

# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	CEB LAND LLC	<b>Alternate Key:</b>	1743575
<b>Mailing Address:</b>	ATTN JEAN SUGGS 26603 W COVE DR TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	02-20-26- 000300002100
		<b>Millage Group and City:</b>	0002 (UNINCORPORATED)
		<b>Total Certified Millage Rate:</b>	15.1183
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	<a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Locator:</b>	<a href="#">School and Bus Map</a> ⓘ
<b>Property Description:</b>	<p>FROM SW COR OF GOV LOT 1 RUN N ALONG W LINE OF SAID GOV LOT    1 A DIST OF 470.23 FT TO CENTERLINE OF SHIRLEY SHORES DR, S    72DEG 53MIN 00SEC E 2203 FT, S 17DEG 07MIN 00SEC W 33 FT FOR    POB, SAID POINT BEING NE'LY COR OF LOT 1 OF SHIRLEY SHORES,    FIRST ADD PB 25 PG 1, RUN S 17DEG 07MIN 00SEC W 252 FT, N    72DEG 53MIN 00SEC W 747.55 FT, S 51DEG 08MIN 39SEC E 1472.25    FT, S 20DEG 46MIN 00SEC E 824.57 FT, S 72DEG 45MIN 33SEC E    68.90 FT, N 17DEG 14MIN 27SEC E 432.22 FT, N 10DEG 34MIN    10SEC W 320.53 FT, N 40DEG 36MIN 30SEC E 178.49 FT, N 86DEG    42MIN 02SEC E 391.10 FT, N 65DEG 43MIN 07SEC E 116.84 FT, N    84DEG 40MIN 24SEC E 399.14 FT TO W'LY R/W LINE OF BEAUCLAIRE    DR, N 09DEG 10MIN 20SEC W ALONG SAID W'LY R/W OF BEAUCLAIRE    DR A DIST OF 242.68 FT TO A POINT ON S'LY R/W OF SHIRLEY    SHORES RD, SAID POINT BEING ON A CURVE CONCAVE N'LY &amp; HAVING    A RADIUS OF 445.91 FT, THENCE RUN NW'LY ALONG THE ARC OF    SAID CURVE THROUGH A CENTRAL ANGLE OF 14DEG 58MIN 42SEC A    DIST OF 116.57 FT TO THE END OF SAID CURVE, THENCE N 72DEG    53MIN 00SEC W ALONG SAID S'LY R/W OF SHIRLEY SHORES DR    1718.73 FT TO POB    ORB 4249 PG 1696  </p>		

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0		32.32	AC	\$0.00	\$319,968.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4249 / 1696</a>	11/7/2012	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
<a href="#">1695 / 38</a>	3/4/1999	Warranty Deed	Multi-Parcel	Vacant	\$1.00

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

## Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$319,968	\$271,014	\$271,014	5.11800	\$1,387.05
LAKE COUNTY MSTU AMBULANCE	\$319,968	\$271,014	\$271,014	0.46290	\$125.45
LAKE COUNTY MSTU FIRE	\$319,968	\$271,014	\$271,014	0.47040	\$127.48
SCHOOL BOARD STATE	\$319,968	\$319,968	\$319,968	4.62700	\$1,480.49
SCHOOL BOARD LOCAL	\$319,968	\$319,968	\$319,968	2.24800	\$719.29
LAKE COUNTY MSTU STORMWATER	\$319,968	\$271,014	\$271,014	0.49570	\$134.34
ST JOHNS RIVER FL WATER MGMT DIST	\$319,968	\$271,014	\$271,014	0.28850	\$78.19
LAKE COUNTY VOTED DEBT SERVICE	\$319,968	\$271,014	\$271,014	0.15240	\$41.30
LAKE COUNTY WATER AUTHORITY	\$319,968	\$271,014	\$271,014	0.25540	\$69.22
NORTH LAKE HOSPITAL DIST	\$319,968	\$271,014	\$271,014	1.00000	\$271.01
				<b>Total:</b>	<b>Total:</b>
				15.1183	\$4,433.82

## Exemptions Information

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

First Homestead 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) ⓘ

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Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)

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Widow / Widower Exemption (up to \$500)

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Blind Exemption (up to \$500)

[Learn More](#) [View the Law](#)

Disability Exemption (up to \$500)

[Learn More](#) [View the Law](#)

Total Disability Exemption (amount varies)

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Veteran's Disability Exemption (\$5000)

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Veteran's Total 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](#)

Surviving Spouse of First Responder Exemption (amount varies)

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Conservation Exemption (amount varies)

[Learn More](#) [View the Law](#)

Tangible Personal Property Exemption (up to \$25,000)

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Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

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## Exemption Savings ⓘ

The exemptions marked with a ✓ above are providing a tax dollar savings of: **\$0.00**

## Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)

[Learn More](#) [View the Law](#)

Save Our Homes Assessment Transfer (Portability)

[Learn More](#) [View the Law](#)

✓ Non-Homestead Assessment Limitation (10% assessed value cap)

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Conservation Classification Assessment Limitation

[Learn More](#) [View the Law](#)

Agricultural Classification

[Learn More](#) [View the Law](#)

## Assessment Reduction Savings ⓘ

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: **\$403.54**