

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 3230 US HIGHWAY 441/27  
 10 19 24 0200 000 02500  
 FRUITLAND PARK, CASA LOMA BEG AT SW COR OF LOT 25,  
 RUN N 89 DEG 58MIN E 165.65 F

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



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 - 1

AK NUMBER 1430895  
 CI LEESBURG LLC  
 146 ROUTE 125  
 KINGSTON NH 03848-3538



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	1,011,375	5.0734	5,131.11	1,076,708	4.8002	5,168.41	5.0327	5,418.75
Lake County MSTU Ambulance	1,011,375	0.4629	468.17	1,076,708	0.4380	471.60	0.4629	498.41
Public Schools								
By State Law	1,011,375	3.8850	3,929.19	1,076,708	3.6600	3,940.75	3.7010	3,984.90
By Local Board	1,011,375	2.9980	3,032.10	1,076,708	2.8243	3,040.95	2.9980	3,227.97
City of Fruitland Park	1,011,375	3.9134	3,957.91	1,076,708	3.7760	4,065.65	3.9134	4,213.59
Water Management District								
St Johns Water Mgt Dist	1,011,375	0.2414	244.15	1,076,708	0.2287	246.24	0.2287	246.24
Voter Approved Debt Payments								
Lake County BCC	1,011,375	0.1100	111.25	1,076,708	0.1100	118.44	0.1100	118.44
Independent Special Districts								
Lake County Water Authority	1,011,375	0.3557	359.75	1,076,708	0.3368	362.64	0.3557	382.99
North Lake Hospital Dist	1,011,375	0.9500	960.81	1,076,708	0.8950	963.65	1.0000	1,076.71
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>18,194.44</b>			<b>18,378.33</b>		<b>19,168.00</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,011,375	1,011,375	1,011,375
CURRENT YEAR 2020	1,076,708	1,076,708	1,076,708

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

## Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

### TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	23411.00	0.103	2411.33
<b>TOTAL ASSESSMENTS</b>						2411.33

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

#### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

#### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

#### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

#### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

#### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

### EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

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**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 110 RUSER-URY WAY  
 09 19 24 0400 024 00008  
 FRUITLAND PARK N 144.22 FT OF S 238.22 F T OF E 117.73  
 FT OF W 240 FT OF BLK 24 P

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

AK NUMBER 2619066  
 DODGE FREEMAN WILL  
 PO BOX 11  
 FAIR HAVEN VT 05743-0011

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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	127,722	5.0734	647.98	140,494	4.8002	674.40	5.0327	707.06
Lake County MSTU Ambulance	127,722	0.4629	59.12	140,494	0.4380	61.54	0.4629	65.03
Public Schools								
By State Law	127,722	3.8850	496.20	172,399	3.6600	630.98	3.7010	638.05
By Local Board	127,722	2.9980	382.91	172,399	2.8243	486.91	2.9980	516.85
City of Fruitland Park	127,722	3.9134	499.83	140,494	3.7760	530.51	3.9134	549.81
Water Management District								
St Johns Water Mgt Dist	127,722	0.2414	30.83	140,494	0.2287	32.13	0.2287	32.13
Voter Approved Debt Payments								
Lake County BCC	127,722	0.1100	14.05	140,494	0.1100	15.45	0.1100	15.45
Independent Special Districts								
Lake County Water Authority	127,722	0.3557	45.43	140,494	0.3368	47.32	0.3557	49.97
North Lake Hospital Dist	127,722	0.9500	121.34	140,494	0.8950	125.74	1.0000	140.49
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>2,297.69</b>			<b>2,604.98</b>		<b>2,714.84</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	127,722	127,722	127,722
CURRENT YEAR 2020	172,399	172,399	140,494

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	31,905
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						1092.00

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

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 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 3323 US HIGHWAY 441/27  
 10 19 24 0003 000 07800  
 FROM INTERSECTION OF S'LY R/W LINE OF PI CCIOLA  
 CUTOFF & E'LY R/W LINE OF US HWY

**DO NOT PAY**  
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AK NUMBER 3022963  
 FRUITLAND PARK PLAZA LLC  
 625 STATE ROAD 100  
 PALATKA FL 32177-2566



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	1,330,228	5.0734	6,748.78	1,405,533	4.8002	6,746.84	5.0327	7,073.63
Lake County MSTU Ambulance	1,330,228	0.4629	615.76	1,405,533	0.4380	615.62	0.4629	650.62
Public Schools								
By State Law	1,330,228	3.8850	5,167.94	1,405,533	3.6600	5,144.25	3.7010	5,201.88
By Local Board	1,330,228	2.9980	3,988.02	1,405,533	2.8243	3,969.65	2.9980	4,213.79
City of Fruitland Park	1,330,228	3.9134	5,205.71	1,405,533	3.7760	5,307.29	3.9134	5,500.41
Water Management District								
St Johns Water Mgt Dist	1,330,228	0.2414	321.12	1,405,533	0.2287	321.45	0.2287	321.45
Voter Approved Debt Payments								
Lake County BCC	1,330,228	0.1100	146.33	1,405,533	0.1100	154.61	0.1100	154.61
Independent Special Districts								
Lake County Water Authority	1,330,228	0.3557	473.16	1,405,533	0.3368	473.38	0.3557	499.95
North Lake Hospital Dist	1,330,228	0.9500	1,263.72	1,405,533	0.8950	1,257.95	1.0000	1,405.53
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>23,930.54</b>			<b>23,991.04</b>		<b>25,021.87</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,330,228	1,330,228	1,330,228
CURRENT YEAR 2020	1,405,533	1,405,533	1,405,533

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	17400.00	0.103	1792.20
<b>TOTAL ASSESSMENTS</b>						1792.20

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

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### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 303 URICK ST  
 09 19 24 0400 046 00200  
 FRUITLAND PARK FROM SW COR OF BLK 46 RUN S 89-43-16  
 E 400 FT, N 0-26-56 E 342.53



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AK NUMBER 3540476  
 FRUITLAND ACRES LTD  
 7865 SOUTHSIDE BLVD  
 JACKSONVILLE FL 32256-0416



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	635,208	5.0734	3,222.66	698,729	4.8002	3,354.04	5.0327	3,516.49
Lake County MSTU Ambulance	635,208	0.4629	294.04	698,729	0.4380	306.04	0.4629	323.44
Public Schools								
By State Law	635,208	3.8850	2,467.78	756,390	3.6600	2,768.39	3.7010	2,799.40
By Local Board	635,208	2.9980	1,904.35	756,390	2.8243	2,136.27	2.9980	2,267.66
City of Fruitland Park	635,208	3.9134	2,485.82	698,729	3.7760	2,638.40	3.9134	2,734.41
Water Management District								
St Johns Water Mgt Dist	635,208	0.2414	153.34	698,729	0.2287	159.80	0.2287	159.80
Voter Approved Debt Payments								
Lake County BCC	635,208	0.1100	69.87	698,729	0.1100	76.86	0.1100	76.86
Independent Special Districts								
Lake County Water Authority	635,208	0.3557	225.94	698,729	0.3368	235.33	0.3557	248.54
North Lake Hospital Dist	635,208	0.9500	603.45	698,729	0.8950	625.36	1.0000	698.73
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>11,427.25</b>			<b>12,300.49</b>		<b>12,825.33</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	635,208	635,208	635,208
CURRENT YEAR 2020	756,390	756,390	698,729

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	57,661
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

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NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	37.00	273.00	10101.00
<b>TOTAL ASSESSMENTS</b>						10101.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

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 BAUGH DANIEL L ET AL  
 506 S CENTER ST  
 EUSTIS FL 32726-4807



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
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 AND EXPLANATIONS OF THE COLUMNS BELOW.

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 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 000F	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 000F		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	915,665	5.0734	4,645.53	1,007,232	4.8002	4,834.92	5.0327	5,069.10
Lake County MSTU Ambulance	915,665	0.4629	423.86	1,007,232	0.4380	441.17	0.4629	466.25
Public Schools								
By State Law	1,073,796	3.8850	4,171.70	1,099,772	3.6600	4,025.17	3.7010	4,070.26
By Local Board	1,073,796	2.9980	3,219.24	1,099,772	2.8243	3,106.09	2.9980	3,297.12
City of Fruitland Park	915,665	3.9134	3,583.36	1,007,232	3.7760	3,803.31	3.9134	3,941.70
Water Management District								
St Johns Water Mgt Dist	915,665	0.2414	221.04	1,007,232	0.2287	230.35	0.2287	230.35
Voter Approved Debt Payments								
Lake County BCC	915,665	0.1100	100.72	1,007,232	0.1100	110.80	0.1100	110.80
Independent Special Districts								
Lake County Water Authority	915,665	0.3557	325.70	1,007,232	0.3368	339.24	0.3557	358.27
North Lake Hospital Dist	915,665	0.9500	869.88	1,007,232	0.8950	901.47	1.0000	1,007.23
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>17,561.03</b>			<b>17,792.52</b>		<b>18,551.08</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,073,796	1,073,796	915,665
CURRENT YEAR 2020	1,099,772	1,099,772	1,007,232

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	158,131	92,540
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

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**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	24990.00	0.103	2573.97
<b>TOTAL ASSESSMENTS</b>						2573.97

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
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**DO NOT PAY**  
**THIS IS NOT A BILL**

AK NUMBER 1284198  
 SOUTHERN SPRING LAKE COVE LLC  
 PO BOX 940279  
 MAITLAND FL 32794-0279



\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	4,038,153	5.0734	20,487.17	4,441,968	4.8002	21,322.33	5.0327	22,355.09
Lake County MSTU Ambulance	4,038,153	0.4629	1,869.26	4,441,968	0.4380	1,945.58	0.4629	2,056.19
Public Schools								
By State Law	4,338,849	3.8850	16,856.43	4,877,212	3.6600	17,850.60	3.7010	18,050.56
By Local Board	4,338,849	2.9980	13,007.87	4,877,212	2.8243	13,774.71	2.9980	14,621.88
City of Fruitland Park	4,038,153	3.9134	15,802.91	4,441,968	3.7760	16,772.87	3.9134	17,383.20
Water Management District								
St Johns Water Mgt Dist	4,038,153	0.2414	974.81	4,441,968	0.2287	1,015.88	0.2287	1,015.88
Voter Approved Debt Payments								
Lake County BCC	4,038,153	0.1100	444.20	4,441,968	0.1100	488.62	0.1100	488.62
Independent Special Districts								
Lake County Water Authority	4,038,153	0.3557	1,436.37	4,441,968	0.3368	1,496.05	0.3557	1,580.01
North Lake Hospital Dist	4,038,153	0.9500	3,836.25	4,441,968	0.8950	3,975.56	1.0000	4,441.97
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>74,715.27</b>			<b>78,642.20</b>		<b>81,993.40</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	4,338,849	4,338,849	4,038,153
CURRENT YEAR 2020	4,877,212	4,877,212	4,441,968

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	300,696	435,244
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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**5:00 p.m. September 11, 2020**

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	2384.00	0.103	245.55
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	144.00	273.00	39312.00
<b>TOTAL ASSESSMENTS</b>						39557.55

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

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### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 3345 US HIGHWAY 441/27  
 10 19 24 0003 000 07300  
 FROM INTERSECTION OF S'LY R/W LINE OF PI CCIOLA  
 CUTOFF & E'LY R/W LINE OF US HWY

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

AK NUMBER 1740681  
 FP PROPERTY LLC  
 397 N BABCOCK ST  
 MELBOURNE FL 32935-6718



**TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	1,462,258	5.0734	7,418.62	1,562,890	4.8002	7,502.18	5.0327	7,865.56
Lake County MSTU Ambulance	1,462,258	0.4629	676.88	1,562,890	0.4380	684.55	0.4629	723.46
Public Schools								
By State Law	1,462,258	3.8850	5,680.87	1,562,890	3.6600	5,720.18	3.7010	5,784.26
By Local Board	1,462,258	2.9980	4,383.85	1,562,890	2.8243	4,414.07	2.9980	4,685.54
City of Fruitland Park	1,462,258	3.9134	5,722.40	1,562,890	3.7760	5,901.47	3.9134	6,116.21
Water Management District								
St Johns Water Mgt Dist	1,462,258	0.2414	352.99	1,562,890	0.2287	357.43	0.2287	357.43
Voter Approved Debt Payments								
Lake County BCC	1,462,258	0.1100	160.85	1,562,890	0.1100	171.92	0.1100	171.92
Independent Special Districts								
Lake County Water Authority	1,462,258	0.3557	520.13	1,562,890	0.3368	526.38	0.3557	555.92
North Lake Hospital Dist	1,462,258	0.9500	1,389.15	1,562,890	0.8950	1,398.79	1.0000	1,562.89
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>26,305.74</b>			<b>26,676.97</b>		<b>27,823.19</b>

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,462,258	1,462,258	1,462,258
CURRENT YEAR 2020	1,562,890	1,562,890	1,562,890

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	17400.00	0.103	1792.20
<b>TOTAL ASSESSMENTS</b>						1792.20

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

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### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

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### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 313 EAST MIRROR LAKE DR  
 09 19 24 0700 003 00000  
 FRUITLAND PARK, PALM VILLA BLK 3--LESS S 20 FT OF LOT  
 10-- PB 3 PG 15 ORB 813 P



AK NUMBER 1017459  
 FRUITLAND PARK OF LAKE CO LTD  
 1070 WHITFIELD AVE  
 SARASOTA FL 34243-1230



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	727,409	5.0734	3,690.44	800,150	4.8002	3,840.88	5.0327	4,026.91
Lake County MSTU Ambulance	727,409	0.4629	336.72	800,150	0.4380	350.47	0.4629	370.39
Public Schools								
By State Law	727,409	3.8850	2,825.98	825,515	3.6600	3,021.38	3.7010	3,055.23
By Local Board	727,409	2.9980	2,180.77	825,515	2.8243	2,331.50	2.9980	2,474.89
City of Fruitland Park	727,409	3.9134	2,846.64	800,150	3.7760	3,021.37	3.9134	3,131.31
Water Management District								
St Johns Water Mgt Dist	727,409	0.2414	175.60	800,150	0.2287	182.99	0.2287	182.99
Voter Approved Debt Payments								
Lake County BCC	727,409	0.1100	80.01	800,150	0.1100	88.02	0.1100	88.02
Independent Special Districts								
Lake County Water Authority	727,409	0.3557	258.74	800,150	0.3368	269.49	0.3557	284.61
North Lake Hospital Dist	727,409	0.9500	691.04	800,150	0.8950	716.13	1.0000	800.15
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>13,085.94</b>			<b>13,822.23</b>		<b>14,414.50</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	727,409	727,409	727,409
CURRENT YEAR 2020	825,515	825,515	800,150

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	25,365
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

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### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	32.00	273.00	8736.00
<b>TOTAL ASSESSMENTS</b>						8736.00

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

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**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 35141 EASTWOOD AVE  
 05 19 24 0004 000 03000  
 S 1056 FT OF W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4, E 66 FT  
 OF N 364 FT OF E 1/2 OF



8 - 1  
 6 - 1

AK NUMBER 1699614  
 EASTWOOD RANDALL K  
 278 W COUNTY ROAD 466  
 OXFORD FL 34484-3263



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	137,359	5.0734	696.88	139,145	4.8002	667.92	5.0327	700.28
Lake County MSTU Ambulance	137,359	0.4629	63.58	139,145	0.4380	60.95	0.4629	64.41
Public Schools								
By State Law	137,359	3.8850	533.64	139,145	3.6600	509.27	3.7010	514.98
By Local Board	137,359	2.9980	411.80	139,145	2.8243	392.99	2.9980	417.16
City of Fruitland Park	137,359	3.9134	537.54	139,145	3.7760	525.41	3.9134	544.53
Water Management District St Johns Water Mgt Dist	137,359	0.2414	33.16	139,145	0.2287	31.82	0.2287	31.82
Voter Approved Debt Payments Lake County BCC	137,359	0.1100	15.11	139,145	0.1100	15.31	0.1100	15.31
Independent Special Districts								
Lake County Water Authority	137,359	0.3557	48.86	139,145	0.3368	46.86	0.3557	49.49
North Lake Hospital Dist	137,359	0.9500	130.49	139,145	0.8950	124.53	1.0000	139.15
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>2,471.06</b>			<b>2,375.06</b>		<b>2,477.13</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	137,359	137,359	137,359
CURRENT YEAR 2020	139,145	139,145	139,145

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						1092.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

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### COLUMN 4 - "CURRENT TAXABLE VALUE"

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### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

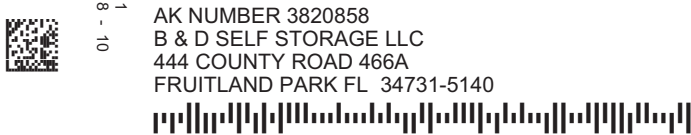
**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 444 COUNTY ROAD 466A  
 06 19 24 0004 000 02800  
 FROM S 1/4 COR OF SEC RUN N 0-21-28 E 13 30.75 FT TO  
 CENTERLINE OF CR 466-A, S 89

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 000F	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 000F		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	3,265,832	5.0734	16,568.87	3,592,415	4.8002	17,244.31	5.0327	18,079.55
Lake County MSTU Ambulance	3,265,832	0.4629	1,511.75	3,592,415	0.4380	1,573.48	0.4629	1,662.93
Public Schools								
By State Law	3,918,709	3.8850	15,224.18	4,674,857	3.6600	17,109.98	3.7010	17,301.65
By Local Board	3,918,709	2.9980	11,748.29	4,674,857	2.8243	13,203.20	2.9980	14,015.22
City of Fruitland Park	3,265,832	3.9134	12,780.51	3,592,415	3.7760	13,564.96	3.9134	14,058.56
Water Management District								
St Johns Water Mgt Dist	3,265,832	0.2414	788.37	3,592,415	0.2287	821.59	0.2287	821.59
Voter Approved Debt Payments								
Lake County BCC	3,265,832	0.1100	359.24	3,592,415	0.1100	395.17	0.1100	395.17
Independent Special Districts								
Lake County Water Authority	3,265,832	0.3557	1,161.66	3,592,415	0.3368	1,209.93	0.3557	1,277.82
North Lake Hospital Dist	3,265,832	0.9500	3,102.54	3,592,415	0.8950	3,215.21	1.0000	3,592.42
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>63,245.41</b>			<b>68,337.83</b>		<b>71,204.91</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	3,918,709	3,918,709	3,265,832
CURRENT YEAR 2020	4,674,857	4,674,857	3,592,415

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	652,877	1,082,442
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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**5:00 p.m. September 11, 2020**

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	75514.00	0.103	7777.94
<b>TOTAL ASSESSMENTS</b>						7777.94

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

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### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

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### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS


\*REAL ESTATE \*  
 101 WEST CATAWBA ST  
 09 19 24 0400 003 00200  
 FRUITLAND PARK LOT 2 BLK 3--LESS FROM SE COR OF  
 SEC 04-19-24 RUN N 89-17-07 W AL

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

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AK NUMBER 1719771  
 BURKE JOSEPH C JR TRUSTEE  
 PO BOX 398  
 FRUITLAND PARK FL 34731-0398



**TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	379,430	5.0734	1,925.00	417,373	4.8002	2,003.47	5.0327	2,100.51
Lake County MSTU Ambulance	379,430	0.4629	175.64	417,373	0.4380	182.81	0.4629	193.20
Public Schools								
By State Law	379,430	3.8850	1,474.09	420,102	3.6600	1,537.57	3.7010	1,554.80
By Local Board	379,430	2.9980	1,137.53	420,102	2.8243	1,186.49	2.9980	1,259.47
City of Fruitland Park	379,430	3.9134	1,484.86	417,373	3.7760	1,576.00	3.9134	1,633.35
Water Management District								
St Johns Water Mgt Dist	379,430	0.2414	91.59	417,373	0.2287	95.45	0.2287	95.45
Voter Approved Debt Payments								
Lake County BCC	379,430	0.1100	41.74	417,373	0.1100	45.91	0.1100	45.91
Independent Special Districts								
Lake County Water Authority	379,430	0.3557	134.96	417,373	0.3368	140.57	0.3557	148.46
North Lake Hospital Dist	379,430	0.9500	360.46	417,373	0.8950	373.55	1.0000	417.37
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>6,825.87</b>			<b>7,141.82</b>		<b>7,448.52</b>

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	379,430	379,430	379,430
CURRENT YEAR 2020	420,102	420,102	417,373

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	2,729
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	11005.00	0.103	1133.52
<b>TOTAL ASSESSMENTS</b>						1133.52

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

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**Lake County Taxing Authority**  
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**Tavares FL 32778-3831**

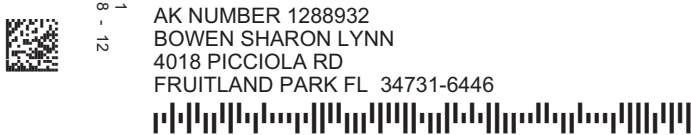
**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 3701 PICCIOLA CUTOFF  
 10 19 24 0001 000 01300  
 FROM SE COR OF SW 1/4 OF NE 1/4, RUN N 2 0 FT, W'LY  
 ALONG SAID R/W S 89DEG 58MIN

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 000F	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 000F		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	90,952	5.0734	461.44	90,996	4.8002	436.80	5.0327	457.96
Lake County MSTU Ambulance	90,952	0.4629	42.10	90,996	0.4380	39.86	0.4629	42.12
Public Schools								
By State Law	90,952	3.8850	353.35	90,996	3.6600	333.05	3.7010	336.78
By Local Board	90,952	2.9980	272.67	90,996	2.8243	257.00	2.9980	272.81
City of Fruitland Park	90,952	3.9134	355.93	90,996	3.7760	343.60	3.9134	356.10
Water Management District								
St Johns Water Mgt Dist	90,952	0.2414	21.96	90,996	0.2287	20.81	0.2287	20.81
Voter Approved Debt Payments								
Lake County BCC	90,952	0.1100	10.00	90,996	0.1100	10.01	0.1100	10.01
Independent Special Districts								
Lake County Water Authority	90,952	0.3557	32.35	90,996	0.3368	30.65	0.3557	32.37
North Lake Hospital Dist	90,952	0.9500	86.40	90,996	0.8950	81.44	1.0000	91.00
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>1,636.20</b>			<b>1,553.22</b>		<b>1,619.96</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	90,952	90,952	90,952
CURRENT YEAR 2020	90,996	90,996	90,996

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						1092.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.



**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 3921 PICCIOLA RD  
 10 19 24 0001 000 01500  
 FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 DEG 23MIN  
 20SEC E 20 FT, S 89DEG 58MIN 4

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

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AK NUMBER 1288916  
 KILLIAN MICHAEL J & KATHLEEN T  
 35508 DOGWOOD DR  
 FRUITLAND PARK FL 34731-5901



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 000F	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 000F		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	123,332	5.0734	625.71	123,332	4.8002	592.02	5.0327	620.69
Lake County MSTU Ambulance	123,332	0.4629	57.09	123,332	0.4380	54.02	0.4629	57.09
Public Schools								
By State Law	123,332	3.8850	479.14	123,332	3.6600	451.40	3.7010	456.45
By Local Board	123,332	2.9980	369.75	123,332	2.8243	348.33	2.9980	369.75
City of Fruitland Park	123,332	3.9134	482.65	123,332	3.7760	465.70	3.9134	482.65
Water Management District								
St Johns Water Mgt Dist	123,332	0.2414	29.77	123,332	0.2287	28.21	0.2287	28.21
Voter Approved Debt Payments								
Lake County BCC	123,332	0.1100	13.57	123,332	0.1100	13.57	0.1100	13.57
Independent Special Districts								
Lake County Water Authority	123,332	0.3557	43.87	123,332	0.3368	41.54	0.3557	43.87
North Lake Hospital Dist	123,332	0.9500	117.17	123,332	0.8950	110.38	1.0000	123.33
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>2,218.72</b>			<b>2,105.17</b>		<b>2,195.61</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	123,332	123,332	123,332
CURRENT YEAR 2020	123,332	123,332	123,332

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
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Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
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St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						1092.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 3261 US HIGHWAY 441/27  
 10 19 24 0002 000 08000  
 FROM INTERSECTION OF N'LY LINE OF CR NO 1-5508 & E'LY  
 LINE OF US HWY 441 RUN N 2

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

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AK NUMBER 3518896  
 ETHEREDGE LP  
 3261 US HIGHWAY 441/27 STE A1  
 FRUITLAND PARK FL 34731-4488



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	1,721,090	5.0734	8,731.78	1,893,199	4.8002	9,087.73	5.0327	9,527.90
Lake County MSTU Ambulance	1,721,090	0.4629	796.69	1,893,199	0.4380	829.22	0.4629	876.36
Public Schools								
By State Law	1,774,754	3.8850	6,894.92	1,954,747	3.6600	7,154.37	3.7010	7,234.52
By Local Board	1,774,754	2.9980	5,320.71	1,954,747	2.8243	5,520.79	2.9980	5,860.33
City of Fruitland Park	1,721,090	3.9134	6,735.31	1,893,199	3.7760	7,148.72	3.9134	7,408.84
Water Management District								
St Johns Water Mgt Dist	1,721,090	0.2414	415.47	1,893,199	0.2287	432.97	0.2287	432.97
Voter Approved Debt Payments								
Lake County BCC	1,721,090	0.1100	189.32	1,893,199	0.1100	208.25	0.1100	208.25
Independent Special Districts								
Lake County Water Authority	1,721,090	0.3557	612.19	1,893,199	0.3368	637.63	0.3557	673.41
North Lake Hospital Dist	1,721,090	0.9500	1,635.04	1,893,199	0.8950	1,694.41	1.0000	1,893.20
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>31,331.43</b>			<b>32,714.09</b>		<b>34,115.78</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,774,754	1,774,754	1,721,090
CURRENT YEAR 2020	1,954,747	1,954,747	1,893,199

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	53,664	61,548
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

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**5:00 p.m. September 11, 2020**

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## TAXING AUTHORITY HEARING INFORMATION

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St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	17431.00	0.103	1795.39
<b>TOTAL ASSESSMENTS</b>						1795.39

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

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### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 36540 VIA MARCIA  
 32 18 24 0001 000 01100  
 THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF TH E  
 NORTHEAST 1/4 OF SECTION 32 TOWNSHIP 1

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



AK NUMBER 1284040  
 CAMP GENEVA PROPERTY CO LLC  
 36540 VIA MARCIA  
 FRUITLAND PARK FL 34731-5343



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 000F	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 000F		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	859,119	5.0734	4,358.65	2,161,057	4.8002	10,373.51	5.0327	10,875.95
Lake County MSTU Ambulance	859,119	0.4629	397.69	2,161,057	0.4380	946.54	0.4629	1,000.35
Public Schools								
By State Law	865,663	3.8850	3,363.10	2,167,539	3.6600	7,933.19	3.7010	8,022.06
By Local Board	865,663	2.9980	2,595.26	2,167,539	2.8243	6,121.78	2.9980	6,498.28
City of Fruitland Park	859,119	3.9134	3,362.08	2,161,057	3.7760	8,160.15	3.9134	8,457.08
Water Management District								
St Johns Water Mgt Dist	859,119	0.2414	207.39	2,161,057	0.2287	494.23	0.2287	494.23
Voter Approved Debt Payments								
Lake County BCC	859,119	0.1100	94.50	2,161,057	0.1100	237.72	0.1100	237.72
Independent Special Districts								
Lake County Water Authority	859,119	0.3557	305.59	2,161,057	0.3368	727.84	0.3557	768.69
North Lake Hospital Dist	859,119	0.9500	816.16	2,161,057	0.8950	1,934.15	1.0000	2,161.06
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>15,500.42</b>			<b>36,929.11</b>		<b>38,515.42</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	865,663	865,663	859,119
CURRENT YEAR 2020	2,167,539	2,167,539	2,161,057

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	6,544	6,482
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	57863.00	0.103	5959.89
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	1.00	273.00	273.00
<b>TOTAL ASSESSMENTS</b>						6232.89

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2408 US HIGHWAY 441  
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 WITH S LINE OF SECTION 33 RUN N'

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY  
 THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

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 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



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AK NUMBER 1284708  
 HOME-ART CORPORATION  
 PO BOX 637  
 FRUITLAND PARK FL 34731-0637



**TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITY 000F	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 000F		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	487,177	5.0734	2,471.64	535,895	4.8002	2,572.40	5.0327	2,697.00
Lake County MSTU Ambulance	487,177	0.4629	225.51	535,895	0.4380	234.72	0.4629	248.07
Public Schools								
By State Law	495,538	3.8850	1,925.17	550,402	3.6600	2,014.47	3.7010	2,037.04
By Local Board	495,538	2.9980	1,485.62	550,402	2.8243	1,554.50	2.9980	1,650.11
City of Fruitland Park	487,177	3.9134	1,906.52	535,895	3.7760	2,023.54	3.9134	2,097.17
Water Management District								
St Johns Water Mgt Dist	487,177	0.2414	117.60	535,895	0.2287	122.56	0.2287	122.56
Voter Approved Debt Payments								
Lake County BCC	487,177	0.1100	53.59	535,895	0.1100	58.95	0.1100	58.95
Independent Special Districts								
Lake County Water Authority	487,177	0.3557	173.29	535,895	0.3368	180.49	0.3557	190.62
North Lake Hospital Dist	487,177	0.9500	462.82	535,895	0.8950	479.63	1.0000	535.90
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>8,821.76</b>			<b>9,241.26</b>		<b>9,637.42</b>

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	495,538	495,538	487,177
CURRENT YEAR 2020	550,402	550,402	535,895

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	8,361	14,507
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:  
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**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	12790.00	0.103	1317.37
<b>TOTAL ASSESSMENTS</b>						1317.37

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

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**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2394 US HIGHWAY 441/27  
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 FROM THE INTERSECTION OF W'LY R/W US 441 WITH S  
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**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY  
 THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



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AK NUMBER 2853174  
 MINI STORAGE OF LEESBURG  
 2394 US HIGHWAY 441/27  
 FRUITLAND PARK FL 34731-2125



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	762,307	5.0734	3,867.49	838,538	4.8002	4,025.15	5.0327	4,220.11
Lake County MSTU Ambulance	762,307	0.4629	352.87	838,538	0.4380	367.28	0.4629	388.16
Public Schools								
By State Law	828,338	3.8850	3,218.09	937,808	3.6600	3,432.38	3.7010	3,470.83
By Local Board	828,338	2.9980	2,483.36	937,808	2.8243	2,648.65	2.9980	2,811.55
City of Fruitland Park	762,307	3.9134	2,983.21	838,538	3.7760	3,166.32	3.9134	3,281.53
Water Management District								
St Johns Water Mgt Dist	762,307	0.2414	184.02	838,538	0.2287	191.77	0.2287	191.77
Voter Approved Debt Payments								
Lake County BCC	762,307	0.1100	83.85	838,538	0.1100	92.24	0.1100	92.24
Independent Special Districts								
Lake County Water Authority	762,307	0.3557	271.15	838,538	0.3368	282.42	0.3557	298.27
North Lake Hospital Dist	762,307	0.9500	724.19	838,538	0.8950	750.49	1.0000	838.54
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>14,168.23</b>			<b>14,956.70</b>		<b>15,593.00</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	828,338	828,338	762,307
CURRENT YEAR 2020	937,808	937,808	838,538

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	66,031	99,270
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

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**5:00 p.m. September 11, 2020**

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	30620.00	0.103	3153.86
<b>TOTAL ASSESSMENTS</b>						3153.86

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2394 US HIGHWAY 441  
 33 18 24 0004 000 08900  
 FROM INTERSECTION OF N LINE OF S 1/2 OF SE 1/4 WITH  
 E'LY R/W OF ACL RR, RUN N 89

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



AK NUMBER 2932376  
 MINI-STORAGE OF LEESBURG  
 2394 US HIGHWAY 441/27  
 FRUITLAND PARK FL 34731-2125



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	385,377	5.0734	1,955.17	423,915	4.8002	2,034.88	5.0327	2,133.44
Lake County MSTU Ambulance	385,377	0.4629	178.39	423,915	0.4380	185.67	0.4629	196.23
Public Schools								
By State Law	435,636	3.8850	1,692.45	503,398	3.6600	1,842.44	3.7010	1,863.08
By Local Board	435,636	2.9980	1,306.04	503,398	2.8243	1,421.75	2.9980	1,509.19
City of Fruitland Park	385,377	3.9134	1,508.13	423,915	3.7760	1,600.70	3.9134	1,658.95
Water Management District								
St Johns Water Mgt Dist	385,377	0.2414	93.03	423,915	0.2287	96.95	0.2287	96.95
Voter Approved Debt Payments								
Lake County BCC	385,377	0.1100	42.39	423,915	0.1100	46.63	0.1100	46.63
Independent Special Districts								
Lake County Water Authority	385,377	0.3557	137.08	423,915	0.3368	142.77	0.3557	150.79
North Lake Hospital Dist	385,377	0.9500	366.11	423,915	0.8950	379.40	1.0000	423.92
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>7,278.79</b>			<b>7,751.19</b>		<b>8,079.18</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	435,636	435,636	385,377
CURRENT YEAR 2020	503,398	503,398	423,915

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	50,259	79,483
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

## Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

### TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	16200.00	0.103	1668.60
<b>TOTAL ASSESSMENTS</b>						1668.60

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

#### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

#### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

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#### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

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**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 3010 AMERICAN LN  
 34 18 24 0003 000 02300  
 S 1/4 OF NW 1/4 OF SW 1/4 ORB 990 PG 13 40 ORB 1131 PG  
 1119 ORB 1631 PG 1498 ORB



8 - 19

AK NUMBER 1285151  
 SCHELL CHARLES A TRUSTEE  
 2363 US HIGHWAY 441/27  
 FRUITLAND PARK FL 34731-2137



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

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 AND EXPLANATIONS OF THE COLUMNS BELOW.

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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	414,575	5.0734	2,103.30	455,113	4.8002	2,184.63	5.0327	2,290.45
Lake County MSTU Ambulance	414,575	0.4629	191.91	455,113	0.4380	199.34	0.4629	210.67
Public Schools								
By State Law	414,575	3.8850	1,610.62	455,113	3.6600	1,665.71	3.7010	1,684.37
By Local Board	414,575	2.9980	1,242.90	455,113	2.8243	1,285.38	2.9980	1,364.43
City of Fruitland Park	414,575	3.9134	1,622.40	455,113	3.7760	1,718.51	3.9134	1,781.04
Water Management District								
St Johns Water Mgt Dist	414,575	0.2414	100.08	455,113	0.2287	104.08	0.2287	104.08
Voter Approved Debt Payments								
Lake County BCC	414,575	0.1100	45.60	455,113	0.1100	50.06	0.1100	50.06
Independent Special Districts								
Lake County Water Authority	414,575	0.3557	147.46	455,113	0.3368	153.28	0.3557	161.88
North Lake Hospital Dist	414,575	0.9500	393.85	455,113	0.8950	407.33	1.0000	455.11
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>7,458.12</b>			<b>7,768.32</b>		<b>8,102.09</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	414,575	414,575	414,575
CURRENT YEAR 2020	455,113	455,113	455,113

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
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**(352) 253-2150**

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**5:00 p.m. September 11, 2020**

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### TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	24476.00	0.103	2521.03
<b>TOTAL ASSESSMENTS</b>						2521.03

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

#### COLUMN 1 - "PRIOR TAXABLE VALUE"

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**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 1000 VILLAGE PARK DR  
 05 19 24 0003 000 02200  
 FROM NW COR OF SEC 08-19-24 RUN S 89-39- 50 E ALONG  
 N LINE OF NW 1/4 A DIST OF 21

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



AK NUMBER 1287863  
 FBCL PROPERTIES INC  
 220 N 13TH ST  
 LEESBURG FL 34748-4962



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 000F	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 000F		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	0	5.0734	0.00	817,409	4.8002	3,923.73	5.0327	4,113.77
Lake County MSTU Ambulance	0	0.4629	0.00	817,409	0.4380	358.03	0.4629	378.38
Public Schools								
By State Law	0	3.8850	0.00	817,409	3.6600	2,991.72	3.7010	3,025.23
By Local Board	0	2.9980	0.00	817,409	2.8243	2,308.61	2.9980	2,450.59
City of Fruitland Park	0	3.9134	0.00	817,409	3.7760	3,086.54	3.9134	3,198.85
Water Management District								
St Johns Water Mgt Dist	0	0.2414	0.00	817,409	0.2287	186.94	0.2287	186.94
Voter Approved Debt Payments								
Lake County BCC	0	0.1100	0.00	817,409	0.1100	89.91	0.1100	89.91
Independent Special Districts								
Lake County Water Authority	0	0.3557	0.00	817,409	0.3368	275.30	0.3557	290.75
North Lake Hospital Dist	0	0.9500	0.00	817,409	0.8950	731.58	1.0000	817.41
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>0.00</b>			<b>13,952.36</b>		<b>14,551.83</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,458,567	1,458,567	1,458,567
CURRENT YEAR 2020	5,381,234	5,381,234	5,381,234

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	1,458,567	4,563,825

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	17400.00	0.103	1792.20
<b>TOTAL ASSESSMENTS</b>						1792.20

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.



**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 3200 US HIGHWAY 441/27  
 10 19 24 0200 000 03900  
 FRUITLAND PARK, CASA LOMA BEG AT THE NW COR OF  
 LOT 45, RUN N 89DEG 58MIN E 383.7

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY  
 THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpaf.org](http://www.lcpaf.org).



1  
 8 - 21

AK NUMBER 1430925  
 FITNESS CONNECTION PROPERTIES LLC  
 31904 PARKDALE DR  
 LEESBURG FL 34748-6146



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	607,244	5.0734	3,080.79	622,409	4.8002	2,987.69	5.0327	3,132.40
Lake County MSTU Ambulance	607,244	0.4629	281.09	622,409	0.4380	272.62	0.4629	288.11
Public Schools								
By State Law	607,244	3.8850	2,359.14	622,409	3.6600	2,278.02	3.7010	2,303.54
By Local Board	607,244	2.9980	1,820.52	622,409	2.8243	1,757.87	2.9980	1,865.98
City of Fruitland Park	607,244	3.9134	2,376.39	622,409	3.7760	2,350.22	3.9134	2,435.74
Water Management District								
St Johns Water Mgt Dist	607,244	0.2414	146.59	622,409	0.2287	142.34	0.2287	142.34
Voter Approved Debt Payments								
Lake County BCC	607,244	0.1100	66.80	622,409	0.1100	68.46	0.1100	68.46
Independent Special Districts								
Lake County Water Authority	607,244	0.3557	216.00	622,409	0.3368	209.63	0.3557	221.39
North Lake Hospital Dist	607,244	0.9500	576.88	622,409	0.8950	557.06	1.0000	622.41
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>10,924.20</b>			<b>10,623.91</b>		<b>11,080.37</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	607,244	607,244	607,244
CURRENT YEAR 2020	622,409	622,409	622,409

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:  
 320 W. Main St., Suite A Tavares, FL 32778-3831  
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### TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
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Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	10000.00	0.103	1030.00
<b>TOTAL ASSESSMENTS</b>						1030.00

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

#### COLUMN 1 - "PRIOR TAXABLE VALUE"

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#### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

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**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

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**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2 GRIZZARD ST  
 10 19 24 0600 000 00500  
 FRUITLAND PARK, VAGABOND VILLAS LOTS 5, 6, 7, 8, 9,  
 BEG AT SE COR LOT 11, RUN W

AK NUMBER 3619226  
 GRIZZARD THOMAS N & LINDA K TRUSTEES  
 1300 W NORTH BLVD  
 LEESBURG FL 34748-3922



8 - 22



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

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 AND EXPLANATIONS OF THE COLUMNS BELOW.

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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	37,099	5.0734	188.22	37,099	4.8002	178.08	5.0327	186.71
Lake County MSTU Ambulance	37,099	0.4629	17.17	37,099	0.4380	16.25	0.4629	17.17
Public Schools								
By State Law	37,099	3.8850	144.13	37,099	3.6600	135.78	3.7010	137.30
By Local Board	37,099	2.9980	111.22	37,099	2.8243	104.78	2.9980	111.22
City of Fruitland Park	37,099	3.9134	145.18	37,099	3.7760	140.09	3.9134	145.18
Water Management District								
St Johns Water Mgt Dist	37,099	0.2414	8.96	37,099	0.2287	8.48	0.2287	8.48
Voter Approved Debt Payments								
Lake County BCC	37,099	0.1100	4.08	37,099	0.1100	4.08	0.1100	4.08
Independent Special Districts								
Lake County Water Authority	37,099	0.3557	13.20	37,099	0.3368	12.49	0.3557	13.20
North Lake Hospital Dist	37,099	0.9500	35.24	37,099	0.8950	33.20	1.0000	37.10
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>667.40</b>			<b>633.23</b>		<b>660.44</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	37,099	37,099	37,099
CURRENT YEAR 2020	37,099	37,099	37,099

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						1092.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2468 US HIGHWAY 441  
 33 18 24 0004 000 05100  
 S 270 FT OF S 1/2 OF SE 1/4 BETWEEN HWY 441 & ACL R/W,  
 ZEPHYR LAKE LOT 13 BLK B

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

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AK NUMBER 1284333  
 BELLE RIVE VENTURES LLC  
 114 SLEEPY HOLLOW RD  
 LEESBURG FL 34748-9226



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	2,742,342	5.0734	13,913.00	2,915,894	4.8002	13,996.87	5.0327	14,674.82
Lake County MSTU Ambulance	2,742,342	0.4629	1,269.43	2,915,894	0.4380	1,277.16	0.4629	1,349.77
Public Schools								
By State Law	2,742,342	3.8850	10,654.00	2,915,894	3.6600	10,672.17	3.7010	10,791.72
By Local Board	2,742,342	2.9980	8,221.54	2,915,894	2.8243	8,235.36	2.9980	8,741.85
City of Fruitland Park	2,742,342	3.9134	10,731.88	2,915,894	3.7760	11,010.42	3.9134	11,411.06
Water Management District								
St Johns Water Mgt Dist	2,742,342	0.2414	662.00	2,915,894	0.2287	666.86	0.2287	666.86
Voter Approved Debt Payments								
Lake County BCC	2,742,342	0.1100	301.66	2,915,894	0.1100	320.75	0.1100	320.75
Independent Special Districts								
Lake County Water Authority	2,742,342	0.3557	975.45	2,915,894	0.3368	982.07	0.3557	1,037.18
North Lake Hospital Dist	2,742,342	0.9500	2,605.22	2,915,894	0.8950	2,609.73	1.0000	2,915.89
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>49,334.18</b>			<b>49,771.39</b>		<b>51,909.90</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	2,742,342	2,742,342	2,742,342
CURRENT YEAR 2020	2,915,894	2,915,894	2,915,894

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

## Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

### TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	34483.00	0.103	3551.75
<b>TOTAL ASSESSMENTS</b>						3551.75

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

#### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

#### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

#### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

#### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

#### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

### EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 3320 US HIGHWAY 441/27  
 10 19 24 0400 000 06302  
 FRUITLAND PARK, PARK HTS, 1ST ADD FROM N E COR OF  
 LOT 63 RUN SE'LY ALONG W'LY R/W

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



8 - 24

AK NUMBER 2567708  
 PHILLIPS LARRY M TRUSTEE  
 PO BOX 491907  
 LEESBURG FL 34749-1907



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	750,032	5.0734	3,805.21	780,793	4.8002	3,747.96	5.0327	3,929.50
Lake County MSTU Ambulance	750,032	0.4629	347.19	780,793	0.4380	341.99	0.4629	361.43
Public Schools								
By State Law	773,782	3.8850	3,006.14	780,793	3.6600	2,857.70	3.7010	2,889.71
By Local Board	773,782	2.9980	2,319.80	780,793	2.8243	2,205.19	2.9980	2,340.82
City of Fruitland Park	750,032	3.9134	2,935.18	780,793	3.7760	2,948.27	3.9134	3,055.56
Water Management District								
St Johns Water Mgt Dist	750,032	0.2414	181.06	780,793	0.2287	178.57	0.2287	178.57
Voter Approved Debt Payments								
Lake County BCC	750,032	0.1100	82.50	780,793	0.1100	85.89	0.1100	85.89
Independent Special Districts								
Lake County Water Authority	750,032	0.3557	266.79	780,793	0.3368	262.97	0.3557	277.73
North Lake Hospital Dist	750,032	0.9500	712.53	780,793	0.8950	698.81	1.0000	780.79
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>13,656.40</b>			<b>13,327.35</b>		<b>13,900.00</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	773,782	773,782	750,032
CURRENT YEAR 2020	780,793	780,793	780,793

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	23,750	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

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**5:00 p.m. September 11, 2020**

## Lake County Notice of Proposed Property Taxes

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### TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

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NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	21807.00	0.103	2246.12
<b>TOTAL ASSESSMENTS</b>						2246.12

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

#### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

#### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

#### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

#### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

#### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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### EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.



**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 2160 US HWY 27/441  
 33 18 24 0001 000 01100  
 W 1/4 OF SE 1/4 OF NE 1/4, SW 1/4 OF NE 1/4 LYING E OF RR  
 R/W--LESS S 291 FT--

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

AK NUMBER 1284457  
 L & R PROPERTIES-FRUITLAND PARK LLC  
 PO BOX 491907  
 LEESBURG FL 34749-1907



**TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	4,443,282	5.0734	22,542.55	4,684,834	4.8002	22,488.14	5.0327	23,577.36
Lake County MSTU Ambulance	4,443,282	0.4629	2,056.80	4,684,834	0.4380	2,051.96	0.4629	2,168.61
Public Schools								
By State Law	4,443,282	3.8850	17,262.15	4,684,834	3.6600	17,146.49	3.7010	17,338.57
By Local Board	4,443,282	2.9980	13,320.96	4,684,834	2.8243	13,231.38	2.9980	14,045.13
City of Fruitland Park	4,443,282	3.9134	17,388.34	4,684,834	3.7760	17,689.93	3.9134	18,333.63
Water Management District								
St Johns Water Mgt Dist	4,443,282	0.2414	1,072.61	4,684,834	0.2287	1,071.42	0.2287	1,071.42
Voter Approved Debt Payments								
Lake County BCC	4,443,282	0.1100	488.76	4,684,834	0.1100	515.33	0.1100	515.33
Independent Special Districts								
Lake County Water Authority	4,443,282	0.3557	1,580.48	4,684,834	0.3368	1,577.85	0.3557	1,666.40
North Lake Hospital Dist	4,443,282	0.9500	4,221.12	4,684,834	0.8950	4,192.93	1.0000	4,684.83
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>79,933.77</b>			<b>79,965.43</b>		<b>83,401.28</b>

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	4,443,282	4,443,282	4,443,282
CURRENT YEAR 2020	4,684,834	4,684,834	4,684,834

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

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**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	24770.00	0.103	2551.31
<b>TOTAL ASSESSMENTS</b>						2551.31

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

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**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 601 SOUTH DIXIE AVE  
 09 19 24 1200 00C 00200  
 FRUITLAND PARK 1ST ADD DREAM LAKE LOTS 2 , 3 E OF  
 HWY, BLK C PB 3 PG 13 ORB 5150

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

AK NUMBER 1431697  
 12 BY 12 INVESTMENTS LLC  
 15502 STONEYBROOK WEST PKWY STE 104-144  
 WINTER GARDEN FL 34787-4767

**TAXING AUTHORITY TAX INFORMATION**

TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	318,116	5.0734	1,613.93	310,600	4.8002	1,490.94	5.0327	1,563.16
Lake County MSTU Ambulance	318,116	0.4629	147.26	310,600	0.4380	136.04	0.4629	143.78
Public Schools								
By State Law	318,116	3.8850	1,235.88	310,600	3.6600	1,136.80	3.7010	1,149.53
By Local Board	318,116	2.9980	953.71	310,600	2.8243	877.23	2.9980	931.18
City of Fruitland Park	318,116	3.9134	1,244.92	310,600	3.7760	1,172.83	3.9134	1,215.50
Water Management District								
St Johns Water Mgt Dist	318,116	0.2414	76.79	310,600	0.2287	71.03	0.2287	71.03
Voter Approved Debt Payments								
Lake County BCC	318,116	0.1100	34.99	310,600	0.1100	34.17	0.1100	34.17
Independent Special Districts								
Lake County Water Authority	318,116	0.3557	113.15	310,600	0.3368	104.61	0.3557	110.48
North Lake Hospital Dist	318,116	0.9500	302.21	310,600	0.8950	277.99	1.0000	310.60
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>5,722.84</b>			<b>5,301.64</b>		<b>5,529.43</b>

**PROPERTY APPRAISER VALUE INFORMATION**

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	318,116	318,116	318,116
CURRENT YEAR 2020	310,600	310,600	310,600

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

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NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	6.00	273.00	1638.00
<b>TOTAL ASSESSMENTS</b>						1638.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 3401 US HIGHWAY 27/441  
 10 19 24 0003 000 03003  
 BEG AT MOST SWLY COR OF LOT 13, VALENCI A TERRACE  
 SUB, RUN W TO PT 300 FT E OF E

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



1  
 8 - 27

AK NUMBER 1740673  
 FWB INVESTMENTS LTD  
 8644 US HIGHWAY 441  
 LEESBURG FL 34788-4009



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	2,545,137	5.0734	12,912.50	2,731,127	4.8002	13,109.96	5.0327	13,744.94
Lake County MSTU Ambulance	2,545,137	0.4629	1,178.14	2,731,127	0.4380	1,196.23	0.4629	1,264.24
Public Schools								
By State Law	2,614,017	3.8850	10,155.46	2,731,127	3.6600	9,995.92	3.7010	10,107.90
By Local Board	2,614,017	2.9980	7,836.82	2,731,127	2.8243	7,713.52	2.9980	8,187.92
City of Fruitland Park	2,545,137	3.9134	9,960.14	2,731,127	3.7760	10,312.74	3.9134	10,687.99
Water Management District St Johns Water Mgt Dist	2,545,137	0.2414	614.40	2,731,127	0.2287	624.61	0.2287	624.61
Voter Approved Debt Payments Lake County BCC	2,545,137	0.1100	279.97	2,731,127	0.1100	300.42	0.1100	300.42
Independent Special Districts								
Lake County Water Authority	2,545,137	0.3557	905.31	2,731,127	0.3368	919.84	0.3557	971.46
North Lake Hospital Dist	2,545,137	0.9500	2,417.88	2,731,127	0.8950	2,444.36	1.0000	2,731.13
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>46,260.62</b>			<b>46,617.60</b>		<b>48,620.61</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	2,614,017	2,614,017	2,545,137
CURRENT YEAR 2020	2,731,127	2,731,127	2,731,127

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	68,880	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

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**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	30072.00	0.103	3097.42
<b>TOTAL ASSESSMENTS</b>						3097.42

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

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### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
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 13MIN 30SEC E 756.0 FT ALONG TH

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY  
 THIS IS NOT A BILL**

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 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).



AK NUMBER 2912740  
 MUNN A CARL II & CAROL DENISE  
 9536 MID SUMMER LN  
 LEESBURG FL 34788-3698



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	860,467	5.0734	4,365.49	917,662	4.8002	4,404.96	5.0327	4,618.32
Lake County MSTU Ambulance	860,467	0.4629	398.31	917,662	0.4380	401.94	0.4629	424.79
Public Schools								
By State Law	860,467	3.8850	3,342.91	917,662	3.6600	3,358.64	3.7010	3,396.27
By Local Board	860,467	2.9980	2,579.68	917,662	2.8243	2,591.75	2.9980	2,751.15
City of Fruitland Park	860,467	3.9134	3,367.35	917,662	3.7760	3,465.09	3.9134	3,591.18
Water Management District								
St Johns Water Mgt Dist	860,467	0.2414	207.72	917,662	0.2287	209.87	0.2287	209.87
Voter Approved Debt Payments								
Lake County BCC	860,467	0.1100	94.65	917,662	0.1100	100.94	0.1100	100.94
Independent Special Districts								
Lake County Water Authority	860,467	0.3557	306.07	917,662	0.3368	309.07	0.3557	326.41
North Lake Hospital Dist	860,467	0.9500	817.44	917,662	0.8950	821.31	1.0000	917.66
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>15,479.62</b>			<b>15,663.57</b>		<b>16,336.59</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	860,467	860,467	860,467
CURRENT YEAR 2020	917,662	917,662	917,662

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

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NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	14555.00	0.103	1499.17
<b>TOTAL ASSESSMENTS</b>						1499.17

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

#### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

#### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

#### COLUMN 4 - "CURRENT TAXABLE VALUE"

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#### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

#### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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### EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.



**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2501 CITRUS BLVD  
 10 19 24 0003 000 03401  
 BEG AT SE COR OF SW 1/4 OF SW 1/4 OF SECTION 10  
 TOWNSHIP 19 SOUTH RANGE 24 EAST,

AK NUMBER 1170605  
 WAL-MART STORES EAST LP  
 WAL MART PROPERTY TAX DEPT  
 PO BOX 8050  
 BENTONVILLE AR 72712-8055



#1  
 8 - 29



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	1,810,964	5.0734	9,187.74	1,945,457	4.8002	9,338.58	5.0327	9,790.90
Lake County MSTU Ambulance	1,810,964	0.4629	838.30	1,945,457	0.4380	852.11	0.4629	900.55
Public Schools								
By State Law	1,906,816	3.8850	7,407.98	1,945,457	3.6600	7,120.37	3.7010	7,200.14
By Local Board	1,906,816	2.9980	5,716.63	1,945,457	2.8243	5,494.55	2.9980	5,832.48
City of Fruitland Park	1,810,964	3.9134	7,087.03	1,945,457	3.7760	7,346.05	3.9134	7,613.35
Water Management District								
St Johns Water Mgt Dist	1,810,964	0.2414	437.17	1,945,457	0.2287	444.93	0.2287	444.93
Voter Approved Debt Payments								
Lake County BCC	1,810,964	0.1100	199.21	1,945,457	0.1100	214.00	0.1100	214.00
Independent Special Districts								
Lake County Water Authority	1,810,964	0.3557	644.16	1,945,457	0.3368	655.23	0.3557	692.00
North Lake Hospital Dist	1,810,964	0.9500	1,720.42	1,945,457	0.8950	1,741.18	1.0000	1,945.46
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>33,238.64</b>			<b>33,207.00</b>		<b>34,633.81</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,906,816	1,906,816	1,810,964
CURRENT YEAR 2020	1,945,457	1,945,457	1,945,457

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	95,852	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

## Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

### TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	12671.00	0.103	1305.11
<b>TOTAL ASSESSMENTS</b>						<b>1305.11</b>

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

#### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

#### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2500 US HWY 441/27  
 04 19 24 2175 00B 00600  
 FRUITLAND PARK, ZEPHYR LAKE N 30 FT OF L OT 6, LOTS  
 7, 8, 9, 10, 11, 12, BLK B PB



#2  
 8 - 30

AK NUMBER 2919540  
 CARMEN PROPERTIES LLC  
 2166 NW 10TH ST  
 Ocala FL 34475-5340



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	950,407	5.0734	4,821.79	1,045,448	4.8002	5,018.36	5.0327	5,261.43
Lake County MSTU Ambulance	950,407	0.4629	439.94	1,045,448	0.4380	457.91	0.4629	483.94
Public Schools								
By State Law	1,061,489	3.8850	4,123.88	1,120,769	3.6600	4,102.01	3.7010	4,147.97
By Local Board	1,061,489	2.9980	3,182.34	1,120,769	2.8243	3,165.39	2.9980	3,360.07
City of Fruitland Park	950,407	3.9134	3,719.32	1,045,448	3.7760	3,947.61	3.9134	4,091.26
Water Management District St Johns Water Mgt Dist	950,407	0.2414	229.43	1,045,448	0.2287	239.09	0.2287	239.09
Voter Approved Debt Payments Lake County BCC	950,407	0.1100	104.54	1,045,448	0.1100	115.00	0.1100	115.00
Independent Special Districts								
Lake County Water Authority	950,407	0.3557	338.06	1,045,448	0.3368	352.11	0.3557	371.87
North Lake Hospital Dist	950,407	0.9500	902.89	1,045,448	0.8950	935.68	1.0000	1,045.45
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>17,862.19</b>			<b>18,333.16</b>		<b>19,116.08</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,061,489	1,061,489	950,407
CURRENT YEAR 2020	1,120,769	1,120,769	1,045,448

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	111,082	75,321
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

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**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

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## TAXING AUTHORITY HEARING INFORMATION

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Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	10445.00	0.103	1075.84
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						2167.84

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2500 US HWY 441/27  
 04 19 24 2175 00B 00600  
 FRUITLAND PARK, ZEPHYR LAKE N 30 FT OF L OT 6, LOTS  
 7, 8, 9, 10, 11, 12, BLK B PB



AK NUMBER 2919540  
 CARMEN PROPERTIES LLC  
 2166 NW 10TH ST  
 OCALA FL 34475

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
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 AND EXPLANATIONS OF THE COLUMNS BELOW.

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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
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Lake County MSTU Ambulance	950,407	0.4629	439.94	1,045,448	0.4380	457.91	0.4629	483.94
Public Schools								
By State Law	1,061,489	3.8850	4,123.88	1,120,769	3.6600	4,102.01	3.7010	4,147.97
By Local Board	1,061,489	2.9980	3,182.34	1,120,769	2.8243	3,165.39	2.9980	3,360.07
City of Fruitland Park	950,407	3.9134	3,719.32	1,045,448	3.7760	3,947.61	3.9134	4,091.26
Water Management District St Johns Water Mgt Dist	950,407	0.2414	229.43	1,045,448	0.2287	239.09	0.2287	239.09
Voter Approved Debt Payments Lake County BCC	950,407	0.1100	104.54	1,045,448	0.1100	115.00	0.1100	115.00
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North Lake Hospital Dist	950,407	0.9500	902.89	1,045,448	0.8950	935.68	1.0000	1,045.45
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>17,862.19</b>			<b>18,333.16</b>		<b>19,116.08</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,061,489	1,061,489	950,407
CURRENT YEAR 2020	1,120,769	1,120,769	1,045,448

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	111,082	75,321
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	10445.00	0.103	1075.84
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						2167.84

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

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### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

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**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 203 EAST BERCKMAN ST #1  
 09 19 24 0400 024 00002  
 FRUITLAND PARK N 200 FT OF W 120 FT OF B LK 24 PB 3  
 PGS 8-9 ORB 2766 PG 898



6 - 31

AK NUMBER 1793718  
 SUKHAI GANESH & DAANEESHWARI  
 11912 FALCON CRST  
 CLERMONT FL 34711-7683



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F1	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F1		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	77,729	5.0734	394.35	85,502	4.8002	410.43	5.0327	430.31
Lake County MSTU Ambulance	77,729	0.4629	35.98	85,502	0.4380	37.45	0.4629	39.58
Public Schools								
By State Law	77,729	3.8850	301.98	115,509	3.6600	422.76	3.7010	427.50
By Local Board	77,729	2.9980	233.03	115,509	2.8243	326.23	2.9980	346.30
City of Fruitland Park	77,729	3.9134	304.18	85,502	3.7760	322.86	3.9134	334.60
Water Management District St Johns Water Mgt Dist	77,729	0.2414	18.76	85,502	0.2287	19.55	0.2287	19.55
Voter Approved Debt Payments Lake County BCC	77,729	0.1100	8.55	85,502	0.1100	9.41	0.1100	9.41
Independent Special Districts								
Lake County Water Authority	77,729	0.3557	27.65	85,502	0.3368	28.80	0.3557	30.41
North Lake Hospital Dist	77,729	0.9500	73.84	85,502	0.8950	76.52	1.0000	85.50
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>1,398.32</b>			<b>1,654.01</b>		<b>1,723.16</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	77,729	77,729	77,729
CURRENT YEAR 2020	115,509	115,509	85,502

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	30,007
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
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### NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						1092.00

### EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

**COLUMN 1 - "PRIOR TAXABLE VALUE"**

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

**COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"**

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**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 406 ACORN CIR  
 10 19 24 0500 000 00400  
 FRUITLAND PARK, SPRINGTREE SUB UNIT 1 LO T 4 PB 23  
 PG 36 ORB 2626 PG 671



AK NUMBER 1793831  
 SUKHAI GANESH & DAANEESHWARI  
 11912 FALCON CREST  
 CLERMONT FL 34711

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	135,822	5.0734	689.08	135,822	4.8002	651.97	5.0327	683.55
Lake County MSTU Ambulance	135,822	0.4629	62.87	135,822	0.4380	59.49	0.4629	62.87
Public Schools								
By State Law	135,822	3.8850	527.67	135,822	3.6600	497.11	3.7010	502.68
By Local Board	135,822	2.9980	407.19	135,822	2.8243	383.60	2.9980	407.19
City of Fruitland Park	135,822	3.9134	531.53	135,822	3.7760	512.86	3.9134	531.53
Water Management District								
St Johns Water Mgt Dist	135,822	0.2414	32.79	135,822	0.2287	31.06	0.2287	31.06
Voter Approved Debt Payments								
Lake County BCC	135,822	0.1100	14.94	135,822	0.1100	14.94	0.1100	14.94
Independent Special Districts								
Lake County Water Authority	135,822	0.3557	48.31	135,822	0.3368	45.74	0.3557	48.31
North Lake Hospital Dist	135,822	0.9500	129.03	135,822	0.8950	121.56	1.0000	135.82
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>2,443.41</b>			<b>2,318.33</b>		<b>2,417.95</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	135,822	135,822	135,822
CURRENT YEAR 2020	135,822	135,822	135,822

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

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<b>TOTAL ASSESSMENTS</b>						1092.00

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**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

\*REAL ESTATE \*  
 35007 GRAYS AIRPORT RD  
 33 18 24 0001 000 01200  
 S 226 FT OF SE 1/4 OF NE 1/4 LYING E OF SR 25--LESS E 97  
 FT & LESS W 115 FT OF E

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

AK NUMBER 1771650  
 RHODES ROBERT D &  
 LEANE E RHODES  
 2281 US HIGHWAY 441/27  
 FRUITLAND PARK FL 34731-5483



6 - 32



For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	779,651	5.0734	3,955.48	857,616	4.8002	4,116.73	5.0327	4,316.12
Lake County MSTU Ambulance	779,651	0.4629	360.90	857,616	0.4380	375.64	0.4629	396.99
Public Schools								
By State Law	867,968	3.8850	3,372.06	987,785	3.6600	3,615.29	3.7010	3,655.79
By Local Board	867,968	2.9980	2,602.17	987,785	2.8243	2,789.80	2.9980	2,961.38
City of Fruitland Park	779,651	3.9134	3,051.09	857,616	3.7760	3,238.36	3.9134	3,356.19
Water Management District								
St Johns Water Mgt Dist	779,651	0.2414	188.21	857,616	0.2287	196.14	0.2287	196.14
Voter Approved Debt Payments								
Lake County BCC	779,651	0.1100	85.76	857,616	0.1100	94.34	0.1100	94.34
Independent Special Districts								
Lake County Water Authority	779,651	0.3557	277.32	857,616	0.3368	288.85	0.3557	305.05
North Lake Hospital Dist	779,651	0.9500	740.67	857,616	0.8950	767.57	1.0000	857.62
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>14,633.66</b>			<b>15,482.72</b>		<b>16,139.62</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	867,968	867,968	779,651
CURRENT YEAR 2020	987,785	987,785	857,616

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	88,317	130,169
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	21161.00	0.103	2179.58
<b>TOTAL ASSESSMENTS</b>						2179.58

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 2281 US HIGHWAY 441/27  
 33 18 24 0004 000 04302  
 N 483 FT OF E 3/4 OF NE 1/4 OF SE 1/4,-- LESS E 452 FT &  
 LESS RD R/W-- ORB 1461

AK NUMBER 1284376X  
 RHODES ROBERT D &  
 LEANE E RHODES  
 2281 US HIGHWAY 441/27  
 FRUITLAND PARK FL 34731



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	1,553,250	5.0734	7,880.26	1,782,868	4.8002	8,558.12	5.0327	8,972.64
Lake County MSTU Ambulance	1,553,250	0.4629	719.00	1,782,868	0.4380	780.90	0.4629	825.29
Public Schools								
By State Law	1,553,250	3.8850	6,034.38	1,782,868	3.6600	6,525.30	3.7010	6,598.39
By Local Board	1,553,250	2.9980	4,656.64	1,782,868	2.8243	5,035.35	2.9980	5,345.04
City of Fruitland Park	1,553,250	3.9134	6,078.49	1,782,868	3.7760	6,732.11	3.9134	6,977.08
Water Management District								
St Johns Water Mgt Dist	1,553,250	0.2414	374.95	1,782,868	0.2287	407.74	0.2287	407.74
Voter Approved Debt Payments								
Lake County BCC	1,553,250	0.1100	170.86	1,782,868	0.1100	196.12	0.1100	196.12
Independent Special Districts								
Lake County Water Authority	1,553,250	0.3557	552.49	1,782,868	0.3368	600.47	0.3557	634.17
North Lake Hospital Dist	1,553,250	0.9500	1,475.59	1,782,868	0.8950	1,595.67	1.0000	1,782.87
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>27,942.66</b>			<b>30,431.78</b>		<b>31,739.34</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	1,610,065	1,578,250	1,578,250
CURRENT YEAR 2020	1,850,589	1,807,868	1,807,868

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	31,815	42,721
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
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**(352) 253-2150**

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**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Non-Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	45964.00	0.103	4734.29
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	1.00	273.00	273.00
<b>TOTAL ASSESSMENTS</b>						5007.29

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

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### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

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## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

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**ASSESSED VALUE:** The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification. If "assessment reductions" are applied or an agricultural classification is granted, the assessed value may be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

**ASSESSMENT REDUCTION:** Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction. It is an assessment determined per Florida Statute 193.461.

**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.

**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 1001 PENNSYLVANIA AVE  
 10 19 24 0500 000 00100  
 FRUITLAND PARK, SPRINGTREE SUB UNIT 1 LO T 1 PB 23  
 PG 36 ORB 1112 PG 525 ORB 416



#2  
 8 - 33

AK NUMBER 1434092  
 HARDMAN WALTER L JR & VIVIAN TRUSTEES  
 9081 SILVER LAKE DR  
 LEESBURG FL 34788-3414



**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

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TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	105,429	5.0734	534.88	105,429	4.8002	506.08	5.0327	530.59
Lake County MSTU Ambulance	105,429	0.4629	48.80	105,429	0.4380	46.18	0.4629	48.80
Public Schools								
By State Law	105,429	3.8850	409.59	105,429	3.6600	385.87	3.7010	390.19
By Local Board	105,429	2.9980	316.08	105,429	2.8243	297.76	2.9980	316.08
City of Fruitland Park	105,429	3.9134	412.59	105,429	3.7760	398.10	3.9134	412.59
Water Management District								
St Johns Water Mgt Dist	105,429	0.2414	25.45	105,429	0.2287	24.11	0.2287	24.11
Voter Approved Debt Payments								
Lake County BCC	105,429	0.1100	11.60	105,429	0.1100	11.60	0.1100	11.60
Independent Special Districts								
Lake County Water Authority	105,429	0.3557	37.50	105,429	0.3368	35.51	0.3557	37.50
North Lake Hospital Dist	105,429	0.9500	100.16	105,429	0.8950	94.36	1.0000	105.43
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>1,896.65</b>			<b>1,799.57</b>		<b>1,876.89</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	105,429	105,429	105,429
CURRENT YEAR 2020	105,429	105,429	105,429

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

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**(352) 253-2150**

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**5:00 p.m. September 11, 2020**

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## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

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## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						1092.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY MAKES NO CHANGE TO ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

### COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"

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## EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION

**MARKET (JUST) VALUE:** The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

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**EXEMPTIONS:** Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption value may also vary for the same taxing authority, depending on the levy (i.e. operating millage vs. debt service millage).

**TAXABLE VALUE:** Taxable value is the value used to calculate the tax due on your property. Taxable value is assessed value minus the value of your exemptions.



**Lake County Taxing Authority**  
**320 W. Main St., Suite A**  
**Tavares FL 32778-3831**

\*REAL ESTATE \*  
 1007 PENNSYLVANIA AVE  
 10 19 24 0500 000 00300  
 FRUITLAND PARK, SPRINGTREE SUB UNIT 1 LO T 3 PB 23  
 PG 36 ORB 1112 PG 525 ORB 416



AK NUMBER 2691042  
 HARDMAN WALTER L JR & VIVIAN TRUSTEES  
 9081 SILVER LAKE DR  
 LEESBURG FL 34788

**2020**  
 NOTICE OF PROPOSED  
 PROPERTY TAXES  
 AND  
 PROPOSED OR ADOPTED  
 NON-AD VALOREM ASSESSMENTS

**DO NOT PAY**  
**THIS IS NOT A BILL**

\*SEE REVERSE SIDE FOR NON-AD VALOREM ASSESSMENTS  
 AND EXPLANATIONS OF THE COLUMNS BELOW.

For more information concerning this notice,  
 please visit our website at [www.lcpafl.org](http://www.lcpafl.org).

TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY 00F2	PRIOR 2019 TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR 00F2		CURRENT 2020 TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Lake County BCC General Fund	104,606	5.0734	530.71	104,606	4.8002	502.13	5.0327	526.45
Lake County MSTU Ambulance	104,606	0.4629	48.42	104,606	0.4380	45.82	0.4629	48.42
Public Schools								
By State Law	104,606	3.8850	406.39	104,606	3.6600	382.86	3.7010	387.15
By Local Board	104,606	2.9980	313.61	104,606	2.8243	295.44	2.9980	313.61
City of Fruitland Park	104,606	3.9134	409.37	104,606	3.7760	394.99	3.9134	409.37
Water Management District								
St Johns Water Mgt Dist	104,606	0.2414	25.25	104,606	0.2287	23.92	0.2287	23.92
Voter Approved Debt Payments								
Lake County BCC	104,606	0.1100	11.51	104,606	0.1100	11.51	0.1100	11.51
Independent Special Districts								
Lake County Water Authority	104,606	0.3557	37.21	104,606	0.3368	35.23	0.3557	37.21
North Lake Hospital Dist	104,606	0.9500	99.38	104,606	0.8950	93.62	1.0000	104.61
<b>TOTAL AD VALOREM PROPERTY TAXES</b>			<b>1,881.85</b>			<b>1,785.52</b>		<b>1,862.25</b>

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR 2019	104,606	104,606	104,606
CURRENT YEAR 2020	104,606	104,606	104,606

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
SAVE OUR HOMES	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE 2019	CURRENT VALUE 2020
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
LIMITED INCOME SENIOR	CITY TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2020 or if you are entitled to an exemption or classification that is not reflected, please contact the

**Lake County Property Appraiser's Office at:**  
**320 W. Main St., Suite A Tavares, FL 32778-3831**  
**(352) 253-2150**

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser at [www.lcpafl.org](http://www.lcpafl.org) and must be filed on or before:

**5:00 p.m. September 11, 2020**

# Lake County Notice of Proposed Property Taxes

The taxing authorities which levy property taxes against your property will soon hold **Public Hearings** to adopt budgets and tax rates for the next year. The purpose of these **Public Hearings** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **Prior To Taking Final Action**. Each taxing authority may **Amend** or **Alter** its proposals at the hearing.

## TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME		
Lake County BCC General Fund	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County MSTU Ambulance	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Public Schools	September 14, 2020 5:05 PM	Board Rm, 201 W Burleigh Blvd	Tavares, FL 32778
City of Fruitland Park	September 10, 2020 6:00 PM	City Hall, 506 W Berckman St	Fruitland Park, FL 34731
St Johns Water Mgt Dist	September 8, 2020 5:05 PM	Visit <a href="http://www.sjrwmd.com">www.sjrwmd.com</a>	(386)312-2332
Lake County BCC	September 15, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
Lake County Water Authority	September 9, 2020 5:05 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778
North Lake Hospital Dist	September 10, 2020 5:30 PM	BCC Chambers, 315 W Main St	Tavares, FL 32778

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments contact the levying local governing boards.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form).

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT HEARING DATE, TIME, LOCATION, CONTACT			UNITS	RATE	ASSESSMENT
Fruitland Park	Fire Rescue Residential Units	Sept 10, 6:00 PM	506 W Berckman St (352)360-6727	4.00	273.00	1092.00
<b>TOTAL ASSESSMENTS</b>						1092.00

## EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION

### COLUMN 1 - "PRIOR TAXABLE VALUE"

This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

### COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"

These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

### COLUMN 4 - "CURRENT TAXABLE VALUE"

This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead Exemption. Current year taxable values are as of January 1, 2020.

### COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"

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