


PROPERTY RECORD CARD

General Information


Owner Name:	TRIANGLE INDUSTRIAL PARK INC	Alternate Key:	3715934
Mailing Address:	359 W ALFRED ST TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	Parcel Number: ⓘ	15-19-26-0430-000-01200
		Millage Group and City:	000E (EUSTIS)
		Total Certified Millage Rate:	21.3755
		Trash/Recycling/Water/Info:	<a href="#">My Public Services Map</a> ⓘ
Property Location:	1980 PREVATT ST EUSTIS FL 32726 <a href="#">Update Property Location</a> ⓘ	Property Name:	-- <a href="#">Submit Property Name</a> ⓘ
		School Locator:	<a href="#">School and Bus Map</a> ⓘ
Property Description:	EUSTIS, KURT STREET PROFESSIONAL PARK 1ST ADD SUB LOT 12 PB   36 PG 75   ORB 3025 PG 1877		
<p>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.</p>			

Land Data

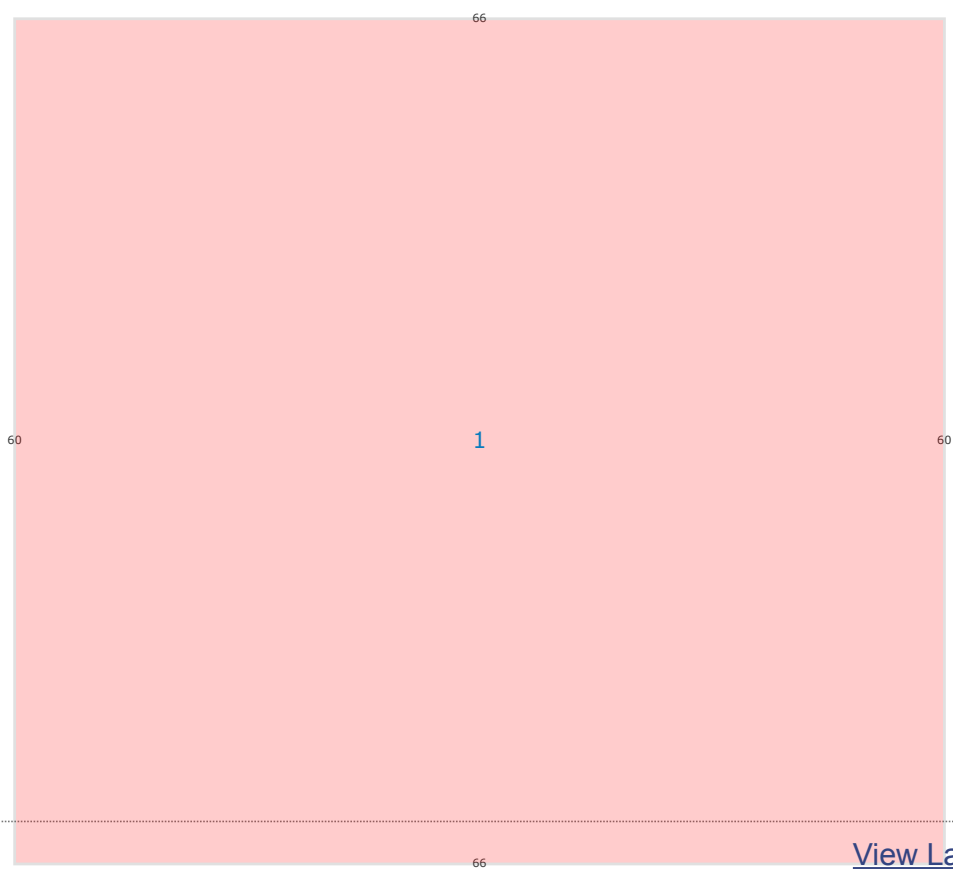
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	MEDICAL BLDG (1900)	0	0		27500	SF		\$0.00	\$55,000.00
<div> <a href="#">Click here for Zoning Info</a>  <a href="#">FEMA Flood Map</a> </div>									

Commercial Building(s)

Building 1

Commercial	Building Value: \$244,765.00							
Summary	Section(s)							
Year Built: 1997	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage: 3960	1	FINISHED LIVING AREA (FLA)	9	1	3960	0%	0%	
Full Bathrooms: 2	Interior Finish			Percent		Sprinkler		A/C
Half Bathrooms: 0	(19C)			100.00 %		No		Yes

Elevators: 0  
Elevator Landings: 0  
Escalators: 0  
Residential Units: 0  
Kitchens: 0  
Fireplaces: 0  
Structure Type: Concrete Block or Masonry Walls  
Exterior Walls: 08 : 100.00 %




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## Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	PAVING (PAV)	7946	SF	1998	\$6,437.00
0002	PAVING (PAV)	1230	SF	1998	\$1,722.00

## 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
<a href="#">3025 / 1877</a>	12/1/2005	Warranty Deed	Qualified	Improved	\$600,000.00
<a href="#">1871 / 2288</a>	10/13/2000	Warranty Deed	Unqualified	Improved	\$470,000.00
<a href="#">Click here to search for mortgages, liens, and other legal documents.</a> 					

## Values and Estimated Ad Valorem Taxes

**Values shown are 2018 Certified Values**

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	\$307,924	\$307,924	\$307,924	5.11800	\$1,575.96
LAKE COUNTY MSTU AMBULANCE	\$307,924	\$307,924	\$307,924	0.46290	\$142.54
SCHOOL BOARD STATE	\$307,924	\$307,924	\$307,924	4.10700	\$1,264.64

SCHOOL BOARD LOCAL	\$307,924	\$307,924	\$307,924	2.24800	\$692.21
CITY OF EUSTIS	\$307,924	\$307,924	\$307,924	7.58100	\$2,334.37
ST JOHNS RIVER FL WATER MGMT DIST	\$307,924	\$307,924	\$307,924	0.25620	\$78.89
LAKE COUNTY VOTED DEBT SERVICE	\$307,924	\$307,924	\$307,924	0.13240	\$40.77
LAKE COUNTY WATER AUTHORITY	\$307,924	\$307,924	\$307,924	0.49000	\$150.88
NORTH LAKE HOSPITAL DIST	\$307,924	\$307,924	\$307,924	0.98000	\$301.77
				<b>Total:</b> 21.3755	<b>Total:</b> \$6,582.03

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark 

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

## 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)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a> <a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a> <a href="#">View the Law</a>

## Assessment Reduction Savings ⓘ

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

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**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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