



CONSULTING. ENGINEERING. CONSTRUCTION.

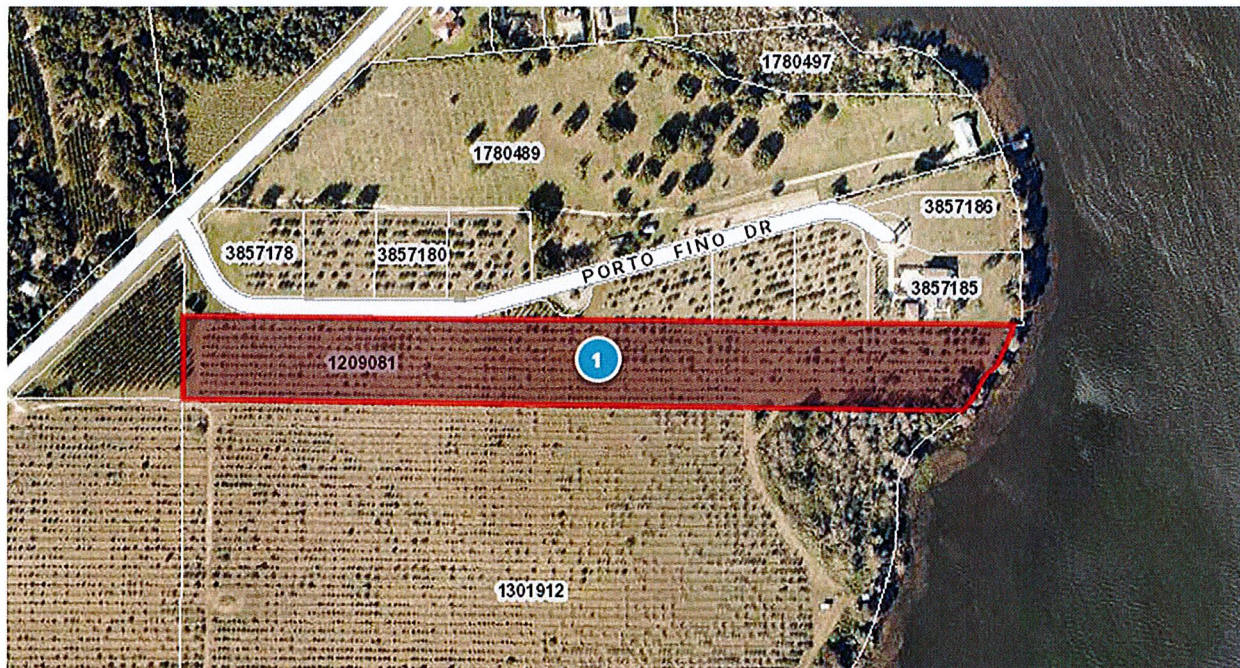
December 30, 2022

John Brock  
Town Clerk  
Town of Howey-in-the-Hills  
Town Hall  
101 N. Palm Ave  
Howey-in-the-Hills, FL 34737

**RE: Thompson Groves PUD  
Request for Voluntary Annexation  
Parcel No: 24-20-25-0003-000-00601  
Alternate Key: 1209081**

John:

Pursuant to the request generated from the DRC and in addition to the Town's Annexation application previously submitted, please allow this correspondence to serve as the Voluntary Annexation request with respect to the above caption parcel. Below please note the property as highlighted from the Lake County Property Appraiser's data base:



In further support of the Voluntary Annexation request, attached herewith please find the following:



CONSULTING. ENGINEERING. CONSTRUCTION.

- Owner Authorization/Consent
- Property Appraiser Data Card
- Warranty Deed (ORB 3193, PG 1330)
- 2022 Tax Notice
- Legal description for parcel

If you have additional comments, requests or need clarification; please feel free to contact me directly. I can be reached at 772-486-1977 or via email at [cmillar@atwell-group.com](mailto:cmillar@atwell-group.com).

Respectfully,

**ATWELL**

*Chuck Millar*

Chuck Millar  
Senior Project Manager

PREPARED BY/RETURN TO:

R Del G. Potter, Esquire  
POTTER CLEMENT LOWRY & DUNCAN  
308 E. Fifth Ave.  
Mt. Dora, FL 32757

Parcel ID Number: 3692756

**WARRANTY DEED**

THIS WARRANTY DEED made this 15<sup>th</sup> day of June, 2006 by PATRICIA BOUIS THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, STEPHANIE B. BOUIS, 412 Fair Oaks Circle, Chapel Hill, NC 27516, MARTHA BOUIS, 13600 E. Palamino Dr., S.W. Ranches, FL 33330, and PAUL M. THOMPSON, 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantor, to PATRICIA BOUIS THOMPSON as to a 41.75 percentage, STEPHANIE B. BOUIS as to a 41.75 percentage, and PAUL M. THOMPSON as to a 16.5 percentage, all as Tenants in Common, whose address is: 31217 Overbrook St., Mt. Plymouth, FL 32776, hereinafter called Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and 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, State of Florida, viz:

Parcel Number 1:

That part of Government Lots 8 and 9, Section 23, Township 20 South, Range 25 East, Lake County, Florida, lying southeast of State Road 19. (Parcel ID Number 3692756)

That part of the following described land lying in Government Lots 2 and 3, Section 24, Township 20 South, Range 25 East, Lake County, Florida, begin at the Southwest corner of the section, run North 1,543 feet East to the lake; begin again as before, run East 288 feet, North 340 feet, East to the lake, Northeasterly along the lake to intersect the first line. (Coleman-Cline East). (Parcel ID Numbers 1209081 and 1301912).

Grantor warrants that the above described property is not homestead property as defined by the constitution and the laws of the State of Florida.

Subject to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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 31, 2005.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

William Hall  
Witness #1 Signature

William Hall  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Susan H. Carr  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

J. Millhouse Bishop  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Frank Bouis  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

J. Millhouse Bishop  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Frank Bouis  
Witness #2 Printed Name

[Signature]  
Witness #1 Signature

Staci Blair  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Stacy Stout  
Witness #2 Printed Name

[Signature]  
PATRICIA BOUIS THOMPSON

[Signature]  
STEPHANIE B. BOUIS

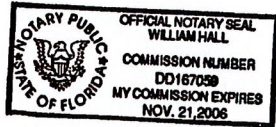
[Signature]  
MARTHA BOUIS

[Signature]  
PAUL M. THOMPSON

STATE OF FLORIDA  
COUNTY OF POLK

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PATRICIA BOUIS THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [ ] Said person are personally known to me. [X] Said person provided the following type of identification:  
FLORIDA DRIVERS LICENSE

Witness my hand and official seal in the County and State last aforesaid this 28TH day of MARCH, 2006.

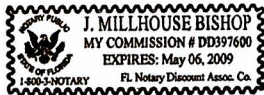


William Hall  
NOTARY PUBLIC- WILLIAM HALL  
(Type or Print Notary Name)  
Serial No., if any DD 16 7050  
My Commission Expires: 11-21-06

STATE OF FLORIDA  
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEPHANIE B. BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.

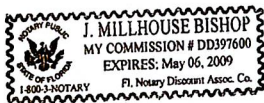


J. Millhouse Bishop  
NOTARY PUBLIC- J. Millhouse Bishop  
(Type or Print Notary Name)  
Serial No., if any DD 397600  
My Commission Expires:  
MAY 06 2009

STATE OF FLORIDA  
COUNTY OF LAKE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARTHA BOUIS, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) [X] Said person are personally known to me. [ ] Said person provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 15th day of June, 2006.



J. Millhouse Bishop  
NOTARY PUBLIC- J. Millhouse Bishop  
(Type or Print Notary Name)  
Serial No., if any DD 397600  
My Commission Expires:  
MAY 06 2009

STATE OF FLORIDA  
COUNTY OF Orange

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared PAUL M. THOMPSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) [☒] Said person are personally known to me. [☐] Said person provided the following type of identification:

\_\_\_\_\_

Witness my hand and official seal in the County and State last aforesaid this 27<sup>th</sup> day of March, 2006.

Mary Jo Cascio  
NOTARY PUBLIC

(Type or Print Notary Name)

Serial No., if any \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# PROPERTY RECORD CARD

## General Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                       |                                    |                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------|
| Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | THOMPSON<br>PATRICIA BOUIS<br>ET AL                                                                                                                                                                                                                                                                                                                                                   | Alternate Key:                     | 1209081                                                                                       |
| Mailing Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 31217<br>OVERBROOK ST<br>MOUNT<br>PLYMOUTH, FL<br>32776<br><a href="#">Update Mailing Address</a>                                                                                                                                                                                                                                                                                     | Parcel Number: ⓘ                   | 24-20-25-0003-<br>000-00601                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                       | Millage Group and City:            | 0001<br>Unincorporated                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                       | 2022 Total Certified Millage Rate: | 13.8543                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                       | Trash/Recycling/Water/Info:        | <a href="#">My Public Services Map</a> ⓘ                                                      |
| Property Location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PORTO FINO DR<br>HOWEY IN THE<br>HILLS FL, 34737                                                                                                                                                                                                                                                                                                                                      | Property Name:                     | --<br><a href="#">Submit Property Name</a> ⓘ                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                       | School Information:                | <a href="#">School Locator &amp; Bus Stop Map</a> ⓘ<br><a href="#">School Boundary Maps</a> ⓘ |
| Property Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | THAT PART OF FOLLOWING DESCRIBED LAND LYING IN GOV LOT 2, BEG AT SW COR OF SEC, RUN N 1543 FT, E TO LAKE, BEG AS BEFORE, RUN E 288 FT, N 340 FT, E TO LAKE, NE'LY ALONG LAKE TO INTERSECT FIRST LINE ORB 1230 PG 311 ORB 1337 PG 755 ORB 1407 PGS 64-66 ORB 1570 PGS 515-517 ORB 1594 PGS 1451 1455 ORB 1675 PGS 390-399 ORB 1797 PGS 1265-1268 ORB 1864 PGS 331-333 ORB 3193 PG 1330 |                                    |                                                                                               |
| 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 Appralser 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                                            | AG / GROVE -<br>ABANDONED (6619) | 0        | 0     | ABANDONED                      | 10.700    | Acre | \$50.00     | \$117,700.00 |
| <a href="#">Click here for Zoning Info</a> ⓘ |                                  |          |       | <a href="#">FEMA Flood Map</a> |           |      |             |              |

## Miscellaneous Improvements

There is no improvement information to display.

## 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="#">3193 / 1330</a> | 06/2006   | Warranty Deed | Unqualified           | Vacant          | \$1.00     |
| <a href="#">1864 / 333</a>  | 09/2000   | Warranty Deed | Unqualified           | Vacant          | \$1.00     |
| <a href="#">1864 / 332</a>  | 09/2000   | Warranty Deed | Unqualified           | Vacant          | \$1.00     |
| <a href="#">1864 / 331</a>  | 08/2000   | Warranty Deed | Unqualified           | Vacant          | \$1.00     |
| <a href="#">1797 / 1268</a> | 01/2000   | Warranty Deed | Unqualified           | Vacant          | \$1.00     |

|                             |         |                   |             |        |        |
|-----------------------------|---------|-------------------|-------------|--------|--------|
| <a href="#">1797 / 1267</a> | 01/2000 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1797 / 1266</a> | 01/2000 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1797 / 1265</a> | 01/2000 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 399</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 398</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 397</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 396</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 395</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 394</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 393</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 392</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 391</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1675 / 390</a>  | 12/1998 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1663 / 79</a>   | 04/1998 | Quit Claim Deed   | Unqualified | Vacant | \$1.00 |
| <a href="#">1594 / 1455</a> | 03/1998 | Personal Rep Deed | Unqualified | Vacant | \$1.00 |
| <a href="#">1594 / 1451</a> | 03/1998 | Quit Claim Deed   | Unqualified | Vacant | \$1.00 |
| <a href="#">1570 / 518</a>  | 12/1996 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1570 / 517</a>  | 12/1996 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1570 / 516</a>  | 12/1996 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1570 / 515</a>  | 10/1996 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1407 / 66</a>   | 12/1995 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1407 / 65</a>   | 12/1995 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1407 / 64</a>   | 12/1995 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1337 / 755</a>  | 12/1994 | Warranty Deed     | Unqualified | Vacant | \$1.00 |
| <a href="#">1230 / 311</a>  | 05/1993 | Trustees Deed     | Unqualified | Vacant | \$1.00 |

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

## Values and Estimated Ad Valorem Taxes

**Values shown below are 2023 WORKING VALUES that are subject to change until certified.**

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      | \$117,700    | \$535          | \$535         | 5.0364                   | \$2.69               |
| SCHOOL BOARD STATE                | \$117,700    | \$535          | \$535         | 3.2500                   | \$1.74               |
| SCHOOL BOARD LOCAL                | \$117,700    | \$535          | \$535         | 2.9980                   | \$1.60               |
| LAKE COUNTY WATER AUTHORITY       | \$117,700    | \$535          | \$535         | 0.3083                   | \$0.16               |
| NORTH LAKE HOSPITAL DIST          | \$117,700    | \$535          | \$535         | 0.5000                   | \$0.27               |
| ST JOHNS RIVER FL WATER MGMT DIST | \$117,700    | \$535          | \$535         | 0.1974                   | \$0.11               |
| LAKE COUNTY MSTU STORMWATER       | \$117,700    | \$535          | \$535         | 0.4957                   | \$0.27               |
| LAKE COUNTY MSTU AMBULANCE        | \$117,700    | \$535          | \$535         | 0.4629                   | \$0.25               |
| LAKE COUNTY VOTED DEBT SERVICE    | \$117,700    | \$535          | \$535         | 0.0918                   | \$0.05               |
| LAKE COUNTY MSTU FIRE             | \$117,700    | \$535          | \$535         | 0.5138                   | \$0.27               |
|                                   |              |                |               | <b>Total:</b><br>13.8543 | <b>Total: \$7.41</b> |

## Exemptions Information

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

REAL ESTATE  
 PORTO FINO DR  
 24-20-25-0003-000-00601  
 THAT PART OF FOLLOWING DESCRIBED LAND LY ING IN GOV LOT 2,  
 BEG AT SW COR OF SEC,

AK NUMBER 1209081  
 THOMPSON PATRICIA BOUIS ET AL  
 31217 OVERBROOK ST  
 MOUNT PLYMOUTH FL 32776-9675



431  
 8 - 151171



**2022**  
 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<br>0001                        | PRIOR 2021<br>TAXABLE VALUE | YOUR FINAL TAX RATE<br>AND TAXES LAST YEAR |                   | CURRENT 2022<br>TAXABLE VALUE | YOUR TAX RATE AND TAXES<br>THIS YEAR<br>IF NO BUDGET<br>CHANGE IS MADE |                   | YOUR TAX RATE AND TAXES<br>THIS YEAR<br>IF PROPOSED BUDGET<br>CHANGE IS MADE |                   |
|                                                 | COLUMN 1                    | COLUMN 2<br>RATE                           | COLUMN 3<br>TAXES | COLUMN 4                      | COLUMN 5<br>RATE                                                       | COLUMN 6<br>TAXES | COLUMN 7<br>RATE                                                             | COLUMN 8<br>TAXES |
| Lake County BCC General Fund                    | 535                         | 5.0529                                     | 2.70              | 535                           | 4.5958                                                                 | 2.46              | 5.0529                                                                       | 2.70              |
| MSTU Ambulance                                  | 535                         | 0.4629                                     | 0.25              | 535                           | 0.4210                                                                 | 0.23              | 0.4629                                                                       | 0.25              |
| MSTU Fire                                       | 535                         | 0.5138                                     | 0.27              | 535                           | 0.4601                                                                 | 0.25              | 0.5138                                                                       | 0.27              |
| Public Schools                                  |                             |                                            |                   |                               |                                                                        |                   |                                                                              |                   |
| By State Law                                    | 535                         | 3.5940                                     | 1.92              | 535                           | 3.1728                                                                 | 1.70              | 3.2500                                                                       | 1.74              |
| By Local Board                                  | 535                         | 2.9980                                     | 1.60              | 535                           | 2.6466                                                                 | 1.42              | 2.9980                                                                       | 1.60              |
| MSTU Stormwater                                 | 535                         | 0.4957                                     | 0.27              | 535                           | 0.4471                                                                 | 0.24              | 0.4957                                                                       | 0.27              |
| Water Management District<br>St Johns Water Mgt | 535                         | 0.2189                                     | 0.12              | 535                           | 0.1974                                                                 | 0.11              | 0.1974                                                                       | 0.11              |
| Voter Approved Debt Payments<br>Lake County BCC | 535                         | 0.0918                                     | 0.05              | 535                           | 0.0918                                                                 | 0.05              | 0.0918                                                                       | 0.05              |
| Independent Special Districts                   |                             |                                            |                   |                               |                                                                        |                   |                                                                              |                   |
| Lake Co Water Auth                              | 535                         | 0.3229                                     | 0.17              | 535                           | 0.2937                                                                 | 0.16              | 0.3229                                                                       | 0.17              |
| North Lake Hosp                                 | 535                         | 0.0000                                     | 0.00              | 535                           | 0.0000                                                                 | 0.00              | 0.7500                                                                       | 0.40              |
| <b>TOTAL AD VALOREM PROPERTY TAXES</b>          |                             |                                            | <b>7.35</b>       |                               |                                                                        | <b>6.62</b>       |                                                                              | <b>7.56</b>       |

| PROPERTY APPRAISER VALUE INFORMATION |                 |                                             |                                                 |
|--------------------------------------|-----------------|---------------------------------------------|-------------------------------------------------|
|                                      | MARKET<br>VALUE | ASSESSED VALUE<br>APPLIES TO SCHOOL MILLAGE | ASSESSED VALUE<br>APPLIES TO NON-SCHOOL MILLAGE |
| PRIOR YEAR 2021                      | 117,700         | 0                                           | 535                                             |
| CURRENT YEAR 2022                    | 117,700         | 535                                         | 535                                             |

| ASSESSMENT REDUCTIONS       | APPLIES TO       | PRIOR VALUE 2021 | CURRENT VALUE 2022 |
|-----------------------------|------------------|------------------|--------------------|
| SAVE OUR HOMES              | ALL TAXES        | 0                | 0                  |
| NON-HOMESTEAD 10% CAP       | NON-SCHOOL TAXES | 0                | 0                  |
| AGRICULTURAL CLASSIFICATION | ALL TAXES        | 117,165          | 117,165            |
| OTHER                       | ALL TAXES        | 0                | 0                  |
| EXEMPTIONS                  | APPLIES TO       | PRIOR VALUE 2021 | CURRENT VALUE 2022 |
|                             |                  |                  |                    |
|                             |                  |                  |                    |
|                             |                  |                  |                    |
|                             |                  |                  |                    |
|                             |                  |                  |                    |

If you feel the market value of the property is inaccurate  
 or does not reflect fair market value as of January 1,  
 2022 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 PM SEPTEMBER 9, 2022**

LCPA-474N  
 R. 02/10

## 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                                      |
|--------------------|-----------------------------------------------------------------------------|
| BCC General Fund   | September 13, 2022 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778 |
| MSTU Ambulance     | September 13, 2022 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778 |
| MSTU Fire          | September 13, 2022 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778 |
| By State Law       | September 12, 2022 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778 |
| By Local Board     | September 12, 2022 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778 |
| MSTU Stormwater    | September 13, 2022 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778 |
| St Johns Water Mgt | September 13, 2022 at 5:05 PM Hwy 100 West, 4049 Reid St, Palatka FL 32177  |
| Lake County BCC    | September 13, 2022 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778 |
| Lake Co Water Auth | September 7, 2022 at 5:05 PM BCC Chambers, 315 W Main St, Tavares FL 32778  |
| North Lake Hosp    | September 15, 2022 at 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<br>HEARING DATE, TIME, LOCATION, CONTACT | UNITS | RATE | ASSESSMENT |
|--------------------------|----------------------------------------------------------------|-------|------|------------|
|                          |                                                                |       |      |            |
| <b>TOTAL ASSESSMENTS</b> |                                                                |       |      | 0.00       |

### 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, 2022.

#### 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.

FILE NAME: \\flor\Projects\22001110-KB-Thompson\DWG\Survey\22001110 EX-01.dwg LAST SAVED BY: tbirch 12/29/2022 4:04 PM PLOTTED BY: Tracy Birch 12/29/2022 PAPER: ANSI FULL BLEED A (8.50 X 11.00 INCHES) DEVICE: DWG TO PDF-PC3 PLOT STYL

LEGAL DESCRIPTION  
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF OFFICIAL RECORDS BOOK 3193, PG 1330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24-T20S-R25E; THENCE ALONG THE WEST LINE OF SECTION 24-T20S-R25E N00°28'32"E, 1341.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST SECTION LINE N00°28'32"E, 210.35 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF PORTO FINO BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PB. 60, PG. 16 OF LAKE COUNTY PUBLIC RECORDS; THENCE DEPARTING SAID WEST SECTION LINE AND ALONG THE SAID SOUTH PROPERTY LINE S89°04'44"E, 2167.85 FEET TO A SURVEY CLOSING LINE; THENCE ALONG SAID SURVEY CLOSING LINE S26°50'20"W, 204.43 FEET; THENCE N89°48'34"W, 2076.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 417,734.03 SQ FT, OR 9.590 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N89°33'50"W ALONG THE SOUTH SECTION LINE OF SECTION 23-T20S-R25E.
2. THE LEGAL DESCRIPTION HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
3. THIS LEGAL DESCRIPTION IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER SHOWN HEREON.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
5. THIS SKETCH IS CERTIFIED TO KB HOMES.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
7. THIS LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
8. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
9. SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.

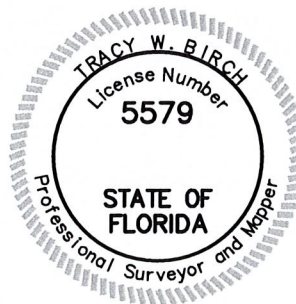
SURVEYOR'S CERTIFICATION

I, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, 5J-17, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Tracy W  
Birch

Digitally signed by  
Tracy W Birch  
Date: 2022.12.29  
16:21:01 -05'00'

TRACY W. BIRCH  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #5579  
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832



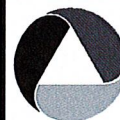
SHEET 1 OF 2  
(SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION)

|               |                    |
|---------------|--------------------|
| PREPARED FOR: |                    |
| KB HOMES      |                    |
| DATE:         | 12/28/2022         |
| DWG: MT       | CH: TWB            |
| JOB:          | 22001110           |
| CAD:          | 22001110 EX-01.DWG |

LEGAL DESCRIPTION

24-20-25-0003-000-00601

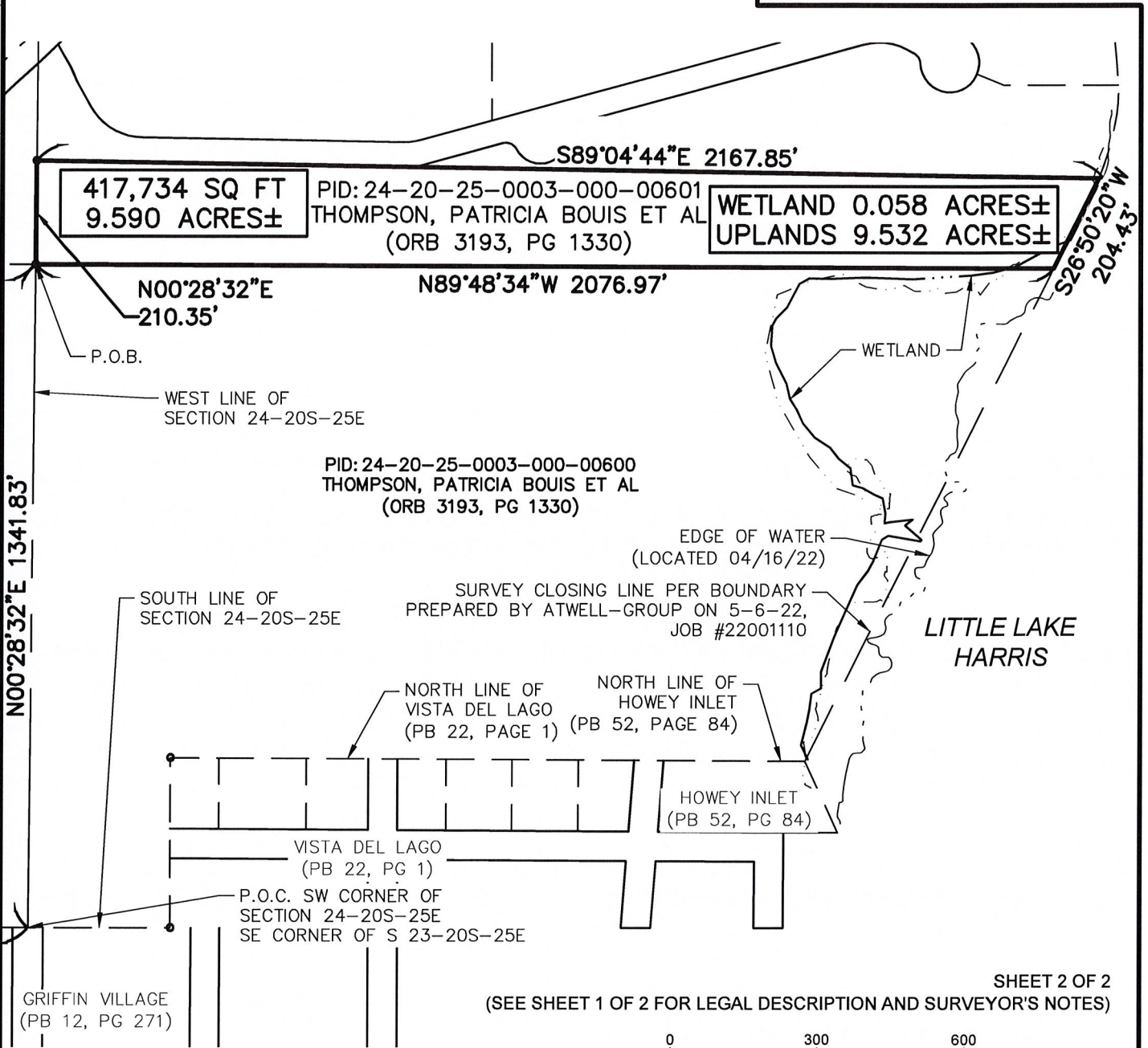
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST  
LAKE COUNTY, FLORIDA



**ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
2600 MAITLAND CENTER PKWY,  
SUITE 262, MAITLAND, FL 32751  
407.775.6500

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SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



SHEET 2 OF 2

(SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES)



LEGEND

|  |                       |
|--|-----------------------|
|  | SUBJECT BOUNDARY LINE |
|  | ORIGINAL PLAT LINE    |

ABBREVIATIONS

|       |   |                    |
|-------|---|--------------------|
| R/W   | = | RIGHT-OF-WAY       |
| SQ FT | = | SQUARE FEET        |
| POB   | = | POINT OF BEGINNING |



PREPARED FOR:

KB HOMES

DATE: 12/28/2022

DWG: MT CH: TWB

JOB: 22001110

CAD: 22001110 EX-01.DWG

SKETCH OF DESCRIPTION

24-20-25-0003-000-00601

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST  
LAKE COUNTY, FLORIDA



**ATWELL**

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