



Henderson Fish Camp
35 Henderson rd Lake Placid, FL 33852

(OFFERING MEMORANDUM)

EXCLUSIVELY PRESENTED BY:

TABLE OF CONTENTS

3. Disclaimer.
4. PROPERTY SUMMARY.
Investment Highlights
Location Highlights
7. COTTAGE RENTALS.
8. RENTED LAND/ RV/ BOAT SLIPS
9. WEBSITE
12. PHOTOS
17. DEMOGRAPHICS
21. PROPERTY APPRAISER.
44. CONFIDENTIALITY STATEMENT



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33852

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**255 E. Interlake Blvd Lake Placid,
FL 33852**

**101 E. Main St. Avon Park, FL
33825**

Office: 863-235-1414

**Email:
sarapipal.pipalgroup@gmail.com**

PROPERTY SUMMARY

Offering Price	\$2,900,000
Parcel ID / APN	C-33-35-30-A00-0030-0000
Property Type	Fish Camp
Zoning	CG2
Subdivision Name	Henderson Fish Camp
Lot Size (acres)	7.04
Units	54
Water	Well
Sewer	Septic
Electric	Duke
County	Highlands
Tax Amount	Split
Tax Year	2024
Occupancy	100%
Water Frontage	500ft cleared

INVESTMENT SUMMARY

The Pipal Group is pleased to present the exclusive opportunity to acquire the premier Fish Camp on the Ridge in Central Florida.

This is a turnkey freshwater fish camp that sits on Lake Istokpoga which is a 26,762-acre lake in Highlands County. Henderson Fish Camp is an established campground, family owned and operated for almost 50 years.

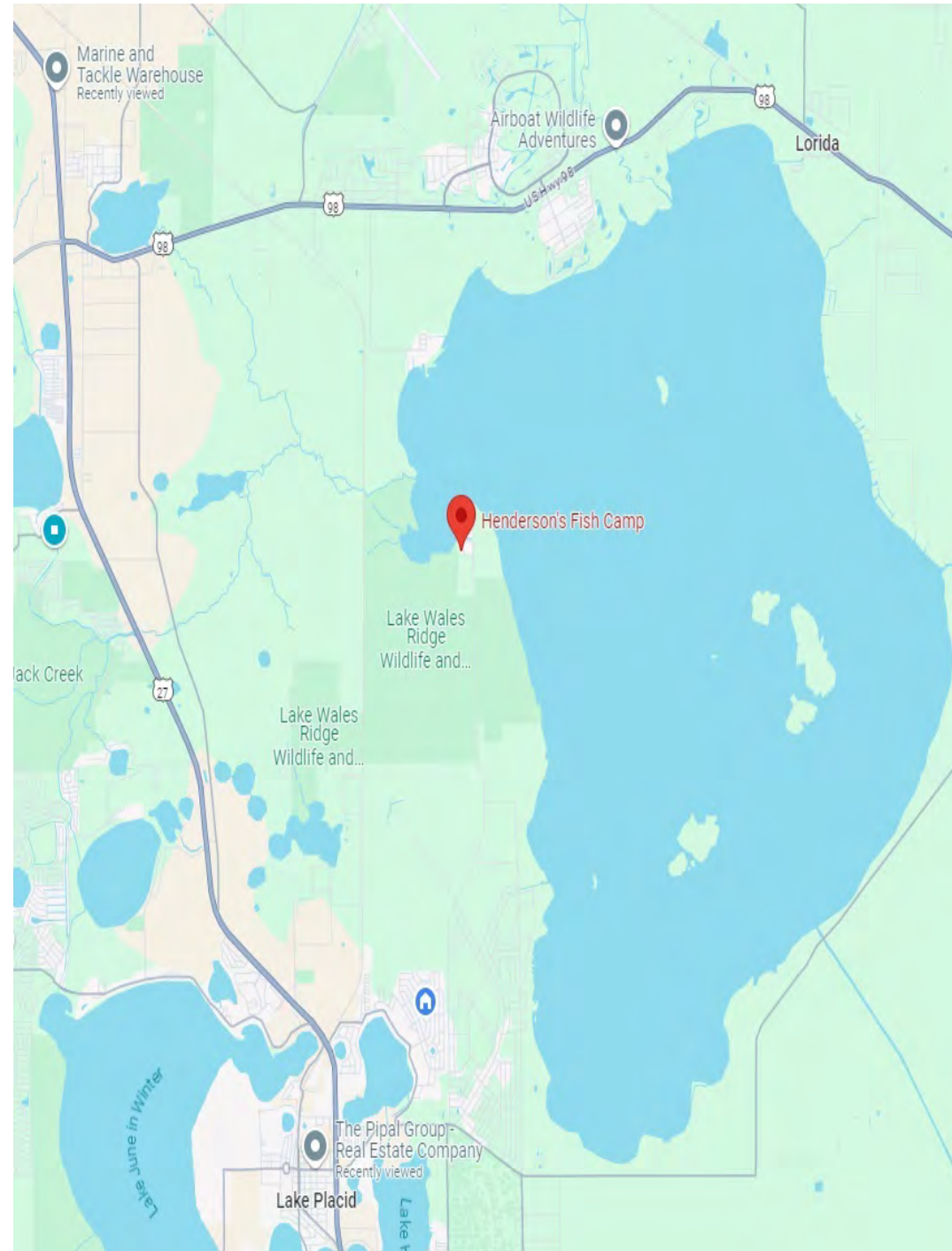
The camp includes an Office with a Store and Bait Shop. There are 12 cabin rentals, 31 residential lots which are occupied year around, 8 RV sites, 18 covered boat slips rentals and 18 open boat slip rentals sitting on 7 total acres.

Total square footage of buildings owned by Henderson Fish Camp is 10,388. This does not include mobile homes that are owned by the tenants.



INVESTMENT HIGHLIGHTS

- Priced reasonably for sale at \$2,900,000.
- Rents are at fair minimum market value with upside potential still available, having long term paying tenants in place.
- Camp is booked for 2024 and almost fully booked for 2025.
- The Camp has areas of opportunities to secure additional income streams by adding additions and upgrades.
- All units are in fair condition, with only some minor repairs due when needed.
- Property Includes Office with Store, Bait Shop & On-site Marine Gas Pump.
- Active Website, YouTube Channel & Social Media.



LOCATION HIGHLIGHTS

- Henderson Fish Camp is located in the Heartland Lake Placid Florida.
- Henderson Fish Camp offers the welcoming calm of country living while in close proximity to shopping centers and hospitals.
- Being located on the 2nd biggest fishing lake in Florida the desirable Lake Istokpoga.
- The camp has access to an abundance of fishing, live tournaments, air boat rides and tranquility.
- Highlands county is located 2-hours away from both coasts as well as world class entertainment such as Walt Disney World and Universal Studios.
- The camp sits off a one way in area that has low traffic and the ability to use golf carts or off road vehicles.
- This property is located minutes from The Sebring Raceway (NASCAR) which has events year around including the World Famous 12-Hours of Sebring, being distant enough to occasionally hear light sounds of the cars zipping around the track.



12 Cottage Rentals

1 ~ \$109 per night - 2 night min. \$750 weekly, \$1868 monthly - 2 double beds 1 room efficiency.

2 ~ \$129 per night - 2 night min. \$799 weekly, \$1975 monthly - 2 double beds 1 room efficiency.

3 ~ \$109 per night - 2 night min. \$750 weekly, \$1868 monthly - 2 beds in bedroom, 1 bed in living room.

4 ~ \$99 per night - 2 night min. \$650 weekly, \$1568 monthly - 1 Bedroom 2 twin beds.

5 ~ \$129 per night - 2 night min. \$799 weekly, \$1975 monthly - 2 bedroom 2 baths.

7 ~ \$129 per night - 2 night min. \$799 weekly, \$1975 monthly - 2 Bedroom 1.5 baths.

8 ~ \$99 per night - 2 night min. \$650 weekly, \$1568 monthly - 1 Queen 1 room efficiency.

9 ~ \$109 per night - 2 night min. \$750 weekly, \$1868 monthly - 2 beds in bedroom, 1 bed in living room.

10 ~ \$129 per night - 2 night min. \$799 weekly, \$1975 monthly - 2 Bedroom 1 baths - 3 beds.

11 ~ \$109 per night - 2 night min. \$750 weekly, \$1868 monthly - 2 beds in bedroom, 1 bed in living room.

12 ~ \$109 per night - 2 night min. \$750 weekly, \$1868 monthly - 2 bedrooms 1 bath - 2 Twin bed in each bedroom.

13 ~ \$129 per night - 2 night min. \$799 weekly, \$1975 monthly - 2 Bedroom 2 baths - 1 Queen in each bedroom.

* \$10 a night additional charge per guest per night over 2.

* 10% Availability for the rest of 2024.

* 75% Availability for 2025.



Mobile Homes on Rented Land (Year Leases)

28 - Lots at \$450 Monthly - Rent was raised to \$450 a month April 1st 2024.
1 - Lot at \$500 Monthly - Rent raised to \$500 a month April 1st 2024.
2 - \$450 Lots Available.

RV Site Rentals

8 - RV Slots - \$35 Nightly - \$250 a Weekly - \$600 Monthly.

Boat Slips

Covered Boat Slips - \$6 Nightly - \$90 Monthly. Open Boat Slips - \$6 Nightly - \$50 Monthly.

In Season operating hours are Monday to Thursday & Sunday 6:30am - 3pm Fri & Sat 6:30am - 5pm

*Financials are available with signed NDA.



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ACTIVE WEBSITE

HENDERSON'S



The fish are always biting at Henderson's

(863) 465-2101

[HOME](#) [CABINS](#) [GALLERY](#) [REVIEWS](#) [FEEDBACK](#) [CONTACT US](#) [POLICY](#)



Best bass fishing in Central Florida
with country folk hospitality.

Henderson's Fish Camp



Hello, and welcome to our website!
Please click one of the following buttons:

Start Chatting

Leave A Review

Call Now!

Send a Message

BizIQ ChatBot

SEND



ACTIVE WEBSITE

[HOME](#) [CABINS](#) [GALLERY](#) [REVIEWS](#) [FEEDBACK](#) [CONTACT US](#) [POLICY](#)

In a nutshell we offer...

- ▶ Rental Cabins – monthly, weekly and 2 day rentals.
- ▶ Camping and RV Spots – with full hook up.
- ▶ Boat slips rental – covered with electric and open boat slips.
 - ▶ WiFi and Cable TV
 - ▶ Complete Marina
 - ▶ Live Bait and Tackle Shop
- ▶ Store with Ice, Cold drinks, sandwiches, Ice Cream and Chips.

THE BEST BASS FISHING AND MORE!

Henderson's Fish Camp has been the premier spot for cabin rentals in Lake Placid, FL since 1975. Our professional, friendly staff is dedicated to providing our quest with quality service and lodging at reasonable rates. We love to make our guests feel like family and we have seen generations come back over and over.

From bass clubs, family reunions, family vacations and weekend getaways we are here to make your stay with us a relaxing experience.



ACTIVE WEBSITE

Memories That Last A Lifetime



[VIEW MORE >](#)



Book Your Stay Today

Call now to make your reservation and start enjoying all our camp has to offer. Contact us at 863-465-2101.

We are members of the Lake Placid Chamber of Commerce

Location

Henderson's Fish Camp
35 Henderson Rd
Lake Placid, FL 33852

(863) 465-2101



Business Hours

Monday: 6:30 AM - 3 PM
Tuesday: 6:30 AM - 3 PM
Wednesday: 6:30 AM - 3 PM
Thursday: 6:30 AM - 3 PM
Friday: 6:30 AM - 3 PM
Saturday: 6:30 AM - 3 PM
Sunday: 6:30 AM - 3 PM

Quick Links

[CABIN INFO >](#)

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[RATE YOUR STAY >](#)

[READ REVIEWS >](#)





Henderson Fish Camp
(Lake Placid FL)



Henderson Fish Camp
(Lake Placid FL)



Henderson Fish Camp
(Lake Placid FL)



**Henderson Fish Camp
(Lake Placid FL)**



What is the population of Lake Placid?

There are 26,791 residents in lake Placid, with a median age of 54. Of this, 51.19% are males and 48.81% are females. US-born citizens make up 83.92% of the resident pool in lake Placid, while non-US-born citizens account for 9.47%. Additionally, 6.61% of the population is represented by non-citizens. A total of 24,134 people in Lake Placid currently live in the same house as they did last year.

		Y-o-Y Change
Total Population	26,791	3.0%
Male Population	13,713	4.3%
Female Population	13,078	1.6%

Population



f	Male population	51.19%
f	Female population	48.81%

		Y-o-Y Change
Median Age	54	0.0%
Citizen US Born	22,485	3.6%
Citizen not US Born	2,536	-27%
Not Citizen	1,771	3.8%

Citizen



●	Citizen US Born	83.92%
●	Citizen not US Born	9.47%
●	Not Citizen	6.61%

		Y-o-Y Change
Moved from Abroad	160	-13.5%
Moved from Same County	951	-18.5%
Moved from Same State	824	9.0%
Moved from Different State	629	0.3%
Same House as Last Year	24,134	4.2%

Moved



●	Moved from Abroad	0.6%
●	Moved from Same County	3.56%
●	Moved from Same State	3.09%
●	Moved from Different State	2.36%
●	Same House as Last Year	90.4%



Lake Istokpoga

BALD CYPRESS ST

SILK OAK ST

CREPE MYRTLE ST

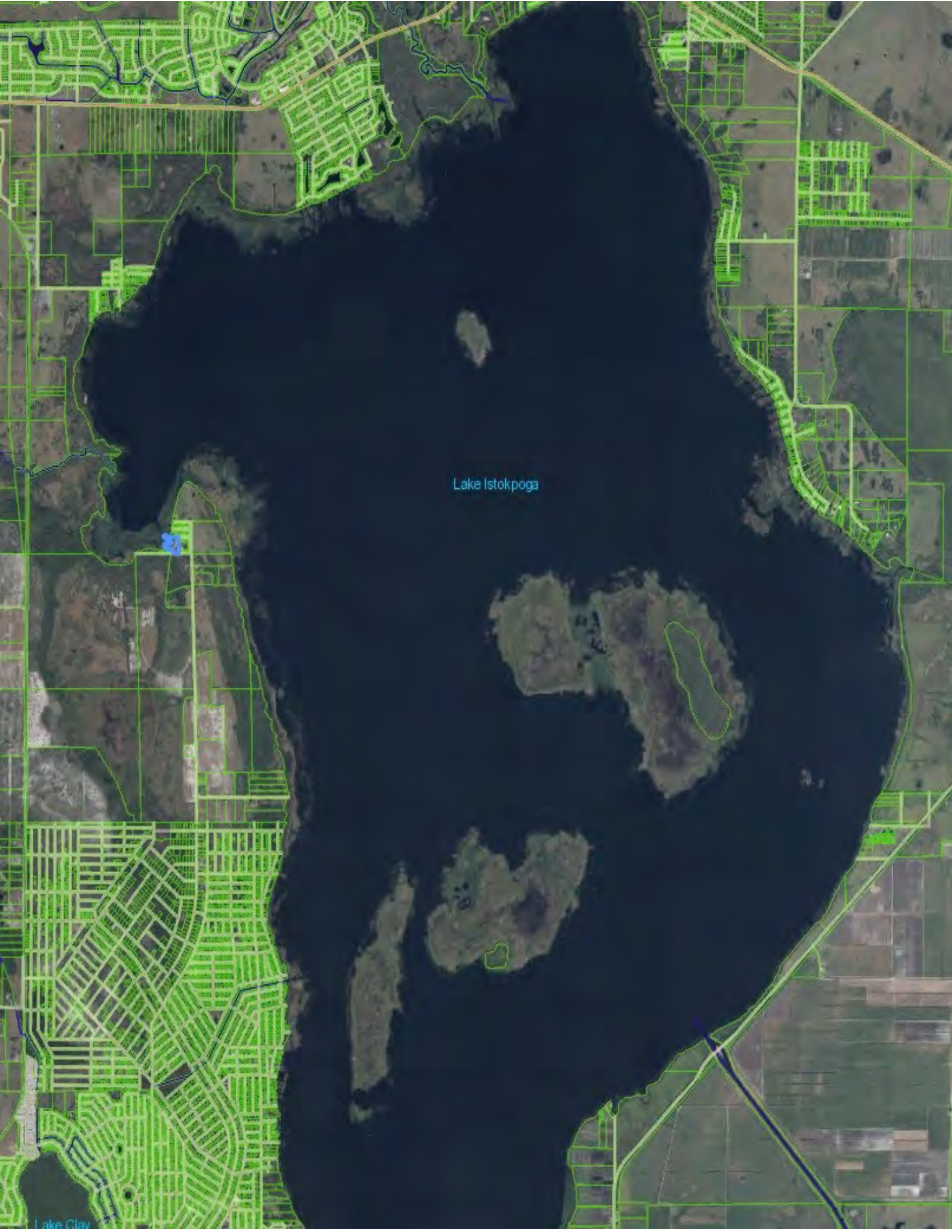
EAVES RD

UNNAMED

UNNAME

EAVES CT

BIG PINE RD



Lake Istokpoga

Lake Clay

Parcel C-33-35-30-A00-0030-0000

35 HENDERSON RD
LAKE PLACID, FL 33852

Owners:

HENDERSON MABEL M TRUST
RUTLEDGE DEBRA + DENNIS TRUSTEES

Mailing Address

571 SUNSET POINTE DR
LAKE PLACID, FL 33852

DOR Code: 36 - CAMPS

Neighborhood: 2280.00 - FISH CAMPS

Millage: 60 - County South Florida Water

Map ID: 156C

Legal Description

A 7.04 ACRE TRACT OUT OF
GOV LOT 3 IN SEC 33
PER OR 507 PG 355
33-35-30/3



Value Summary

Total Building Value	\$463,184
Total XF Value	\$72,380
Total Land Value	\$1,344,492
Total Land value - Agri.	\$1,344,492
Income	NA
Total Classified Use Value	\$1,880,056
Total Just Value	\$1,880,056

Taxable Value Summary

Total Assessed (Capped) Value	\$1,880,056
Total Exemptions	\$0
Total Taxable Value	\$1,880,056
Please note that property values in this office are being updated throughout the year. The final values are certified in October.	

Sales History

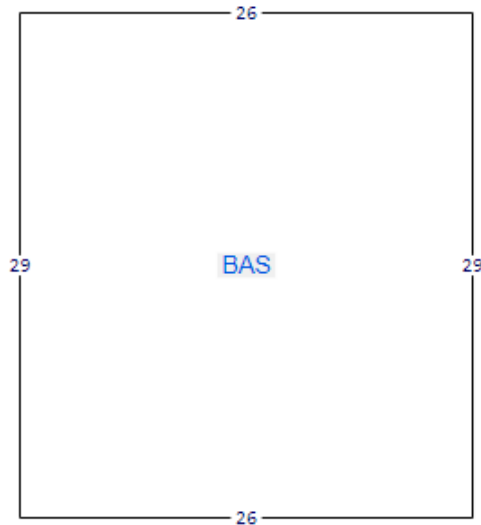
Official Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Reason Code	Sale Price
Book	Page	Month	Year					
2928	909	08	2022	PB	Unqualified	Improved	11	\$0
1505	1371	07	2000	DC	Unqualified	Improved	01	\$1
1351	698	12	1996	WD	Unqualified	Improved	01	\$1
1351	695	12	1996	WD	Unqualified	Improved	01	\$1
507	355	10	1975		Unqualified	Improved	01	\$169,500

Buildings

Building 1

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
35	04	754	95	\$94.05	\$70,914	1960	0	0	0.00	48.00 %	52.00 %

35 HENDERSON RD



BAS=W26 S29 E26 N29\$.

Note: HENDERSON'S FISH CAMP PP #330 - VINYL OVER WOOD

Element	Code	Description
Exterior Wall	8	Wood on Sheathing
Exterior Wall 2	0	None

Element	Code	Description
Roof Structure	3	Gable or Hip
Roof Cover	12	Modular Metal
Interior Wall	2	Wall Board/Wood Wall
Interior Wall 2	0	None
Interior Flooring	8	Sheet Vinyl
Interior Flooring 2	9	Pine or Soft Woods
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	4.0	
Bedrooms	0.0	
CW Quality	4	
Common Wall	0	
Wall Height	10	
Rooms / Floor	3	

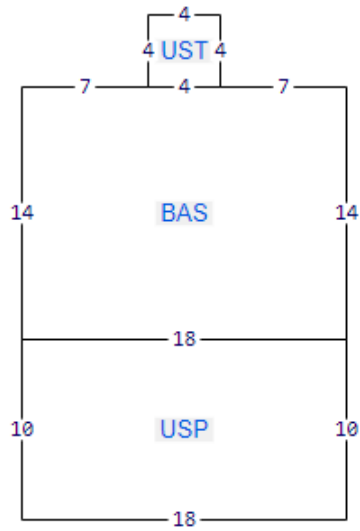
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	754	100.00 %	754	\$36,875
Totals	754	N/A	754	\$36,875

Building 2

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
01	01	314	125	\$132.12	\$41,486	1960	0	0	0.00	39.25 %	60.75 %

35 HENDERSON RD



BAS=W7 UST=N4 W4 S4 E4\$ W4 W7 S14 USP=S10 E18 N10 W18\$ E18 N14\$.

Note: SITE #8 - LINE 2=13 STALLS LINE 3=15 STALLS - VINYL OVER WOOD

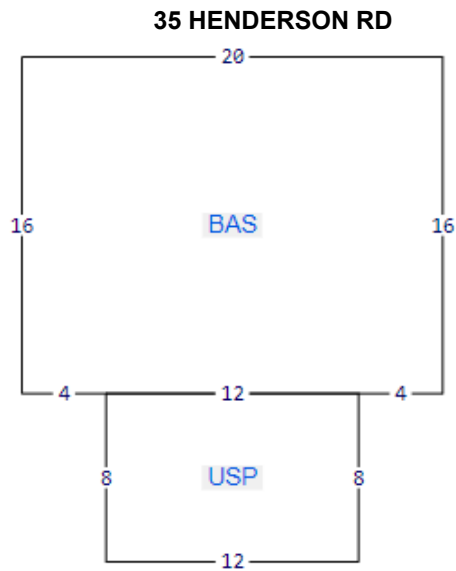
Element	Code	Description
Exterior Wall	8	Wood on Sheathing
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	12	Modular Metal
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	3.0	
Bedrooms	1.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	252	100.00 %	252	\$20,226
USP	180	30.00 %	54	\$4,334
UST	16	50.00 %	8	\$642
Totals	448	N/A	314	\$25,203

Building 3

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
01	01	349	120	\$126.84	\$44,267	1960	0	0	0.00	40.25 %	59.75 %



BAS=W20 S16 E4 USP=S8 E12 N8 W12\$ E12 E4 N16\$.

Note: #4 SITE - VINYL OVER WOOD

Element	Code	Description
Exterior Wall	26	Alum/Vinyl Siding
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	2	Rolled Composition
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None

Element	Code	Description
Air Cond. Type	1	None
Bath Fixtures	3.0	
Bedrooms	1.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

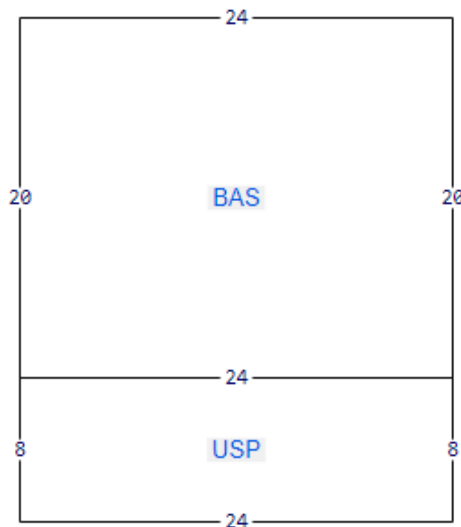
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	320	100.00 %	320	\$24,252
USP	96	30.00 %	29	\$2,198
Totals	416	N/A	349	\$26,450

Building 4

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
01	01	538	119	\$125.78	\$67,670	1960	0	0	0.00	39.25 %	60.75 %

35 HENDERSON RD



BAS=W24 S20 USP=S8 E24 N8 W24\$ E24 N20\$.

Note: #5 SITE - VINYL OVER WOOD

Element	Code	Description
Exterior Wall	26	Alum/Vinyl Siding

Element	Code	Description
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	3.0	
Bedrooms	2.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

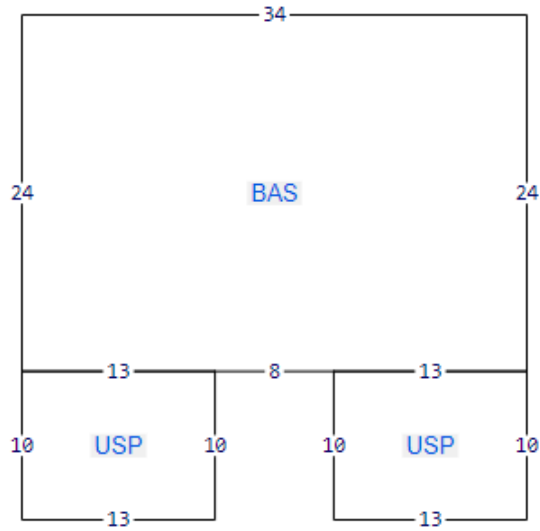
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	480	100.00 %	480	\$36,677
USP	192	30.00 %	58	\$4,432
Totals	672	N/A	538	\$41,110

Building 5

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
27	01	894	100	\$102.94	\$92,028	1962	0	0	0.00	40.10 %	59.90 %

35 HENDERSON RD



BAS=W34 S24 USP=S10 E13 N10 W13\$ E13 E8 USP=S10 E13 N10 W13\$ E13 N24\$.

Note: SITE 1 + 2 DUPLEX

Element	Code	Description
Exterior Wall	15	Concrete Block
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	2	Rolled Composition
Interior Wall	1	Masonry or Minimum
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	0	None
Heating Fuel	1	None
Heating Type	1	None
Air Cond. Type	1	None
Bath Fixtures	6.0	
Bedrooms	2.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

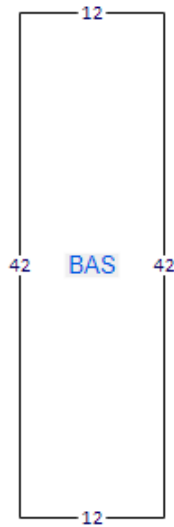
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	816	100.00 %	816	\$50,315
USP	130	30.00 %	39	\$2,405
USP	130	30.00 %	39	\$2,405
Totals	1,076	N/A	894	\$55,125

Building 6

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
08	02	504	80	\$94.92	\$47,840	1965	0	0	0.00	50.00 %	50.00 %

35 HENDERSON RD



BAS=W12 S42 E12 N42\$.

Note: CRANBROOK WHITE/GRAY #9 R-359116

Element	Code	Description
Exterior Wall	25	Modular Metal
Exterior Wall 2	0	None
Roof Structure	1	Flat
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	5	Asphalt tile
Interior Flooring 2	0	None
Heating Fuel	3	Gas
Heating Type	2	Convection

Element	Code	Description
Air Cond. Type	4	Packaged Roof Top
Bath Fixtures	3.0	
Bedrooms	2.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

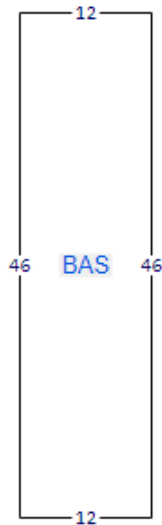
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	504	100.00 %	504	\$23,920
Totals	504	N/A	504	\$23,920

Building 7

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
08	02	552	80	\$94.92	\$52,396	1970	0	0	0.00	48.75 %	51.25 %

35 HENDERSON RD



BAS=W12 S46 E12 N46\$.

Note: HOMETTE WHITE/GREY 70 #3 R359115

Element	Code	Description
Exterior Wall	25	Modular Metal
Exterior Wall 2	0	None

Element	Code	Description
Roof Structure	1	Flat
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	5	Asphalt tile
Interior Flooring 2	0	None
Heating Fuel	3	Gas
Heating Type	4	Force Air-Ducted
Air Cond. Type	2	Window Unit
Bath Fixtures	3.0	
Bedrooms	1.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

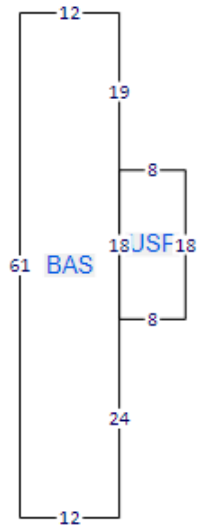
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	552	100.00 %	552	\$26,853
Totals	552	N/A	552	\$26,853

Building 8

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
08	02	732	86	\$102.04	\$74,693	1971	0	0	0.00	48.50 %	51.50 %

35 HENDERSON RD



BAS=W12 S61 E12 N24 USP=E8 N18 W8 S18\$ N18 N19\$.

Note: HOMETTE RP 2383RP27 WHITE 75 GRAY #7

Element	Code	Description
Exterior Wall	25	Modular Metal
Exterior Wall 2	0	None
Roof Structure	1	Flat
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	0	None
Heating Fuel	3	Gas
Heating Type	4	Force Air-Ducted
Air Cond. Type	2	Window Unit
Bath Fixtures	6.0	
Bedrooms	3.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

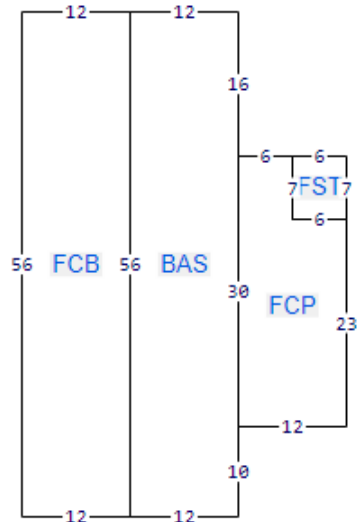
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	732	100.00 %	732	\$38,467
USP	144	0.00 %	0	\$0
Totals	876	N/A	732	\$38,467

Building 9

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
08	02	672	89	\$105.60	\$70,963	1969	0	0	0.00	49.00 %	51.00 %

35 HENDERSON RD



BAS=W12 FCB=W12 S56 E12 N56\$ S56 E12 N10 FCP=E12 N23 FST=N7 W6 S7 E6\$ W6 N7 W6 S30\$ N30 N16\$.

Note: AZA R060305 LOT 36 WHITE/GREEN OWNERS HOME

Element	Code	Description
Exterior Wall	25	Modular Metal
Exterior Wall 2	0	None
Roof Structure	1	Flat
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	0	None
Heating Fuel	3	Gas
Heating Type	4	Force Air-Ducted
Air Cond. Type	3	Central

Element	Code	Description
Bath Fixtures	6.0	
Bedrooms	2.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

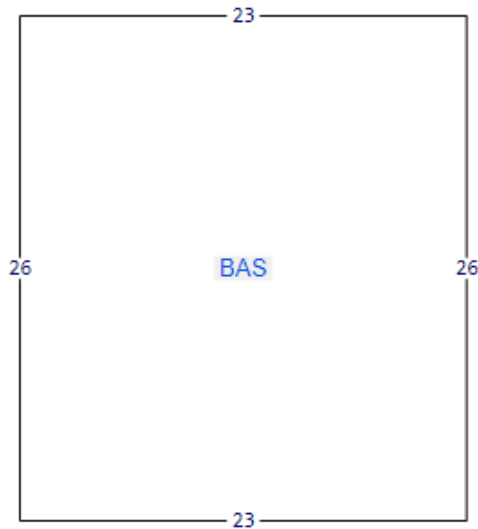
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	672	100.00 %	672	\$36,191
FCB	672	0.00 %	0	\$0
FCP	318	0.00 %	0	\$0
FST	42	0.00 %	0	\$0
Totals	1,704	N/A	672	\$36,191

Building 10

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
05	01	598	100	\$79.05	\$47,272	1991	0	0	0.00	31.75 %	68.25 %

35 HENDERSON RD



BAS=W23 S26 E23 N26\$.

Note: BUILDING WAS REMOVED IN ERROR 2015

Element	Code	Description
Exterior Wall	26	Alum/Vinyl Siding

Element	Code	Description
Exterior Wall 2	0	None
Roof Structure	3	Gable or Hip
Roof Cover	1	Min Roofing(Metal)
Interior Wall	5	Drywall
Interior Wall 2	0	None
Interior Flooring	3	Concrete Finished
Interior Flooring 2	0	None
Heating Fuel	0	None
Heating Type	0	None
Air Cond. Type	0	None
Bath Fixtures	0.0	
Bedrooms	0.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

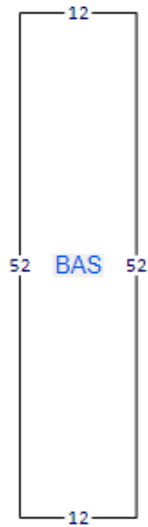
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	598	100.00 %	598	\$32,263
Totals	598	N/A	598	\$32,263

Building 11

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
08	02	624	96	\$113.90	\$71,074	1974	0	0	0.00	47.75 %	52.25 %

35 HENDERSON RD



BAS=W12 S52 E12 N52\$.

Note: WAYS RP FOR 96 #11124133

Element	Code	Description
Exterior Wall	25	Modular Metal
Exterior Wall 2	0	None
Roof Structure	1	Flat
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	14	Carpet
Interior Flooring 2	7	Cork or Vinyl Tile
Heating Fuel	4	Electric
Heating Type	4	Force Air-Ducted
Air Cond. Type	3	Central
Bath Fixtures	3.0	
Bedrooms	2.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

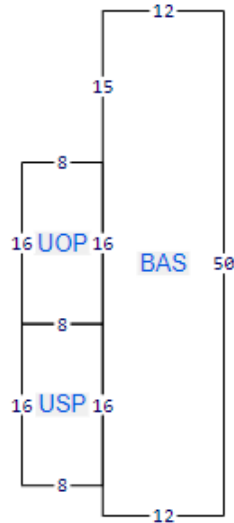
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	624	100.00 %	624	\$37,136
Totals	624	N/A	624	\$37,136

Building 12

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
08	02	600	89	\$105.60	\$63,360	1991	0	0	0.00	44.50 %	55.50 %

35 HENDERSON RD



BAS=W12 S15 UOP=W8 S16 USP=S16 E8 N16 W8\$ E8 N16\$ S16 S16 S3 E12 N50\$.

Note: LAMPLIGHTER-WHITE T#3467038

Element	Code	Description
Exterior Wall	26	Alum/Vinyl Siding
Exterior Wall 2	0	None
Roof Structure	1	Flat
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	8	Sheet Vinyl
Interior Flooring 2	14	Carpet
Heating Fuel	4	Electric
Heating Type	3	Force Air-Not Ducted
Air Cond. Type	0	None

Element	Code	Description
Bath Fixtures	3.0	
Bedrooms	1.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

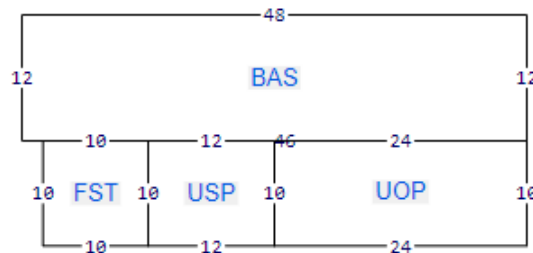
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	600	100.00 %	600	\$35,165
UOP	128	0.00 %	0	\$0
USP	128	0.00 %	0	\$0
Totals	856	N/A	600	\$35,165

Building 13

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Fnct	Other % Dpr	Normal % Dpr	% Cond
08	02	576	96	\$113.90	\$65,606	1967	0	0	0.00	49.50 %	50.50 %

35 HENDERSON RD



BAS=W48 S12 E2 FST=S10 E10 USP=E12 UOP=E24 N10 W24 S10\$ N10 W12 S10\$ N10 W10\$ E46 N12\$.

Note: HOMETTE-WHITE RP 07 T#7698745

Element	Code	Description
Exterior Wall	26	Alum/Vinyl Siding
Exterior Wall 2	0	None

Element	Code	Description
Roof Structure	1	Flat
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	8	Sheet Vinyl
Interior Flooring 2	14	Carpet
Heating Fuel	4	Electric
Heating Type	4	Force Air-Ducted
Air Cond. Type	3	Central
Bath Fixtures	3.0	
Bedrooms	1.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

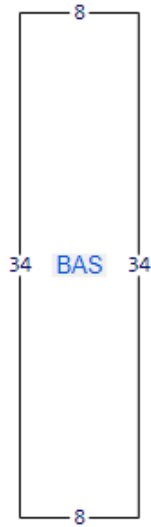
Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	576	100.00 %	576	\$33,131
FST	100	0.00 %	0	\$0
UOP	240	0.00 %	0	\$0
USP	120	0.00 %	0	\$0
Totals	1,036	N/A	576	\$33,131

Building 14

Type	Model	EffectiveArea	Quality Index	Effective Base Rate	Repl Cost New	AYB	Econ	Funct	Other % Dpr	Normal % Dpr	% Cond
08	02	272	89	\$105.60	\$28,723	1978	0	0	0.00	46.75 %	53.25 %

35 HENDERSON RD



BAS=W8 S34 E8 N34\$.

Note: LAYTON-BEIGE T#14892733 RP 92

Element	Code	Description
Exterior Wall	26	Alum/Vinyl Siding
Exterior Wall 2	0	None
Roof Structure	1	Flat
Roof Cover	1	Min Roofing(Metal)
Interior Wall	4	Plywood paneling
Interior Wall 2	0	None
Interior Flooring	8	Sheet Vinyl
Interior Flooring 2	0	None
Heating Fuel	4	Electric
Heating Type	3	Force Air-Not Ducted
Air Cond. Type	0	None
Bath Fixtures	3.0	
Bedrooms	1.0	
CW Quality	0	
Common Wall	0	
Wall Height	0	
Rooms / Floor	0	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area	Value
BAS	272	100.00 %	272	\$15,295
Totals	272	N/A	272	\$15,295

Extra Features

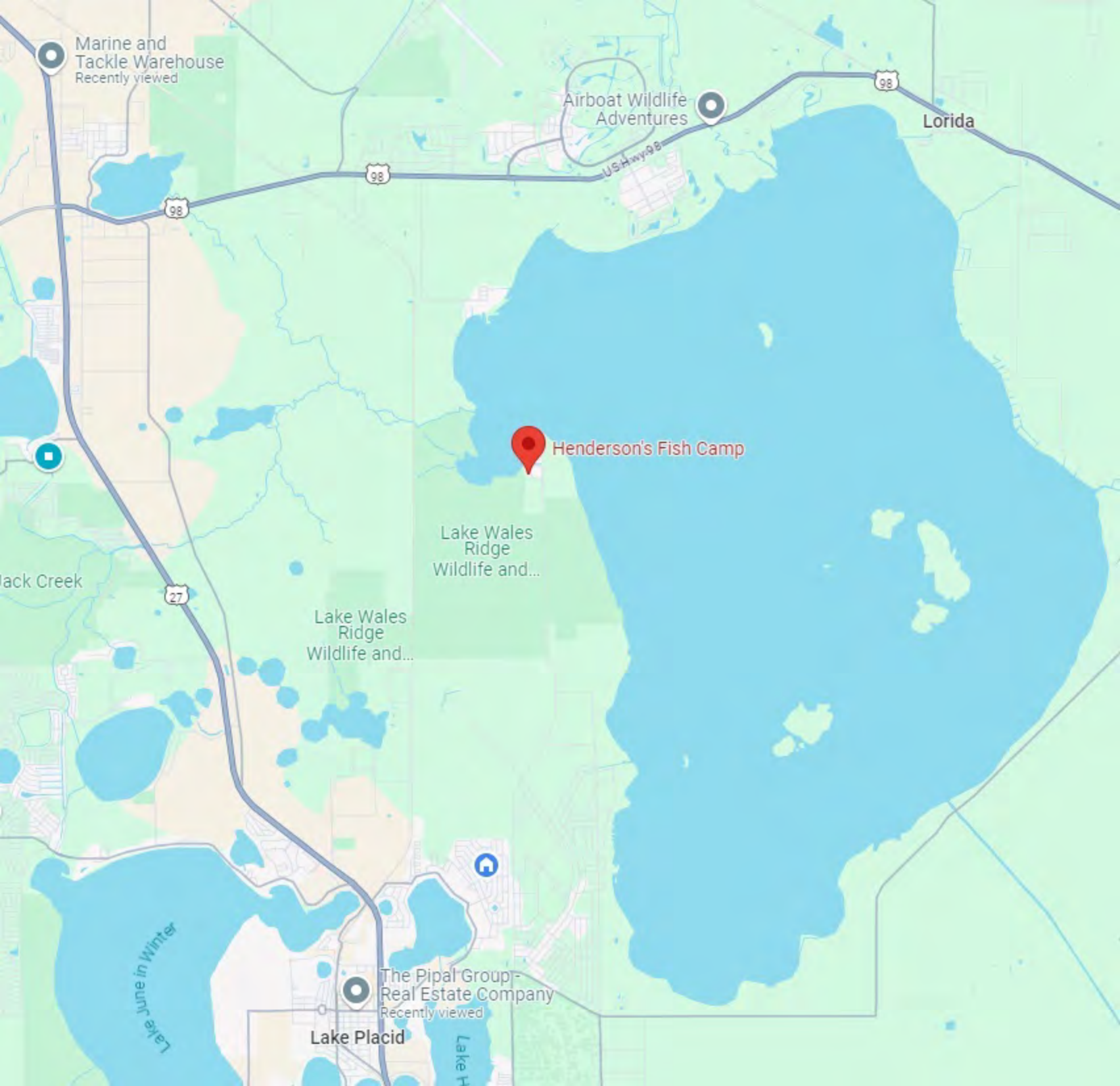
Code	Descr	BLD	Length	Width	Units	Unit Price	Orig Cond	Year On	AYB	% Cond	Value	Notes
0032	C PATIO	44076	26	24	624.00	6.55			1969	46 %	\$1,880	
0207	UOP	44076	10	5	50.00	18.85			1977	20 %	\$189	
0207	UOP	44076	25	14	350.00	18.85			1989	32 %	\$2,111	
0341	SH M	44076	5	4	20.00	11.70			1981	20 %	\$59	
0207	UOP	44076	24	10	240.00	18.85			1980	20 %	\$905	
0294	AC WALL	44077	0	0	1.00	559.60			1983	20 %	\$112	
0294	AC WALL	44078	0	0	1.00	559.60			1983	20 %	\$112	
0062	DECK W2	44078	8	4	32.00	12.85			1985	20 %	\$82	
0294	AC WALL	44079	0	0	1.00	559.60			1983	20 %	\$112	
0294	AC WALL	44079	0	0	1.00	559.60		2001	2001	20 %	\$112	
0294	AC WALL	44080	0	0	2.00	559.60			1983	20 %	\$224	
0031	C WALK	44080	8	4	32.00	6.55			1962	39 %	\$82	
0212	SP GR	44083	18	8	144.00	23.70			1964	20 %	\$819	
0252	FCB GR	44084	56	12	672.00	36.90			1964	20 %	\$3,967	
0242	FST	44084	7	6	42.00	28.00			1964	20 %	\$294	
0201	FCP	44084	23	12	276.00	18.85			1964	20 %	\$1,041	
0330	AL D	44084	12	7	84.00	12.20			1964	20 %	\$205	
0502	SH PLC	44076	38	26	988.00	9.35			1991	20 %	\$1,848	
0207	UOP	44087	16	8	128.00	18.85		2006	1991	36 %	\$869	
0212	SP GR	44087	16	8	128.00	23.70		2006	1991	36 %	\$1,311	
0207	UOP	44088	24	10	240.00	18.85		2006	1978	20 %	\$905	
0242	FST	44088	10	10	100.00	28.00		2006	1978	20 %	\$672	
0212	SP GR	44088	12	10	120.00	23.70		2006	1978	20 %	\$683	
0072	DOCK W2		180	3	540.00	16.25		2008	2008	55 %	\$4,826	
0079	BOATHSE		180	20	18.00	13,600.00	0.50	2008	2008	20 %	\$48,960	

Land Lines

The zoning information contained in this record is **not guaranteed**.

For exact information please contact the Highlands County Zoning Department.

Code	Descr	RD	Zone	Front	Depth	Land Units	Unit Type	Depth Factor	Cond Factor	Total Adj	Unit Price	Adj Unit Prc	Value	Notes
0810	DUPLEX	B	CG2	0.00	0.00	6.00	UT	1.00	1.00	1.00	4,500.00	4,500.00	\$27,000	COTTAGES
1000	COMMERCIAL	B	CG2	0.00	0.00	1.00	UT	1.00	1.00	1.00	10,000.00	10,000.00	\$10,000	
2810	TRAILER PARK	B	CG2	0.00	0.00	30.00	LT	1.00	1.00	1.00	29,096.00	29,096.00	\$872,880	
2810	TRAILER PARK	B	CG2	0.00	0.00	1.00	LT	1.00	1.00	1.00	21,912.00	21,912.00	\$21,912	LOT 36
2820	RV PARK	B	CG2	0.00	0.00	20.00	LT	1.00	1.00	1.00	20,635.00	20,635.00	\$412,700	



Marine and Tackle Warehouse
Recently viewed

Airboat Wildlife Adventures

Florida

Henderson's Fish Camp

Lake Wales Ridge Wildlife and...

Lake Wales Ridge Wildlife and...

The Pipal Group - Real Estate Company
Recently viewed

Lake Placid

Black Creek

Lake June in Winter

Lake H...

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