

PROPERTY RECORD CARD

General Information

Owner Name:	BRADSHAW CHARLES E JR TRUSTEE	Alternate Key:	1812437
Mailing Address:	26603 W COVE DR TAVARES, FL 32778 Update Mailing Address	Parcel Number: ⓘ	19-22-25-0002-000-01700
		Millage Group and City:	0GR1 (GROVELAND)
		Total Certified Millage Rate:	18.915
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	PHELPS ST GROVELAND FL 34736 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM INTERSECTION OF W LINE OF NE 1/4 OF SW 1/4 OF NW 1/4 & I N R/W LINE OF SCL RR R/W RUN N 56-33-0 W ALONG N LINE OF RR I R/W A DIST OF 120.13 FT TO W LINE OF E 100 FT OF NW 1/4 OF I SW 1/4 OF NW 1/4, N 0-11-52 W 60 FT, S 56-33-0 E 120.17 FT I TO W LINE OF NE 1/4 OF SW 1/4 OF NW 1/4, N 0-09-47 W 299.85 I FT, N 89-37-04 E 270.03 FT, N 0-11-10 W 125.42 FT, N I 89-35-11 E 169.90 FT, N 0-09-23 W 144.32 FT FOR POB, RUN S I 89-57-41 E 498.49 FT, N 0-05-17 W TO N LINE OF SE 1/4 OF NW I 1/4, W TO A POINT N 0-09-23 W OF POB, S 0-09-23 E 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 RESIDENTIAL (0000)	0	0		1	LT	\$0.00	\$16,000.00

[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
2611 / 2043	7/2/2004	Warranty Deed	Qualified	Vacant	\$50,000.00
2108 / 2193	5/1/2002	Warranty Deed	Unqualified	Vacant	\$500.00
1533 / 549	7/10/1997	Warranty Deed	Unqualified	Vacant	\$500.00
1254 / 1805	9/1/1993	Misc Deed/Document	Qualified	Vacant	\$40,000.00
1220 / 2027	4/1/1993	Quit Claim Deed	Unqualified	Vacant	\$0.00
1220 / 2029	8/1/1992	Misc Deed/Document	Qualified	Vacant	\$40,000.00

[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	\$16,000	\$1,100	\$1,100	5.07340	\$5.58
LAKE COUNTY MSTU AMBULANCE	\$16,000	\$1,100	\$1,100	0.46290	\$0.51
SCHOOL BOARD STATE	\$16,000	\$16,000	\$16,000	3.88500	\$62.16
SCHOOL BOARD LOCAL	\$16,000	\$16,000	\$16,000	2.99800	\$47.97
CITY OF GROVELAND	\$16,000	\$1,100	\$1,100	5.20000	\$5.72
ST JOHNS RIVER FL WATER MGMT DIST	\$16,000	\$1,100	\$1,100	0.24140	\$0.27
LAKE COUNTY VOTED DEBT SERVICE	\$16,000	\$1,100	\$1,100	0.11000	\$0.12
LAKE COUNTY WATER AUTHORITY	\$16,000	\$1,100	\$1,100	0.35570	\$0.39
SOUTH LAKE HOSPITAL DIST	\$16,000	\$1,100	\$1,100	0.58860	\$0.65
				Total:	Total:
				18.915	\$123.37

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: **\$179.28**

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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