

City of Groveland
 Planning and Zoning Application

The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.

Date: 3/22/16

Application # 2016-20

received
3-22-16

Applicant Name: Southgate of Lake County LLC Applicant Phone# 352-267-2083
 Address: 301 Sampy Road Applicant Fax # 352-429-8705
Groveland, FL, 34736 Email Address: Cary Malver Jmc@enbarq
mail.com

Applicant is: Owner Agent Purchaser Lessee Optionee

Owners Name: Southgate of Lake County LLC Owner's Phone # 352-267-2083
 Address: 3A Sampy Road Owner's Fax # 352-429-8705
Groveland, FL, 34736 Email Address: Cary Malver Jmc@enbarq
mail.com

Application Type:

- Annexation
- Lot Split
- Site Plan Approval
- Concurrency Review
- Special Exception Use
- Road/Easement Vacation
- DRI Development
- Other:
- Rezoning
- Lot Line Deviation
- Preliminary Plat
- Construction Plan Review
- Conditional Use Permit
- Final Plat
- Proportionate Fair Share
- Comprehensive Plan Amendment
- Variance-Residential
- Variance-Commercial/Industrial
- Re-Review
- Residential Design Review
- Planned Unit Development
- DRI Regional Development

Reason for Request: Platting property

Project Title (Site Plans, future/existing subdivisions only): Southgate of Lake County LLC
 Property Address: 13730 SR 33 Groveland Property Size: 20 acres
 Alternate Key #s: 1704651, 3084915, 1070333, 1008905, 1114845
 Property Tax I.D. #s: 012224500102000000
012224500102000001
30222500000000300
302225000200000700



City of Groveland
Planning and Zoning Application

Proposed Use of Property: S/F Residential subdivision
Existing Zoning: G2-1 Existing Land Use: S/F Residential (vacant)
Would like to change Zoning to: N/A
Would like to change Land Use to: N/A
Current number of structures on the property: _____

What utilities currently exist on the site?
 Water Reclaim Water Sewer Well Septic None

What utilities are proposed to be used?
 Water Reclaim Water Sewer

Have any previous applications been filed within the last year in connection with this property?
 Yes No

If yes, please describe.

Property Owner & Agent Affidavit

Date: 2/1/2016

Before me, the undersigned authority personally appeared, Carly Malover (property owner's name), who being by me duly sworn on oath, deposes and says:

- 1. That said authority is the fee-simple owner of the property legally described in this application.
- 2. That said authority desires to vacate existing right of way easement
- 3. That said authority (property owner) has appointed _____ (agent's name) to act on his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says.
 - A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Groveland, Florida, and are not returnable.
 - B. That the submittal requirements for the application have been completed and attached hereto as part of the application.
 - C. Fees are non-refundable unless the application is withdrawn in writing within five (5) business days of submittal.

Property Owner's signature
[Handwritten Signature]

STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before me on 1-27-2016 (date) by _____ (name) of affiant, deponent, or other signer. He/she is personally known to me or has presented _____ as identification.

Agent's signature

STATE OF FLORIDA
COUNTY OF LAKE
Subscribed and sworn to (or affirmed) before me before me on _____ (date) _____ (name) of affiant, deponent, or other signer. He/she is personally known to me or has presented _____ as identification.

PUBLIC NOTARY
[Handwritten Signature]

GLORIA GROSS SMITH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE166377
Expires 5/15/2016

PUBLIC NOTARY

Note: The Property Owner(s) must sign the Affidavit(s). When an Agent is representing the case, both the Agent and the Property Owner(s) must sign the Affidavit(s).

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO WIT: the South 25 feet of the South 165 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 22 South, Range 25 East, Lake County, Florida, LESS AND EXCEPT the East 1033.26 feet thereof.

CFN 2009059067
Bk 03777 Pgs 0464 - 467; (4pgs)
DATE: 06/02/2009 03:06:33 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50
DEED DOC 7+861.00

RETURN TO AND PREPARED BY:



RICHARD R. SWANN, ESQUIRE
SWANN & HADLEY, P.A.
1031 W. MORSE BLVD., SUITE 350
WINTER PARK, FL 32789

PROPERTY APPRAISER PARCEL
IDENTIFICATION (FOLIO NUMBERS #3022250002-000-00300 and #3022250002-000-00700 (Parcel 1); #0122245001-020-00001 (Parcel 2); #0122245001-021-00000 (Parcel 3); #0122245001-020-00000 (Parcel 4)

WARRANTY DEED

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

This Warranty Deed made this 29TH day of MAY, 2009, between Slim's Properties, Inc., a Florida corporation a/k/a S.L.I.M.S. Properties, Inc. whose post office address is: 16405 West Colonial Drive, Oakland, Florida 34787 and Cary J. Malever, a single person, whose post office address is: 301 Sampey Road, Groveland, Florida 34736, collectively referred to as grantor, and Southgate of Lake County, LLC, a Florida limited liability company, whose post office address is: 301 Sampey Road, Groveland, Florida 34736, grantee:

WITNESSETH: That said grantor, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land, situate, lying and being in Lake County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof by this reference.

This property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008, and restrictions and easements of record, if any, however, this reference does not operate to reimpose the same.

Signed, sealed and delivered
in our presence:

Debra S. Scott

DEBRA S. SCOTT

Print Name

Rodney E. Draddy

RODNEY E. DRADDY

Print Name

STATE OF FLORIDA)

) SS:

COUNTY OF LAKE)

The foregoing instrument was acknowledged before me this 29TH day of MAY, 2009, by
Randall B. Langley, as President of Slim's Properties, Inc., a Florida corporation a/k/a S.L.I.M.S.
Properties, Inc., on behalf of the corporation. He is personally known to me or has produced a
Florida driver's license as identification.

Slim's Properties, Inc., a Florida
corporation a/k/a S.L.I.M.S. Properties,
Inc.

By:

Randall B. Langley
Randall B. Langley, President

Debra S. Scott

NOTARY PUBLIC

PRINTED NAME: DEBRA S. SCOTT

My Commission Expires: 4-6-2013



[Handwritten Signature]

H:\Swann Richard\Malever-Langley Workout\Deed.doc

EXHIBIT "A"
Legal Description

PARCEL 1:

THE SOUTH 165 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING EAST OF STATE ROAD NO. 33, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF STATE ROAD NO. 33 AND THE NORTH LINE OF THE SOUTH 165.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, THENCE RUN NORTH 89°38'25" EAST ALONG THE NORTH LINE OF THE SAID SOUTH 165 FEET, A DISTANCE OF 150.29 FEET; THENCE SOUTH 00°36'32" EAST A DISTANCE OF 84.68 FEET; THENCE SOUTH 89°23'28" WEST 150.34 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 33; THENCE NORTH ALONG THE EAST LINE OF SAID HIGHWAY 85.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TRACT NO. 20, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO DESCRIBED AS BEING THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LESS AND EXCEPT THAT PART OF SAID TRACT NO. 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE WEST 310 FEET; THENCE SOUTH 200 FEET; THENCE EAST 310 FEET; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING.

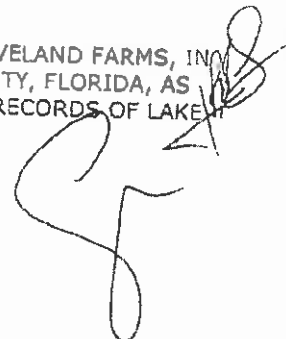
PARCEL 3:

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ALSO DESCRIBED AS TRACT NO. TWENTY-ONE (21), ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

THE EAST 310 FEET OF THE NORTH 200 FEET OF TRACT 20, GROVELAND FARMS, IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

H:\Swann Richard\Malever-Langley Workouts\Legal Description for mortgage doc taken from title commitment and read with survey 5-27-00



2012 Taxes/Assessment:

Parcel 30-22-25-0002-000-00300
*Assessed Value- \$17,111.00**
Assessed Taxes- \$335.60

Parcel 01-22-24-5001-021-00000
*Assessed Value- \$36,693.00**
Assessed Taxes- \$543.12

Parcel 01-22-24-5001-020-00001
*Assessed Value- \$42,433.00**
Assessed Taxes- \$661.61

Parcel 01-22-24-5001-020-00000
*Assessed Value- \$63.00**
Assessed Taxes- \$1.23

Parcel 30-22-25-0002-000-00700
*Assessed Value- \$177,751.00**
Assessed Taxes- \$3,486.21

**May reflect Agricultural exemption*

Zoning:

GS-1, Green Swamp 1 by the City of Groveland Zoning Authorities. The subject is currently approved for a Planned Unit Development which will allow for development of 70 single family lots. The approved development allows for a minimum lot size of 5,000 square feet, with 60% open space. This reflects a land density of 2.61 lots per acre.

Property Type/Existing Use:

Single Family Development/Single Family Use

PROPERTY RECORD CARD

General Information

Owner Name: SOUTHGATE OF LAKE COUNTY LLC
Mailing Address: 301 SAMPEY RD GROVELAND, FL 34736
[Update Mailing Address](#)

Alternate Key: 1008905
Parcel Number: 01-22-24-500102000000
Millage Group and City: 00GR (Groveland)
Total Millage Rate: 20.43600
Trash/Recycling/Water/Info: [My Public Services Map](#)

Property Location: GROVELAND FL 34736
[Update Property Location](#)

Property Name: --
[Submit Property Name](#)

School Locator: [School and Bus Map](#)

Property Description: GROVELAND, GROVELAND FARMS 30-22-25 E 310 FT OF N 200 FT OF | TRACT 20 PB 2 PGS 10-11 | ORB 3777 PG 464 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	WASTELANDS (9600)	0	0		1.4	AC	\$0.00	\$63.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2613 / 1637	12/2/2003	AGMT/Contract Deed	Unqualified	Vacant	\$2,800.00
2619 / 2417	7/16/2004	Warranty Deed	Multi-Parcel	Vacant	\$1 00
3237 / 1772	8/11/2006	Warranty Deed	Multi-Parcel	Vacant	\$450,000.00
3777 / 464	5/29/2009	Warranty Deed	Multi-Parcel	Vacant	\$1,123,000.00
ND00 / 500	12/2/2003	AGMT/Contract Deed	Unqualified	Vacant	\$0.00

[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	\$63	\$63	\$63	5.30510	\$0.33

2/1/2016

Property Details Lake County Property Appraiser

LAKE COUNTY MSTU AMBULANCE	\$63	\$63	\$63	0.46290	\$0.03
SCHOOL BOARD STATE	\$63	\$63	\$63	5.69700	\$0.36
SCHOOL BOARD LOCAL	\$63	\$63	\$63	1.50000	\$0.09
CITY OF GROVELAND	\$63	\$63	\$63	5.99000	\$0.38
ST JOHNS RIVER FL WATER MGMT DIST	\$63	\$63	\$63	0.30230	\$0.02
LAKE COUNTY VOTED DEBT SERVICE	\$63	\$63	\$63	0.16000	\$0.01
LAKE COUNTY WATER AUTHORITY	\$63	\$63	\$63	0.25540	\$0.02
SOUTH LAKE HOSPITAL DIST	\$63	\$63	\$63	0.76330	\$0.05
				Total:	
				20.436	Total: \$1.29

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)	<u>Learn More View the Law</u>
Save Our Homes Assessment Transfer (Portability)	<u>Learn More View the Law</u>
Non-Homestead Assessment Limitation (10% assessed value cap)	<u>Learn More View the Law</u>
Conservation Classification Assessment Limitation	<u>Learn More View the Law</u>
Agricultural Classification	<u>Learn More View the Law</u>

Assessment Reduction Savings

The assessment reductions marked with a above are providing a tax dollar savings of: **\$0.00**

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Property data last updated on 10 January 2015

PROPERTY RECORD CARD

General Information

Owner Name: SOUTHGATE OF LAKE COUNTY LLC **Alternate Key:** 1070333
Mailing Address: 301 SAMPEY RD GROVELAND, FL 34736 **Parcel Number:** 01-22-24-500102000001
[Update Mailing Address](#) **Millage Group and City:** 00GR (Groveland)
Total Millage Rate: 20.43600
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: 6505 METZ RD GROVELAND FL 34736 **Property Name:** --
[Update Property Location](#) **School Locator:** [Submit Property Name](#)
Property Description: GROVELAND, GROVELAND FARMS 30-22-25 S 460 FT OF E 310 FT & W | 350 FT OF TRACT 20 PB 2 PGS 10-11 | ORB 3777 PG 464 | [School and Bus Map](#)

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	TIMBER S I 70 (5400)	0	0		7.25	AC	\$2,538.00	\$11,238.00
2	AGRICULTURAL HOMESITE (5000)	0	0		1	AC	\$20,000.00	\$20,000.00
3	WASTELANDS (9600)	0	0		0.25	AC	\$11.00	\$11.00

Residential Building(s)

Building 001

Residential Manufactured Home Building Value. \$6,773.00

Summary

Year Built: 1984 Total Living Area: 1632 Central A/C: Yes Attached Garage: No
 Bedrooms: 2 Full Bathrooms: 2 Half Bathrooms: 0 Fireplaces: 0

Incorrect Bedroom, Bath, or other information? [Click here to Update My Information.](#)

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Basement Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1	1440	N	0%	0%	
2	(LAM)	Wood (001)	1	192	N	0%	0%	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>751 / 2416</u>	3/1/1982	Warranty Deed	Unqualified	Vacant	\$1.00
<u>1328 / 2363</u>	10/1/1994	Fee Simple	Multi-Parcel	Vacant	\$1.00
<u>1550 / 912</u>	9/15/1997	Warranty Deed	Multi-Parcel	Vacant	\$51,000.00
<u>2297 / 1270</u>	3/31/2003	Quit Claim Deed	Multi-Parcel	Improved	\$1.00
<u>2455 / 1535</u>	11/14/2003	Warranty Deed	Qualified	Improved	\$30,000.00
<u>2619 / 2417</u>	7/16/2004	Warranty Deed	Multi-Parcel	Improved	\$1.00
<u>3237 / 1772</u>	8/11/2006	Warranty Deed	Multi-Parcel	Improved	\$450,000.00
<u>3777 / 464</u>	5/29/2009	Warranty Deed	Multi-Parcel	Improved	\$1,123,000.00

[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	\$38,022	\$29,322	\$29,322	5.30510	\$155.56

2/1/2016

Property Details Lake County Property Appraiser

		Property Details	Lake County	Property Appraiser	
LAKE COUNTY MSTU AMBULANCE	\$38,022	\$29,322	\$29,322	0.46290	\$13.57
SCHOOL BOARD STATE	\$38,022	\$29,322	\$29,322	5.69700	\$167.05
SCHOOL BOARD LOCAL	\$38,022	\$29,322	\$29,322	1.50000	\$43.98
CITY OF GROVELAND	\$38,022	\$29,322	\$29,322	5.99000	\$175.64
ST JOHNS RIVER FL WATER MGMT DIST	\$38,022	\$29,322	\$29,322	0.30230	\$8.86
LAKE COUNTY VOTED DEBT SERVICE	\$38,022	\$29,322	\$29,322	0.16000	\$4.69
LAKE COUNTY WATER AUTHORITY	\$38,022	\$29,322	\$29,322	0.25540	\$7.49
SOUTH LAKE HOSPITAL DIST	\$38,022	\$29,322	\$29,322	0.76330	\$22.38
				Total:	Total:
				20.436	\$599.22

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: **\$177.79**

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Property data last updated on 10 January 2016.

PROPERTY RECORD CARD

General Information

Owner Name: SOUTHGATE OF LAKE COUNTY LLC **Alternate Key:** 1114845
Mailing Address: 301 SAMPEY RD GROVELAND, FL 34736 **Parcel Number:** 01-22-24-500102100000
[Update Mailing Address ↕](#) **Millage Group and City:** 00GR (Groveland)
Total Millage Rate: 20.43600
Trash/Recycling/Water/Info: [My Public Services Map ↕](#)
Property Location: 6519 METZ RD GROVELAND FL 34736 **Property Name:** --
[Update Property Location ↕](#) **School Locator:** [Submit Property Name ↕](#)
Property Description: GROVELAND, GROVELAND FARMS 30-22-25 TRACT 21 PB 2 PGS 10-11 | ORB 3777 PG 464 | [School and Bus Map ↕](#)

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	TIMBER S I 70 (5400)	0	0		7.5	AC	\$2,625.00	\$11,625.00
2	AGRICULTURAL HOMESITE (5000)	0	0		1	AC	\$20,000.00	\$20,000.00
3	WASTELANDS (9600)	0	0		1.5	AC	\$68.00	\$68.00

Residential Building(s)

Building 001

Residential Building Value: \$0.00

Summary

Year Built: 1979 Total Living Area: 1104 Central A/C: Yes Attached Garage: No
 Bedrooms: 2 Full Bathrooms: 0 Half Bathrooms: 0 Fireplaces: 0

Incorrect Bedroom, Bath, or other information? [Click here to Update My Information.](#)

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Basement Map Color
1	(FIR)	No Wall Type (000)	1	1104	N	0%	0%	
2	UTILITY ROOM (UTM)	No Wall Type (000)	1	160	N	0%	0%	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>751 / 2416</u>	3/1/1982	Warranty Deed	Unqualified	Vacant	\$1.00
<u>1328 / 2363</u>	10/1/1994	Fee Simple	Multi-Parcel	Vacant	\$1.00
<u>1550 / 912</u>	9/15/1997	Warranty Deed	Multi-Parcel	Vacant	\$1.00
<u>2297 / 1270</u>	3/31/2003	Quit Claim Deed	Multi-Parcel	Improved	\$1.00
<u>2297 / 1272</u>	4/4/2003	Warranty Deed	Qualified	Improved	\$90,000.00
<u>2455 / 1540</u>	11/14/2003	Warranty Deed	Qualified	Improved	\$104,000.00
<u>2613 / 1638</u>	2/18/2004	Quit Claim Deed	Multi-Parcel	Improved	\$1.00
<u>2619 / 2417</u>	7/16/2004	Warranty Deed	Multi-Parcel	Improved	\$1.00
<u>3237 / 1772</u>	8/11/2006	Warranty Deed	Multi-Parcel	Improved	\$450,000.00
<u>3777 / 464</u>	5/29/2009	Warranty Deed	Multi-Parcel	Improved	\$1,123,000.00

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

Values and Estimated Ad Valorem Taxes

Market	Assessed	Taxable	Estimated
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2/1/2016

Tax Authority	Value	Property Details		Lake County Property Appraiser	
		Value	Value	Millage	Taxes
LAKE COUNTY BCC GENERAL FUND	\$31,693	\$22,693	\$22,693	5.30510	\$120.39
LAKE COUNTY MSTU AMBULANCE	\$31,693	\$22,693	\$22,693	0.46290	\$10.50
SCHOOL BOARD STATE	\$31,693	\$22,693	\$22,693	5.69700	\$129.28
SCHOOL BOARD LOCAL	\$31,693	\$22,693	\$22,693	1.50000	\$34.04
CITY OF GROVELAND	\$31,693	\$22,693	\$22,693	5.99000	\$135.93
ST JOHNS RIVER FL WATER MGMT DIST	\$31,693	\$22,693	\$22,693	0.30230	\$6.86
LAKE COUNTY VOTED DEBT SERVICE	\$31,693	\$22,693	\$22,693	0.16000	\$3.63
LAKE COUNTY WATER AUTHORITY	\$31,693	\$22,693	\$22,693	0.25540	\$5.80
SOUTH LAKE HOSPITAL DIST	\$31,693	\$22,693	\$22,693	0.76330	\$17.32
				Total:	Total:
				20.436	\$463.75

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: **\$183.92**

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Property data last updated on 10 January 2016

SOUTHGATE OF LAKE COUNTY, LLC

301 SAMPEY RD
GROVELAND, FL 34736-3311

2039

63 1403

DATE 3-22-16

PAY TO THE ORDER OF

City of Groveland

\$ 800.00

Eight Hundred & no/100

DOLLARS



FOR

Lead/Easement - Application

⑈002039⑈ ⑈063144030⑈ 542002134⑈

**CITY OF GROVELAND
CASH RECEIPT**

Printed 12:16:47 - 03/23/16

**Batch:18800
Transaction:1**

Reference Number: SOUTHGATE VACATION
Name: SOUTHGATE OF LAKE COUNTY LLC
Address:

Item(s) Description:

STREET LIGHTS (10) 800.00

Check # 2039 800.00

Cash Paid

Credit Paid

Less Change Given ()

TOTAL: 800.00