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Parcel Details: 25-26-16-000000-031020

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

SMITH MELISSA ANN 100%

Mailing Address

Address Line 1 **PO BOX 11**
 Address Line 2
 Address Line 3 **POLK CITY FL 33868-0011**

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

Address Line 1 **12701 N COMMONWEALTH AVE**
 Address Line 2

Postal City and Zip

City/St/Zip **POLK CITY FL 33868**

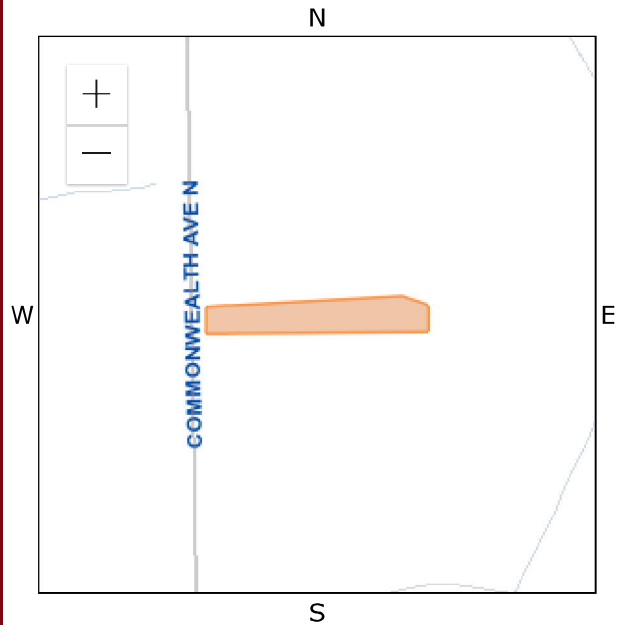
Parcel Information

Municipality / Taxing District **UNINCORP/SWFWMD (Code: 90000)**
 Neighborhood **330022.00**
[Show Recent Sales in this Neighborhood](#)
 Subdivision **NOT IN SUBDIVISION**
 Property (DOR) Use Code **SFR 10+ AC (Code: 0102)**
 Acreage **12.45**
[Community Redevelopment Area](#) **NOT IN CRA**

Property Desc

DISCLAIMER: This property description is a condensed version of the original legal description recorded in the public records of Polk County, FL. It does not include the section, township, range, or the county where the property is located. It is a description of the ownership boundaries only and does not include easements or other interests of record. The property description should not be used when conveying property. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Area Map



Mapping Worksheets (plats) for 252616

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

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. Doing so will cause you to leave the Property Appraiser's website and access the Polk County Clerk of the Circuit Court's Official Records Search. Once the document opens, click the printer icon to print the document. If you have any issues opening the document once you have met all the listed system requirements, please contact the Clerk's office at (863)534-4000 and ask to speak to an IT staff member. If the Book/Page number does not have a blue link to Official Records, the deed may not be available through the [online records of the Clerk of the Circuit Court](#). In order to obtain a copy of the deed you will need to contact the Clerk of the Circuit Court Indexing Department at 863-534-4516. If the Type Inst is an "R", the document is not available through the Clerk of the Circuit Court's Official Records Search. Please contact the Property Appraiser to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
7239/1059	03/2007	W	V	SMITH MELISSA ANN	\$100
5652/1572	01/2004	W	V	ZADOR ROBERT J	\$73,000
1368/0957	06/1971	W	E	FUSSELL MOI M	\$26,000

Exemptions

Important Notice: In 2022, the Florida Legislature increased property tax exemptions for residents who are widows, widowers, blind, or totally and permanently disabled from \$500 to \$5,000. The increased exemption amount will become effective as of January 1, 2023, for the 2023 tax year. This change does not affect your tax bill for 2022.

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB –second \$25,000 amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year	Name	Note	Value
<input checked="" type="checkbox"/>	HX	HX-HOMESTEAD-FS196.031(1) (A)-01-26	100%		2023	SMITH MELISSA ANN		\$25,000
<input checked="" type="checkbox"/>	HB	AMENDED HOMESTEAD	100%		2023	SMITH MELISSA ANN		\$25,000

Total Exemption Value (County)

\$50,000

If you have a Senior Exemption(Additional Homestead Exemption for Persons 65 and Older): For the 2024 tax year, the allowable total household adjusted gross income received during 2023 could not exceed \$36,614. If your total household adjusted gross income exceeded this limit, **YOU MUST NOTIFY THIS OFFICE**. Receiving no notification from the qualified senior will be considered a sworn statement, under penalty of perjury, that the income does not exceed the limit. **Improperly claiming any exemption could result in a lien against your property.** If you would like to receive a notice of renewal electronically, please send us an email at paoffice@polk-county.net with your name, property address, and confirmation of your request.

Buildings

BUILDING 1 (SF - Single Family)

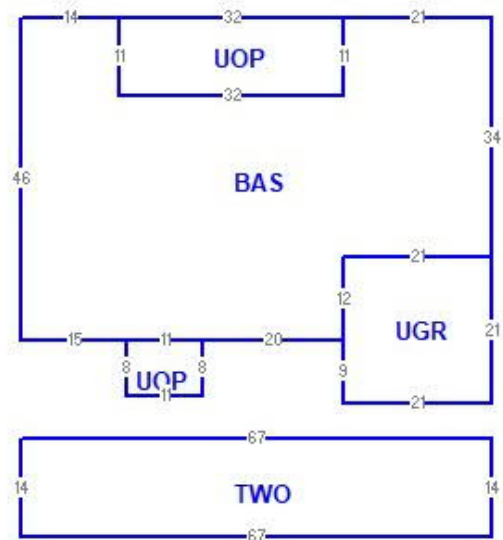
Building Characteristics

Total Under Roof: 4,297 sqft
Living Area (as originally constructed): 3,416 sqft
Actual Year Built: 2008
Effective Year: 2008

Building BAS Note: The base area (living area or square foot living area) of a building is the originally designed building footprint / plan of the cooled and heated area of the building. In most cases, a base area will remain constant throughout the life of the building. A base area can be converted to a subarea (Example: A portion of the base is "cut-out" and used as a garage or porch); It is not, however, standard appraisal practice to convert a subarea to a base area unless there was an error when initially entering the data.

Element	Units	Information
STYLE		SINGLE FAMILY
UNITS		1 UNIT
STORY HEIGHT INFO ONLY		2 Story for info only
SUBSTRUCT		Continuous Wall
FRAME / CONST TYPE		MASONRY/BLOCK
EXTERIOR WALL		STUCCO
ROOF STRUCTURE		GABLE-SHINGLE
Room: Bedroom	4	
Room: Full Bath	2	
Room: Half Bath	0	
Fireplace	Y	
Cntrl Heating / AC	Y	

12701 N COMMONWEALTH AVE



Building Subareas

Building Sub Area Note: A sub area is an individual component of a building that may or may not be cooled/heated. The percent in a subarea description is the percent of the base rate applied to the value of the sub area. (Example: UGR UNFINISHED GARAGE 50% indicates this sub area is valued at 50% of the base area rate); If a sub area changes over time, the contributory value may also change.

Code	Description	Heated	Total
BAS	BASE AREA	Y	2,478
UOP	UOP UNFIN. OPEN PORCH 30%		352
TWO	TWO TWO STORY R0-R5 55%	Y	938
UGR	UGR UNFINISHED GARAGE 50%		441
UOP	UOP UNFIN. OPEN PORCH 30%		88
Total Under Roof			4,297 ft²
Total Living Area			3,416 ft²

PERMITS

The Polk County Property Appraiser's Office does not issue or maintain permits. Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **UNINCORP/SWFWMD** taxing district. The beginning of the description indicates permit agency (UNINCORP is an abbreviation for Unincorporated **POLK COUNTY**).

Land Lines

LN	Land Dscr	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* Residential	N	A	0	0	10.78
2	* Low or inaccessible	N	A	0	0	1.67

* 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 Thursday, May 23, 2024 at 2:10:53 AM). All information BELOW this notice is from the 2023 Tax Roll, except where otherwise noted.

Value Summary (2023)

Desc	Value
Land Value	\$127,069
Building Value	\$424,447
Misc. Items Value	\$0
Land Classified Value	\$0
Just Market Value	\$551,516
*Cap Differential and Portability	\$0
Agriculture Classification	\$0
Assessed Value	\$551,516
Exempt Value (County)	\$50,000
Taxable Value (County)	\$501,516

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

Values by District (2023)

District Description	Final Tax Rate	Assessed Value	Final Assessed Taxes	Exemption	Final Tax Savings	Taxable Value	Final Taxes
BOARD OF COUNTY COMMISSIONERS	6.685200	\$551,516	\$3,686.99	\$50,000	\$334.26	\$501,516	\$3,352.73
POLK COUNTY PARKS MSTU	0.528600	\$551,516	\$291.53	\$50,000	\$26.43	\$501,516	\$265.10

POLK COUNTY LIBRARY MSTU	0.198500	\$551,516	\$109.48	\$50,000	\$9.93	\$501,516	\$99.55
POLK COUNTY STORMWATER MSTU	0.094100	\$551,516	\$51.90	\$50,000	\$4.71	\$501,516	\$47.19
POLK COUNTY SCHOOL BOARD - STATE	3.160000	\$551,516	\$1,742.79	\$25,000	\$79.00	\$526,516	\$1,663.79
POLK COUNTY SCHOOL BOARD - LOCAL	2.248000	\$551,516	\$1,239.81	\$25,000	\$56.20	\$526,516	\$1,183.61
SOUTHWEST FLA WATER MGMT DIST	0.204300	\$551,516	\$112.67	\$50,000	\$10.22	\$501,516	\$102.46
		Assessed Taxes:	\$7,235.17	Tax Savings:		\$520.75	Total Taxes: \$6,714.43

Non-Ad Valorem Assessments (2023)

LN	Code	Desc	Units	Rate	Assessment
1	SW001	POLK WASTE & RECYCLING-COLL	1.00	144.50	\$144.50
2	SW002	POLK WASTE & RECYCLING-DISP	1.00	62.00	\$62.00
3	FI000	POLK COUNTY FIRE SERVICES	1.00	268.00	\$268.00
Total Assessments					\$474.50

Taxes

Desc	Last Year	2023 Final
Taxing District	UNINCORP/SWFWMD (Code: 90000)	UNINCORP/SWFWMD (Code: 90000)
Millage Rate	13.2836	13.1187
Ad Valorem Assessments	\$5,954.67	\$6,714.43
Non-Ad Valorem Assessments	\$444.29	\$474.50
Total Taxes	\$6,398.96	\$7,188.93

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. Visit the [Polk County Tax Collector's site for Tax Bill information related to this account](#). Use the [Property Tax Estimator](#) to estimate taxes for this account.

Prior Year Final Values

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

2022

Land Value	\$132,160.00
Building Value	\$395,234.00
Misc. Items Value	\$0.00
Just Value (Market)	\$527,394.00
SOH Deferred Val	\$135,362.00
Assessed Value	\$392,032.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$392,032.00

2021

Land Value	\$119,959.00
Building Value	\$236,434.00
Misc. Items Value	\$0.00
Just Value (Market)	\$356,393.00

SOH Deferred Val	\$0.00
Assessed Value	\$356,393.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$356,393.00
2020	
Land Value	\$60,173.00
Building Value	\$278,332.00
Misc. Items Value	\$0.00
Just Value (Market)	\$338,505.00
SOH Deferred Val	\$0.00
Assessed Value	\$338,505.00
Exempt Value (County)	\$0.00
Taxable Value (County)	\$338,505.00
2019	
Land Value	\$60,173.00
Building Value	\$263,187.00
Misc. Items Value	\$0.00
Just Value (Market)	\$323,360.00
SOH Deferred Val	\$109,330.00
Assessed Value	\$214,030.00
Exempt Value (County)	\$50,000.00
Taxable Value (County)	\$164,030.00

DISCLAIMER:

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

Last Updated: Thursday, May 23, 2024 at 2:10:53 AM