



Polk County
Property Appraiser
Print Date: 04/23/2026

2025

** Owner/Mailing Address:
PENDLETON LAURA
PENDLETON DANNY
501 AVENUE A WAHNETA W
WINTER HAVEN FL 33880-5807

** Site Address:
501 AVENUE A W WINTER HAVEN 33880

26-29-17-689500-018412

WAHNETA FARMS PB 1 PGS 82A & 82B W1/2 AC OF S1/2
OF N1/2 OF LOT 184

Building Characteristics	
Category	Type
Drive/Walk Way	NONE-DIRT
Exterior Wall	WOOD
Fencing	CHAIN LINK
Floor Cover	VINYL TILE
Frame / Const Type	WOOD FRAME
Interior Wall	DRYWALL
Roof Structure	GABLE-SHINGLE
Shape	SQUARE
Style	SINGLE FAMILY
Substruct	Piers

Category	Units	Adjustment
Cntrl Heating / AC	0.73	-1796
Fireplace Stacks	0	0
Fixtures: Addl	0	0
Room: Bedroom	2	0
Room: Full Bath	1	0
Room: Half Bath	0	0

Base Rate Adj.	Adjustment
Size Adjustment	1.08570
Story Height Adj	1.00000

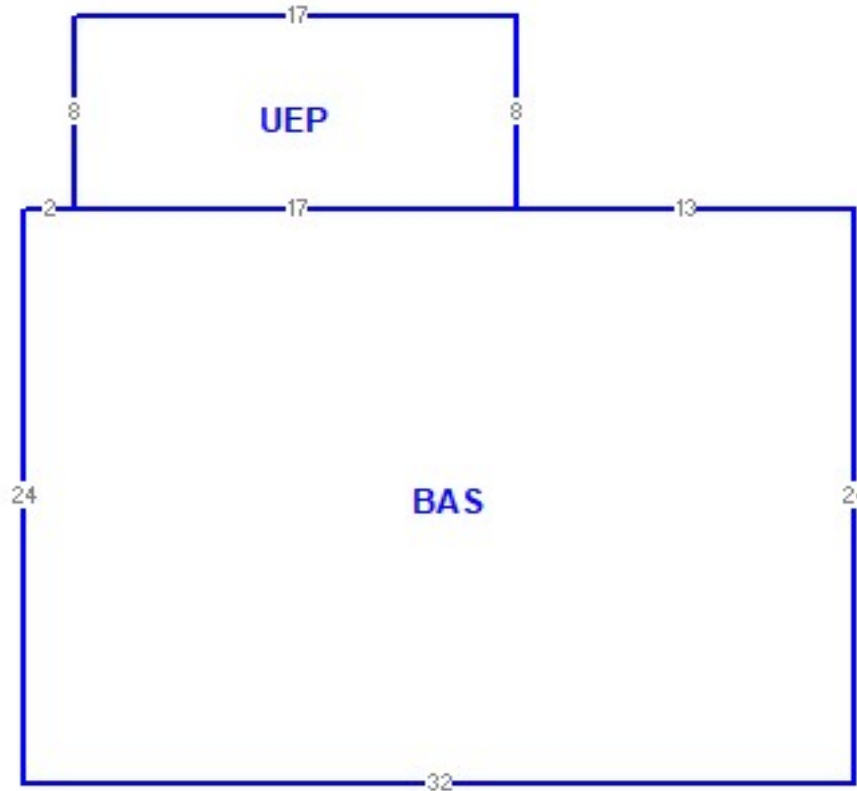
Depreciation Adj	Adjustment
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Type	Class	Quality	Perimeter
SF	0	AV	112

AYB	EYB	RCNLD	Norm Dpr	%Good
1956	1990	65,349	34.00%	66.00%

RCNLD - Replacement Cost New Less Depreciation

0100 SFR up to 2.49 AC



Card 1 of 1
Building No: 1 - Single Family

Sales Data						
Date	Q	VI	OR Bk/Pg	Price	Grantor	Grantee
09/05/2006	01	I	6956 / 0534	100	ROSE BOBBY J	PENDLETON LAURA
11/01/1988	00	I	2686 / 75	30,000	SMITH DORA A	ROSE BOBBY J
01/01/1955	01	E	/	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.polkflpa.gov/CamaDisplay.aspx?OutputMode=Display&SearchType=RealEstate&ParcelID=262917689500018412>

Total Acreage:	0.50
Millage Code:	90000
Neighborhood Code:	210380.00
Neighborhood Adj:	1.03

Value Summary 2025

Market Valuation Method: Marshall & Swift
Market Valuation:

Market Land Value:	34,909
Classified Land Value:	0
* Assd Land Value:	34,909
* Tot Bldg Value:	65,349
* Tot XF Value:	0
Tot Jst Value:	100,258
Market Value:	100,258

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:	2015
Usage % Cap:	100.00%
Prior Market:	87,001
Prior Base:	67,905
Initial Base:	67,905
Current Base:	67,905
Maximum Cap:	74,696
Market Value:	100,258

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	74,696
Cap Diff:	25,562
Portability:	0
Total Value:	74,696
Exemption Value:	0
Taxable Value:	74,696
School Taxable Val:	100,258



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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	C	0010	Standard Site	0.00	0.00	21,818.00	S	0	1.00	2.50	2.50	100.00%	34,909

Sub Areas for Building 1

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

SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New	SAR	Area	Heat	Rate	Cost New
BAS	768	X	115.51	88,712	UEP	136		88.95	12,097										

Gross Area: 904
Living Area: 768