

PROPERTY RECORD CARD

General Information

Owner Name:	GOGIOIU BOGDAN & ADINA M ION	Alternate Key:	1286191
Mailing Address:	1032 SHORE ACRES DR LEESBURG, FL 34748-4506 Update Mailing Address	Parcel Number: ⓘ	35-18-24-0001-000-01300
		Millage Group and City:	0001 (UNINCORPORATED)
		Total Certified Millage Rate:	14.7606
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	PALM ST FRUITLAND PARK FL 34731 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	<p>FROM NE COR OF SEC RUN N 89-49-50 W ALONG N LINE 265 FT, S I 0-06-10 W PARALLEL WITH E LINE OF SEC 183 FT FOR POB, RUN N I 89-49-50 W 428 FT, S 0-04-40 W 1623.50 FT, N 89-49-50 W I 1943.97 FT, S 0-04-40 W 865.28 FT TO S LINE OF NE 1/4, S I 89-56-0 E ALONG SAID S LINE OF NE 1/4 A DIST OF 2370.50 FT I TO A POINT THAT IS 265 FT FROM SE COR OF NE 1/4, N 0-16-10 E I PARALLEL TO E LINE OF NE 1/4 A DIST OF 2468.40 FT TO POB, I PARCEL OF LAND LYING IN NE 1/4 DESCRIBED AS FOLLOWS: BOUNDED I ON E BY W'LY LINE OF ABOVE PARCEL, BOUNDED ON S BY S LINE OF I NE 1/4, BOUNDED ON W BY W LINE OF NE 1/4, BOUNDED ON N BY I THE E'LY PROLONGATION OF N R/W OF CLARK RD R/W I ORB 4261 PGS 403 404 I</p> <p><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></p>		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	PASTURE IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	61.76	AC	\$21,616.00	\$802,880.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Miscellaneous Improvements

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There is no improvement information to display.

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
4261 / 403	12/28/2012	Warranty Deed	Qualified	Vacant	\$234,000.00
4261 / 404	12/28/2012	Quit Claim Deed	Unqualified	Vacant	\$100.00
3964 / 390	9/7/2010	Certificate of Title	Multi-Parcel	Vacant	\$100.00
3604 / 1448	3/22/2008	Quit Claim Deed	Multi-Parcel	Vacant	\$350,000.00
2275 / 1444	2/28/2003	Quit Claim Deed	Unqualified	Vacant	\$0.00
2275 / 1447	2/28/2003	Quit Claim Deed	Unqualified	Vacant	\$0.00
2275 / 1453	2/28/2003	Warranty Deed	Qualified	Vacant	\$335,000.00
2275 / 1456	2/27/2003	Warranty Deed	Unqualified	Vacant	\$0.00
2275 / 1450	1/31/2002	Quit Claim Deed	Unqualified	Vacant	\$0.00
2051 / 2467	12/28/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
1903 / 565	1/26/2001	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
1893 / 1836	12/5/2000	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
1782 / 1338	12/29/1999	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
1259 / 1732	11/1/1993	Warranty Deed	Unqualified	Vacant	\$0.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2019 WORKING VALUES 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	\$802,880	\$21,616	\$21,616	5.11800	\$110.63
LAKE COUNTY MSTU AMBULANCE	\$802,880	\$21,616	\$21,616	0.46290	\$10.01
LAKE COUNTY MSTU FIRE	\$802,880	\$21,616	\$21,616	0.47040	\$10.17
SCHOOL BOARD STATE	\$802,880	\$21,616	\$21,616	4.10700	\$88.78
SCHOOL BOARD LOCAL	\$802,880	\$21,616	\$21,616	2.24800	\$48.59
LAKE COUNTY MSTU STORMWATER	\$802,880	\$21,616	\$21,616	0.49570	\$10.72
ST JOHNS RIVER FL WATER MGMT DIST	\$802,880	\$21,616	\$21,616	0.25620	\$5.54

LAKE COUNTY VOTED DEBT SERVICE	\$802,880	\$21,616	\$21,616	0.13240	\$2.86
LAKE COUNTY WATER AUTHORITY	\$802,880	\$21,616	\$21,616	0.49000	\$10.59
NORTH LAKE HOSPITAL DIST	\$802,880	\$21,616	\$21,616	0.98000	\$21.18
				Total:	Total:
				14.7606	\$319.07

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 \$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 and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	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

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: **\$11,531.93**

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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