


# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	LAKE COUNTY BCC	<b>Alternate Key:</b>	3855949
<b>Mailing Address:</b>	315 W MAIN ST TAVARES, FL 32778 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	30-19-28-0002-000-08000
		<b>Millage Group and City:</b>	MP06 Unincorporated
		<b>2024 Total Certified Millage Rate:</b>	13.5721
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	31587 FOURTH ST SORRENTO FL, 32776	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	<p>FROM NORTHWEST CORNER OF BLK 21 CRAIG'S ADD PB 1 PG 58 RUN NORTH 90-00-00 WEST ALONG THE WESTERLY EXTENSION OF NORTH LINE OF SAID BLK 21 A DISTANCE OF 30.08 FEET, SOUTH 00-29-36 WEST 307.59 FEET TO NORTH LINE OF 100 FEET RAILROAD RIGHT OF WAY, SOUTH 75-24-10 WEST ALONG SAID NORTH LINE OF RAILROAD RIGHT OF WAY A DISTANCE OF 375.61 FEET FOR POINT OF BEGINNING, CONTINUE SOUTH 75-24-10 WEST ALONG SAID NORTH LINE 177.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5779.65 FEET, A CHORD BEARING OF SOUTH 75-00-07 WEST, A CHORD LENGTH OF 80.85 FEET AND A CENTRAL ANGLE OF 00-48-06, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 80.85 FEET, THENCE RUN NORTH 77-24-24 WEST 88.53 FEET, NORTH 53-30-50 WEST 87.43 FEET, NORTH 02-39-52 WEST 113.83 FEET, NORTH 89-50-42 WEST 594 FEET TO WEST LINE OF NORTHWEST 1/4, NORTH 00-52-24 EAST 233.16 FEET, SOUTH 89-45-11 EAST 730.05 FEET, SOUTH 01-58-16 WEST 232.09 FEET, SOUTH 89-50-42 EAST 280.99 FEET, SOUTH 00-09-18 WEST 118.10 FEET TO POINT OF BEGINNING, AND FROM NORTHWEST CORNER OF BLK 21 CRAIG'S ADD PB 1 PG 58 RUN NORTH 90-00-00 WEST ALONG WESTERLY EXTENSION OF NORTH LINE OF SAID BLK 21 FOR A DISTANCE OF 30.08 FEET, SOUTH 00-29-36 WEST 284.78 FEET, NORTH 89-50-42 WEST 363.36 FEET FOR POINT OF BEGINNING, CONTINUE NORTH 89-50-42 WEST 280.99 FEET, NORTH 01-58-16 EAST 107.82 FEET, SOUTH 89-51-51 EAST 273.38 FEET, SOUTH 02-04-28 EAST 107.93 FEET TO POINT OF BEGINNING, AND FROM NORTHWEST CORNER OF BLK 21 CRAIG'S ADD RUN NORTH 90-00-00 WEST 30.08 FEET, SOUTH 00-29-35 WEST 284.78 FEET, NORTH 89-50-42 WEST 644.52 FEET, NORTH 01-52-16 EAST 232.09 FEET FOR POINT OF BEGINNING, RUN NORTH 89-45-11 WEST 730.05 FEET TO WEST LINE OF NORTHWEST 1/4, NORTH 00-52-24 EAST 399.14 FEET TO SOUTHWEST CORNER OF NORTHWEST 1/4 OF NORTHWEST 1/4, SOUTH 89-45-11 EAST 737.70 FEET, SOUTH 01-58-16 WEST 399.30 FEET TO POINT OF BEGINNING ORB 5480 PG 1611</p>		
<p><small>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.</small></p>			

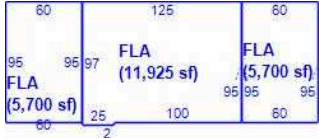
## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	IMPROVED GOVT COUNTY (8600)	0	0		12.470	Acre		\$274,066.00	\$274,066.00

[Click here for Zoning Info](#) 
[FEMA Flood Map](#)

## Commercial Building(s)

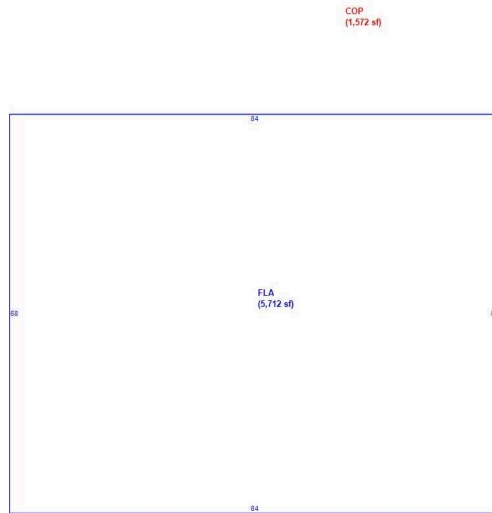
### Building 1

Commercial	Building Value: \$1,151,962.00 Building Use: WAREHOUSE ( 48C ) Structure Type:						
Summary	Section(s)						
Year Built: 2005 Total Effective Area: 23325 Full Bathrooms: 0 Half Bathrooms: 1 Elevators: 0 Elevator Landings: 0 Residential Units: 0 Kitchens: 0 Fireplaces: 0	<table border="1"> <thead> <tr> <th>Section Type</th> <th>No. Stories</th> <th>Ground Floor Area</th> </tr> </thead> <tbody> <tr> <td>FINISHED LIVING AREA (FLA)</td> <td>1.00</td> <td>23325</td> </tr> </tbody> </table> <p style="text-align: right;"><a href="#">View Larger</a></p> 	Section Type	No. Stories	Ground Floor Area	FINISHED LIVING AREA (FLA)	1.00	23325
Section Type	No. Stories	Ground Floor Area					
FINISHED LIVING AREA (FLA)	1.00	23325					

### Building 2

Commercial	Building Value: \$328,957.00 Building Use: LIGHT MANUFACTURING PRE-ENG BLDG ( 41C ) Structure Type:									
Summary	Section(s)									
Year Built: 1978 Total Effective Area: 7284 Full Bathrooms: 2 Half Bathrooms: 0 Elevators: 0	<table border="1"> <thead> <tr> <th>Section Type</th> <th>No. Stories</th> <th>Ground Floor Area</th> </tr> </thead> <tbody> <tr> <td>COMMERCIAL CANOPY (COP)</td> <td>1.00</td> <td>1572</td> </tr> <tr> <td>FINISHED LIVING AREA (FLA)</td> <td>1.00</td> <td>5712</td> </tr> </tbody> </table> <p style="text-align: right;"><a href="#">View Larger</a></p>	Section Type	No. Stories	Ground Floor Area	COMMERCIAL CANOPY (COP)	1.00	1572	FINISHED LIVING AREA (FLA)	1.00	5712
Section Type	No. Stories	Ground Floor Area								
COMMERCIAL CANOPY (COP)	1.00	1572								
FINISHED LIVING AREA (FLA)	1.00	5712								

Elevator Landings: 0  
 Residential Units: 0  
 Kitchens: 0  
 Fireplaces: 0



### Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	9500	SF	2005	\$13,300.00
2	LOADING DOCK (CLDK2)	120	SF	1977	\$667.00
3	PAVING (CPAV2)	736	SF	1977	\$1,031.00
4	PAVING (CPAV2)	72550	SF	2004	\$101,570.00

### 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="#">5480 / 1611</a>	06/01/2020	Warranty Deed	Unqualified	Improved	\$0.00
<a href="#">3967 / 1325</a>	12/30/2009	Warranty Deed	Unqualified	Improved	\$750,000.00
<a href="#">3651 / 742</a>	04/25/2008	Warranty Deed	Unqualified	Improved	\$700,000.00
<a href="#">3253 / 1182</a>	09/05/2006	Warranty Deed	Unqualified	Improved	\$1,592,400.00

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

### Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2024 CERTIFIED VALUES. 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	\$1,871,553	\$1,038,230	\$0	5.0364	\$0.00
SCHOOL BOARD STATE	\$1,871,553	\$1,871,553	\$0	3.1240	\$0.00
SCHOOL BOARD LOCAL	\$1,871,553	\$1,871,553	\$0	2.9980	\$0.00
LAKE COUNTY WATER AUTHORITY	\$1,871,553	\$1,038,230	\$0	0.2940	\$0.00
NORTH LAKE HOSPITAL DIST	\$1,871,553	\$1,038,230	\$0	0.4100	\$0.00

ST JOHNS RIVER FL WATER MGMT DIST	\$1,871,553	\$1,038,230	\$0	0.1793	\$0.00
LAKE COUNTY MSTU STORMWATER	\$1,871,553	\$1,038,230	\$0	0.4957	\$0.00
LAKE COUNTY MSTU AMBULANCE	\$1,871,553	\$1,038,230	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$1,871,553	\$1,038,230	\$0	0.0918	\$0.00
LAKE COUNTY MSTU FIRE	\$1,871,553	\$1,038,230	\$0	0.4800	\$0.00
				<b>Total:</b> 13.5721	<b>Total:</b> \$0.00

## 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 \$5,000)	<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 \$5,000)	<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 (\$5,000)	<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>

**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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