

Residential - Vacant Land

RESIDENTIAL

1406 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 FLOOD	42 WILDFIRE	99 HEAT	70 STORM	24 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	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	4.0 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

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

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------