

PROPERTY RECORD CARD

General Information

Owner Name:	BRADSHAW CHARLES E JR TRUSTEE	Alternate Key:	1812461
Mailing Address:	26603 W COVE DR TAVARES, FL 32778 Update Mailing Address	Parcel Number: ⓘ	19-22-25-0002-000-00800
		Millage Group and City:	0GR1 (GROVELAND)
		Total Certified Millage Rate:	18.915
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	711 EAST BROAD ST GROVELAND FL 34736 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
<p>FROM INTERSECTION OF W LINE OF NE 1/4 OF SW 1/4 OF NW 1/4 OF I SEC 19-22-25 & N R/W LINE OF SCL RR R/W RUN S 56-33-0 E I ALONG SAID N R/W LINE 469.92 FT TO THE BEGINNING OF A CURVE I CONCAVE TO THE NE, HAVING A RADIUS OF 1860.08 FT & A CHORD I BEARING OF S 61-05-48 E, THENCE RUN SE'LY ALONG SAID N R/W I LINE & THE ARC OF SAID CURVE FOR A DIST OF 295.21 FT THRU A I CENTRAL ANGLE OF 09-05-36 FOR POB, CONT ALONG SAID N R/W I LINE & A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF 1860.08 I FT & A CHORD BEARING OF 66-12-42 E, THENCE RUN SE'LY ALONG I SAID N R/W LINE & THE ARC OF SAID CURVE FOR A DIST OF 36.90 I FT THRU A CENTRAL ANGLE OF 01-08-11 TO THE END OF SAID I CURVE, THENCE RUN N 43-40-21 E 519.18 FT, N 16-21-22 W I 374.52 FT, N 0-05-17 W 313.82 FT, N 0-05-17 W 77.14 FT, S I 89-52-33 E 1003.04 FT TO E LINE OF NW 1/4, S 0-02-41 E I 1368.89 FT TO S LINE OF SCL RR R/W, S 89-23-30 W ALONG SAID I S LINE 502.40 FT TO THE BEGINNING OF A NON-TANGENT CURVE I CONCAVE TO THE N, HAVING A RADIUS OF 1960.08 FT & A CHORD I BEARING OF N 87-46-32 W, THENCE RUN W'LY ALONG THE ARC</p>			

**Property
Description:**

OF I
 SAID CURVE FOR A DIST OF 193.83 FT THRU A CENTRAL ANGLE
 OF I
 05-39-57 TO THE N R/W LINE OF SR 50, THENCE RUN S 89-32-52
 W I
 ALONG SAID N R/W LINE OF SR 50 A DIST OF 115.84 FT TO THE I
 BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NE,
 HAVING A I
 RADIUS OF 2814.93 FT & A CHORD BEARING OF N 77-56-48 W, I
 THENCE RUN NW'LY ALONG SAID N R/W LINE & THE ARC OF
 SAID I
 CURVE FOR A DIST OF 359.63 FT THRU A CENTRAL ANGLE OF I
 07-19-12, THENCE RUN S 15-42-48 W ALONG SAID N R/W LINE
 4.25 I
 FT TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE
 TO THE I
 NE, HAVING A RADIUS OF 2819.18 FT & A CHORD BEARING OF N I
 72-57-16 W, THENCE RUN NW'LY ALONG SAID N R/W LINE & THE
 ARCI
 OF SAID CURVE FOR A DIST OF 131.08 FT THRU A CENTRAL
 ANGLE I
 OF 02-39-50, THENCE RUN N 0-13-08 W 149.46 FT TO POB--LESS I
 THAT PART OF LAND LYING WITHIN TRACTS 13 & 14 IN
 GROVELAND I
 FARMS SUB & LESS FROM NE COR OF NW 1/4 OF SEC 19-22-25
 RUN SI
 00-35-11 W ALONG E LINE OF NE 1/4 OF NW 1/4 A DIST OF I
 1332.46 FT TO NE COR OF SE 1/4 OF NW 1/4, CONT S 00-35-11 W I
 ALONG E LINE OF SE 1/4 OF NW 1/4 A DIST OF 1332.46 FT TO I
 CENTER OF SAID SEC 19, BEING A POINT ON N R/W LINE OF SR
 50, I
 N 89-45-53 W ALONG SAID N R/W LINE A DIST OF 754.74 FT TO A I
 NON-TANGENT POINT ON A CURVE CONCAVE NE'LY, HAVING A
 RADIUS I
 OF 2214.67 FT, A CHORD BEARING OF N 81-48-38 W, A CHORD
 DISTI
 OF 191.97 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID
 CURVE I
 THRU A CENTRAL ANGLE OF 04-58-05, A DIST OF 192.03 FT TO A I
 NON-TANGENT POINT ON A CURVE CONCAVE NE'LY, HAVING A
 RADIUS I
 OF 2814.93 FT, A CHORD BEARING OF N 77-25-59 W, A CHORD
 DISTI
 OF 59.16 FT, RUN THENCE NW'LY ALONG THE ARC OF SAID
 CURVE I
 THRU A CENTRAL ANGLE OF 01-12-15, A DIST OF 59.17 FT TO A I
 POINT OF NON-TANGENCY & POB, THENCE CONT NW'LY ALONG
 THE ARCI
 OF SAID CURVE HAVING A CHORD BEARING OF N 73-47-52 W A
 CHORDI
 DIST OF 297.89 FT, THRU A CENTRAL ANGLE OF 06-03-58, A DIST

I
 OF 298.03 FT TO A POINT ON W LINE OF SE 1/4 OF NW 1/4 OF
 SECI
 19, N 00-49-27 E ALONG SAID W LINE 139.18 FT TO A POINT, I
 BEIGN A NON-TANGENT POINT ON A CURVE CONCAVE NE'LY,
 HAVING AI
 RADIUS OF 1860.08 FT, A CHORD BEARING OF S 65-39-10 E, A I
 CHORD DIST OF 36.71 FT, THENCE RUN SE'LY ALONG THE ARC
 OF I
 SAID CURVE THRU A CENTRAL ANGLE OF 01-07-51, A DIST OF
 36.72I
 FT, THENCE N 44-14-03 E 468.96 FT, S 14-17-43 E 149.38 FT, SI
 15-53-27 W 414.23 FT TO POB-- I
 ORB 944 PG 1655 ORB 4249 PG 1673 I

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.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		9.12	AC	\$0.00	\$273,600.00
2	WETLAND (9600)	0	0		20	AC	\$0.00	\$900.00

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

Miscellaneous Improvements

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
4249 / 1673	11/7/2012	Quit Claim Deed	Multi-Parcel	Vacant	\$100.00
3339 / 830	12/18/2006	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
944 / 1652	11/1/1987	Tax Deed	Multi-Parcel	Improved	\$1.00
944 / 1655	11/1/1987	Quit Claim Deed	Multi-Parcel	Improved	\$1.00
761 / 663	11/1/1982	Warranty Deed	Unqualified	Improved	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ


Values shown are 2019 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	\$274,500	\$274,500	\$274,500	5.07340	\$1,392.65
LAKE COUNTY MSTU AMBULANCE	\$274,500	\$274,500	\$274,500	0.46290	\$127.07
SCHOOL BOARD STATE	\$274,500	\$274,500	\$274,500	3.88500	\$1,066.43
SCHOOL BOARD LOCAL	\$274,500	\$274,500	\$274,500	2.99800	\$822.95
CITY OF GROVELAND	\$274,500	\$274,500	\$274,500	5.20000	\$1,427.40
ST JOHNS RIVER FL WATER MGMT DIST	\$274,500	\$274,500	\$274,500	0.24140	\$66.26
LAKE COUNTY VOTED DEBT SERVICE	\$274,500	\$274,500	\$274,500	0.11000	\$30.20
LAKE COUNTY WATER AUTHORITY	\$274,500	\$274,500	\$274,500	0.35570	\$97.64
SOUTH LAKE HOSPITAL DIST	\$274,500	\$274,500	\$274,500	0.58860	\$161.57
				Total: 18.915	Total: \$5,192.17

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: **\$0.00**

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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