



**PROPERTY INFORMATION REPORT**  
**HON. JOE G. TEDDER, CFC | POLK COUNTY TAX COLLECTOR**  
430 East Main Street | Bartow, FL 33830  
www.polktaxes.com

**Completed Date:** 03/20/2025

**Date Filed:** 03/05/2025

**Certificate #:** 19705.0000

**Application #:** 250070

**Records Through Date:** 03/14/2025

**Use Code:** 0001



**Parcel I.D. #:** 303106-994020-012522

**Legal Description:** INDIAN LAKE EST UNIT 2 IN SEC 6 31 30 PB 39 PG 14 BLK 125 LOT 22

**To:** Clerk of the Circuit Court, Polk County, Florida

**Applicant:** Robert N Burns

**Dear Sir:** Application is made to this office for Tax Deed on the above property. I certify that the legal description and following information is correct as required under F.S. Chapter 197.

**Apparent Title Holder & Address of Record:**

OR 10808 PAGE 332

Urbatat, LLC  
6039 Cypress Gardens Blvd  
Suite #260  
Winter Haven, FL 33884

**Address of Record on Current Tax Roll:**

Urbatat LLC  
6039 Cyprs Gdns Blvd PMB 260  
Winter Haven, FL 33884-4115

**Vendee(s) of Recorded Contract(s) for Deed:**

None

**Lien Holder and Address of Record:**

None

**Additional Information:**

None



Requested By:  
**Orange Data Systems**  
1339 Arlington St. Orlando FL 32805  
orangedata.com | info@orangedata.com

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**Contiguous Property:**

None

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**Mobile Home:** No

**Application for Homestead Exemption:** No

**Taxable Value:** \$3,328.00

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This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Dated : 03/20/2025

**Orange Data Systems**

BY:

  
\_\_\_\_\_  
David M. Harrington



Requested By:  
**Orange Data Systems**  
1339 Arlington St. Orlando FL 32805  
orangedata.com | info@orangedata.com

6039 Cypress Gardens Blvd.  
Winter Haven, FL 33884



INSTR # 2019074352  
BK 10808 Pg 332 PG(s)1  
RECORDED 04/11/2019 03:34:15 PM  
STACY M. BUTTERFIELD, CLERK OF COURT  
POLK COUNTY  
DEED DOC \$0.70  
RECORDING FEES \$10.00  
RECORDED BY terrdavi

Prepared by: Jay Martin

After Recording Return to:  
Urbat, LLC  
6039 Cypress Gardens Blvd, ste #260  
Winter Haven, FL 33884

RE: 0 Park Ave, Indian Lake Estates, FL. 33855

Property Appraiser's Parcel ID#:  
30-31-06-994020-012522

### QUITCLAIM DEED

This Quitclaim Deed, Made this 11th day of APRIL, 2019, by and between JEFFREY M. BLIVEN ("Grantor"), whose post office address is 1258 TRAVEL TRAIL, WAUCHULA, FL. 33873, and URBATAT, LLC ("Grantee"), whose post office address is 6039 CYPRESS GARDENS BLVD., SUITE #260, WINTER HAVEN, FL. 33884.

**Witnesseth:** That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the said Grantee, and Grantee's heirs and assigns forever, any interest or claim he may have to or in the following described land, situate, lying, and being in POLK COUNTY, STATE OF FLORIDA, to wit:

**Legal Description:** INDIAN LAKE EST UNIT 2 IN SEC 6 31 30 PB 39 PG 14 BLK 125 LOT 22

**Known by street & address:** 0 PARK AVE, INDIAN LAKE ESTATES, FL. 33855

**County Parcel ID#:** 30-31-06-994020-012522

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Grantor Name: Jeffrey M. Bliven Grantor Name: JEFFREY M. BLIVEN

Witness Name: Terri Davies Witness Signature: Terri Davies

Witness Name: Jessica Castro Witness Signature: Jessica Castro

State of FLORIDA )

County of POLK ) ss:

The foregoing instrument was acknowledged by me, Terri Davies, a notary public in and for the state of FLORIDA this 11th day of April, 2019 by JEFFREY M. BLIVEN, who is/are personally known by me or who has/have produced: FL DC as identification and who did not take an oath.

Terri Davies  
Notary Public, State of Florida

My Commission Expires



(SEAL)

**TAX DEED**

**Tax Deed Number: 00588-2018**



**Stacy M. Butterfield**  
Clerk of the Circuit Court

STATE OF FLORIDA

COUNTY OF POLK

The following Tax Sale Certificate Numbered 26498 issued on Jun 01, 2011 was filed on the Office of the Tax Collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 19th day of July, 2018 offered for sale as required by law for cash to the highest bidder and was sold to:  
R- JEFFREY M. BLIVEN

**ADDRESS:**

1258 TRAVEL TRAIL  
WAUCHULA FL 33873

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

NOW, this 19th day of July, 2018 the County of Polk, State of Florida, in consideration of the sum of (\$ 1,800.00) ONE THOUSAND EIGHT HUNDRED AND 00 / 100-----Dollars, being the amount paid pursuant of the Laws of Florida does hereby sell the following lands situated in the County and State and described as follows:  
INDIAN LAKE EST UNIT 2 IN SEC 6 31 30 PB 39 PG 14 BLK 125 LOT 22  
INCLUDES 2017 TAXES

STACY M. BUTTERFIELD  
CLERK OF THE CIRCUIT COURT  
POLK COUNTY



PROPERTY ID NUMBER 06-31-30-994020-012522

WITNESS:

BY: Stacy M. Butterfield  
Stacy M. Butterfield, Clerk of the Circuit Court

Teresa Tierney  
TERESA TIERNEY

Robert Plehn  
ROBERT PLEHN

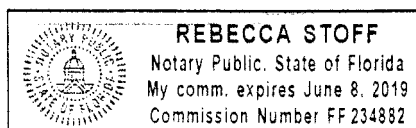
STATE OF FLORIDA

COUNTY OF POLK

On this 19th day of July, 2018 before me REBECCA STOFF personally appeared Stacy M. Butterfield, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purpose therein mentioned, who is personally known to me and who did not take an oath.

Witness my hand and official seal date aforesaid.

Rebecca Stoff  
NOTARY PUBLIC STATE OF FLORIDA



Prepared By & Return To:  
Pamela Van Woerkom  
ROYAL PALM TITLE & ABSTRACT, INC.  
11482 Okeechobee Blvd., Suite 3  
Royal Palm Beach, FL 33411  
(561)795-8989  
File No. 05-315

Property Control No. 303105994000012522

**SPECIAL WARRANTY DEED**

This Indenture made this 4th day of April, 2005 BETWEEN **PRIMA PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**, GRANTOR\*, of 801 MAPLEWOOD DRIVE, STE. 17, JUPITER, FLORIDA 33458 and **JEFFREY S. KAUFMAN and MARCELLA A. KAUFMAN, HUSBAND AND WIFE**, as GRANTEE\*, of 4 BRIDLE PATH CIRCLE, TEQUESTA, FLORIDA 33469

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of POLK, State of Florida, to-wit:

SEE ATTACHED RIDER "A" FOR LEGAL DESCRIPTION

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

PRIMA PROPERTIES, L.L.C.,  
A FLORIDA LIMITED LIABILITY COMPANY

Lucia F. Collins  
Sign Name

Lucia F. Collins  
Print Name

Brian J. Smith  
Sign Name

Brian J. Smith  
Print Name

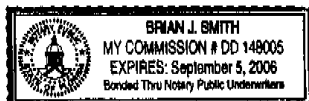
BY John E. Morris  
BY JOHN E. MORRIS, AUTHORIZED MEMBER

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4th day of April, 2005, by JOHN E. MORRIS, AUTHORIZED MEMBER OF PRIMA PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, who is personally known to me or who has produced a \_\_\_\_\_ as identification.

Brian J. Smith  
NOTARY PUBLIC  
COMMISSION EXPIRATION: 9/5/06



FILE NO. 05-315

RIDER "A"

LEGAL DESCRIPTION

LOT 22, BLOCK 125, INDIAN LAKE ESTATES UNIT NO.2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY.

SUBJECT TO TAXES AND ASSESSMENTS FOR THE YEAR 2005 AND SUBSEQUENT YEARS.

SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORDS.

GRANTOR HEREBY WARRANTS AND AFFIRMS THAT THE ABOVE DESCRIBED PROPERTY IS VACANT LAND AND DOES NOT CONSTITUTE HOMESTEAD PROPERTY OF GRANTOR AND IS NOT ADJACENT TO OR CONTIGUOUS WITH THE GRANTOR'S HOMESTEAD. GRANTOR RESIDES AT: 1126 LAKESHORE DRIVE, JUPITER, FLORIDA 33458.

Prepared By & Return To:  
Pamela Van Woerkom  
ROYAL PALM TITLE & ABSTRACT, INC.  
12765 W. Forest Hill Blvd, Suite 1316  
Wellington, FL 33414  
(561)795-8989  
File No. 05-045  
W/C BOX 126

Property Control No. 303105-994000-014416,021513,023001, 012522

### WARRANTY DEED

This Indenture made this 24<sup>th</sup> day of February, 2005 BETWEEN WEKIVA, INC. BUILDERS/DEVELOPERS, IS AN ADMINISTRATIVELY DISSOLVED FLORIDA CORPORATION, IN ACCORDANCE WITH STATE STATUE 692.01. THIS CONVEYANCE REPRESENTS AN APPROPRIATE BUSINESS ACTION AS PART OF WINDING UP AND LIQUIDATING THE CORPORATION BUSINESS AND AFFAIRS, GRANTOR\*, of 213 ATHERSTONE COURT, LONGWOOD, FLORIDA 32779, and PRIMA PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, as GRANTEE\*, of 801 MAPLEWOOD DRIVE, SUITE 17, JUPITER, FLORIDA 33458

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of POLK, State of Florida, to-wit:

SEE ATTACHED RIDER "A" FOR LEGAL DESCRIPTION

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

WEKIVA, INC. BUILDERS/DEVELOPERS

[Signature]  
Sign Name

Jennifer Kruger  
Print Name

[Signature]  
Sign Name

Amaris Diaz  
Print Name

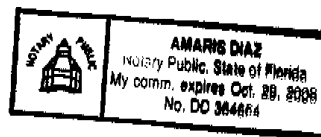
[Signature]  
HARRY M. KOEHLER, PRESIDENT

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February, 2005, by HARRY M. KOEHLER, PRESIDENT OF WEKIVA, INC. BUILDERS/DEVELOPERS, who are personally known to me or who has produced a FLORIDA DRIVER'S as identification.  
license # K460-373-33-2140

[Signature]  
NOTARY PUBLIC  
COMMISSION EXPIRATION:



FILE NO. 05-045

RIDER "A"

LEGAL DESCRIPTION

LOT 16, BLOCK 144, INDIAN LAKE ESTATES UNIT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LOT 13, BLOCK 215, INDIAN LAKE ESTATES UNIT NO. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LOT 1, BLOCK 230, INDIAN LAKE ESTATES UNIT NO. 6, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LOT 22, BLOCK 125, INDIAN LAKE ESTATES UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SUBJECT TO TAXES AND ASSESSMENTS FOR THE YEAR 2005 AND SUBSEQUENT YEARS.

SUBJECT TO CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORDS.



# Parcel Details: 30-31-06-994020-012522

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

URBATAT LLC 100%

**Mailing Address** [\(Address Change form\)](#)

Address Line 1 **6039 CYPRS GDNS BLVD PMB 260**

Address Line 2

Address Line 3 **WINTER HAVEN FL 33884-4115**

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

Address Line 1 **0 PARK AVE**

Address Line 2

**Postal City and Zip**

City/St/Zip **INDIAN LAKE ESTATES FL 33855**

**Parcel Information**

Municipality / Taxing District **UNINCORP/SOUTH FL WMD (Code: 30000)**

Neighborhood **220500.00**  
[Show Recent Sales in this Neighborhood](#)

Subdivision **INDIAN LAKE ESTATES UNIT 2**

Property (DOR) Use Code **Vac.Res (Code: 0001)**

Acreage **0.50**

Community Redevelopment Area **NOT IN CRA**

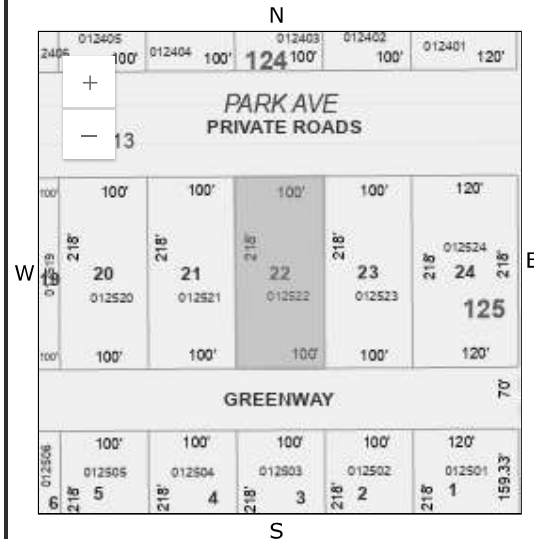
## Avon Park AFR Military Training Facility Alert

This property is located in the vicinity of the Avon Park Air Force Range Military Training Facility and may be subject to potential day and night low level aircraft overflight and military training noise during training exercises. Additional property development regulations may apply. [Click here for more information.](#)

## 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



## Recorded Plat

Visit the Polk County Clerk of Courts website to view the Recorded Plat for this parcel

Note: Some plats are not yet available on the Clerk's website. The site contains images of plats recorded on 01/05/1973 (beginning with book 058 Page 020) or later. For information on Plats recorded before 01/05/1973 (Book 058 Page 019 or less) please contact the [Polk County Clerk's Office](#).

## Mapping Worksheets (plats) for 303106

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

[Mapping Worksheet 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. 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.