

PROPERTY RECORD CARD

General Information

Owner Name:	CEB LAND LLC	Alternate Key:	3884095
Mailing Address:	26603 W COVE DIR TAVARES, FL 32778 Update Mailing Address	Parcel Number:	02-20-26- 000300003200
		Millage Group and City:	0002 (UNINCORPORATED)
		Total Certified Millage Rate:	15.1183
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	SHIRLEY SHORES RD TAVARES FL 32778 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	<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 72-53-0 E 2203 FT, S 17-07-0 W 33 FT TO NE'LY COR OF LOT 1 OF SHIRLEY SHORES FIRST ADD PB 25 PG 1 S 17-07-0 W 252 FT, N 72-53-0 W 747.55 FT FOR POB, RUN S 51-08-39 E 1472.25 FT, S 20-46-0 E 824.57 FT, S 72-45-33 E 68.90 FT, S 17-14-27 W 331.85 FT, S 0-30-0 W TO S LINE OF SEC & PT A, RETURN TO POB, RUN N 72-53-0 W 154.51 FT TO NE'LY COR OF LOT 12 SHIRLEY SHORES FIRST ADD SUB, S ALONG SAID E LINE OF SUB TO SE COR OF LOT 24 SHIRLEY SHORES FIRST ADD SUB, W 430 FT, S TO S LINE OF SEC, E ALONG SAID S LINE OF SEC TO PT A--LESS FROM SW COR OF SEC RUN S 89-31-0 E 33 FT TO E'LY R/W LINE OF SHIRLEY SHORES RD FOR POB, RUN N 0-13-35 E ALONG SAID E R/W LINE 130.51 FT, N 89-40-39 E 176.68 FT, N 68-52-55 E 83.78 FT, N 53-08-14 E 153.90 FT, N 36-08-15 E 294.81 FT, S 88-23-15 E 99.03 FT, N 01-02-13 E 315.81 FT, S 86-17-16 E 173.97 FT, N 84-23-56 E 311.52 FT, N 30-56-27 E 147.22 FT, N 22-28-33 E 19.67 FT, N 02-48-04 E 81.97 FT, N 65-01-32 E 670.40 FT, N 42-05-50 E 23.54 FT, N 0-41-46 W 137.63 FT, N 59-19-02 E 30.21 FT, S 44-13-03 E 479.26 FT, S 02-28-52 E 689.67 FT, S 08-45-54 W 574 FT, S 44-39-35 W 437.94 FT, N 76-46-50 W 1716.14 FT, N 10.67 FT TO S LINE OF SEC 2, W ALONG SAID S LINE TO POB & LESS THAT PART OF LAND LYING WITHIN FOLLOWING DESCRIBED LAND: FROM NE COR LOT 86 OF VENETIAN VILLAGE FOURTH ADD PB 22 PGS 21-23 IN SEC 11-</p>		

20-26,|
 SAID POINT BEING ON A CURVE CONCAVE TO THE SE &
 HAVING A |
 RADIUS OF 50 FT, THENCE RUN NE'LY ALONG THE ARC OF
 SAID |
 CURVE THRU A CENTRAL ANGLE OF 49-10-02 FOR 42.91 FT
 FOR POB,|
 RUN N 20-22-20 E 39.85 FT, N 02-33-17 E 236.87 FT, S |
 89-46-43 E 240 FT TO WATERS OF CANAL, RUN S'LY ALONG &
 WITH |
 WATERS OF SAID CANAL TO NE'LY COR OF LOT 85 OF
 VENETIAN |
 VILLAGE FOURTH ADD PB 22 PGS 21-23, N 89-46-43 W ALONG N
 |
 LINE OF SAID LOT 85 TO NW COR OF SAID LOT 85, SAID POINT |
 BEING ON A BEGINNING OF A CURVE CONCAVE TO THE SW'LY
 & |
 HAVING A RADIUS OF 50 FT, THENCE NW'LY ALONG THE ARC
 OF SAID|
 CURVE THRU A CENTRAL ANGLE OF 21-44-26 FOR 18.97 FT &
 SAID |
 POINT BEING OF CUSP ON A CURVE CONCAVE TO THE SW &
 HAVING A |
 RADIUS OF 50 FT, THENCE RUN NW'LY ALONG THE ARC OF
 SAID |
 CURVE THRU A CENTRAL ANGLE OF 52-07-58 FOR 45.49 FT TO
 POB--|
 ORB 4249 PG 1696 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	NON AGRICULTURAL ACREAGE (9900)	0	0		16.23	AC	\$0.00	\$96,406.00
2	WETLAND (9600)	0	0		23.25	AC	\$0.00	\$1,046.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4249 / 1696	11/7/2012	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00

[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	\$97,452	\$97,452	\$97,452	5.11800	\$498.76

FUND					
LAKE COUNTY MSTU AMBULANCE	\$97,452	\$97,452	\$97,452	0.46290	\$45.11
LAKE COUNTY MSTU FIRE	\$97,452	\$97,452	\$97,452	0.47040	\$45.84
SCHOOL BOARD STATE	\$97,452	\$97,452	\$97,452	4.62700	\$450.91
SCHOOL BOARD LOCAL	\$97,452	\$97,452	\$97,452	2.24800	\$219.07
LAKE COUNTY MSTU STORMWATER	\$97,452	\$97,452	\$97,452	0.49570	\$48.31
ST JOHNS RIVER FL WATER MGMT DIST	\$97,452	\$97,452	\$97,452	0.28850	\$28.11
LAKE COUNTY VOTED DEBT SERVICE	\$97,452	\$97,452	\$97,452	0.15240	\$14.85
LAKE COUNTY WATER AUTHORITY	\$97,452	\$97,452	\$97,452	0.25540	\$24.89
NORTH LAKE HOSPITAL DIST	\$97,452	\$97,452	\$97,452	1.00000	\$97.45
				Total:	Total:
				15.1183	\$1,473.30

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) ⓘ	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 \$500)	Learn More View the Law
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)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
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)	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
Government Exemption (amount varies)	Learn More View the Law

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)	Learn More View the Law
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: **\$0.00**