

Residential - Vacant Land

RESIDENTIAL

1400 RUTLEDGE AVE

LAKE PLACID, FL 33852



0.26 ac

LOT SIZE

VALUATION

Last Sale

\$13,000 · May 23, 2024

TAX & ASSESSMENT

|                       |             |
|-----------------------|-------------|
| Property Tax          | \$86 (2024) |
| Assessed Value        | \$5,500     |
| Previous Assessed     | \$1,000     |
| Assessor Market Value | \$5,500     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Highlands                 |
| Lot (acres)   | 0.26                      |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 39<br>FLOOD | 42<br>WILDFIRE | 99<br>HEAT | 70<br>STORM | 24<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------------|-------------|--------------------|--------|
| May 20, 2024 | Resale            | Warranty Deed       | \$13,000    |                    |        |
| Sep 10, 2019 | Resale            | Grant Deed          | \$73,290    |                    | \$74K  |
| Apr 18, 2019 | Recorded document | Correction Deed     | \$100       |                    |        |
| Jan 3, 2014  | Quitclaim         | Quit Claim Transfer |             |                    |        |
| Dec 30, 2005 | Resale            | Warranty Deed       | \$8,051,000 |                    |        |
| Aug 30, 2004 | Resale            | Warranty Deed       | \$1,200,000 |                    | \$1.2M |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Lake Placid Middle School      | Middle     | 6–8    | 3.9 mi   |
| Lake Placid High School        | High       | 9–12   | 3.9 mi   |
| Lake Country Elementary School | Elementary | PK–5   | 4.3 mi   |

District: Highlands County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 33852

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>103</b><br>CRIME INDEX | <b>159</b><br>AIR POLLUTION | <b>24,366</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>68%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|