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# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	SHEA HOMES ACTIVE ADULT LLC	<b>Alternate Key:</b>	1082072
<b>Mailing Address:</b>	8800 N GAINNEY CENTER DR STE 370 SCOTTSDALE, AZ 85258 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	35-21-25- 000200000200
		<b>Millage Group and City:</b>	00GR (Groveland)
		<b>Total Millage Rate:</b>	20.57960
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	BEG AT W 1/4 COR OF SEC RUN N 44-08-34 E ALONG SAID SE'LY   BOUNDARY LINE OF CASCADES OF GROVELAND PHASE 3 A DIST OF   1836.82 FT TO A POINT ON N LINE OF SE 1/4 OF NW 1/4 & S'LY   BOUNDARY OF CASCADES OF GROVELAND PHASE 2, S 89-27-44 E TO   NE COR OF SW 1/4 OF NW 1/4, S TO SE COR OF SW 1/4 OF NW 1/4,   W ALONG SAID S LINE OF SW 1/4 OF NW 1/4 TO POB, NW 1/4 OF SW   1/4   ORB 4568 PG 1112		

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		20	AC	\$0.00	\$112,000.00
2	WASTELANDS (9600)	0	0		41	AC	\$0.00	\$1,845.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
<a href="#">993 / 18</a>	12/1/1988	QC	M	V	\$1.00
<a href="#">1030 / 1419</a>	10/1/1989	WD	M	V	\$463,800.00
<a href="#">1074 / 1817</a>	1/1/1990	WD	M	V	\$1.00
<a href="#">2696 / 647</a>	11/5/2004	WD	M	V	\$1.00
<a href="#">3808 / 1556</a>	8/7/2009	CT	M	V	\$100.00
<a href="#">3917 / 945</a>	6/9/2010	WD	M	V	\$5,300,000.00

<a href="#">3917 / 954</a>	6/9/2010	QC	M	V	\$0.00
<a href="#">4568 / 1112</a>	12/30/2014	WD	M	V	\$12,189,600.00

## Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$113,845	\$113,845	\$113,845	5.38560	\$613.12
LAKE COUNTY MSTU AMBULANCE	\$113,845	\$113,845	\$113,845	0.46290	\$52.70
SCHOOL BOARD STATE	\$113,845	\$113,845	\$113,845	5.74600	\$654.15
SCHOOL BOARD LOCAL	\$113,845	\$113,845	\$113,845	1.50000	\$170.77
CITY OF GROVELAND	\$113,845	\$113,845	\$113,845	5.99000	\$681.93
ST JOHNS RIVER FL WATER MGMT DIST	\$113,845	\$113,845	\$113,845	0.31640	\$36.02
LAKE COUNTY VOTED DEBT SERVICE	\$113,845	\$113,845	\$113,845	0.16000	\$18.22
LAKE COUNTY WATER AUTHORITY	\$113,845	\$113,845	\$113,845	0.25540	\$29.08
SOUTH LAKE HOSPITAL DIST	\$113,845	\$113,845	\$113,845	0.76330	\$86.90
				<b>Total:</b> 20.5796	<b>Total:</b> \$2,342.89

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the [Tax Collector](#) for actual taxation amounts.

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Property data last updated on 15 March 2015.

# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	SHEA HOMES ACTIVE ADULT LLC	<b>Alternate Key:</b>	1404720
<b>Mailing Address:</b>	8800 N GAINES CENTER DR STE 370 SCOTTSDALE, AZ 85258 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	34-21-25- 000400001100
		<b>Millage Group and City:</b>	00GR (Groveland)
		<b>Total Millage Rate:</b>	20.57960
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<p>SE 1/4 OF SE 1/4--LESS THAT PART OF LAND LYING WITHIN            FOLLOWING DESCRIBED LAND: FROM W 1/4 COR OF SEC 26-          21-25 RUN            S 89-24-54 E ALONG N LINE 2591.96 FT FOR POB, CONT S            89-24-57 E 59.72 FT TO NW COR OF SE 1/4 OF SAID SEC 26, S            89-25-02 E 44.58 FT TO A POINT ON A CURVE CONCAVE NW'LY            HAVING A CENTRAL ANGLE OF 90-09-03 &amp; A RADIUS OF 1018          FT,            THENCE DEPARTING SAID N LINE, FROM A TANGENT BEARING          OF S            0-40-04 W, RUN SW'LY ALONG THE ARC OF SAID CURVE, A          DIST OF            1601.75 FT TO THE POINT OF TANGENCY, THENCE N 89-10-53          W            245.14 FT TO THE POINT OF CURVATURE OF A CURVE,          CONCAVE            SE'LY HAVING A CENTRAL ANGLE OF 27-53-0 &amp; A RADIUS OF          982            FT, THENCE RUN SW'LY ALONG THE ARC OF SAID CURVE A          DIST OF            477.90 FT TO THE POINT OF TANGENCY, THENCE S 62-56-07 W                     526.70 FT TO THE POINT OF CURVATURE OF A CURVE          CONCAVE NW'LY            HAVING A CENTRAL ANGLE OF 24-47-22 &amp; A RADIUS OF 1013          FT,            THENCE RUN SW'LY ALONG THE ARC OF SAID CURVE A DIST          OF            438.28 FT TO THE POINT OF TANGENCY, THENCE S 87-43-29 W                     246.58 FT, S 48-07-31 E 21.54 FT, S 87-43-29 W 194.74 FT TO            THE POINT OF CURVATURE OF A CURVE CONCAVE S'LY          HAVING A            CENTRAL ANGLE OF 02-14-43 &amp; A RADIUS OF 945 FT, THENCE          RUN            W'LY ALONG THE ARC OF SAID CURVE A DIST OF 37.03 FT,          THENCE  </p>			

RUN N 04-31-14 W 15 FT TO A POINT ON A CURVE CONCAVE SE'LY &|  
HAVING A CENTRAL ANGLE OF 84-51-26 & A RADIUS OF 960 FT,  
|  
THENCE FROM A TANGENT BEARING OF S 85-28-46 W, RUN SW'LY |  
ALONG THE ARC OF SAID CURVE A DIST OF 1421.79 FT TO THE  
|  
POINT OF TANGENCY, THENCE S 0-37-21 W 196.82 FT TO A  
POINT |  
ON N LINE OF SEC 34-21-25, RUN S 0-21-44 W 2654.22 FT TO  
THE|  
POINT OF CURVATURE OF A CURVE CONCAVE E'LY HAVING A  
CENTRAL |  
ANGLE OF 27-0-57 & A RADIUS OF 810 FT, THENCE RUN S'LY  
ALONG|  
THE ARC OF SAID CURVE A DIST OF 381.93 FT TO THE POINT  
OF |  
TANGENCY, THENCE S 26-39-13 E 1419.55 FT TO THE POINT OF  
|  
CURVATURE OF A CURVE CONCAVE W'LY HAVING A CENTRAL  
ANGLE OF |  
23-26-51 & A RADIUS OF 740 FT, THENCE RUN S'LY ALONG THE  
ARC|  
OF SAID CURVE A DIST OF 302.83 FT, THENCE RUN N 86-47-38  
E |  
15 FT TO A POINT ON A CURVE CONCAVE W'LY HAVING A  
CENTRAL |  
ANGLE OF 26-52-09 & A RADIUS OF 755 FT, THENCE FROM A |  
TANGENT BEARING OF S 03-12-22 E, RUN S'LY ALONG THE  
ARC OF |  
SAID CURVE A DIST OF 354.06 FT, RUN N 66-20-13 W 15 FT TO  
A |  
POINT ON A CURVE CONCAVE NW'LY HAVING A CENTRAL  
ANGLE OF |  
06-43-40 & A RADIUS OF 740 FT, THENCE FROM A TANGENT  
BEARING|  
OF S 23-39-47 W, RUN SW'LY ALONG THE ARC OF SAID CURVE  
A |  
DIST OF 86.89 FT TO THE POINT OF REVERSE CURVATURE OF  
A |  
CURVE E'LY HAVING A CENTRAL ANGLE OF 30-23-34 & A  
RADIUS OF |  
660 FT, THENCE RUN S'LY ALONG THE ARC OF SAID CURVE A  
DIST |  
OF 350.10 FT TO THE POINT OF TANGENCY, THENCE RUN S 0-  
0-07 E|  
15.04 FT TO A POINT ON S LINE OF SE 1/4 OF SAID SEC |  
34-21-25, N 89-45-38 W 80 FT, N 0-0-07 W 14.71 FT TO THE |  
POINT OF CURVATURE OF A CURVE, CONCAVE E'LY HAVING A  
CENTRAL|  
ANGLE OF 30-23-34 & A RADIUS OF 740 FT, THENCE RUN N'LY |  
ALONG THE ARC OF SAID CURVE A DIST OF 392.53 FT TO THE  
POINT|  
OF REVERSE CURVATURE OF A CURVE CONCAVE NW'LY

**Property  
Description:**

HAVING A |  
CENTRAL ANGLE OF 06-43-40 & A RADIUS OF 660 FT, THENCE  
RUN |  
NE'LY ALONG THE ARC OF SAID CURVE A DIST OF 77.50 FT,  
RUN N |  
66-20-13 W 15 FT TO A POINT ON A CURVE CONCAVE W'LY  
HAVING A |  
CENTRAL ANGLE OF 50-19-0 & A RADIUS OF 645 FT, THENCE  
FROM A |  
TANGENT BEARING OF N 23-39-47 E, RUN N'LY ALONG THE  
ARC OF |  
SAID CURVE A DIST OF 566.43 FT TO THE POINT OF  
TANGENCY, |  
THENCE N 26-39-13 W 301.67 FT, N 63-20-47 E 15 FT, N |  
26-39-13 W 1117.86 FT TO THE POINT OF CURVATURE OF A  
CURVE |  
CONCAVE E'LY HAVING A CENTRAL ANGLE OF 23-35-45 & A  
RADIUS |  
OF 890 FT, THENCE RUN N'LY ALONG THE ARC OF SAID  
CURVE A |  
DIST OF 366.52 FT, THENCE RUN N 89-42-20 W 4.82 FT TO A |  
POINT ON W LINE OF E 1/2 OF SE 1/4 OF SAID SEC 34, N 0-17-  
40 |  
E ALONG SAID W LINE 39.71 FT TO SW COR OF E 1/2 OF NE 1/4  
OF |  
SEC 34, N 0-25-52 E 2667.91 FT TO N LINE OF SAID SEC 34, N |  
0-37-22 E 196.89 FT, S 89-22-40 E 0.07 FT TO A POINT ON A |  
CURVE CONCAVE SE'LY, HAVING A CENTRAL ANGLE OF 84-51-  
26, A |  
RADIUS OF 1040 FT, THENCE FROM A TANGENT BEARING N 0-  
37-21 |  
E, RUN NE'LY ALONG THE ARC OF SAID CURVE A DIST OF  
1540.28 |  
FT, RUN N 04-31-14 W 15 FT TO A POINT ON A CURVE  
CONCAVE |  
S'LY, HAVING A CENTRAL ANGLE OF 02-14-43 & A RADIUS OF  
1055 |  
FT, THENCE FROM A TANGENT BEARING OF N 85-28-46 E, RUN  
E'LY |  
ALONG THE ARC OF SAID CURVE A DIST OF 41.34 FT TO THE  
POINT |  
OF TANGENCY, THENCE N 87-43-29 E 425.87 FT TO THE POINT  
OF |  
CURVATURE OF A CURVE CONCAVE NW'LY HAVING A  
CENTRAL ANGLE OF |  
24-47-22 & A RADIUS OF 918 FT, THENCE RUN NE'LY ALONG  
THE |  
ARC OF SAID CURVE A DIST OF 397.18 FT, RUN S 27-03-53 E 15  
|  
FT, N 62-56-07 E 526.70 FT TO THE POINT OF CURVATURE OF A  
|  
CURVE CONCAVE SE'LY HAVING A CENTRAL ANGLE OF 27-53-0  
& A |  
RADIUS OF 1062 FT, THENCE RUN NE'LY ALONG THE ARC OF  
SAID |

CURVE A DIST OF 516.83 FT TO THE POINT OF TANGENCY,  
THENCE S |  
89-10-53 E 245.14 FT TO THE POINT OF CURVATURE OF A  
CURVE |  
CONCAVE NW'LY HAVING A CENTRAL ANGLE OF 63-28-53 & A  
RADIUS |  
OF 938 FT, THENCE RUN NE'LY ALONG THE ARC OF SAID  
CURVE A |  
DIST OF 1039.27 FT TO THE POINT OF COMPOUND  
CURVATURE OF A |  
CURVE CONCAVE NW'LY HAVING A CENTRAL ANGLE OF 26-41-  
37 & A |  
RADIUS OF 710 FT, THENCE RUN NE'LY ALONG THE ARC OF  
SAID |  
CURVE A DIST OF 330.78 FT TO THE POINT OF TANGENCY,  
THENCE N |  
0-38-37 E 101.88 FT TO POB OF RD R/W & LESS THAT PART OF |  
LAND LYING WITHIN THE FOLLOWING PROPERTY: FROM SE  
COR OF SE |  
1/4 RUN N 89-45-38 W ALONG S LINE OF SE 1/4 A DIST OF  
697.58 |  
FT FOR POB, CONT N 89-45-38 W ALONG SAID S LINE A DIST  
OF |  
626.26 FT TO SW COR OF SE 1/4 OF SE 1/4, RUN N 0-17-40 E |  
ALONG W LINE OF E 1/2 OF SE 1/4 A DIST OF 2636.98 FT TO A |  
POINT ON W'LY R/W LINE OF WILSON LAKE PARKWAY,  
THENCE RUN S |  
89-42-20 E A DIST OF 4.82 FT TO A POINT ON A CURVE  
CONCAVE |  
NE'LY, HAVING A CENTRAL ANGLE OF 23-35-45 & A RADIUS OF  
890 |  
FT, THENCE FROM A TANGENT BEARING OF S 03-03-28 E, RUN  
SE'LY |  
ALONG THE ARC OF SAID CURVE A DIST OF 366.52 FT TO  
POINT OF |  
TANGENCY, THENCE S 26-39-13 E 1117.88 FT, S 63-20-47 W 15 |  
FT, S 26-39-13 E 301.67 FT TO THE POINT OF CURVATURE OF A  
|  
CURVE CONCAVE W'LY HAVING A CENTRAL ANGLE OF 50-19-0  
& A |  
RADIUS OF 645 FT, THENCE RUN S'LY ALONG THE ARC OF  
SAID |  
CURVE A DIST OF 566.43 FT, THENCE RUN S 66-20-13 E 15 FT  
TO |  
A POINT ON A CURVE CONCAVE NW'LY HAVING A CENTRAL  
ANGLE OF |  
06-43-40 & A RADIUS OF 660 FT, THENCE FROM A TANGENT  
BEARING |  
OF S 23-39-47 W RUN SW'LY ALONG THE ARC OF SAID CURVE  
A DIST |  
OF 77.50 FT TO THE POINT OF REVERSE CURVATURE OF A  
CURVE |  
CONCAVE SE'LY HAVING A CENTRAL ANGLE OF 30-23-34 & A  
RADIUS |  
OF 740 FT, THENCE RUN SW'LY ALONG THE ARC OF SAID

CURVE A |  
 DIST OF 392.53 FT TO THE POINT OF TANGENCY, THENCE S 0-  
 0-07 |  
 E 14.71 FT TO POB-- |  
 ORB 4568 PG 1112 |

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		9.37	AC	\$0.00	\$52,472.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
<a href="#">764 / 440</a>	12/1/1982	WD	M	V	\$1.00
<a href="#">947 / 1349</a>	12/1/1987	WD	M	V	\$1.00
<a href="#">975 / 2049</a>	7/1/1988	WD	M	V	\$114,000.00
<a href="#">1027 / 201</a>	9/1/1989	WD	M	V	\$275,000.00
<a href="#">1068 / 2326</a>	1/1/1990	WD	M	V	\$1.00
<a href="#">2696 / 647</a>	11/5/2004	WD	M	V	\$1.00
<a href="#">3808 / 1556</a>	8/7/2009	CT	M	V	\$100.00
<a href="#">3917 / 945</a>	6/9/2010	WD	M	V	\$5,300,000.00
<a href="#">3917 / 954</a>	6/9/2010	QC	M	V	\$0.00
<a href="#">4568 / 1112</a>	12/30/2014	WD	M	V	\$12,189,600.00

## Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$52,472	\$52,472	\$52,472	5.38560	\$282.59
LAKE COUNTY MSTU AMBULANCE	\$52,472	\$52,472	\$52,472	0.46290	\$24.29
SCHOOL BOARD STATE	\$52,472	\$52,472	\$52,472	5.74600	\$301.50
SCHOOL BOARD LOCAL	\$52,472	\$52,472	\$52,472	1.50000	\$78.71
CITY OF GROVELAND	\$52,472	\$52,472	\$52,472	5.99000	\$314.31
ST JOHNS RIVER FL WATER MGMT DIST	\$52,472	\$52,472	\$52,472	0.31640	\$16.60
LAKE COUNTY VOTED DEBT SERVICE	\$52,472	\$52,472	\$52,472	0.16000	\$8.40
LAKE COUNTY WATER AUTHORITY	\$52,472	\$52,472	\$52,472	0.25540	\$13.40
SOUTH LAKE HOSPITAL DIST	\$52,472	\$52,472	\$52,472	0.76330	\$40.05
				<b>Total:</b>	<b>Total:</b>
				20.5796	\$1,079.85

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tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the [Tax Collector](#) for actual taxation amounts.

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Property data last updated on 15 March 2015.

# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	SHEA HOMES ACTIVE ADULT LLC	<b>Alternate Key:</b>	1404746
<b>Mailing Address:</b>	8800 N GAINES CENTER DR STE 370 SCOTTSDALE, AZ 85258 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	35-21-25- 000300000700
		<b>Millage Group and City:</b>	00GR (Groveland)
		<b>Total Millage Rate:</b>	20.57960
<b>Property Location:</b>	GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
		<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	W 1/2 OF SE 1/4 OF SW 1/4--LESS S 25 FT FOR RD R/W--   ORB 4568 PG 1112		

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		19.62	AC	\$0.00	\$109,872.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
<a href="#">1556 / 322</a>	10/1/1997	WD	U	V	\$0.00
<a href="#">1623 / 1608</a>	6/29/1998	WD	Q	V	\$60,000.00
<a href="#">2696 / 647</a>	11/5/2004	WD	M	V	\$1.00
<a href="#">3808 / 1556</a>	8/7/2009	CT	M	V	\$100.00
<a href="#">3917 / 945</a>	6/9/2010	WD	M	V	\$5,300,000.00
<a href="#">3917 / 954</a>	6/9/2010	QC	M	V	\$0.00
<a href="#">4568 / 1112</a>	12/30/2014	WD	M	V	\$12,189,600.00

## Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$109,872	\$109,872	\$109,872	5.38560	\$591.73
LAKE COUNTY MSTU AMBULANCE	\$109,872	\$109,872	\$109,872	0.46290	\$50.86
SCHOOL BOARD STATE	\$109,872	\$109,872	\$109,872	5.74600	\$631.32
SCHOOL BOARD LOCAL	\$109,872	\$109,872	\$109,872	1.50000	\$164.81
CITY OF GROVELAND	\$109,872	\$109,872	\$109,872	5.99000	\$658.13

ST JOHNS RIVER FL WATER MGMT DIST	\$109,872	\$109,872	\$109,872	0.31640	\$34.76
LAKE COUNTY VOTED DEBT SERVICE	\$109,872	\$109,872	\$109,872	0.16000	\$17.58
LAKE COUNTY WATER AUTHORITY	\$109,872	\$109,872	\$109,872	0.25540	\$28.06
SOUTH LAKE HOSPITAL DIST	\$109,872	\$109,872	\$109,872	0.76330	\$83.87
				<b>Total:</b>	<b>Total:</b>
				20.5796	\$2,261.12

The values displayed above may NOT reflect certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals are based on prior year adopted millage rates until each taxing authority certifies proposed rates (annually in mid-August) and adopts final millage rates (late September) of each year. Estimated tax totals do not reflect non-ad valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the [Tax Collector](#) for actual taxation amounts.

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Property data last updated on 15 March 2015.

# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	SHEA HOMES ACTIVE ADULT LLC	<b>Alternate Key:</b>	1404754
<b>Mailing Address:</b>	8800 N GAINES CENTER DR STE 370 SCOTTSDALE, AZ 85258 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	35-21-25- 000300000600
		<b>Millage Group and City:</b>	00GR (Groveland)
		<b>Total Millage Rate:</b>	20.57960
<b>Property Location:</b>	GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
		<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
<b>Property Description:</b>	SW 1/4 OF SW 1/4   ORB 4568 PG 1112	<b>School Locator:</b>	<a href="#">School and Bus Map</a>

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		40	AC	\$0.00	\$224,000.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
<a href="#">764 / 440</a>	12/1/1982	WD	M	V	\$1.00
<a href="#">947 / 1349</a>	12/1/1987	WD	M	V	\$1.00
<a href="#">975 / 2049</a>	7/1/1988	WD	M	V	\$1.00
<a href="#">1027 / 201</a>	9/1/1989	WD	M	V	\$1.00
<a href="#">1068 / 2326</a>	1/1/1990	WD	M	V	\$1.00
<a href="#">2696 / 647</a>	11/5/2004	WD	M	V	\$1.00
<a href="#">3808 / 1556</a>	8/7/2009	CT	M	V	\$100.00
<a href="#">3917 / 945</a>	6/9/2010	WD	M	V	\$5,300,000.00
<a href="#">3917 / 954</a>	6/9/2010	QC	M	V	\$0.00
<a href="#">4568 / 1112</a>	12/30/2014	WD	Sales History		\$12,189,600.00

## Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$224,000	\$224,000	\$224,000	5.38560	\$1,206.37
LAKE COUNTY MSTU AMBULANCE	\$224,000	\$224,000	\$224,000	0.46290	\$103.69
SCHOOL BOARD STATE	\$224,000	\$224,000	\$224,000	5.74600	\$1,287.10

SCHOOL BOARD LOCAL	\$224,000	\$224,000	\$224,000	1.50000	\$336.00
CITY OF GROVELAND	\$224,000	\$224,000	\$224,000	5.99000	\$1,341.76
ST JOHNS RIVER FL WATER MGMT DIST	\$224,000	\$224,000	\$224,000	0.31640	\$70.87
LAKE COUNTY VOTED DEBT SERVICE	\$224,000	\$224,000	\$224,000	0.16000	\$35.84
LAKE COUNTY WATER AUTHORITY	\$224,000	\$224,000	\$224,000	0.25540	\$57.21
SOUTH LAKE HOSPITAL DIST	\$224,000	\$224,000	\$224,000	0.76330	\$170.98
				<b>Total:</b>	<b>Total:</b>
				20.5796	\$4,609.82

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Property data last updated on 15 March 2015.

# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	SHEA HOMES ACTIVE ADULT LLC	<b>Alternate Key:</b>	2543639
<b>Mailing Address:</b>	8800 N GAINES CENTER DR STE 370 SCOTTSDALE, AZ 85258 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	35-21-25- 000300000501
		<b>Millage Group and City:</b>	00GR (Groveland)
		<b>Total Millage Rate:</b>	20.57960
<b>Property Location:</b>	GROVELAND FL 34736 <a href="#">Update Property Location</a>	<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
		<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	W 1/2 OF NE 1/4 OF SW 1/4   ORB 4568 PG 1112		

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		17	AC	\$0.00	\$95,200.00
2	WASTELANDS (9600)	0	0		3	AC	\$0.00	\$135.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
<a href="#">1101 / 896</a>	3/1/1991	WD	U	V	\$96,000.00
<a href="#">1104 / 1160</a>	4/1/1991	WD	U	V	\$0.00
<a href="#">2696 / 647</a>	11/5/2004	WD	M	V	\$1.00
<a href="#">3808 / 1556</a>	8/7/2009	CT	M	V	\$100.00
<a href="#">3917 / 945</a>	6/9/2010	WD	M	V	\$5,300,000.00
<a href="#">3917 / 954</a>	6/9/2010	QC	M	V	\$0.00
<a href="#">4568 / 1112</a>	12/30/2014	WD	M	V	\$12,189,600.00

## Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$95,335	\$95,335	\$95,335	5.38560	\$513.44
LAKE COUNTY MSTU AMBULANCE	\$95,335	\$95,335	\$95,335	0.46290	\$44.13
SCHOOL BOARD STATE	\$95,335	\$95,335	\$95,335	5.74600	\$547.79
SCHOOL BOARD LOCAL	\$95,335	\$95,335	\$95,335	1.50000	\$143.00
CITY OF GROVELAND	\$95,335	\$95,335	\$95,335	5.99000	\$571.06

ST JOHNS RIVER FL WATER MGMT DIST	\$95,335	\$95,335	\$95,335	0.31640	\$30.16
LAKE COUNTY VOTED DEBT SERVICE	\$95,335	\$95,335	\$95,335	0.16000	\$15.25
LAKE COUNTY WATER AUTHORITY	\$95,335	\$95,335	\$95,335	0.25540	\$24.35
SOUTH LAKE HOSPITAL DIST	\$95,335	\$95,335	\$95,335	0.76330	\$72.77
				<b>Total:</b>	<b>Total:</b>
				20.5796	\$1,961.95

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# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	SHEA HOMES ACTIVE ADULT LLC	<b>Alternate Key:</b>	2926368
<b>Mailing Address:</b>	8800 N GAINES CENTER DR STE 370 SCOTTSDALE, AZ 85258 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	35-21-25- 000200000300
		<b>Millage Group and City:</b>	00GR (Groveland)
		<b>Total Millage Rate:</b>	20.57960
<b>Property Location:</b>	18525 APSHAWA RD CLERMONT FL 34711 <a href="#">Update Property Location</a>	<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
		<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	W 1/2 OF SE 1/4 OF NW 1/4   ORB 4568 PG 1112		

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	0	0		14	AC	\$0.00	\$78,400.00
2	WASTELANDS (9600)	0	0		6	AC	\$0.00	\$270.00

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

O.R. Book / Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
<a href="#">965 / 319</a>	5/1/1988	WD	Q	V	\$20,000.00
<a href="#">1066 / 448</a>	7/1/1990	CT	Q	V	\$23,000.00
<a href="#">1084 / 879</a>	10/1/1990	WD	Q	V	\$30,000.00
<a href="#">2696 / 647</a>	11/5/2004	WD	M	V	\$1.00
<a href="#">3808 / 1556</a>	8/7/2009	CT	M	V	\$100.00
<a href="#">3917 / 945</a>	6/9/2010	WD	M	V	\$5,300,000.00
<a href="#">3917 / 954</a>	6/9/2010	QC	M	V	\$0.00
<a href="#">4568 / 1112</a>	12/30/2014	WD	M	V	\$12,189,600.00

## Values and Estimated Taxes

Tax Authority	Just Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC	\$78,670	\$78,670	\$78,670	5.38560	\$423.69
LAKE COUNTY MSTU AMBULANCE	\$78,670	\$78,670	\$78,670	0.46290	\$36.42
SCHOOL BOARD STATE	\$78,670	\$78,670	\$78,670	5.74600	\$452.04



SCHOOL BOARD LOCAL	\$78,670	\$78,670	\$78,670	1.50000	\$118.01
CITY OF GROVELAND	\$78,670	\$78,670	\$78,670	5.99000	\$471.23
ST JOHNS RIVER FL WATER MGMT DIST	\$78,670	\$78,670	\$78,670	0.31640	\$24.89
LAKE COUNTY VOTED DEBT SERVICE	\$78,670	\$78,670	\$78,670	0.16000	\$12.59
LAKE COUNTY WATER AUTHORITY	\$78,670	\$78,670	\$78,670	0.25540	\$20.09
SOUTH LAKE HOSPITAL DIST	\$78,670	\$78,670	\$78,670	0.76330	\$60.05
				<b>Total:</b>	<b>Total:</b>
				20.5796	\$1,619.01

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