

PROPERTY RECORD CARD

General Information

Name:	KIWAN NADWA	Alternate Key:	3824843
Mailing Address: 3156 HANGING MOSS CIR KISSIMMEE, FL 34741 Update Mailing Address		Parcel Number: ⓘ	26-24-26-0002-000-04700
		Millage Group and City:	0005 Unincorporated
		2021 Total Certified Millage Rate:	13.7509
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: US HWY 27 CLERMONT FL, 34711 Update Property Location ⓘ		Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	FROM NE COR OF SEC RUN S 01-43-17 E 1932.62 FT TO N LINE OF S 722.08 FT OF N 1/2 OF SEC, S 88-06-07 W 3069.98 FT TO E'LY R/W LINE OF US HWY 27, N 22-18-0 W ALONG SAID R/W LINE 298.69 FT FOR POB, CONT N 22-18-0 W ALONG SAID R/W LINE 48.58 FT, N 67-42-0 E 5 FT, N 22-18-0 W 129.08 FT, N 67-42-0 E 294.18 FT, S 22-14-08 E 177.66 FT, S 67-42-0 W 298.98 FT TO POB ORB 4660 PG 229		
<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	VACANT COMMERCIAL (1000)	0	0		40648.000	Square Feet	\$0.00	\$442,657.00
2	WETLAND (9600)	0	0		0.240	Acre	\$0.00	\$11.00

[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
4660 / 229	07/2015	Warranty Deed	Qualified	Vacant	\$175,000.00
2480 / 772	12/2003	Warranty Deed	Qualified	Vacant	\$1,525,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 WORKING 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	\$442,668	\$432,080	\$432,080	5.0529	\$2,183.26
SCHOOL BOARD STATE	\$442,668	\$442,668	\$442,668	3.5940	\$1,590.95
SCHOOL BOARD LOCAL	\$442,668	\$442,668	\$442,668	2.9980	\$1,327.12
LAKE COUNTY WATER AUTHORITY	\$442,668	\$432,080	\$432,080	0.3229	\$139.52
ST JOHNS RIVER FL WATER MGMT DIST	\$442,668	\$432,080	\$432,080	0.2189	\$94.58
LAKE COUNTY MSTU STORMWATER	\$442,668	\$432,080	\$432,080	0.4957	\$214.18
LAKE COUNTY MSTU AMBULANCE	\$442,668	\$432,080	\$432,080	0.4629	\$200.01
LAKE COUNTY VOTED DEBT SERVICE	\$442,668	\$432,080	\$432,080	0.0918	\$39.66
LAKE COUNTY MSTU FIRE	\$442,668	\$432,080	\$432,080	0.5138	\$222.00
				Total:	Total:
				13.7509	\$6,011.28

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

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 21, 2022.

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