

Parcel Details: 23-30-01-144130-016031

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

NGUYEN THU VAN 50%
NGUYEN THUY THI 50%

Mailing Address *(Address Change form)*

299 TERRANOVA BLVD
WINTER HAVEN FL 33884-3425

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

709 CHURCH AVE N

Postal City and Zip

MULBERRY FL 33860

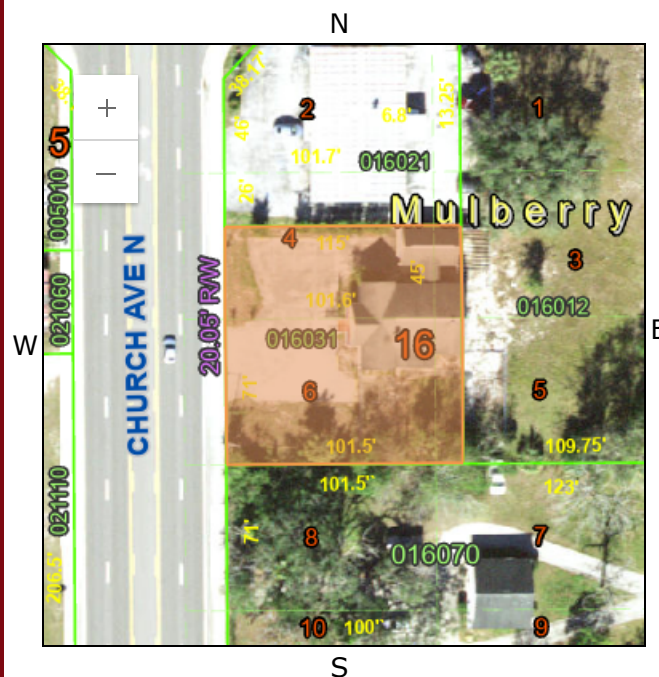
Parcel Information

Municipality **MULBERRY (Code: 90110)**
6666.35
 Neighborhood [Search Recent Sales in this Neighborhood](#)
 Subdivision **PIPKINS L N ADD RESUB BLK 16 PB 31 PG 29**
 Property (DOR) Use Code **Day Care Center (Code: 1190)**
 Acreage **0.31**
 Community Redevelopment Area **City of Mulberry CRA (Code: 339)**

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



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 233001

[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/ Improved	Grantee	Sales Price
10021/01748	12/2016	W		I	NGUYEN THU VAN	\$100
09622/01219	01/2013	Q		I	NORTH CHURCH STREET LAND TRUST 709	\$100

09622/01217	01/2013	Q	I	NORTH CHURCH STREET LAND TRUST 709	\$100
5632/1229	12/2003	W	I	NGUYEN THUY THI	\$100,000
2266/1527	08/1984	W	E		\$62,000

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
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Buildings

BUILDING 1 (1501 - OFFICE BUILDING)

Building Characteristics

Living Area: 2,107 sqft

Total Under Roof: 2,227 sqft

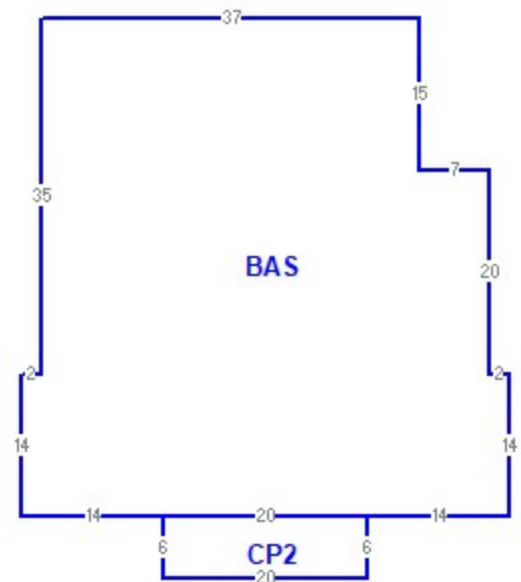
Actual Year Built: 1948

Building Value: \$105,127

Wall Structure: WOOD FRAME (M& S CRNT MULTIPLIER)

Element	Units	Information
LIVING UNITS	1	
STORIES	1	
WALL HEIGHT	8	
HEAT CODE		NA
EXTERIOR WALL		NONE

709 CHURCH AVE



View Larger: [Double](#) - [Quadruple](#)
Effective Year: 1995

Building Subareas

Code/Description	Heated	Total
BASE AREA	Y	2,107
CANOPY		120
Total Under Roof		2,227 SQ FT
Total Living Area		2,107 SQ FT

Extra Features (Current)

LN	Code	Description	BLD	Length	Width	Units	Year Built
1	MAC	ASPHALT	0	0	0	4,300	1978
2	UTL3	UTILITY ROOM	0	36	24	1	1958

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **MULBERRY** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* COMMERCIAL/INDUSTRIAL	N	SQUARE FOOT	0	0	13,339.00

* 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, June 24, 2026 at 2:10:46 AM). All information BELOW this notice is from the 2025 Tax Roll, except where otherwise noted.

Value Summary (2025)

Desc	Value
LAND VALUE	\$106,712
BUILDING VALUE	\$110,582
EXTRA FEATURES VALUE	\$10,197
JUST MARKET VALUE	\$227,491
AG CLASSIFIED LAND VALUE	\$0
AGRICULTURE CLASSIFICATION SAVINGS	\$0
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$66,541
ASSESSED VALUE	\$160,950
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$160,950

*This property contains a Non Homestead Cap with a differential of \$66,541.

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	\$227,491	\$160,950	\$0	\$0.00	\$160,950	6.634800	\$1,067.87
POLK COUNTY SCHOOL BOARD - STATE	\$227,491	\$227,491	\$0	\$0.00	\$227,491	3.042000	\$692.03
POLK COUNTY SCHOOL BOARD - LOCAL	\$227,491	\$227,491	\$0	\$0.00	\$227,491	2.248000	\$511.40
CITY OF MULBERRY	\$227,491	\$160,950	\$0	\$0.00	\$160,950	6.390000	\$1,028.47
SOUTHWEST FLA WATER MGMT DIST	\$227,491	\$160,950	\$0	\$0.00	\$160,950	0.183100	\$29.47
				Tax Savings:	\$0.00	Total Taxes:	\$3,329.24

Non-Ad Valorem Assessments (2025)

LN	Code	Desc	Units	Rate	Assessment
1	FI000	POLK COUNTY FIRE SERVICES	1.00	1,343.00	\$1,343.00
2	ST110	MULBERRY STORMWATER UTILITY	1.00	134.40	\$134.40
Total Assessments					\$1,477.40

Taxes

Desc	Last Year (2024)	2025 Final
Taxing District	MULBERRY/SWFWMD (Code: 90110)	MULBERRY/SWFWMD (Code: 90110)
Millage Rate	18.5117	18.4979
Ad Valorem Assessments	\$2,718.53	\$3,329.24
Non-Ad Valorem Assessments	\$1,092.40	\$1,477.40
Total Taxes	\$3,810.93	\$4,806.64

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 "[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	\$73,365.00	\$73,365.00	\$60,026.00	\$60,026.00
BUILDING VALUE	\$69,398.00	\$54,883.00	\$51,150.00	\$41,368.00
EXTRA FEATURES VALUE	\$5,433.00	\$5,501.00	\$10,579.00	\$8,537.00
JUST MARKET VALUE	\$148,196.00	\$133,749.00	\$121,755.00	\$109,931.00
HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$1,878.00	\$733.00	\$831.00	\$0.00
ASSESSED VALUE	\$146,318.00	\$133,016.00	\$120,924.00	\$109,931.00
EXEMPTION VALUE (COUNTY)	\$0.00	\$0.00	\$0.00	\$0.00
TAXABLE VALUE (COUNTY)	\$146,318.00	\$133,016.00	\$120,924.00	\$109,931.00

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, June 24, 2026 at 2:10:46 AM