

Select Language ▼

## PROPERTY RECORD CARD

### General Information

<b>Owner Name:</b>	ROSE GORDON L TRUSTEE	<b>Alternate Key:</b>	1185068
<b>Mailing Address:</b>	61 N MAIN STE 2 WILMINGTON, OH 45177 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	25-19-25-000200001800
		<b>Millage Group and City:</b>	0002 (UNINCORPORATED)
		<b>Total Certified Millage Rate:</b>	14.8302
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	11227 DEAD RIVER RD TAVARES FL 32778 <a href="#">Update Property Location</a> ⓘ	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Locator:</b>	<a href="#">School and Bus Map</a> ⓘ
<b>Property Description:</b>	FROM SE COR OF GOV LOT 3 RUN S 89-58-10 W ALONG S LINE OF   GOV LOT 3 994.98 FT, N 15-42-40 W 790 FT TO POB, RUN N   74-17-20 E 250 FT, N 15-42-40 W 95 FT, S 74-17-20 W 315 FT   TO LAKE HARRIS, RUN S'LY ALONG LAKE 95 FT TO A PT S 74-17-20   W OF POB, THENCE N 74-17-20 E 50 FT TO POB--LESS R/W OF   EXISTING RD--   ORB 5009 PG 715		
<small><b>NOTE:</b> This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

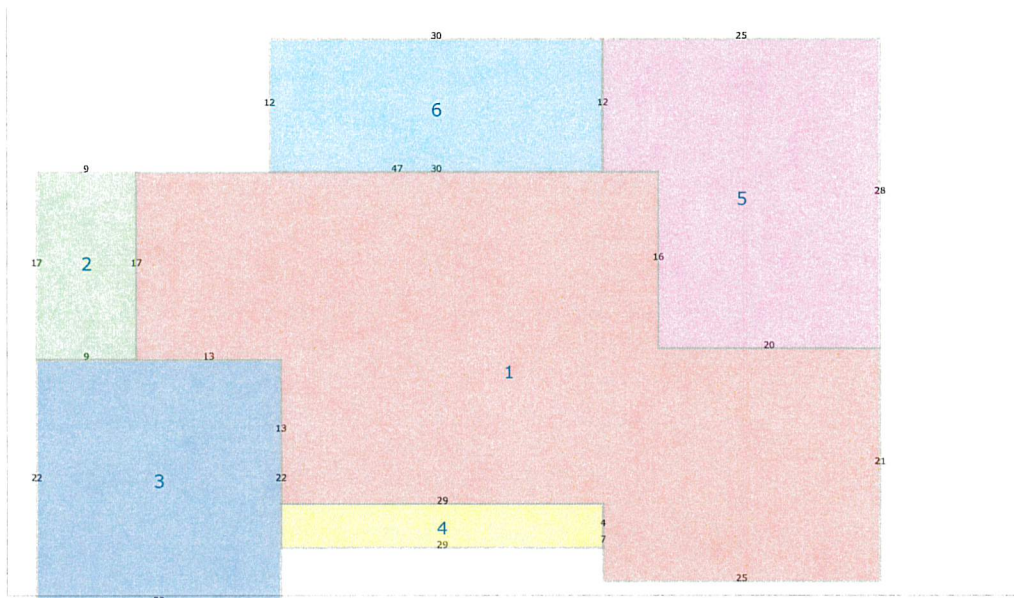
### Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY LAKEFRONT (0103)	0	0		1	LT		\$0.00	\$99,000.00

### Residential Building(s)

#### Building 001

Residential	Single Family	Building Value: \$242,632.00						
<b>Summary</b>								
Year Built: 1977	Total Living Area: 1696 ⓘ	Central A/C: Yes	Attached Garage: Yes					
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1					
<i>Incorrect Bedroom, Bath, or other information?</i> ⓘ								
<b>Section(s)</b>								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	1696	N	0%	0%	<input type="checkbox"/>
2	UTILITY / STORAGE (SCF)	Stucco/Brick (003)	1	153	N	0%	0%	<input type="checkbox"/>
3	GARAGE (GCF)	Stucco/Brick (003)	1	484	N	0%	0%	<input type="checkbox"/>
4	OPEN PORCH (OPF)	No Wall Type (000)	1	116	N	0%	0%	<input type="checkbox"/>
5	SCREEN PORCH (SPF)	No Wall Type (000)	1	620	N	0%	0%	<input type="checkbox"/>
6	ENCLOSED PORCH (EPC)	Stucco/Brick (003)	1	360	N	0%	0%	<input type="checkbox"/>
				<a href="#">View Larger / Print / Save</a>				



### Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	150	SF	1977	\$247.00
0002	BOATHOUSE (BHS)	420	SF	1977	\$3,367.00
0003	SWIMMING POOL (POL)	321	SF	1977	\$8,322.00
0004	DOCK (DOC)	420	SF	2011	\$3,215.00

### Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5009 / 715</a>	9/28/2017	Warranty Deed	Qualified	Improved	\$435,000.00
<a href="#">2267 / 1586</a>	2/18/2003	Warranty Deed	Unqualified	Improved	\$0.00
<a href="#">1393 / 1663</a>	10/1/1995	Warranty Deed	Unqualified	Improved	\$0.00
<a href="#">814 / 2454</a>	7/1/1984	Warranty Deed	Qualified	Improved	\$139,500.00

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

### Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2018 'Working Values' subject to change.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$356,783	\$356,783	\$356,783	5.11800	\$1,826.02
LAKE COUNTY MSTU AMBULANCE	\$356,783	\$356,783	\$356,783	0.46290	\$165.15
LAKE COUNTY MSTU FIRE	\$356,783	\$356,783	\$356,783	0.47040	\$167.83
SCHOOL BOARD STATE	\$356,783	\$356,783	\$356,783	4.35500	\$1,553.79
SCHOOL BOARD LOCAL	\$356,783	\$356,783	\$356,783	2.24800	\$802.05
LAKE COUNTY MSTU STORMWATER	\$356,783	\$356,783	\$356,783	0.49570	\$176.86
ST JOHNS RIVER FL WATER MGMT DIST	\$356,783	\$356,783	\$356,783	0.27240	\$97.19
LAKE COUNTY VOTED DEBT SERVICE	\$356,783	\$356,783	\$356,783	0.15240	\$54.37
LAKE COUNTY WATER AUTHORITY	\$356,783	\$356,783	\$356,783	0.25540	\$91.12
NORTH LAKE HOSPITAL DIST	\$356,783	\$356,783	\$356,783	1.00000	\$356.78



Total: 14.8302      Total: \$5,291.16

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

## Exemption Savings ⓘ

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

## Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Save Our Homes Assessment Transfer (Portability)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Non-Homestead Assessment Limitation (10% assessed value cap)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Classification Assessment Limitation	<a href="#">Learn More</a> <a href="#">View the Law</a>
Agricultural Classification	<a href="#">Learn More</a> <a href="#">View the Law</a>

## Assessment Reduction Savings ⓘ

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

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on July 15, 2018.

Site Notice

Prepared by and Return to:  
Jennifer Elszasz, an employee of  
First International Title, Inc.  
2755 Bay Street, Suite A  
Eustis, FL 32726

File No.: 109047-52

## **WARRANTY DEED**

This indenture made on September 28, 2017, by **Ralph W. White and Patricia A. White, husband and wife** whose address is: 234 South Pine Rd., Umatilla, FL 32784 hereinafter called the "grantor", to **Gordon L. Rose, an unmarried man**, Trustor and Trustee of the Gordon L. Rose Revocable Living Trust, instrument dated January 7, 2000 and amended December 24, 2006 whose address is: 61 N Main, Ste 2 Wilmington, OH 45177 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake County, Florida**, to-wit:

From the Southeast corner of Government Lot 3, Section 25, Township 19 South, Range 25 East, run South 89° 58' 10" West along the South line of said Government Lot 3 for a distance of 994.98 feet, thence North 15° 42' 40" West 790 feet to the Point of Beginning; run thence North 74° 17' 20" East 250 feet, thence North 15° 42' 40" West 95 feet, thence South 74° 17' 20" West 315 feet, more or less, to the waters of Lake Harris, thence Southerly along and with the waters of said Lake 95 feet, more or less, to a point South 74° 17' 20" West of Point of Beginning, thence North 74° 17' 20" East 50 feet, more or less, to the Point of Beginning, LESS right-of-way for existing road.

Parcel Identification Number: 25-19-25-0002-000-01800

**Trustee(s)**, has/have full power to sell, transfer, mortgage said real estate.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Ralph W. White  
Ralph W. White

Patricia A. White  
Patricia A. White  
By Ralph W. White  
as attny in fact

**Signed, sealed and delivered in our presence:**

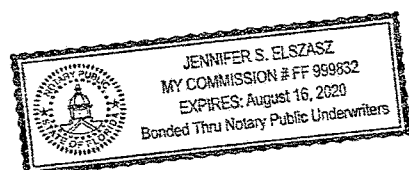
[Signature]  
Witness Signature  
Print Name: John R Cox

[Signature]  
Witness Signature  
Print Name: Jennifer S. Elszasz

State of FLORIDA  
County of Lake

**The Foregoing Instrument Was Acknowledged** before me on the 29 day of Sept. 2017, by **Ralph W. White and Patricia A. White, husband and wife** who is/are personally known to me or who has/have produced the following as identification: Drivers Lic

[Signature]  
Notary Public  
Printed Name:  
My Commission expires:





Date: 8/2/2018

Sec: 25 Twp: 19 Rng: 25

Department of Public Works
323 N. Sinclair Ave.
Tavares, FL 32778-7800



Voice: (352) 253-9081
FAX: (352) 253-6016

FLOOD INSURANCE RATE MAP INFORMATION

Person Inquiring: GORDON ROSE

Phone Number:

Fax Number:

Email:

Lake County Community No: 120421

Map No: 12069C Panel No: 0345E

Effective Date: 12/18/2012

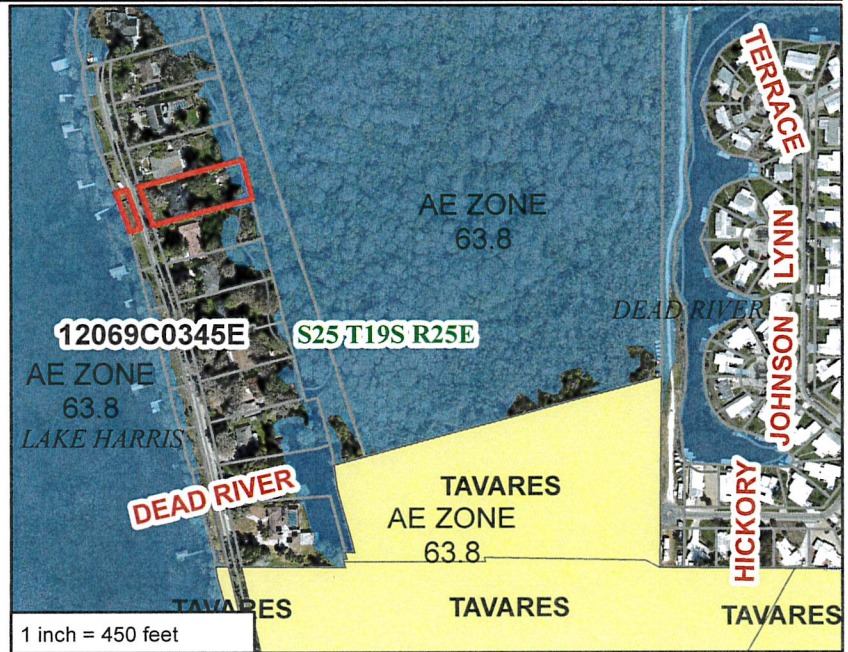
LEGAL DESCRIPTION OF PROPERTY:

FROM SE COR OF GOV LOT 3 RUN S 89-58-10 W . . .

ALT KEY NUMBER 1185068

PARCEL I.D. NUMBER 25-19-25-000200001800

11227 DEAD RIVER RD., TAVARES, FL 32778



This Property is Located ( X Partially, Fully ) in the Special Flood Hazard Area (SFHA):

- Zone X (Areas of minimal flooding: no shading)
Zone X Shaded (Areas between limits of the 100-yr flood and the 500-yr flood; light shading)
Zone A (Areas of 100-yr flood; BFE not determined by FEMA)

- Zone AE (Areas of 100-yr flood; BFE determined by FEMA)
Please note: Lake County Base Flood elevation Determinations of "A" Zones may be used for development activities not requiring commercial / subdivision site plan approval and which are less than five (5) acres or fifty (50) lots.
Reference Lake County Land Development Code Chapter IX & XIV and Title 44 CFR Sec. 60.3.

BASE FLOOD ELEVATION (BFE): 63.8 FT. NAVD 1988 , DERIVED FROM:

- Flood Insurance Rate Map (FIRM) identified above (Panel Number)
Base Flood Elevation (BFE) is undetermined by FEMA
Exact location of property cannot be determined on the FIRM
Aerial Topographic Map
Flood Study
USGS Survey (quad) Map

NOTES:

\*\*\* Some land may have the presence of Wetlands even if no floodplain is located there. Please refer to those agencies that handle wetlands issues such as FL. D.E.P., S.J.R.W.M.D. and S.W.F.W.M.D for more information \*\*\*

Federal law requires that a Flood Insurance Policy be obtained as a condition of a Federally backed mortgage or loan that is secured by the building located in a flood zone. For more information on flood insurance visit your public library system or ask your insurance agent. NOTE: This information is based on the Flood Insurance Rate Map (FIRM) for Lake County. This Document does not imply that the referenced property will or will not be free from flooding or damage. A property not located in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on themap. This document does not create liability on the part of Lake County, nor any officer or employee thereof, for any damage that results from reliance on this determination.

Insurance Information Distributed

Handwritten signature of County Official

County Official









**Legend**

2012 Flood Zones

FLD_ZONE	Description
X SHADED	X SHADED
A	A
AE	AE
X	DFIRM_Panels
—	Contour 2006 / 2007