



**Angelica Diaz Zuluaga**  
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**Cross Property 360 Property View**

**1106 CALLIANDRA DRIVE, INDIAN LAKE ESTATES, Florida 33855**

Listing

**06312928 1106 CALLIANDRA DR, INDIAN LAKE ESTATES, FL 33855**



**County:** Polk  
**Subdiv:** INDIAN LAKE ESTATES  
**Subdiv/Condo:**  
**Style:** Residential  
**On Market Date:** 05/27/2025  
**Total Acreage:** 1/2 to less than 1  
**Price Per Acre:** \$32,000.00  
**For Lease:** No  
**Flood Zone Code:** x

**Status:** Active  
**List Price:** \$16,000  
**Designated Builder:** No  
**Special Sale:** None  
**ADOM:** 199  
**CDOM:** 199  
**Pets:** Yes

OWNER FINANCE. READY FOR YOUR NEW INVESTMENT? Come build your forever home on this one-half-acre lot located in the lake community of Indian Lake Estates, a golfing, fishing, and boating community in the center of Florida. If you want to enjoy Florida living at its best, this is where you want to invest! Indian Lake Estates is about 20 miles east of Lake Wales. The community surrounds the 7, 500 acre lake locally known as Lake Walk In Water, nationally known for its fishing and considered to be one of the best bass fishing lakes in all of Florida. The lake has a beach, boat ramp, boat marina, and the longest freshwater fishing pier in the State of Florida. The pavilion is located at the front of the pier and is complete with propane grills and covered picnic tables. The community amenities include an 18-hole golf course, basketball and tennis courts, 23, 000 sq. ft. clubhouse, cafe, post office, churches, library, fitness room, and pro shop. If you love nature and the peace and quiet of the country you're in luck. Wildlife is plentiful! You will see deer, raccoon, turkey, turtles, cranes, and various species of birds that call Indian Lake Estates their home. Orlando and Disney is only about an hour's drive north and Tampa, Busch Gardens, and the Gulf's pristine beaches are only a little over an hour west. Live the country life, and experience the tranquility, but never be more than an hour away from it all. AMAZING VACANT LOTS IN FLORIDA, GOLF AND FISHING LAKE

**Land, Site, and Tax Information**

**Legal Desc:** INDIAN LAKE ESTATES UNIT 9 PB 40 PG 42 BLK 315 LOT 3 SEC 13 31 29  
**SE/TP/RG:** 13-31-29  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [29-31-13-994090-031503](#)  
**Taxes:** \$127  
**Homestead:**  
**AG Exemption YN:**  
**Alt Key/Folio #:** 293113994090031503  
**Add Parcel:** No  
**Ownership:** Other  
**Book/Page:** 40-42  
**Lot Dimensions:** 105x208  
**Water Frontage:** No  
**Utilities:** Other  
**Sewer:** Septic Needed  
**Horse Amenities:**

**Zoning:** PUD  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2024  
**Annual CDD Fee:**

**Block/Parcel:** 315  
**Front Footage:** 21,841  
**Front Exposure:**  
**Lot #:** 3  
**Other Exemptions:**

**Additional Tax IDs:**  
**Complex/Comm Name:**  
**Land Lease Fee:**  
**Lot Size Acres:** 0.50

**Development:**  
**Subdiv/Condo:**  
**Lot Size:** 21,841 SqFt / 2,029 SqM

**Road Surface Type:** Brick, Gravel, Other

**Community Information**

**HOA / Comm Assn:** Yes  
**Assn/Manager Name:** Indian Lakes Estates  
**Assn/Manager Phone:**  
**Master Assn/Name:** No

**HOA Fee:** \$375  
**HOA Pmt Sched:** Annually  
**Assn/Manager Email:**  
**Assn/Manager URL:**  
**Master Assn Fee:**

**Mo Maint\$(add HOA):**  
**Master Assn Ph:**

**Realtor Information**

**List Agent:** [Angelica Diaz Zuluaga](#)  
**E-mail:** [anmadiz@gmail.com](mailto:anmadiz@gmail.com)  
**Office:** IAD FLORIDA LLC  
**Original Price:** \$18,000  
**Previous Price:** \$18,000

**List Agent ID:** 261226605  
**List Agent Fax:**  
**Office Fax:**  
**Price Change:** 06/07/2025

**List Agent Direct:** 321-304-1154  
**List Agent Cell:** 321-304-1154  
**Office ID:** 279665421  
**Office Phone:** 407-720-0020  
**Expiration Date:** 05/27/2026  
**Delayed Distribution YN:** No  
**Delayed Dist. Date:**

**Seller Representation:** Single Agent  
**Owner:** MAVINCO LLC  
**Listing Service Type:** Full Service  
**Showing Instructions:** Go Direct  
**Driving Directions:** GPS the best way

**Owner Phone:**  
**Listing Type:** Exclusive Agency

**Seller's Preferred Closing Agent**

**Closing Agent Name:** Priscila Miranda  
**Email:** [closings@landingtitle.com](mailto:closings@landingtitle.com)  
**Address:** 8615 commodity orlando, Florida 32819  
**Closing Company Name:** LANDING TITLE AGENCY INC.

**Phone:** 3212594445  
**Fax:**

## Owner Information

Owner:	<b>Mavinco Llc</b>	Owner (Alternate Format):	<b>Mavinco Llc</b>
Mailing Address:	<b>1015 Griffin Rd Apt 217</b>	Mailing City & State:	<b>Lakeland Fl</b>
Mailing Zip:	<b>33805</b>	Mailing ZIP + 4:	<b>2463</b>
Mailing Carrier Route:	<b>C067</b>	Owner Occupied:	<b>No</b>

## Location Information

Neighborhood Code:	<b>220500.-220500.</b>	Subdivision:	<b>Indian Lake Estates</b>
Subdivision #:	<b>994090</b>	Township:	<b>31</b>
Range:	<b>29</b>	Section:	<b>13</b>
Block:	<b>315</b>	Lot:	<b>3</b>
Property ZIP:	<b>33855</b>	Census Tract:	<b>015600</b>
Census Block:	<b>09</b>	Census Block Group:	<b>2</b>
Zoning:	<b>PUD</b>	Zoning Desc:	<b>PLANNED UNIT DEV-PUD</b>
School District Name:	<b>Polk County SD</b>	Map 1:	<b>31-29-13</b>
Map 2:	<b>31-29-13</b>	Spatial Flood Zone Code:	<b>X</b>
Spatial Flood Zone Date:	<b>09/28/2012</b>	Spatial Flood Panel:	<b>12105C0770G</b>

## Tax Information

Folio/Strap/PID (1):	<b>29-31-13-994090-031503</b>	Folio/Strap/PID (2):	<b>13-31-29-994090-031503</b>
Folio/Strap/PID (3):	<b>293113994090031503</b>	Account Number:	<b>33129000</b>
Tax Area:	<b>30000</b>	Total Taxable Value:	<b>\$11,200</b>
Plat Book-Page:	<b>40-42</b>		
Legal Description:	<b>INDIAN LAKE ESTATES UNIT 9 PB 40 PG 42 BLK 315 LOT 3 SEC 13 31 29</b>		

## Assessment & Taxes

Assessment Year	2025	2024	2023
Just Value - Total	<b>\$11,200</b>	<b>\$9,600</b>	<b>\$9,600</b>
Just Value - Land	<b>\$11,200</b>	<b>\$9,600</b>	<b>\$9,600</b>
Assessed Value - Total	<b>\$11,200</b>	<b>\$9,600</b>	<b>\$2,420</b>
Assessed Value - Land	<b>\$11,200</b>	<b>\$9,600</b>	
YOY Assessed Change (\$)	<b>\$1,600</b>	<b>\$7,180</b>	
YOY Assessed Change (%)	<b>17%</b>	<b>297%</b>	
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$127.29</b>	<b>\$73.20</b>	<b>\$50.47</b>
Change (\$)	<b>\$54</b>	<b>\$23</b>	
Change (%)	<b>74%</b>	<b>45%</b>	

## Characteristics

County Use:	<b>Vacant Residential</b>	State Land Use Desc:	<b>RESIDENTIAL-VACANT-00</b>
Land Use - CoreLogic:	<b>Residential Lot</b>	Lot Sq Ft:	<b>21,841</b>
Lot Acres:	<b>0.501</b>	Lot Frontage:	<b>105</b>
Lot Depth:	<b>208</b>		

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Status is 'Active'  
 List Agent MUI is 539906574  
 Co List Agent Key Numeric is 539906574  
 Selected 1 of 14 results.

