----------------------|-------------------|----------------|-----------|-------------------|---------------|----------------|-------------|
| BOARD OF COUNTY      | \$1,051,711       | \$136,112      | \$0       | \$0.00            | \$136,112     | 6.634800       | \$903.08    |

|                                  |             |           |     |                     |               |                     |                   |
|----------------------------------|-------------|-----------|-----|---------------------|---------------|---------------------|-------------------|
| COMMISSIONERS                    |             |           |     |                     |               |                     |                   |
| POLK COUNTY PARKS MSTU           | \$1,051,711 | \$136,112 | \$0 | \$0.00              | \$136,112     | 0.528600            | \$71.95           |
| POLK COUNTY LIBRARY MSTU         | \$1,051,711 | \$136,112 | \$0 | \$0.00              | \$136,112     | 0.198500            | \$27.02           |
| POLK COUNTY STORMWATER MSTU      | \$1,051,711 | \$136,112 | \$0 | \$0.00              | \$136,112     | 0.094100            | \$12.81           |
| POLK COUNTY SCHOOL BOARD - STATE | \$1,051,711 | \$136,112 | \$0 | \$0.00              | \$136,112     | 3.042000            | \$414.05          |
| POLK COUNTY SCHOOL BOARD - LOCAL | \$1,051,711 | \$136,112 | \$0 | \$0.00              | \$136,112     | 2.248000            | \$305.98          |
| SOUTHWEST FLA WATER MGMT DIST    | \$1,051,711 | \$136,112 | \$0 | \$0.00              | \$136,112     | 0.183100            | \$24.92           |
|                                  |             |           |     | <b>Tax Savings:</b> | <b>\$0.00</b> | <b>Total Taxes:</b> | <b>\$1,759.81</b> |

## Taxes

| Desc                       | Last Year (2024)              | 2025 Final                    |
|----------------------------|-------------------------------|-------------------------------|
| Taxing District            | UNINCORP/SWFWMD (Code: 90000) | UNINCORP/SWFWMD (Code: 90000) |
| Millage Rate               | 12.9429                       | 12.9291                       |
| Ad Valorem Assessments     | \$1,761.69                    | \$1,759.81                    |
| Non-Ad Valorem Assessments | \$0.00                        | \$0.00                        |
| <b>Total Taxes</b>         | <b>\$1,761.69</b>             | <b>\$1,759.81</b>             |

**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.

| DESCRIPTION          | 2024           | 2023           | 2022         | 2021         |
|----------------------|----------------|----------------|--------------|--------------|
| LAND VALUE           | \$1,051,711.00 | \$1,003,553.00 | \$856,079.00 | \$777,776.00 |
| BUILDING VALUE       | \$0.00         | \$0.00         | \$0.00       | \$0.00       |
| EXTRA FEATURES VALUE | \$0.00         | \$0.00         | \$0.00       | \$0.00       |

|                          |                |                |              |              |
|--------------------------|----------------|----------------|--------------|--------------|
| JUST MARKET VALUE        | \$1,051,711.00 | \$1,003,553.00 | \$856,079.00 | \$777,776.00 |
| ASSESSED VALUE           | \$136,112.00   | \$136,112.00   | \$136,112.00 | \$143,546.00 |
| EXEMPTION VALUE (COUNTY) | \$0.00         | \$0.00         | \$0.00       | \$0.00       |
| TAXABLE VALUE (COUNTY)   | \$136,112.00   | \$136,112.00   | \$136,112.00 | \$143,546.00 |

**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: Wednesday, December 3, 2025 at 2:09:43 AM

# Parcel Details: 28-29-22-000000-043000

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

C & T GROVES & LANDS INC 100%

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

3948 TEMPLETON RD  
LAKE WALES FL 33898-8891

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

JAFFA LN

**Postal City and Zip**

LAKE WALES FL 33898

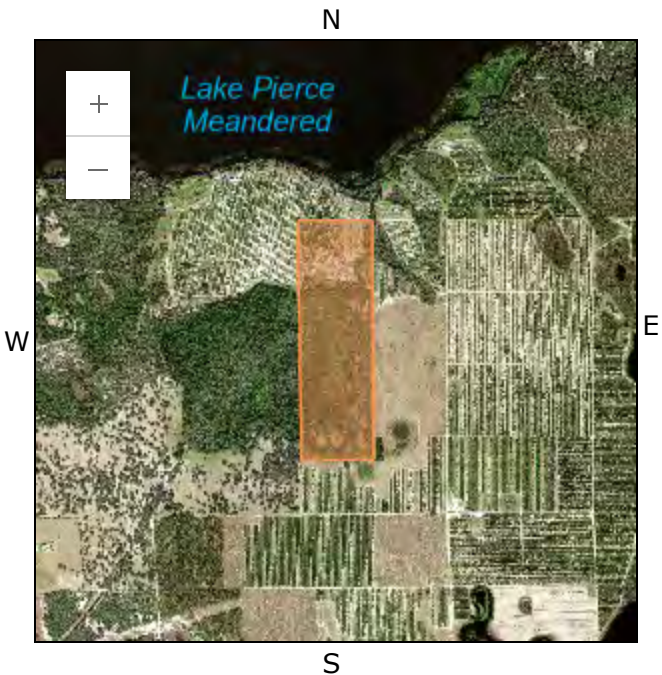
**Parcel Information**

Municipality **Unincorporated Polk County (Code: 90000)**  
**220580.00**  
Neighborhood [Search Recent Sales in this Neighborhood](#)  
Subdivision **NOT IN SUBDIVISION**  
Property (DOR) Use Code **Citrus (Code: 6600)**  
Acreage **133.26**  
[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 282922**

[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/<br>Improved | Grantee              | Sales Price |
|---------------------------|---------|-----------|---------------------|----------------------|-------------|
| <a href="#">6759/2247</a> | 04/2006 | Q         | V                   | TEMPLTON BRUCE ET AL | \$100       |
| <a href="#">1922/0712</a> | 01/1980 | M         | E                   |                      | \$100       |
| <a href="#">1507/0862</a> | 12/1972 | W         | E                   |                      | \$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 |
|------|--------|-------------|-------------|----------|------|------|------|-------|
|------|--------|-------------|-------------|----------|------|------|------|-------|

## 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 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 6.24  |
| 1 * | RESIDENTIAL              | N            | ACREAGE        | 0     | 0     | 49.87 |
| 2 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 4.00  |
| 2 * | LOW ACRES                | N            | ACREAGE        | 0     | 0     | 53.30 |
| 3 * | VALENCIA ORANGE          | Y            | ACREAGE        | 0     | 0     | 11.16 |
| 4 * | AGRICULTURAL WASTELAND 4 | Y            | ACREAGE        | 0     | 0     | 3.55  |
| 5 * | EARLY/MID ORANGE         | Y            | ACREAGE        | 0     | 0     | 5.14  |

\* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

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## Value Summary (2025)

| Desc                                       | Value     |
|--------------------------------------------|-----------|
| LAND VALUE                                 | \$906,253 |
| BUILDING VALUE                             | \$0       |
| EXTRA FEATURES VALUE                       | \$0       |
| JUST MARKET VALUE                          | \$906,253 |
| AG CLASSIFIED LAND VALUE                   | \$611,650 |
| AGRICULTURE CLASSIFICATION SAVINGS         | \$294,603 |
| *HOMESTEAD CAP AND SOH PORTABILITY SAVINGS | \$247,709 |
| ASSESSED VALUE                             | \$363,941 |
| EXEMPTION VALUE (COUNTY)                   | \$0       |
| TAXABLE VALUE (COUNTY)                     | \$363,941 |

\*This property contains a Non Homestead Cap with a differential of \$247,709.

## Values by District (2025)

| District Description          | Just Market Value | Assessed Value | Exemption | Final Tax Savings | Taxable Value | Final Tax Rate | Final Taxes |
|-------------------------------|-------------------|----------------|-----------|-------------------|---------------|----------------|-------------|
| BOARD OF COUNTY COMMISSIONERS | \$906,253         | \$363,941      | \$0       | \$0.00            | \$363,941     | 6.634800       | \$2,414.68  |

|                                              |           |           |     |                         |               |                         |                   |
|----------------------------------------------|-----------|-----------|-----|-------------------------|---------------|-------------------------|-------------------|
| POLK<br>COUNTY<br>PARKS<br>MSTU              | \$906,253 | \$363,941 | \$0 | \$0.00                  | \$363,941     | 0.528600                | \$192.38          |
| POLK<br>COUNTY<br>LIBRARY<br>MSTU            | \$906,253 | \$363,941 | \$0 | \$0.00                  | \$363,941     | 0.198500                | \$72.24           |
| POLK<br>COUNTY<br>STORMWAT<br>ER MSTU        | \$906,253 | \$363,941 | \$0 | \$0.00                  | \$363,941     | 0.094100                | \$34.25           |
| POLK<br>COUNTY<br>SCHOOL<br>BOARD -<br>STATE | \$906,253 | \$611,650 | \$0 | \$0.00                  | \$611,650     | 3.042000                | \$1,860.64        |
| POLK<br>COUNTY<br>SCHOOL<br>BOARD -<br>LOCAL | \$906,253 | \$611,650 | \$0 | \$0.00                  | \$611,650     | 2.248000                | \$1,374.99        |
| SOUTHWES<br>T FLA<br>WATER<br>MGMT DIST      | \$906,253 | \$363,941 | \$0 | \$0.00                  | \$363,941     | 0.183100                | \$66.64           |
|                                              |           |           |     | <b>Tax<br/>Savings:</b> | <b>\$0.00</b> | <b>Total<br/>Taxes:</b> | <b>\$6,015.82</b> |

## Taxes

| Desc                          | Last Year (2024)              | 2025 Final                    |
|-------------------------------|-------------------------------|-------------------------------|
| Taxing District               | UNINCORP/SWFWMD (Code: 90000) | UNINCORP/SWFWMD (Code: 90000) |
| Millage Rate                  | 12.9429                       | 12.9291                       |
| Ad Valorem Assessments        | \$5,794.60                    | \$6,015.82                    |
| Non-Ad Valorem<br>Assessments | \$0.00                        | \$0.00                        |
| <b>Total Taxes</b>            | <b>\$5,794.60</b>             | <b>\$6,015.82</b>             |

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## Prior Year Final Values

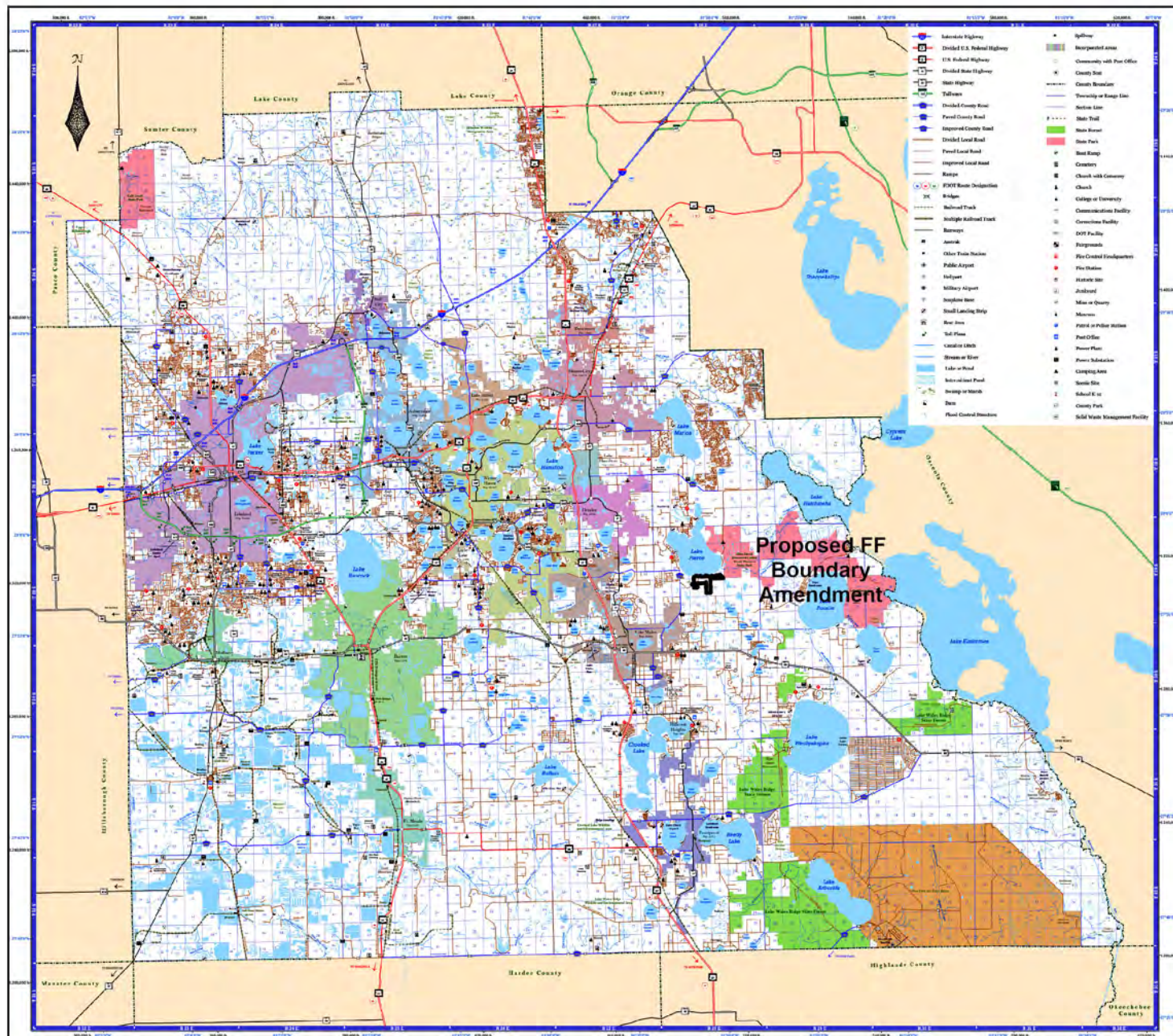
The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

| DESCRIPTION          | 2024         | 2023         | 2022         | 2021         |
|----------------------|--------------|--------------|--------------|--------------|
| LAND VALUE           | \$906,253.00 | \$746,361.00 | \$378,491.00 | \$346,506.00 |
| BUILDING VALUE       | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| EXTRA FEATURES VALUE | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| JUST MARKET VALUE    | \$906,253.00 | \$746,361.00 | \$378,491.00 | \$346,506.00 |
| ASSESSED VALUE       | \$334,163.00 | \$307,716.00 | \$282,482.00 | \$265,297.00 |

|                          |              |              |              |              |
|--------------------------|--------------|--------------|--------------|--------------|
| EXEMPTION VALUE (COUNTY) | \$0.00       | \$0.00       | \$0.00       | \$0.00       |
| TAXABLE VALUE (COUNTY)   | \$334,163.00 | \$307,716.00 | \$282,482.00 | \$265,297.00 |

**DISCLAIMER:**  
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Last Updated: Wednesday, December 3, 2025 at 2:09:43 AM



**Proposed FF  
Boundary  
Amendment**

This map was compiled from a variety of Federal, State, and local data sources. Florida Department of Transportation (FDOT) data was primarily compiled and is the most current and previously published County General Highway Map.

This map was prepared under the Office of Public Works, Planning, and Development, State of Florida.

Some transportation data is provided by HERE and a Copyright 2018 HERE.

The vertical distance on this map does not necessarily show the presence of a slope or the height of a point, and is not a substitute for a survey. It is not to be used for any purpose other than for general reference.

All projections are taken from the United States Census Bureau's 2010 Census of Population and Housing.

The Florida Department of Transportation (FDOT) is providing this data to the public as a service. It is not intended to be used for any purpose other than for general reference. It is not to be used for any purpose other than for general reference.

For the purpose and availability of this map, contact the Florida Department of Transportation, Planning and Development, Tallahassee, FL 32304-0001. Phone (904) 622-1000.

**General Highway Map  
Polk County  
Florida**

Prepared by the  
Surveying and Mapping Office  
State of Florida  
Department of Transportation  
April 2018

Copyright Florida Department of Transportation 2018

