

# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	BRADSHAW CHARLES E JR TRUSTEE	<b>Alternate Key:</b>	3859067
<b>Mailing Address:</b>	26603 W COVE DR TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	01-22-24-4205-013-00000
		<b>Millage Group and City:</b>	0GR1 (GROVELAND)
		<b>Total Certified Millage Rate:</b>	18.915
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	PHELPS ST GROVELAND FL 34736 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	GROVELAND, GROVELAND FARMS 19-22-25 THAT PART OF TRACTS 13 & 14 LYING WITHIN FOLLOWING DESCRIBED PROPERTY: FROM INTERSECTION OF W LINE OF NE 1/4 OF SW 1/4 OF NW 1/4 & N R/W LINE OF SCL RR R/W RUN S 56-33-0 E ALONG SAID N R/W LINE 469.92 FT TO THE BEGINNING OF A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF 1860.08 FT & A CHORD BEARING OF S 61-05-48 E, THENCE RUN SE'LY ALONG SAID N R/W LINE & THE ARCI OF SAID CURVE FOR A DIST OF 295.21 FT THRU A CENTRAL ANGLE OF 09-05-36 FOR POB, CONT ALONG SAID N R/W LINE & A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF 1860.08 FT & A CHORD BEARING OF 66-12-42 E, THENCE RUN SE'LY ALONG SAID N R/W LINE & THE ARC OF SAID CURVE FOR A DIST OF 36.90 FT THRU A CENTRAL ANGLE OF 01-08-11 TO THE END OF SAID CURVE, THENCE RUN N 43-40-21 E 519.18 FT, N 16-21-22 W 374.52 FT, N 0-05-17 W 313.82 FT, N 0-05-17 W 77.14 FT, S 89-52-33 E 1003.04 FT TO E LINE OF NW 1/4, S 0-02-41 E 1368.89 FT TO S LINE OF SCL RR R/W, S 89-23-30 W ALONG SAID S LINE 502.40 FT TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE N,		

HAVING A RADIUS OF 1960.08 FT & A CHORD BEARING OF N I  
 87-46-32 W, THENCE RUN W'LY ALONG THE ARC OF SAID CURVE  
 FOR I  
 A DIST OF 193.83 FT THRU A CENTRAL ANGLE OF 05-39-57 TO  
 THE I  
 N R/W LINE OF SR 50, THENCE RUN S 89-32-52 W ALONG SAID N  
 I  
 R/W LINE OF SR 50 A DIST OF 115.84 FT TO THE BEGINNING OF A  
 I  
 NON-TANGENT CURVE CONCAVE TO THE NE, HAVING A RADIUS  
 OF I  
 2814.93 FT & A CHORD BEARING OF N 77-56-48 W, THENCE RUN I  
 NW'LY ALONG SAID N R/W LINE & THE ARC OF SAID CURVE FOR  
 A I  
 DIST OF 359.63 FT THRU A CENTRAL ANGLE OF 07-19-12,  
 THENCE I  
 RUN S 15-42-48 W ALONG SAID N R/W LINE 4.25 FT TO THE I  
 BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NE,  
 HAVING AI  
 RADIUS OF 2819.18 FT & A CHORD BEARING OF N 72-57-16 W, I  
 THENCE RUN NW'LY ALONG SAID N R/W LINE & THE ARC OF  
 SAID I  
 CURVE FOR A DIST OF 131.08 FT THRU A CENTRAL ANGLE OF I  
 02-39-50, THENCE RUN N 0-13-08 W 149.46 FT TO POB--LESS W  
 35I  
 FT OF E 220 FT OF S 177 FT OF TRACT 14--PB 2 PGS 10-11 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 UNBUILDABLE WITH VALUE (0006)	0	0		0.96	AC	\$0.00	\$3,600.00

[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
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[4249 / 1673](#) 11/7/2012 Quit Claim Deed Multi-Parcel Vacant \$100.00

[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	\$3,600	\$3,600	\$3,600	5.07340	\$18.26
LAKE COUNTY MSTU AMBULANCE	\$3,600	\$3,600	\$3,600	0.46290	\$1.67
SCHOOL BOARD STATE	\$3,600	\$3,600	\$3,600	3.88500	\$13.99
SCHOOL BOARD LOCAL	\$3,600	\$3,600	\$3,600	2.99800	\$10.79
CITY OF GROVELAND	\$3,600	\$3,600	\$3,600	5.20000	\$18.72
ST JOHNS RIVER FL WATER MGMT DIST	\$3,600	\$3,600	\$3,600	0.24140	\$0.87
LAKE COUNTY VOTED DEBT SERVICE	\$3,600	\$3,600	\$3,600	0.11000	\$0.40
LAKE COUNTY WATER AUTHORITY	\$3,600	\$3,600	\$3,600	0.35570	\$1.28
SOUTH LAKE HOSPITAL DIST	\$3,600	\$3,600	\$3,600	0.58860	\$2.12
				<b>Total:</b> 18.915	<b>Total:</b> \$68.10

## 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 View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More View the Law</a>

Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More View the Law</a>
Economic Development Exemption	<a href="#">Learn More View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More 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 View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More View the Law</a>
Agricultural Classification	<a href="#">Learn More View the Law</a>

## 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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