

M E M O R A N D U M

ENGINEERING

A division of the
Department of Public Works
350 N. Sinclair Ave.
Tavares, FL 32778



LAKE COUNTY
FLORIDA

Real Florida. Real Close.

P: 352.253.6000
F: 352.253.9082
www.lakecountyfl.gov

Div Mgr
To: Lori Koontz, Road Operations Director *PH*
Through: Patti Harker, Right of Way Manager
From: Ginnie Moorhead, Right of Way Agent II
Date: ~~January 30, 2018~~ *2-1-2018*
Subject: Demolition Request – CR 466A Road Project / Davis Property / AK# 2565292 / Address is 506 W. Miller Street, Fruitland Park, FL 34731 / Tracking # SDY03008

This is a request to demolish a residence, shed and in-ground screened in pool on the above property in conjunction with our CR466A project. Attached please find a copy of the property survey, property record card, warranty deed, inventory sheet and keys for the Davis property. The electric is from the City of Leesburg and water is with City of Fruitland Park. Both were expected to be shut off on 01/30/2018.

The County took ownership of the property on October 27, 2017. This property had an extended occupancy agreement until January 31, 2018. Pictures from the final walk thru can be viewed at S:\Right of Way Digital Photos/Demolition/CR 466A Davis Walk Thru 013018.

This information has been provided to the Survey Department with a memo to stake property upon your request. This is a federally funded project. Please follow applicable asbestos and abatement procedures.

Thank you,

Enclosures

PH/gtm

Cindy Heffler, Assessment & Customer Service Supervisor, Environmental Services
Carol Boyle, Senior Assessment Specialist, Budge Office
Jeff Johnson, Road Superintendent, Mowing and Property Management (if applicable to this dept. – boundary survey attached)

S:\Right of Way\Projects\CR 466A\Demo info _ Maint & Mowing\Davis Demo Memo.docx

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

WENDY R. BREEDEN
District 3

LESLIE CAMPIONE
District 4

JOSH BLAKE
District 5

DEMOLITION PROPERTY INVENTORY
Lake County Public Works Right of Way

REAL PROPERTY

Former Owner: Richard + Donnelle Davis Alternate Key: 2565292
Address: 506 W. Miller St.
Date of Inventory: 1/30/18
Date of Acquisition: 10/27/17 City: Fruitland Park
Date to be Vacated: 1/31/18
Date of Possession: _____
Date of Asbestos Survey: _____
Size of Parcel: _____
Size of Remainder: _____
Negotiation or Condemnation: Negotiation or Condemnation
Partial or Whole Take: Partial or Whole Take
Right of Entry: Yes No (If yes, copy attached)
Key Provided: Yes No Date: _____
Key Received by: Patti + Ginnie

STRUCTURES

NONE: No. of structures 1 IMPROVEMENT TYPE: Sheds
Size: Concrete Condition: _____ Disposition: Foot equipment
Description: 1 Story 3 BR 2 Ba C/B Frame Metal Other
 In ground pool Underground storage tank Hazardous Material
Size: Small IMPROVEMENT TYPE: Foot eqp/Shed
Condition: _____ Disposition: _____
Description: _____ Story _____ BR _____ Ba C/B Frame Metal Other
 Hazardous Material
IMPROVEMENT TYPE: _____
Size: _____ Condition: _____ Disposition: _____
Description: _____ Story _____ BR _____ Ba C/B Frame Metal Other
 Hazardous Material
IMPROVEMENT TYPE: _____
Size: _____ Condition: _____ Disposition: _____
Description: _____ Story _____ BR _____ Ba C/B Frame Metal Other
 Hazardous Material

UTILITIES

City Leestown
Electric Co. and Meter #: IND054700615 Gas Co. and Meter #: _____
Water Co. and Meter #: Fruitland Park Bottle Gas Co. #: _____
Telephone Co.: _____ Sewer Co.: _____
Septic: private - front yard
East of driveway

SEVERABLE ITEMS

DESCRIPTION	QUANTITY	LOCATION	SERIAL #	DISPOSITION
Kitchen Cabinets	11			
A/C Central	1	East side		
Pump / Well				
Tank				
Fence: Chain				
Fence: Wire				
Fence: Other	Wood			
Landscaping				
Other Items				

Updated By: _____

Signature of Inspector _____ Date 1/30/18 _____ Date _____

Quinn Moorhead

120 Day Update Due on or Before: _____ 120 Day Update Due on or Before: _____

Updated: _____ Updated: _____

Inspector Date Inspector Date

Comments: 5 ceiling fans Comments: _____

STAGNANT water - built in Pool - Screened in

Repair back porch

Appraised chairs on front porch swing set back yard

Removed

Water heater disc water off today

Dish washer

PROPERTY RECORD CARD

General Information

Owner Name:	LAKE COUNTY BCC	Alternate Key:	2565292
Mailing Address:	ATTN COUNTY ATTORNEY 315 W MAIN ST TAVARES, FL 32778 Update Mailing Address	Parcel Number:	04-19-24-110000001000
		Millage Group and City:	00F2 (FRUITLAND PARK)
		Total Certified Millage Rate:	17.8504
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	506 WEST MILLER ST FRUITLAND PARK FL 34731 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	FRUITLAND PARK, PILGRIM TERRACE LOT 10 PB 22 PG 52 ORB 5019 PG 1087		

NOTE: 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.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	IMPROVED GOV'T COUNTY (8600)	0	0		15548	SF	\$0.00	\$40,425.00

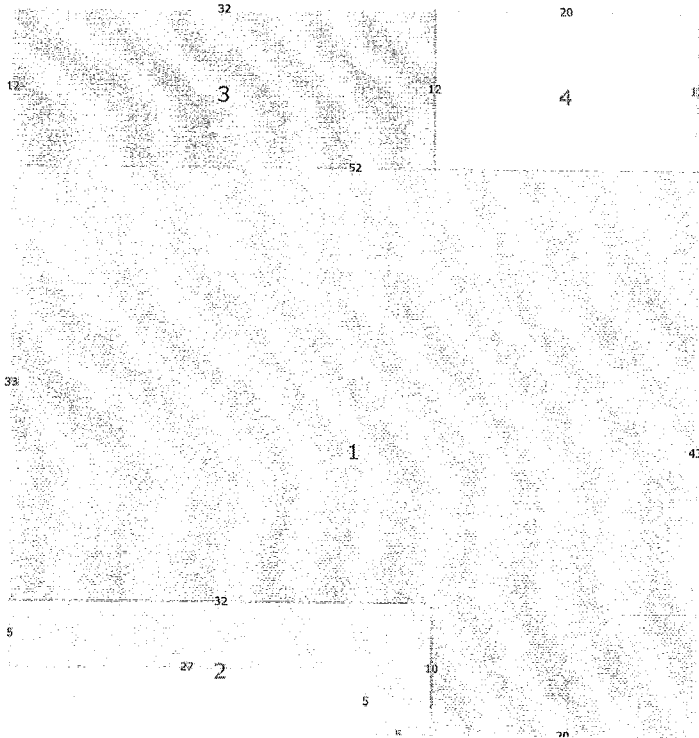
Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$73,758.00						
Summary								
Year Built: 1988	Total Living Area: 1916	Central A/C: Yes	Attached Garage: No					
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0					
<i>Incorrect Bedroom, Bath, or other information?</i>								
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	1916	N	0%	0%	

2	OPEN PORCH (OPF)	No Wall Type (000)	1	185	N	0%	0%
3	OPEN PORCH (OPU)	No Wall Type (000)	1	384	N	0%	0%
4	SCREEN PORCH (SPU)	No Wall Type (000)	1	240	N	0%	0%

[View Larger / Print / Save](#)



Miscellaneous Improvements


No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	UTILITY BUILDING - UNFINISHED (UBU)	120	SF	1988	\$148.00
0002	SWIMMING POOL (POL)	392	SF	1990	\$10,163.00
0003	POOL DECKING (PLD)	400	SF	1990	\$1,506.00
0004	UTILITY BUILDING - UNFINISHED (UBU)	120	SF	1990	\$148.00
0005	SCREENED ENCLOSED STRUCTURE (SEN)	1780	SF	2000	\$2,017.00

Sales History

(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
5019 / 1087	10/25/2017	Warranty Deed	Unqualified	Improved	\$0.00

<u>2207 / 2002</u>	10/30/2002	Warranty Deed	Qualified	Improved	\$130,700.00
<u>2207 / 2000</u>	9/14/2002	Warranty Deed	Qualified	Improved	\$130,700.00
<u>1722 / 1534</u>	5/28/1999	Warranty Deed	Qualified	Improved	\$113,000.00
<u>1852 / 2200</u>	5/28/1999	Warranty Deed	Unqualified	Improved	\$0.00
<u>1458 / 918</u>	2/1/1989	Quit Claim Deed	Unqualified	Improved	\$49,700.00
<u>958 / 350</u>	3/1/1988	Warranty Deed	Unqualified	Vacant	\$0.00
<u>944 / 484</u>	12/1/1987	Warranty Deed	Qualified	Vacant	\$9,000.00
<u>805 / 1880</u>	4/1/1984	Warranty Deed	Unqualified	Vacant	\$1.00
<u>744 / 2172</u>	1/1/1982	Warranty Deed	Unqualified	Vacant	\$8,000.00

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

Exemptions Information

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

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

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of:
\$2,287.79

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 January 7, 2018.
Site Notice

This instrument prepared by/
Return to:

Robert Q. Williams
Williams, Smith & Summers, P.A.
380 West Alfred Street
Tavares, Florida 32778



STATUTORY WARRANTY DEED

THIS INDENTURE, made this 25th day of October, 2017, between **RICHARD A. DAVIS AND DONELLE S. DAVIS, husband and wife**, 506 W. Miller Street, Fruitland Park, Florida 34731, County of Lake, State of Florida, hereinafter referred to as "Grantor"; and **LAKE COUNTY, a political subdivision of the State of Florida**, P.O. Box 7800, Tavares, FL 32778-7800, as "Grantee".

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, has granted, bargained, sold, and conveyed to Lake County, its successors and assigns, the following described land, situate, lying, and being in Lake County, Florida:

AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPATED HEREIN

This deed is exempt from Florida documentary stamp tax under Department of Revenue Rules 12B-4.013(4) and 12B-4.014(13), F.A.C.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument in the manner provided by law, on the day and year first above written, Signed, Sealed and Delivered in our presence as witnesses:

Witnesses:

(1) Sign: *Tammy K. Herdley*
Printed Name: Tammy K. Herdley
(2) Sign: *Sheila Waldrop*
Printed Name: Sheila Waldrop

Grantor(s):

Richard A. Davis (Seal)
Richard A. Davis
506 W. Miller Street
Fruitland Park, FL 34731
Donelle S. Davis (Seal)
Donelle S. Davis
506 W. Miller Street
Fruitland Park, FL 34731

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 25th day of October, 2017, by Richard A. Davis and Donelle S. Davis, who are personally known to me or who have produced _____ as identification.

Sheila Waldrop
Notary Public (Signature)
Print Name: Sheila Waldrop
Title or Rank:
Serial Number (if any):
My Commission Expires: 4-1-18

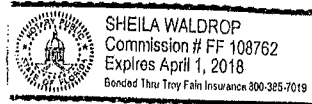


Exhibit "A"

Lot 10, Pilgrim Terrace, according to the map or plat thereof as recorded
in Plat Book 22, Page 52, Public Records of Lake County, Florida.