

PROPERTY RECORD CARD

General Information

Owner Name:	L & D LLC ET AL	Alternate Key:	3354494
Mailing Address:	830 SW 80TH AVE BELL, FL 32619 Update Mailing Address	Parcel Number:	03-22-25-000300000600
		Millage Group and City:	00GR (GROVELAND)
		Total Millage Rate:	20.43600
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	CHERRY LAKE RD GROVELAND FL 34736 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Locator:	School and Bus Map ⓘ
<p>THAT PART OF GOV LOT 5 DESC AS FOLLOWS, FROM INTERSECTION OF W LINE OF GOV LOT 5 & S R/W LINE OF CR 478 RUN E ALONG AN ARC CONCAVE TO THE N BEING THE SAID S'LY R/W LINE, HAVING A RADIUS OF 1186.28 FT & A CENTRAL ANGLE OF 7DEG 06MIN 56SEC A DIST OF 147.32 FT, THE CHORD FOR WHICH BEARS S 86DEG 27MIN 30SEC E TO A POINT OF TANGENCY, THENCE N 89DEG 59MIN 02SEC E 189.60 FT, N 00DEG 00MIN 58SEC W 12.90 FT, N 89DEG 59MIN 02SEC E 343.46 FT FOR POB, RUN S 50 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NW, HAVING A RADIUS OF 180 FT & A CENTRAL ANGLE OF 70DEG 00MIN 00SEC, THENCE SW'LY ALONG THE ARC OF SAID CURVE, A DIST OF 219.91 FT TO A POINT OF TANGENCY, THENCE S 70DEG 00MIN 00SEC W 60 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE E, HAVING A RADIUS OF 270 FT & A CENTRAL ANGLE OF 102DEG 00MIN 00SEC E, THENCE S'LY ALONG THE ARC OF SAID CURVE A DIST OF 480.66 FT TO A POINT OF TANGENCY, S 32DEG 00MIN 00SEC E 240 FT TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SW, HAVING A RADIUS OF 380 FT & A CENTRAL ANGLE OF 23DEG 30MIN 00SEC, THENCE S'LY ALONG THE ARC OF SAID CURVE A DIST OF 155.86 FT TO A </p>			

Property Description:

POINT OF TANGENCY, S 08-30-0 E 451.18 FT, S 03-32-05 E |
 110.76 FT, S 45-03-52 E 60 FT, S 30-22-09 E 171.21 FT, S |
 88-31-56 W 79.58 FT, S 02-12-20 E 167.31 FT, S 24-15-22 E |
 79.78 FT, N 83-23-44 W 148.16 FT TO A POINT OF CURVATURE
 OF |
 A CURVE CONCAVE TO THE SE, HAVING A RADIUS OF 120
 FT, A |
 CENTRAL ANGLE OF 69-43-22, THENCE SW'LY ALONG THE
 ARC OF |
 SAID CURVE A DIST OF 146.03 FT TO A POINT OF
 TANGENCY, |
 THENCE S 26-52-54 W 261.54 FT, S 28-13-03 E 163.67 FT, N |
 82-39-05 E 358.86 FT, N 87-33-07 E 200.72 FT, N 85-20-03 E |
 199.86 FT, N 87-28-37 E 83.04 FT, N 19-24-49 E 107.56 FT, S |
 89-52-44 E 95.37 FT, N 0-07-16 E 893.10 FT TO A POINT ON
 R/W|
 LINE OF CR 478 & A POINT OF CUSP ON A CURVE CONCAVE
 TO THE |
 NE, HAVING A RADIUS OF 244.67 FT & A CENTRAL ANGLE OF
 |
 44-28-47, THENCE N'LY ALONG SAID R/W & THE ARC OF
 SAID CURVE|
 A DIST OF 189.94 FT, CHORD FOR WHICH BEARS N 22-02-41
 W TO A|
 POINT OF TANGENCY, THENCE N 0-11-43 E 1116.63 FT TO A
 POINT |
 OF CURVATURE OF A CURVE CONCAVE TO THE SW, HAVING
 A RADIUS |
 OF 44.74 FT & A CENTRAL ANGLE OF 72-35-14, THENCE
 NW'LY |
 ALONG THE ARC OF SAID CURVE A DIST OF 56.68 FT TO A
 POINT OF|
 CUSP ON THE S R/W LINE OF CR 478, S 89-59-02 W 597.05 FT
 TO |
 POB |
 ORB 1361 PG 2368 ORB 1499 PG 1409 ORB 2728 PG 257 ORB
 1499 |
 PG 1409 ORB 2742 PG 1415 ORB 2816 PG 2385 ORB 3092 PG
 1206 |
 ORB 3345 PG 960 ORB 3427 PG 1824 ORB 3578 PG 1617 ORB
 3587 |
 PG 1187 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	PASTURE IMPROVED GOOD (6200)	0	0		37.7	AC	\$14,138.00	\$48,068.00
2	AGRICULTURAL IMPROVED (5000)	0	0		2	AC	\$50,000.00	\$50,000.00
3	WETLAND (9600)	0	0		4.3	AC	\$194.00	\$194.00

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$10,615.00						
Summary								
Year Built: 1945	Total Living Area: 520 ⓘ	Central A/C: No	Attached Garage: No					
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information? .</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	520	N	0%	0%	<input type="checkbox"/>
2	ENCLOSED PORCH (EPA)	Wood (001)	1	240	N	0%	0%	<input type="checkbox"/>
3	SCREEN PORCH (SPF)	No Wall Type (000)	1	120	N	0%	0%	<input type="checkbox"/>
4	OPEN PORCH (OPF)	No Wall Type (000)	1	80	N	0%	0%	<input type="checkbox"/>

Building 002

Residential	Single Family	Building Value: \$10,886.00						
Summary								
Year Built: 1908	Total Living Area: 896 ⓘ	Central A/C: No	Attached Garage: No					
	Full Bathrooms: 1	Half Bathrooms: 0						

Bedrooms: 2

Fireplaces: 0

*Incorrect Bedroom, Bath, or other information? .***Section(s)**

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	896	N	0%	0%	<input type="checkbox"/>
2	SCREEN PORCH (SPF)	No Wall Type (000)	1	270	N	0%	0%	<input type="checkbox"/>
3	CARPORT (CPF)	No Wall Type (000)	1	220	N	0%	0%	<input type="checkbox"/>
4	UTILITY / STORAGE (SAF)	Wood (001)	1	100	N	0%	0%	<input type="checkbox"/>

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	800	SF	1920	\$989.00
0002	CARPORT/POLE SHED - UNFINISHED (UCP)	1200	SF	1920	\$1,368.00

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
1064 / 1399	6/1/1990	Trustees Deed	Qualified	Vacant	\$121,600.00

1267 / 565	12/1/1993	Certificate of Title	Unqualified	Improved	\$0.00
1361 / 2368	12/1/1993	Certificate of Title	Unqualified	Improved	\$0.00
1499 / 1409	1/1/1997	Quit Claim Deed	Unqualified	Improved	\$0.00
2728 / 257	11/9/2004	Warranty Deed	Unqualified	Improved	\$0.00
2742 / 1415	11/9/2004	Warranty Deed	Unqualified	Improved	\$5,000.00
2816 / 2385	3/22/2005	Warranty Deed	Unqualified	Improved	\$0.00
3092 / 1206	12/20/2005	Warranty Deed	Unqualified	Improved	\$50,000.00
3345 / 960	1/4/2007	Warranty Deed	Unqualified	Improved	\$72,500.00
3427 / 1824	4/26/2007	Warranty Deed	Unqualified	Improved	\$0.00
3578 / 1611	1/29/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3578 / 1614	1/29/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3578 / 1617	1/29/2008	Warranty Deed	Qualified	Improved	\$1,663,200.00
3578 / 1620	1/30/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3587 / 1187	2/25/2008	Warranty Deed	Unqualified	Improved	\$18,900.00
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	\$122,120	\$88,190	\$88,190	5.30510	\$467.86
LAKE COUNTY MSTU AMBULANCE	\$122,120	\$88,190	\$88,190	0.46290	\$40.82
SCHOOL BOARD STATE	\$122,120	\$88,190	\$88,190	5.69700	\$502.42
SCHOOL BOARD LOCAL	\$122,120	\$88,190	\$88,190	1.50000	\$132.29
CITY OF GROVELAND	\$122,120	\$88,190	\$88,190	5.99000	\$528.26
ST JOHNS RIVER FL WATER MGMT DIST	\$122,120	\$88,190	\$88,190	0.30230	\$26.66
LAKE COUNTY VOTED DEBT SERVICE	\$122,120	\$88,190	\$88,190	0.16000	\$14.11
LAKE COUNTY WATER AUTHORITY	\$122,120	\$88,190	\$88,190	0.25540	\$22.52
SOUTH LAKE HOSPITAL DIST	\$122,120	\$88,190	\$88,190	0.76330	\$67.32
				Total:	Total:
				20.436	\$1,802.26

