

PROPERTY RECORD CARD

General Information

Owner Name:	FOURAGES LLC	Alternate Key:	1185092
Mailing Address:	129 JUNIPER WAY TAVARES, FL 32778 Update Mailing Address	Parcel Number:	25-19-25-000400002301
		Millage Group and City:	000T (TAVARES)
		Total Certified Millage Rate:	21.6202
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	TAVARES FL 32778 Update Property Location ⓘ	Property Name:	BAYTREE GOLF COURSE Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
Property Description:	FROM SE COR OF SEC RUN N 89-39-31 W ALONG S LINE 114.83 FT, N 72-19-40 W 1122.08 FT, N 59-24-30 W 184.70 FT, N 31-05-29 E 40.91 FT TO A POINT ON N'LY R/W LINE OF DEAD RIVER RD FOR POB, SAID POINT OF POB BEING AT S'LY COR OF GROVES AT BAYTREE PHASE I PB 43 PG 11, N 31-05-29 E ALONG E'LY LINE OF GROVES AT BAYTREE PHASE I & II A DIST OF 1683.69 FT, N 07-21-36 W 739.37 FT TO N LINE OF SE 1/4, S 89-36-40 E ALONG N LINE 570.13 FT TO E 1/4 COR OF SEC, S 0-30-0 W 250 FT, N 89-36-40 W 103.57 FT, S 56-45-03 W ALONG N'LY LINE OF BAYTREE PHASE II A DIST OF 253.56 FT, S 07-21-36 E ALONG SAID W'LY LINE OF SUB A DIST OF 396.36 FT, N 58-54-31 W 5.30 FT, S 31-05-29 W 1068.96 FT, S 02-03-51 W ALONG SAID W'LY LINE OF SUB A DIST OF 153.95 FT, N 87-56-09 W 28.80 FT, S 17-40-20 W 74.96 FT, N 72-19-40 W 32 FT, S 17-40-20 W 60 FT, S 72-19-40 E 32 FT, S 17-40-20 W 98 FT, S 72-19-40 E 299 FT, S 17-40-20 W 15 FT, S 72-19-40 E 356 FT TO A POINT ON W'LY R/W LINE OF BAYTREE BLVD, S 17-40-20 W ALONG W'LY R/W LINE A DIST OF 231.40 FT TO THE BEG OF A CURVE CONCAVED NW'LY, HAVING A RADIUS OF 25 FT, THENCE SW'LY & W'LY ALONG THE ARC OF SAID CURVE & SAID W'LY R/W LINE THRU A CENTRAL ANGLE OF 90-24-04, AN ARC LENGTH OF 39.44 FT TO THE END OF SAID CURVE, SAID POINT BEING ON N'LY R/W LINE OF DEAD RIVER RD, N 71-55-36 W ALONG SAID N'LY R/W LINE OF DEAD RIVER RD A DIST		

OF 650.99 FT TO THE BEG OF A CURVE CONCAVED NE'LY &
 HAVING A|
 RADIUS OF 1485 FT, THENCE NW'LY ALONG THE ARC OF
 SAID CURVE |
 & SAID N'LY R/W LINE THRU A CENTRAL ANGLE OF 13-01-06,
 AN |
 ARC LENGTH OF 337.41 FT TO THE END OF SAID CURVE,
 THENCE N |
 58-54-30 W ALONG SAID N'LY R/W LINE 10.43 FT TO POB |
 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		4.5	PH	\$0.00		\$67,500.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
3945 / 1049	9/1/2010	Warranty Deed	Multi-Parcel	Vacant	\$792,000.00
1378 / 1163	7/1/1995	Quit Claim Deed	Multi-Parcel	Vacant	\$1.00
978 / 1437	8/1/1988	Warranty Deed	Multi-Parcel	Vacant	\$1.00
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	\$67,500	\$67,500	\$67,500	5.11800	\$345.47
LAKE COUNTY MSTU AMBULANCE	\$67,500	\$67,500	\$67,500	0.46290	\$31.25
SCHOOL BOARD STATE	\$67,500	\$67,500	\$67,500	4.62700	\$312.32
SCHOOL BOARD LOCAL	\$67,500	\$67,500	\$67,500	2.24800	\$151.74
CITY OF TAVARES	\$67,500	\$67,500	\$67,500	7.10000	\$479.25
ST JOHNS RIVER FL WATER MGMT DIST	\$67,500	\$67,500	\$67,500	0.28850	\$19.47
LAKE COUNTY VOTED DEBT SERVICE	\$67,500	\$67,500	\$67,500	0.15240	\$10.29
CITY OF TAVARES VOTED DEBT SERVICE	\$67,500	\$67,500	\$67,500	0.36800	\$24.84
LAKE COUNTY WATER AUTHORITY	\$67,500	\$67,500	\$67,500	0.25540	\$17.24
NORTH LAKE HOSPITAL DIST	\$67,500	\$67,500	\$67,500	1.00000	\$67.50
				Total: 21.6202	Total: \$1,459.37

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
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 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**

