

PROPERTY RECORD CARD

General Information

Owner Name:	FOURAGES LLC	Alternate Key:	3878792
Mailing Address:	129 JUNIPER WAY TAVARES, FL 32778 Update Mailing Address	Parcel Number:	25-19-25-000400006200
		Millage Group and City:	000T (TAVARES)
		Total Certified Millage Rate:	21.6202
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	TAVARES FL 32778 Update Property Location ⓘ	Property Name:	BAYTREE GOLF COURSE Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
<p>FROM SW COR OF SEC 30-19-26 RUN N 89-39-31 E ALONG S LINE OF SW 1/4 OF SEC 30 A DIST OF 1026.72 FT, N 0-22-18 E 36.61 FT TO A POINT ON N R/W LINE OF DEAD RIVER RD FOR POB, RUN N 89-48-27 W ALONG SAID N R/W LINE 993.60 FT TO THE BEG OF A CURVE CONCAVED N'LY & HAVING A RADIUS OF 951.60 FT, THENCE NW'LY ALONG THE ARC OF SAID CURVE & SAID N'LY R/W LINE OF DEAD RIVER RD THRU A CENTRAL ANGLE OF 17-52-50, AN ARC LENGTH OF 296.97 FT TO THE END OF SAID CURVE, THENCE N 71-55-36 W ALONG SAID N'LY R/W LINE OF DEAD RIVER RD A DIST OF 25.89 FT TO A POINT ON E'LY R/W LINE OF BAYTREE BLVD, SAID POINT BEING AT THE BEG OF A CURVE CONCAVED NE'LY & HAVING A RADIUS OF 25 FT, THENCE NW'LY & N'LY ALONG THE ARC OF SAID CURVE & SAID E'LY R/W LINE OF BAYTREE BLVD THRU A CENTRAL ANGLE OF 89-35-56, AN ARC LENGTH OF 39.09 FT TO THE END OF SAID CURVE, THENCE N 17-40-20 E ALONG SAID E'LY R/W LINE 165.86 FT TO A POINT ON S'LY LINE OF BAYTREE PHASE I, S 72-19-40 E ALONG S'LY LINE 125 FT TO A POINT ON E'LY LINE OF BAYTREE PHASE I, N 17-40-20 E ALONG E'LY LINE 344.21 FT, N </p>			

**Property
Description:**

04-29-54 E ALONG E'LY LINE 356.41 FT, N 10-23-24 E 170 FT
TO |
A POINT ON S'LY LINE OF SAID BAYTREE PHASE II, N 31-05-29
E |
703.72 FT, N 0-23-20 E 385.65 FT, S 89-36-40 E 45 FT, N |
0-23-20 E 20 FT TO A POINT AT SW COR OF BAYTREE PHASE
III, S |
89-36-40 E ALONG S'LY LINE 499.89 FT, N 09-41-11 W 137.79
FT |
TO A POINT ON E'LY R/W LINE OF JUNIPER WAY, SAID POINT
BEING |
ON A CURVE CONCAVED NW'LY & HAVING A RADIUS OF 175
FT & A |
RADIAL BEARING OF S 31-02-12 E, THENCE NE'LY ALONG
THE ARC |
OF SAID CURVE & SAID E'LY R/W LINE THRU A CENTRAL
ANGLE OF |
13-57-48, AN ARC LENGTH OF 42.65 FT TO THE END OF SAID |
CURVE, THENCE N 45-0-0 E ALONG SAID E'LY R/W LINE
351.49 FT |
TO A POINT OF E'LY LINE OF BAYTREE PHASE III, S 49-18-56 E
|
110 FT, N 40-41-04 E 60 FT, N 49-18-56 W 120.61 FT TO A |
POINT ON E'LY R/W LINE OF JUNIPER WAY, SAID POINT
BEING ON A |
CURVE CONCAVED NW'LY & HAVING A RADIUS OF 175 FT & A
RADIAL |
BEARING OF S 69-22-0 E, THENCE NE'LY ALONG THE ARC OF
SAID |
CURVE & SAID E'LY R/W LINE THRU A CENTRAL ANGLE OF
03-31-36, |
AN ARC LENGTH OF 10.77 FT TO A POINT ON E'LY LINE OF
BAYTREE |
PHASE III, THENCE RUN S 49-18-56 E 105 FT, N 30-42-43 E |
111.15 FT, N 09-51-04 W 275 FT, S 89-05-52 W 121.48 FT TO A |
POINT ON E'LY R/W LINE OF JUNIPER WAY, N 09-51-04 W
ALONG |
SAID E'LY R/W LINE 10.12 FT, N 89-05-52 E 636.13 FT, N |
13-24-46 W 72.04 FT, N 33-32-45 W 103.93 FT TO A POINT ON |
E'LY R/W LINE OF BAYWATER RD, SAID POINT BEING ON A
CURVE |
CONCAVED W'LY & HAVING A RADIUS OF 60 FT & A RADIAL
BEARING |
OF S 69-13-52 E, THENCE N'LY & NW'LY ALONG THE ARC OF
SAID |
CURVE & E'LY R/W LINE THRU A CENTRAL ANGLE OF 86-45-
46, AN |
ARC LENGTH OF 90.86 FT TO A POINT ON E'LY LINE OF
BAYTREE |
PHASE III, N 0-30-0 E ALONG SAID E'LY LINE 104.36 FT TO A |
POINT IN A CANAL & PT A, RETURN TO POB, RUN N 0-22-18 E
|
239.39 FT, S 89-39-31 E 210 FT, N 0-22-18 E 684 FT, N |
89-38-06 W 684 FT, N 0-22-18 E 685 FT, S 89-38-06 E 570 FT, |
N 0-22-18 E 330 FT, S 89-38-06 E 975.25 FT, N 0-22-18 E |

1194.43 FT TO A POINT FALLING IN A CANAL, N 82-46-18 W 28.95|
 FT, N 78-45-53 W 296.15 FT, N 70-13-26 W 39.74 FT TO PT |
 A--LESS THAT PART OF LAND LYING WITHIN SEC 30-19-26-- |
 ORB 3945 PG 1049 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	GOLF COURSE (3800)	0	0		0.5	PH	\$0.00		\$7,500.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3945 / 1049	9/1/2010	Warranty Deed	Multi-Parcel	Vacant	\$792,000.00

[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	\$7,500	\$7,500	\$7,500	5.11800	\$38.39
LAKE COUNTY MSTU AMBULANCE	\$7,500	\$7,500	\$7,500	0.46290	\$3.47
SCHOOL BOARD STATE	\$7,500	\$7,500	\$7,500	4.62700	\$34.70
SCHOOL BOARD LOCAL	\$7,500	\$7,500	\$7,500	2.24800	\$16.86
CITY OF TAVARES	\$7,500	\$7,500	\$7,500	7.10000	\$53.25
ST JOHNS RIVER FL WATER MGMT DIST	\$7,500	\$7,500	\$7,500	0.28850	\$2.16
LAKE COUNTY VOTED DEBT SERVICE	\$7,500	\$7,500	\$7,500	0.15240	\$1.14
CITY OF TAVARES VOTED DEBT SERVICE	\$7,500	\$7,500	\$7,500	0.36800	\$2.76
LAKE COUNTY WATER AUTHORITY	\$7,500	\$7,500	\$7,500	0.25540	\$1.92
NORTH LAKE HOSPITAL DIST	\$7,500	\$7,500	\$7,500	1.00000	\$7.50
				Total:	Total:
				21.6202	\$162.15

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)

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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)

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Disability Exemption (up to \$500)

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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)

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Veteran's Combat Related Disability Exemption (amount varies)

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Deployed Servicemember Exemption (amount varies)

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Surviving Spouse of First Responder Exemption (amount varies)

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Conservation Exemption (amount varies)

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

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

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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)

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

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Conservation Classification Assessment Limitation

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Agricultural Classification

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Assessment Reduction Savings

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