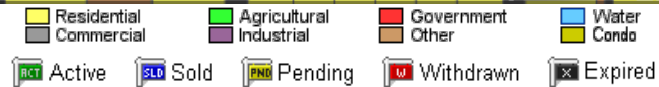
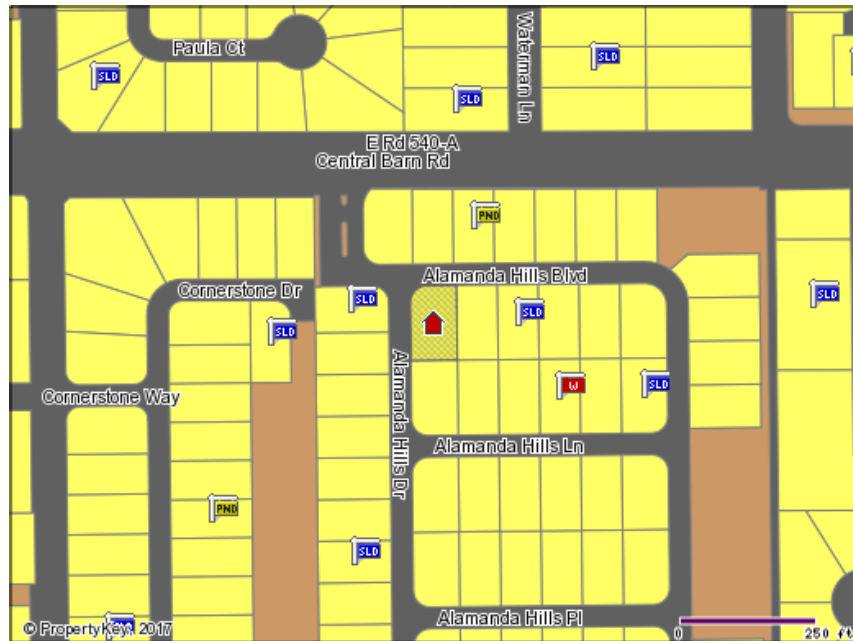




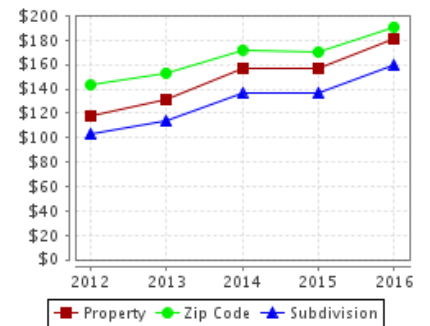
PROPERTY INFORMATION

**PID #** 24 29 23 288034 000360  
**Property Type:** Residential  
**Property Address:**  
 6213 ALAMANDA HILLS BLVD  
 LAKELAND, FL 33813-7803  
**Current Owner:**  
 DAVID C POULIN  
 DEREK A POULIN  
 KAREN L TOWNSEND  
**Tax Mailing Address:**  
 6213 ALAMANDA HILLS BLVD  
 LAKELAND, FL 33813-7803  
**County Use Code:** 0100 / SFR UP TO 2.49 AC  
**State Use Code:** 01 / SINGLE FAMILY  
**Total Land Area:**  
 0.2639 acres / 11,494 sf  
**Land Areas:**  
 1. RESIDENTIAL (0017)  
**Waterfront:** No  
**Subdivision:**  
 ALAMANDA  
**Subdivision #:**288034  
**Census Tract/Block:** 011833 / 1008  
**Twn:** 29 / **Rng:** 24 / **Sec:** 23  
**Block:** 000 / **Lot:** 360  
**Parcel:** 000360  
**Neighborhood:** HILLSIDE HTS,  
 HIGHLDS CROSSING,ALAMANDA  
 (420335)  
**Latitude:** 27.952104  
**Longitude:** -81.88848  
**Legal Description:**  
 ALAMANDA PB 126 PGS 24 & 25 LOT 36  
**Plat Book #** 126 / **Page #** 24



VALUE INFORMATION (TAX DISTRICT: 90000)

	2012	2013	2014	2015	2016
<b>Improved Value:</b>	\$103,914	\$116,767	\$140,961	\$140,961	\$148,239
<b>Ag Value:</b>	\$0	\$0	\$0	\$0	\$0
<b>Land Value:</b>	\$15,000	\$15,000	\$17,000	\$17,000	\$33,000
<b>Just Market Value:</b>	\$118,914	\$131,767	\$157,961	\$157,961	\$181,239
<b>Percent Change:</b>	- n/a -	10.81%	19.88%	0%	14.74%
<b>Total Assessed Value:</b>	\$118,914	\$120,936	\$122,750	\$122,750	\$124,598
<b>Homestead Exemption:</b>	Yes	Yes	Yes	Yes	Yes
<b>Total Exemptions:</b>	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Taxable Value:</b>	\$18,914	\$20,936	\$22,750	\$22,750	\$24,598
<b>Millage Rate:</b>	15.3841	15.5281	15.1730	-n/a-	14.7830
<b>Total Tax Amount:</b>	\$1,273.02	\$1,256.64	\$904.08	\$1,353.02	\$889.99



**SALES INFORMATION**

<b>Deed Type:</b> QUITCLAIM <b>Sale Date:</b> 01/24/2017 <b>Recorded Date:</b> 01/24/2017 <b>Grantor:</b> POULIN, DAVID C	<b>Price:</b> \$0 <b>Document #</b> Bk 10046/Pg 77 <b>Grantee:</b> POULIN, DAVID C & DEREK A & TOWNSEND, KAREN L	<b>Qualifiers:</b> Q <sup>1</sup> , I
<b>Deed Type:</b> WARRANTY DEED <b>Sale Date:</b> 01/10/2007 <b>Recorded Date:</b> 01/22/2007 <b>Grantor:</b> EAGER DUDLEY W	<b>Price:</b> \$275,000 <b>Document #</b> Bk 7144/Pg 226 <b>Grantee:</b> POULIN DAVID C	<b>Qualifiers:</b> Q <sup>2</sup> , I
<b>Mortgage Amount:</b> \$261,250 <b>Lender:</b> CENTURY 21 (R) MTG (SM)	<b>Instrument Date:</b> 01/10/2007 <b>Borrower:</b> POULIN, DAVID C & ZAIDA M	<b>Document #</b> Bk 7144/Pg 226
<b>Deed Type:</b> WARRANTY DEED <b>Sale Date:</b> 01/24/2005 <b>Recorded Date:</b> 02/08/2005 <b>Grantor:</b> ALAMANDA LAND COMPANY	<b>Price:</b> \$230,000 <b>Document #</b> Bk 6078/Pg 1107 <b>Grantee:</b> EAGER DUDLEY W	<b>Qualifiers:</b> Q <sup>2</sup> , I
<b>Mortgage Amount:</b> \$27,500 <b>Lender:</b> BANK OF AMERICA	<b>Instrument Date:</b> 03/15/2005 <b>Borrower:</b> EAGER, DUDLEY W & LORENE H	<b>Document #</b> Bk 6205/Pg 1339
<b>Mortgage Amount:</b> \$184,000 <b>Lender:</b> BANK OF AMERICA	<b>Recording Date:</b> 02/08/2005 <b>Borrower:</b> EAGER, DUDLEY W & LORENE H	<b>Document #</b> Bk 6078/Pg 1107
<b>Deed Type:</b> WARRANTY DEED <b>Sale Date:</b> 01/17/2004 <b>Recorded Date:</b> <b>Grantor:</b> WORTHMORE PROPERTIES INC	<b>Price:</b> \$750,000 <b>Document #</b> Bk 5642/Pg 2275 <b>Grantee:</b> ALAMANDA LAND COMPANY	<b>Qualifiers:</b> V
<b>Deed Type:</b> WARRANTY DEED <b>Sale Date:</b> 04/16/2003 <b>Recorded Date:</b> <b>Grantor:</b> S & M SADDLE CREEK CORPORATION	<b>Price:</b> \$750,000 <b>Document #</b> Bk 5328/Pg 1763 <b>Grantee:</b> WORTHMORE PROPERTIES INC	<b>Qualifiers:</b> V
<b>Deed Type:</b> QUIT CLAIM <b>Sale Date:</b> 07/01/1987 <b>Recorded Date:</b> <b>Grantor:</b> Not Available	<b>Price:</b> \$100 <b>Document #</b> Bk 2566/Pg 2065 <b>Grantee:</b> Not Available	<b>Qualifiers:</b> U <sup>4</sup> , V
<b>Deed Type:</b> MISC DOCUMENT <b>Sale Date:</b> 07/01/1987 <b>Recorded Date:</b> <b>Grantor:</b> Not Available	<b>Price:</b> \$100 <b>Document #</b> Bk 2566/Pg 2061 <b>Grantee:</b> Not Available	<b>Qualifiers:</b> U <sup>4</sup> , V
<b>Deed Type:</b> -n/a- <b>Sale Date:</b> 01/01/1945 <b>Recorded Date:</b> <b>Grantor:</b> Not Available	<b>Price:</b> \$100 <b>Document #</b> n/a <b>Grantee:</b> Not Available	<b>Qualifiers:</b> U <sup>4</sup> , E

**Vacant/Improved Codes:** V=Vacant, I=Improved

**Sale Qualifiers:** Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial

<sup>1</sup> UNQUALIFIED - NOT ARMS LENGTH TRANSACTION , <sup>2</sup> ONE PARCEL QUALIFIED , <sup>3</sup> MORE THAN 1 PARCEL , <sup>4</sup> ONE PARCEL DISQUALIFIED BY DEED

**BUILDING INFORMATION**

1. SINGLE FAMILY	<b>Heated Area:</b> 2,643 sf	<b>Built:</b> 2004 act / 2004 eff	<b>A/C Type:</b>
<b>Beds:</b> 3 <b>Baths:</b> 2.0	<b>Total Area:</b> 2,917 sf	<b>Stories:</b> 1.0	<b>Heat Type:</b>
<b>Roof Type:</b> HIP	<b>Roof Cover:</b> SHINGLE	<b>Heat Fuel:</b>	
<b>Int Wall:</b> DRYWALL	<b>Ext Wall:</b> STUCCO	<b>Flooring:</b> WOOD	
<b>Building Subareas:</b>	BAS - BASE AREA (2,643 sf)		
FSP - FIN. SCREEN PORCH 50% (240 sf)	FOP - FINISHED OPEN PORCH 40% (34 sf)		

**OTHER IMPROVEMENT INFORMATION**

<b>Covered Parking:</b> No	<b>Pool:</b> No
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**FLOOD ZONE DETAILS**

Zone	Description	Panel #	Publication Date
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	12105C0485G	12/22/2016

**Source:** FEMA Q3 and/or DFIRM