

PROPERTY RECORD CARD

General Information

Name:	LAKE HARRIS (ORLANDO) ASLI VII OWNER #1 LLC	Alternate Key:	1780438
Mailing Address:	923 N PENNSYLVANIA AVE WINTER PARK, FL 32789 Update Mailing Address	Parcel Number: ⓘ	23-20-25-0004-000-00200
		Millage Group and City:	000H Howey in the Hills
		2023 Total Certified Millage Rate:	20.4342
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	COUNTY ROAD 48 HOWEY IN THE HILLS FL, 34737	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	GOV LOTS 2, 4, 5, GOV LOTS 6, 7, N OF HWY 48, GOV LOT 8 N OF HWY 48 & W'LY OF HWY 19, GOV LOT 9 W'LY OF HWY 19 IN SECTION 23 TOWNSHIP 20 SOUTH RANGE 25 EAST--LESS BEG AT SE COR OF NW 1/4 OF SE 1/4, RUN N 00DEG 04MIN 21SEC E 1314.20 FT TO S'LY WATERS EDGE OF LAKE HARRIS & PT A, RETURN TO POB, RUN S 89DEG 35MIN 28SEC W 1100 FT, N 00DEG 27MIN 54SEC E 1484.76 FT TO S'LY WATERS EDGE OF LAKE HARRIS, THENCE E'LY ALONG SAID S'LY WATERS OF LAKE HARRIS TO PT A & LESS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, AND ALSO THE SOUTHEAST CORNER OF GOVERNMENT LOT 8 RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 567.40 FEET TO THE CENTERLINE OF STATE ROAD 459, RUN THENCE SOUTH 46-47-00 WEST ALONG SAID CENTERLINE 259.13 FEET, NORTH 43-13-00 WEST 50 FEET FOR THE POINT OF BEGINNING, RUN SOUTH 74-54-00 WEST 742.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 48, RUN THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE 363.60 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 459, RUN THENCE NORTH 46-47-00 EAST 558.50 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING OF ADDITIONAL ROAD RIGHT OF WAY & LESS FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23 TOWNSHIP 20 SOUTH RANGE 25 EAST RUN NORTH 00-53-14 EAST 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69-35-43 EAST 1186.12 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE 1188.29 FEET, SOUTH 75-35-20 EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 1460.31 FEET TO A OINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 72-35-58 EAST 223.25 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE 223.33 FEET TO THE POINT OF BEGINNING, THENCE LEAVING		

SAID NORTHERLY RIGHT OF WAY LINE NORTH 15-36-38 EAST 52.62 FEET, NORTH 75-08-12 EAST 258.80 FEET, NORTH 75-51-45 EAST 298.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 62-15-27 EAST 62.77 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.36 FEET, THENCE SOUTH 41-20-52 EAST 270.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19, THENCE SOUTH 75-06-54 WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 531.94 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66-12-04 WEST 299.49 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE 299.69 FEET TO THE POINT OF BEGINNING--ORB 4394 PG 1276

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
2	WETLAND (9600)	0	0		10.530	Acre	\$0.00	\$474.00
3	ACREAGE - NON AGRICULTURAL (9900)	0	0		144.180	Acre	\$0.00	\$2,162,700.00

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

[FEMA Flood](#)

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
4394 / 1276	10/2013	Warranty Deed	Unqualified	Vacant	\$5,775,500.00
3847 / 276	11/2009	Quit Claim Deed	Unqualified	Vacant	\$100.00
1594 / 1451	03/1998	Quit Claim Deed	Unqualified	Vacant	\$1.00
1594 / 1447	03/1998	Personal Rep Deed	Unqualified	Vacant	\$1.00
1230 / 311	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 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$2,163,174	\$2,163,174	\$2,163,174	5.0364	\$10,894.61
SCHOOL BOARD STATE	\$2,163,174	\$2,163,174	\$2,163,174	3.2080	\$6,939.46
SCHOOL BOARD LOCAL	\$2,163,174	\$2,163,174	\$2,163,174	2.9980	\$6,485.20

LAKE COUNTY WATER AUTHORITY	\$2,163,174	\$2,163,174	\$2,163,174	0.2940	\$635.97
NORTH LAKE HOSPITAL DIST	\$2,163,174	\$2,163,174	\$2,163,174	0.1500	\$324.48
ST JOHNS RIVER FL WATER MGMT DIST	\$2,163,174	\$2,163,174	\$2,163,174	0.1793	\$387.86
TOWN OF HOWEY IN THE HILLS	\$2,163,174	\$2,163,174	\$2,163,174	7.5000	\$16,223.81
LAKE COUNTY MSTU AMBULANCE	\$2,163,174	\$2,163,174	\$2,163,174	0.4629	\$1,001.33
LAKE COUNTY VOTED DEBT SERVICE	\$2,163,174	\$2,163,174	\$2,163,174	0.0918	\$198.58
LAKE COUNTY MSTU FIRE	\$2,163,174	\$2,163,174	\$2,163,174	0.5138	\$1,111.44
				Total:	Total:
				20.4342	\$44,202.74

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 \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	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
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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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