

PROPERTY RECORD CARD

General Information

Name:	ORANGE AVENUE SHAMROCK FAMILY LLC	Alternate Key:	1792941
Mailing Address:	18800 BOATHOUSE DRIVE EUSTIS, FL 32736 Update Mailing Address	Parcel Number: i	12-19-26- 3601-000- 00000
		Millage Group and City:	000E Eustis
		2022 Total Certified Millage Rate:	20.4258
		Trash/Recycling/Water/Info:	My Public Services Map i
Property Location:	2044 E ORANGE AVE EUSTIS FL, 32726	Property Name:	-- Submit Property Name i
		School Information:	School Locator & Bus Stop Map i School Boundary Maps i
Property Description:	EUSTIS, MARSHELL'S REPLAT FROM NE COR OF LOT 1 BLK 2 ERWIN'S SUB RUN N 89-42-40 E PARALLEL WITH CENTER LINE OF ORANGE AVE 185.45 FT FOR POB, RUN N 89-42-40 E 112.14 FT, S 0-13-20 E 140 FT, S 89-42-40 W 112 FT, N TO POB PB 17 PG 14 ORB 5813 PG 1114 1338		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

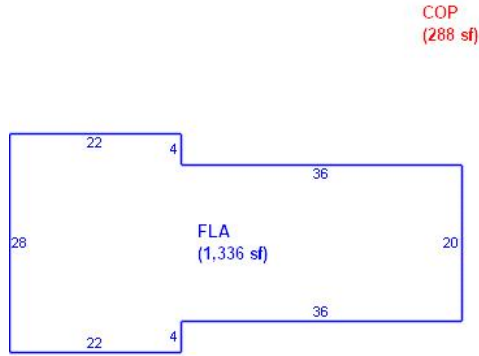
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORE - 1 STORY FREE STANDING (1100)	0	0		15336.000	Square Feet	\$0.00	\$61,237.00
						Click here for Zoning Info i	FEMA Flood Map	

Commercial Building(s)

Building 1

Commercial	Building Value: \$81,150.00 Building Use: 1 STORY STORE (11C) Structure Type:		
Summary	Section(s)		
Year Built:	1972	Section Type	No. Stories Ground Floor Area
Total Effective Area:	1624	COMMERCIAL CANOPY (COP)	1.00 288
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00 1336
Half Bathrooms:	2		
Elevators:	0	View Larger	
Elevator Landings:	0		
Residential Units:	0		

Kitchens: 0
 Fireplaces: 0



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	3945	SF	2007	\$3,196.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5813 / 1114	10/2021	Warranty Deed	Unqualified	Improved	\$100.00
5813 / 1338	10/2021	Warranty Deed	Unqualified	Improved	\$100.00
4226 / 62	09/2012	Warranty Deed	Unqualified	Improved	\$100.00
2876 / 619	06/2005	Warranty Deed	Unqualified	Improved	\$37,000.00
1505 / 571	03/1997	Warranty Deed	Unqualified	Improved	\$8,400.00
1505 / 570	03/1997	Warranty Deed	Unqualified	Improved	\$8,400.00
1505 / 569	03/1997	Warranty Deed	Unqualified	Improved	\$8,400.00
1505 / 568	03/1997	Warranty Deed	Unqualified	Improved	\$8,400.00
1505 / 567	03/1997	Warranty Deed	Unqualified	Improved	\$8,400.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 WORKING VALUES that are subject to change until certified.
 The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$145,583	\$145,583	\$145,583	5.0364	\$733.21
SCHOOL BOARD STATE	\$145,583	\$145,583	\$145,583	3.2500	\$473.14
SCHOOL BOARD LOCAL	\$145,583	\$145,583	\$145,583	2.9980	\$436.46
LAKE COUNTY WATER AUTHORITY	\$145,583	\$145,583	\$145,583	0.3083	\$44.88
NORTH LAKE HOSPITAL DIST	\$145,583	\$145,583	\$145,583	0.5000	\$72.79

ST JOHNS RIVER FL WATER MGMT DIST	\$145,583	\$145,583	\$145,583	0.1974	\$28.74
CITY OF EUSTIS	\$145,583	\$145,583	\$145,583	7.5810	\$1,103.66
LAKE COUNTY MSTU AMBULANCE	\$145,583	\$145,583	\$145,583	0.4629	\$67.39
LAKE COUNTY VOTED DEBT SERVICE	\$145,583	\$145,583	\$145,583	0.0918	\$13.36
				Total: 20.4258	Total: \$2,973.63

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$5,000)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5,000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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