

PROPERTY RECORD CARD

General Information

Owner Name:	FOURAGES LLC	Alternate Key:	2943386
Mailing Address:	129 JUNIPER WAY TAVARES, FL 32778 Update Mailing Address	Parcel Number:	30-19-26-000200002700
		Millage Group and City:	000T (TAVARES)
		Total Certified Millage Rate:	21.6202
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	129 JUNIPER WAY TAVARES FL 32778 Update Property Location ⓘ	Property Name:	BAYTREE GOLF COURSE Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
FROM SW COR OF SEC 30-19-26 RUN N 89-39-31 E ALONG S LINE OF SW 1/4 OF SEC 30 A DIST OF 1026.72 FT, N 0-22-18 E 36.61 FT TO A POINT ON N R/W LINE OF DEAD RIVER RD FOR POB, RUN N 89-48-27 W ALONG SAID N R/W LINE 993.60 FT TO THE BEG OF A CURVE CONCAVED N'LY & HAVING A RADIUS OF 951.60 FT, THENCE NW'LY ALONG THE ARC OF SAID CURVE & SAID N'LY R/W LINE OF DEAD RIVER RD THRU A CENTRAL ANGLE OF 17-52-50, AN ARC LENGTH OF 296.97 FT TO THE END OF SAID CURVE, THENCE N 71-55-36 W ALONG SAID N'LY R/W LINE OF DEAD RIVER RD A DIST OF 25.89 FT TO A POINT ON E'LY R/W LINE OF BAYTREE BLVD, SAID POINT BEING AT THE BEG OF A CURVE CONCAVED NE'LY & HAVING A RADIUS OF 25 FT, THENCE NW'LY & N'LY ALONG THE ARC OF SAID CURVE & SAID E'LY R/W LINE OF BAYTREE BLVD THRU A CENTRAL ANGLE OF 89-35-56, AN ARC LENGTH OF 39.09 FT TO THE END OF SAID CURVE, THENCE N 17-40-20 E ALONG SAID E'LY R/W LINE 165.86 FT TO A POINT ON S'LY LINE OF BAYTREE PHASE I, S 72-19-40 E ALONG S'LY LINE 125 FT TO A POINT ON E'LY LINE OF BAYTREE PHASE I, N 17-40-20 E ALONG E'LY LINE 344.21 FT, N			

**Property
Description:**

04-29-54 E ALONG E'LY LINE 356.41 FT, N 10-23-24 E 170 FT
TO |
A POINT ON S'LY LINE OF SAID BAYTREE PHASE II, N 31-05-29
E |
703.72 FT, N 0-23-20 E 385.65 FT, S 89-36-40 E 45 FT, N |
0-23-20 E 20 FT TO A POINT AT SW COR OF BAYTREE PHASE
III, S |
89-36-40 E ALONG S'LY LINE 499.89 FT, N 09-41-11 W 137.79
FT |
TO A POINT ON E'LY R/W LINE OF JUNIPER WAY, SAID POINT
BEING |
ON A CURVE CONCAVED NW'LY & HAVING A RADIUS OF 175
FT & A |
RADIAL BEARING OF S 31-02-12 E, THENCE NE'LY ALONG
THE ARC |
OF SAID CURVE & SAID E'LY R/W LINE THRU A CENTRAL
ANGLE OF |
13-57-48, AN ARC LENGTH OF 42.65 FT TO THE END OF SAID |
CURVE, THENCE N 45-0-0 E ALONG SAID E'LY R/W LINE
351.49 FT |
TO A POINT OF E'LY LINE OF BAYTREE PHASE III, S 49-18-56 E
|
110 FT, N 40-41-04 E 60 FT, N 49-18-56 W 120.61 FT TO A |
POINT ON E'LY R/W LINE OF JUNIPER WAY, SAID POINT
BEING ON A |
CURVE CONCAVED NW'LY & HAVING A RADIUS OF 175 FT & A
RADIAL |
BEARING OF S 69-22-0 E, THENCE NE'LY ALONG THE ARC OF
SAID |
CURVE & SAID E'LY R/W LINE THRU A CENTRAL ANGLE OF
03-31-36, |
AN ARC LENGTH OF 10.77 FT TO A POINT ON E'LY LINE OF
BAYTREE |
PHASE III, THENCE RUN S 49-18-56 E 105 FT, N 30-42-43 E |
111.15 FT, N 09-51-04 W 275 FT, S 89-05-52 W 121.48 FT TO A |
POINT ON E'LY R/W LINE OF JUNIPER WAY, N 09-51-04 W
ALONG |
SAID E'LY R/W LINE 10.12 FT, N 89-05-52 E 636.13 FT, N |
13-24-46 W 72.04 FT, N 33-32-45 W 103.93 FT TO A POINT ON |
E'LY R/W LINE OF BAYWATER RD, SAID POINT BEING ON A
CURVE |
CONCAVED W'LY & HAVING A RADIUS OF 60 FT & A RADIAL
BEARING |
OF S 69-13-52 E, THENCE N'LY & NW'LY ALONG THE ARC OF
SAID |
CURVE & E'LY R/W LINE THRU A CENTRAL ANGLE OF 86-45-
46, AN |
ARC LENGTH OF 90.86 FT TO A POINT ON E'LY LINE OF
BAYTREE |
PHASE III, N 0-30-0 E ALONG SAID E'LY LINE 104.36 FT TO A |
POINT IN A CANAL & PT A, RETURN TO POB, RUN N 0-22-18 E
|
239.39 FT, S 89-39-31 E 210 FT, N 0-22-18 E 684 FT, N |
89-38-06 W 684 FT, N 0-22-18 E 685 FT, S 89-38-06 E 570 FT, |
N 0-22-18 E 330 FT, S 89-38-06 E 975.25 FT, N 0-22-18 E |

1194.43 FT TO A POINT FALLING IN A CANAL, N 82-46-18 W 28.95|
FT, N 78-45-53 W 296.15 FT, N 70-13-26 W 39.74 FT TO PT |
A--LESS THAT PART OF LAND LYING WITHIN SEC 25-19-25-- |
ORB 3945 PG 1049 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	GOLF COURSE (3800)	0	0		11	PH	\$0.00		\$165,000.00
2	WETLAND (9600)	0	0		21.6	AC	\$0.00		\$972.00

Commercial Building(s)

Building 1

Commercial	Building Value: \$27,555.00								
Summary	Section(s)								
Year Built: 1990	Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map	Color
Total Square Footage: 1800	1	FINISHED LIVING AREA (FLA)	10	1	1800	0%	0%		
Full Bathrooms: 0		Interior Finish			Percent		Sprinkler		A/C
Half Bathrooms: 0		(25C)			100.00 %		No		No
Elevators: 0	You must have Flash Player 6 or higher to view the building drawing.								
Elevator Landings: 0									
Escalators: 0									
Residential Units: 0									
Kitchens: 0									
Fireplaces: 0									
Structure Type: Concrete Block or Masonry Walls									
Exterior Walls: 07 : 100.00 %									

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Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	192	SF	1999	\$396.00

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3945 / 1049	9/1/2010	Warranty Deed	Multi-Parcel	Improved	\$792,000.00
1378 / 1163	7/1/1995	Quit Claim Deed	Multi-Parcel	Improved	\$1.00
978 / 1437	8/1/1988	Warranty Deed	Multi-Parcel	Vacant	\$1,250,000.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$193,923	\$193,923	\$193,923	5.11800	\$992.50
LAKE COUNTY MSTU AMBULANCE	\$193,923	\$193,923	\$193,923	0.46290	\$89.77
SCHOOL BOARD STATE	\$193,923	\$193,923	\$193,923	4.62700	\$897.28
SCHOOL BOARD LOCAL	\$193,923	\$193,923	\$193,923	2.24800	\$435.94
CITY OF TAVARES	\$193,923	\$193,923	\$193,923	7.10000	\$1,376.85
ST JOHNS RIVER FL WATER MGMT DIST	\$193,923	\$193,923	\$193,923	0.28850	\$55.95
LAKE COUNTY VOTED DEBT SERVICE	\$193,923	\$193,923	\$193,923	0.15240	\$29.55
CITY OF TAVARES VOTED DEBT SERVICE	\$193,923	\$193,923	\$193,923	0.36800	\$71.36
LAKE COUNTY WATER AUTHORITY	\$193,923	\$193,923	\$193,923	0.25540	\$49.53
NORTH LAKE HOSPITAL DIST	\$193,923	\$193,923	\$193,923	1.00000	\$193.92
				Total:	Total:
				21.6202	\$4,192.65

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead 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
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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 Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total 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
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
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**