

PROPERTY RECORD CARD

General Information

Name:	3801 DUNCAN LLC	Alternate Key:	1589282
Mailing Address:	1857 SECLUSION DR PORT ORANGE, FL 32128 Update Mailing Address	Parcel Number: ⓘ	07-20-26-0002-000-00600
		Millage Group and City:	000T (TAVARES)
		2020 Total Certified Millage Rate:	20.9274
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	3801 SOUTH DUNCAN DR TAVARES FL 32778 Update Property Location ⓘ	Property Name:	PROGRESSIVE AERODYNE INC Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	N 990 FT OF GOV LOT 1 LYING E OF SR 19 ORB 3900 PG 2380		
<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>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	LIGHT MANUFACTURING (4100)	0	0		174240	SF	\$0.00	\$191,664.00
2	WETLAND (9600)	0	0		11	AC	\$0.00	\$495.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: \$945,201.00							
Summary	Section(s)							
Year Built: 2006	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
Total Square Footage: 20620	1	FINISHED LIVING AREA (FLA)	20	1	14000	0%	0%	
Full Bathrooms: 0	Interior Finish (41C)		Percent		Sprinkler		A/C	
Half Bathrooms: 10			100.00 %		No		No	
Elevators: 0	2	FINISHED LIVING AREA (FLA)	12	1	3000	0%	0%	
Elevator Landings: 0	Interior Finish (17C)		Percent		Sprinkler		A/C	
Escalators: 0			15.00 %		No		Yes	
Residential 0			85.00 %		No		Yes	
	FINISHED							

Units: Kitchens: 0 Fireplaces: 0 Structure Type: Concrete Block or Masonry Walls Exterior Walls: 08 : 100.00 %	3 LIVING AREA 12 1 1220 0% 0% ■ (FLA)								
	<table border="1" style="width: 100%;"> <tr> <th style="text-align: left;">Interior Finish</th> <th style="text-align: left;">Percent</th> <th style="text-align: left;">Sprinkler</th> <th style="text-align: left;">A/C</th> </tr> <tr> <td>(48C)</td> <td>100.00 %</td> <td>No</td> <td>No</td> </tr> </table>	Interior Finish	Percent	Sprinkler	A/C	(48C)	100.00 %	No	No
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(48C)	100.00 %	No	No						
	4 FINISHED 11 2 1200 0% 0% ■ LIVING AREA (FLA)								
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(18C)	100.00 %	No	Yes						

[View Larger](#)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0005	UTILITY BUILDING - FINISHED (UBF)	196	SF	2007	\$956.00
0004	PAVING (PAV)	1368	SF	2011	\$1,330.00
0002	PAVING (PAV)	18953	SF	2007	\$31,841.00
0001	PAVING (PAV)	20950	SF	2007	\$16,970.00

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
3900 / 2380	4/30/2010	Warranty Deed	Unqualified	Improved	\$1,400,000.00
3900 / 2381	4/30/2010	Quit Claim Deed	Unqualified	Improved	\$100.00
3902 / 535	4/30/2010	Quit Claim Deed	Unqualified	Improved	\$100.00
3821 / 1314	9/22/2009	Certificate of Title	Unqualified	Improved	\$1,325,500.00
2052 / 83	12/1/2001	Quit Claim Deed	Unqualified	Vacant	\$0.00
2005 / 1906	7/24/2001	Warranty Deed	Qualified	Vacant	\$30,000.00

1394 / 1183	10/1/1995	Quit Claim Deed	Unqualified	Vacant	\$0.00
871 / 388	3/1/1986	Warranty Deed	Multi-Parcel	Vacant	\$1.00
813 / 2053	5/1/1984	Warranty Deed	Multi-Parcel	Vacant	\$1.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2021 WORKING VALUES that are 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	\$1,188,457	\$1,188,457	\$1,188,457	5.03270	\$5,981.15
LAKE COUNTY MSTU AMBULANCE	\$1,188,457	\$1,188,457	\$1,188,457	0.46290	\$550.14
SCHOOL BOARD STATE	\$1,188,457	\$1,188,457	\$1,188,457	3.70100	\$4,398.48
SCHOOL BOARD LOCAL	\$1,188,457	\$1,188,457	\$1,188,457	2.99800	\$3,562.99
CITY OF TAVARES	\$1,188,457	\$1,188,457	\$1,188,457	6.90000	\$8,200.35
ST JOHNS RIVER FL WATER MGMT DIST	\$1,188,457	\$1,188,457	\$1,188,457	0.22870	\$271.80
LAKE COUNTY VOTED DEBT SERVICE	\$1,188,457	\$1,188,457	\$1,188,457	0.11000	\$130.73
CITY OF TAVARES VOTED DEBT SERVICE	\$1,188,457	\$1,188,457	\$1,188,457	0.26230	\$311.73
LAKE COUNTY WATER AUTHORITY	\$1,188,457	\$1,188,457	\$1,188,457	0.33680	\$400.27
NORTH LAKE HOSPITAL DIST	\$1,188,457	\$1,188,457	\$1,188,457	0.89500	\$1,063.67
				Total: 20.9274	Total: \$24,871.31

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

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

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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Property data last updated on March 14, 2021.

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