



Polk County
Property Appraiser
Print Date: 07/10/2025

2024

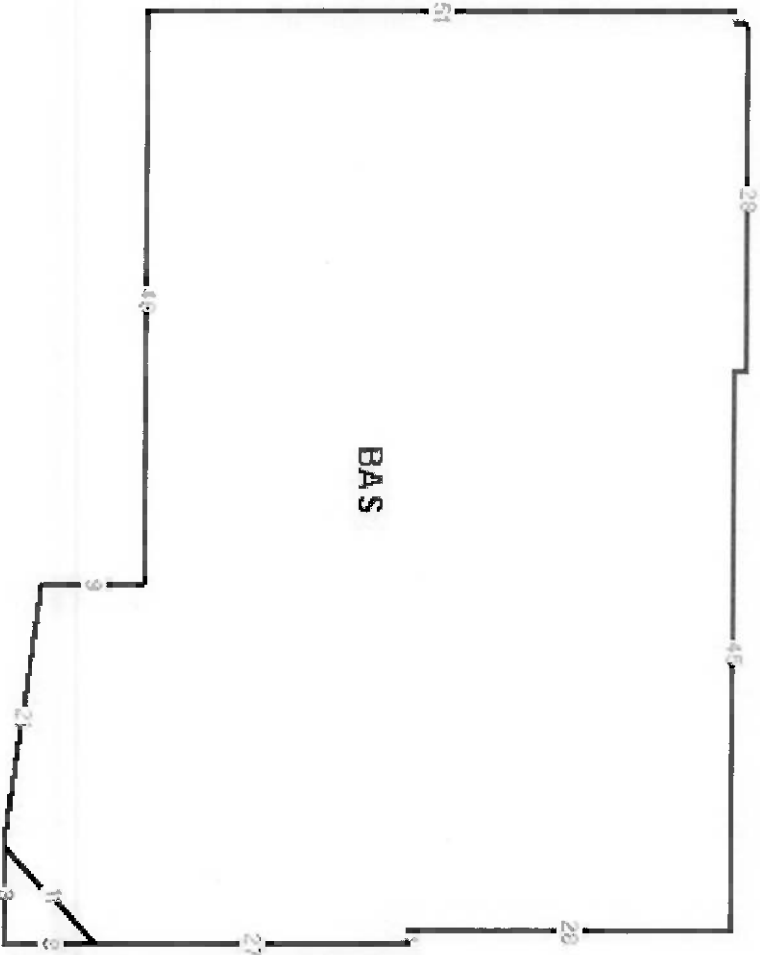
Owner/Mailing Address:
SUNCOAST COMMUNITY HEALTH CENTERS
INC
313 S LAKEWOOD DR
BRANDON FL 33511-2815

Site Address:
1729 LAKELAND HILLS BLVD LAKELAND 33805

24-28-07-173500-003110
LAKE PARKER HEIGHTS SUB P8 8 PG 2 BLK C LOTS 9
THRU 11 & 12 E 35 FT

Building Characteristics				
Category	Type			
Exterior Wall	NONE			
HEAT CODE	ACP			
Category		Units	Adjustment	
LIVING UNITS		1	0	
Stories		1	0	
WALL HEIGHT		10	0	
Base Rate Adj.		Adjustment		
Perimeter Adjustment			1.00700	
Stories Adjustment			1.00000	
Story Height Adj			0.95400	
Depreciation Adj	Adjustment			
Type	Style	Class	Quality	Perimeter
1516	341	C	AV	270
AVB	EYB	RCNLD	Norm Dpr	%Good
2008	2011	474,188	16.00%	84.00%
RCNLD - Replacement Cost New Less Depreciation				

7300 Hospitals (Privately Owned) & Medical Facilities



Card 1 of 1
Building No: 1 - MEDICAL BUILDING

AKA: SUNCOAST COMMUNITY HEALTH CENTERS

** Sales Data

Date	Q	VI	OR Bk/Pg	Price	Grantor	Grantee
10/18/2019	01	I	11017 / 02174	770,000	APDC PROPERTIES INC	SUNCOAST COMMUNITY HEALTH CENTERS
01/02/2008	83	I	7528 / 1006	365,000	BENEFIELD CJ	APDC PROPERTIES INC
04/16/2003	01	I	5580 / 47	100	HARTOG AND DUBOY PROPERTIES INC	APDC PROPERTIES INC
02/04/2000	03	I	4398 / 0637	51,000	MULLENS STEPHANIE K	HARTOG AND DUBOY PROPERTIES INC

* 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 2024 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=242807173500003110>

Total Acreage:	0.59
Millage Code:	91510
Neighborhood Code:	6666.02
Neighborhood Adj:	1.00

Value Summary 2024

Market Valuation Method: Marshall & Swift
Market Valuation:

Market Land Value:	297,828
Classified Land Value:	0
* Assd Land Value:	297,828
* Tot Bldg Value:	474,188
* Tot XF Value:	16,315
Tot 1st Value:	788,331
Market Value:	788,331

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:	2020
Usage % Cap:	100.00%
Prior Market:	819,416
Prior Base:	819,416
Initial Base:	819,416
Current Base:	819,416
Maximum Cap:	901,358
Market Value:	788,331

Assessment Values:

Ag Land:	0
Homestead:	0
Non-Homestead:	788,331
Cap Diff:	0
Portability	0
Total Value:	788,331
Exemption Value:	788,331
Taxable Value:	0
School Taxable Val:	0



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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	Bid Num	Units	Grade	Unit Price	Adjusted Unit Price	Factor	Orig %	Actual Year Built	Effective Year Built	Roll Year	% Condition	Depreciated Value
1	FEN1	FENCE AVG QUALITY CHAIN LINK	0	250	3	18.77	18.77	1.00	100.00%	2008	2008	2009	31.00%	1,455
2	PKR	PARKING LOT LESS THAN 100,000 SQFT	0	11,200	3	4.28	4.28	1.00	100.00%	2008	2008	2009	31.00%	14,860

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	0226	Transitional	0.00	0.00	11,899.00	S	0	1.00	11.50	11.50	100.00%	136,839
2	C	0226	Transitional	0.00	0.00	13,999.00	S	0	1.00	11.50	11.50	100.00%	160,989

Sub Areas for Building 1

Please see <https://www.polkpa.org/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
BAS	4,109	X	140.08	575,589 CP3	32	43.78	1,401					

Gross Area: 4,141
Living Area: 4,109