

2019 Top 10 Taxpayers

Lake County

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	224,503,270	224,478,270	21	3,679,440.64
2	SUMMER BAY PARTNERSHIP	201,714,794	201,714,794	7	2,957,674.02
3	SUMTER ELECTRIC CO-OP INC	162,704,373	162,679,373	58	2,646,107.91
4	VILLAGES OPERATING COMPANY	70,683,536	70,658,536	31	1,237,092.71
5	VISTA AT LOST LAKE TIC I LLC ET AL	60,757,614	60,757,614	2	1,088,843.30
6	EMBARQ-FLORIDA INC	51,847,970	51,822,970	20	1,044,749.71
7	DCS REAL ESTATE INVESTMENTS LLC	99,089,464	99,089,464	571	1,021,919.55
8	SABAL TRAIL TRANSMISSION LLC	60,522,672	60,497,672	2	890,045.39
9	BR CITRUS TOWER LLC	43,168,700	43,168,700	1	773,630.59
10	ADVENIR@CASTLE HILL LLC	41,102,463	41,102,463	1	736,601.35



Source: Lake County Property Appraiser
Carey Baker, CFA, Property Appraiser
10/4/2019

Astatula

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SUMTER ELECTRIC CO-OP INC	3,238,848	3,238,342	2	71,395.10
2	COUNTY PIPE CORP	2,785,993	2,760,993	1	60,871.06
3	COUNTY MATERIALS CORP	2,469,080	2,444,080	5	53,849.29
4	NATIONWIDE LP	1,345,118	1,345,118	56	25,752.75
5	CACTUS LAND HOLDINGS INC	891,314	891,314	79	18,903.10
6	LOZANO ANTONIO	936,567	856,600	10	17,120.42
7	FAIRCLOTH FAMILY LTD	766,156	766,156	2	16,891.29
8	STICE-HILL HOLDING LLC	755,338	755,338	1	16,652.79
9	BOLDUC LEE R	652,843	627,843	1	13,462.83
10	RIMES ROBERT G	613,514	585,519	1	12,529.73

2019 Top 10 Taxpayers

Clermont

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VISTA AT LOST LAKE TIC I LLC ET AL	60,757,614	60,757,614	2	1,088,843.30
2	BR CITRUS TOWER LLC	43,168,700	43,168,700	1	773,630.59
3	ADVENIR@CASTLE HILL LLC	41,102,463	41,102,463	1	736,601.35
4	JOHN P ADAMS & ANN D ADAMS FAMILY LP	37,518,724	37,518,724	17	657,754.44
5	SOUTH LAKE HOSPITAL INC	35,984,772	35,959,772	35	607,894.87
6	US 27-CLERMONT LLC	33,560,312	33,560,312	2	578,023.53
7	WESTDALE SUNDANCE LTD	24,544,865	24,544,865	1	439,871.00
8	CLERMONT LL LLC	20,906,009	20,906,009	1	374,658.67
9	WEINGARTEN I-4 CLERMONT LANDING LLC	19,270,188	19,270,188	2	345,089.61
10	SENNINGER IRRIGATION INC	14,859,326	14,834,326	2	265,847.46

Eustis

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	EMBARQ-FLORIDA INC	29,563,713	29,549,458	1	639,964.43
2	FLORIDA FOOD PRODUCTS LLC	28,561,139	28,536,139	1	618,018.57
3	DUKE ENERGY FLORIDA LLC	19,216,466	19,214,324	1	416,132.31
4	SUSO 4 NORTH BRANCH LP	14,493,121	14,493,121	2	313,891.45
5	MHC SOUTHERN PALMS LLC	10,101,524	10,101,524	2	218,772.76
6	BOUKALIS DEVELOPMENT OF ST PETERSBURG LLC	6,317,735	6,317,735	1	136,518.65
7	HTG VALENCIA LLC	5,697,862	5,697,862	1	123,400.86
8	CORE EUSTIS LLC	5,370,298	5,370,298	1	116,306.68
9	MHC HASELTON VILLAGE LLC	5,157,319	5,157,319	1	111,694.12
10	MSC EUSTIS LLC	4,908,120	4,883,120	2	105,755.66

2019 Top 10 Taxpayers

Fruitland Park

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	L & R PROPERTIES-FRUITLAND PARK LLC	4,443,282	4,443,282	1	79,933.77
2	SOUTHERN SPRING LAKE COVE LLC	4,379,258	4,379,258	2	75,442.22
3	B & D SELF STORAGE LLC	3,918,709	3,918,709	1	63,245.41
4	BELLE RIVE VENTURES LLC	2,742,342	2,742,342	1	49,334.18
5	FWB INVESTMENTS LTD	2,639,849	2,614,849	2	46,275.59
6	ETHEREDGE LP	2,490,744	2,490,744	3	43,632.17
7	RHODES ROBERT D &	2,478,033	2,421,218	2	42,576.32
8	PRESBYTERIAN RETIREMENT COMMUNITIES INC	2,278,480	2,278,480	1	40,989.40
9	WAL-MART STORES EAST LP	2,109,616	2,109,616	3	36,886.98
10	HASEMAN TERRY & KATHRYN A	2,061,465	2,036,465	1	36,357.94

Groveland

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SHEA HOMES ACTIVE ADULT LLC	16,019,544	16,019,544	186	297,854.12
2	EAGLE RIDGE INVESTMENTS LLC	7,559,049	7,559,049	2	142,979.41
3	DUKE ENERGY FLORIDA LLC	7,294,392	7,293,579	1	137,958.04
4	SUMTER ELECTRIC CO-OP INC	6,398,305	6,397,430	7	120,704.77
5	HUNT FAMILY III LLC	6,356,741	6,356,741	1	120,125.57
6	RANEY COMPONENTS LLC	5,540,038	5,515,038	1	104,316.93
7	TOPVALCO INC	5,030,626	5,030,626	2	95,154.29
8	ROYAL OAK HOMES LLC	4,662,656	4,662,656	113	88,144.37
9	RANEY HOLDINGS LLC	4,299,453	4,299,453	2	81,324.16
10	HANOVER CYPRESS OAKS LLC	3,316,774	3,316,774	42	62,736.65

2019 Top 10 Taxpayers

Howey In The Hills

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	PACKING HOUSE BY-PRODUCTS CO	3,157,751	3,157,751	4	74,045.95
2	DUKE ENERGY FLORIDA LLC	2,658,381	2,658,085	1	62,371.43
3	MERITAGE HOMES OF FLORIDA INC	1,627,071	1,627,071	33	38,178.99
4	VENEZIA PARTNERS LLC	1,473,077	1,473,077	7	30,716.40
5	HOWEY MANSION LLC	1,090,071	1,090,071	2	25,578.31
6	JB BOONDOCK'S LLC	1,042,158	1,042,158	2	24,454.02
7	WOLCOTT LOUIS R & BETTY L TRUSTEES	964,738	908,559	11	17,627.92
8	DREAM FINDERS HOMES LLC	602,345	602,345	10	13,641.67
9	ALMAND DENNIS G & CLAUDIA C	555,525	518,649	1	11,755.45
10	GRAY FRED R & SUZANNE J	561,904	504,308	1	11,418.94

Lady Lake

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VILLAGES OPERATING COMPANY	70,683,536	70,658,536	31	1,237,092.71
2	LAZY B CATTLE VENTURE LTD	32,330,327	32,330,327	8	564,894.93
3	GMC LADY LAKE LLC	29,861,976	29,836,976	2	535,364.84
4	SUN COMMUNITIES FINANCE LP	26,945,929	26,945,929	1	482,583.88
5	SRK LADY LAKE 21 ASSOCIATES LLC	26,121,312	26,121,312	6	459,002.72
6	VEREIT MT LADY LAKE FL LLC	24,317,996	24,292,996	5	424,112.65
7	LADY LAKES APARTMENTS LLC	20,819,701	20,819,701	1	357,125.15
8	CARMENDY SQUARE ACQUISITION LLC	13,318,341	13,318,341	1	238,970.99
9	LADY LAKE INC	10,801,258	10,801,258	1	193,806.97
10	SRK LADY LAKE 43 ASSOCIATES LLC	7,926,237	7,926,237	6	142,191.59

2019 Top 10 Taxpayers

Leesburg

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	CCRC - LAKE PORT SQUARE LLC	24,564,603	19,314,603	4	354,310.93
2	CUTRALE CITRUS JUICES USA INC	17,088,265	17,063,265	24	312,770.53
3	MINUTE MAID COMPANY THE	15,575,398	15,550,398	1	285,259.62
4	VILLAGE LAKE PROMENADE LLC	12,374,691	12,374,691	5	227,003.81
5	DRJ LAND COMPANY LLC	9,207,142	9,207,142	10	168,638.30
6	CORESLAB STRUCTURES (ORLANDO) INC	9,561,693	9,536,693	2	138,084.84
7	VILLAGES LAND COMPANY LLC	7,510,275	7,510,275	4	137,769.98
8	LAKE VILLAGE STATION LLC	7,383,282	7,383,282	1	135,440.39
9	CITY OF LEESBURG	10,694,576	7,417,285	11	135,211.64
10	DUKE ENERGY FLORIDA LLC	7,332,154	7,331,336	1	134,487.51

Mascotte

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SUMTER ELECTRIC CO-OP INC	2,120,923	2,120,591	1	45,094.37
2	KB HOME ORLANDO LLC	1,747,713	1,747,713	23	37,165.35
3	LGI HOMES - FLORIDA LLC	1,835,775	1,835,775	57	36,097.35
4	HILLARY & SONS INC	6,777,541	1,648,535	33	35,004.99
5	SRP SUB LLC	1,646,903	1,643,797	14	34,551.69
6	BRIGHT HOUSE NETWORKS LLC	1,388,426	1,386,430	1	29,482.43
7	STARLIGHT HOMES FLORIDA LLC	941,647	941,647	26	19,860.28
8	DOLLAR SECURED INCOME FUND LLC	895,329	895,329	1	19,039.17
9	HILLARY PEAT CO	893,252	868,252	1	18,463.38
10	DUKE ENERGY FLORIDA LLC	859,569	859,473	1	18,276.69

2019 Top 10 Taxpayers

Minneola

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	NSA PROPERTY HOLDINGS LLC	8,570,012	8,570,012	2	155,151.12
2	STANDARD PACIFIC OF TAMPA	4,967,357	4,967,357	94	98,238.33
3	BOYKIN CONSTRUCTION INC	4,904,805	4,879,805	1	97,083.71
4	DUKE ENERGY FLORIDA LLC	4,261,589	4,261,114	1	84,774.86
5	EPC HOLDINGS 808 LLC &	12,456,599	6,033,572	171	84,621.79
6	AGAP MINNEOLA LLC	4,323,251	4,323,251	1	81,894.89
7	SUMTER ELECTRIC CO-OP INC	3,846,285	3,845,687	2	76,509.96
8	IH6 PROPERTY FLORIDA LP	3,926,040	3,836,840	20	75,684.77
9	HANOVER SMOAK LLC	3,728,541	3,728,541	27	74,179.44
10	JTD LAND AT GRASSY LAKE LLC	4,007,550	4,007,550	4	66,614.63

Montverde

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DCS REAL ESTATE INVESTMENTS LLC	1,330,170	1,330,170	4	20,193.87
2	DUKE ENERGY FLORIDA LLC	1,128,560	1,128,434	1	18,669.95
3	WETZEL JOHN C & VICKIE E	1,019,215	972,649	1	15,850.93
4	MWR MONTVERDE LLC	887,737	887,737	5	14,298.16
5	FRANKLIN CENTER WEST INC	799,291	799,291	4	12,895.93
6	PILLAR HOMES LLC	734,026	734,026	13	11,787.00
7	FRANCISCO RAFAEL & MONICA	686,208	602,526	1	9,727.24
8	BOARDMAN JASON A & MARY B LEWIS-	563,380	563,380	1	9,321.12
9	FRANKLIN GEE GEE	603,442	603,442	8	9,310.24
10	FRICKER JOHN F & JANET T SCULLY-	602,204	541,803	1	8,722.59

2019 Top 10 Taxpayers

Mount Dora

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	MAGNOLIA PLACE APARTMENTS ASSOC LLC	20,932,829	20,932,829	1	403,448.02
2	MAIN STREET LEASING CO	11,706,582	11,706,582	26	230,204.03
3	DEANCURT MOUNT DORA LLC	14,009,151	14,009,151	1	217,081.57
4	HI-C INVESTMENTS LTD	10,542,240	10,542,240	1	213,758.68
5	WATERMAN HEALTH CARE SYSTEMS INC	20,617,158	9,657,608	2	195,821.54
6	WAL-MART STORES EAST LP	9,321,630	9,321,630	2	188,614.54
7	TRI CITIES LLC	8,815,565	8,815,565	6	178,747.93
8	WATERMAN COMMUNITIES INC	13,546,621	8,562,490	4	173,616.48
9	REAL SUB LLC	7,779,632	7,779,632	5	157,742.95
10	LOWE'S HOME CENTERS INC	6,947,743	6,947,743	1	140,875.22

Tavares

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	ATWATER APARTMENTS LLC	17,636,210	17,636,210	1	375,996.95
2	LAKEVIEW CREST LLC	11,582,184	11,582,184	1	246,927.52
3	SUMTER ELECTRIC CO-OP INC	8,805,771	8,804,397	2	187,706.22
4	TAVARES CROSSROADS LP	6,227,967	6,227,967	6	127,515.43
5	GWS TOOL LLC	5,442,985	5,417,985	2	115,509.29
6	PUBLIX SUPER MARKETS INC	4,794,909	4,794,909	1	102,225.54
7	TAVARES VILLAGE PROPERTY HOLDERS LLC	4,729,891	4,729,891	1	100,839.39
8	AMSDELL STORAGE VENTURES XXXIV LLC	4,689,667	4,689,667	4	99,981.82
9	COLE KO TAVARES FL LLC	4,546,511	4,546,511	1	96,929.81
10	MEGA-B HOSPITALITY LLC	4,418,992	4,418,992	1	94,211.13

2019 Top 10 Taxpayers

Umatilla

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	COMMUNITY SUPPORTS INC	24,912,101	14,737,040	3	299,195.25
2	UMATILLA PROPERTIES LLC	4,991,918	4,991,918	1	105,755.29
3	EVERS ENTERPRISES LLLP	4,594,198	4,594,198	3	96,647.50
4	1ST SOURCE BANK	3,493,382	3,468,382	1	73,478.70
5	DUKE ENERGY FLORIDA LLC	2,203,576	2,203,330	1	46,678.19
6	NATIONWIDE UMATILLA PLAZA LLC	1,825,738	1,825,738	1	38,678.80
7	LAKEVIEW TERRACE RETIREMENT	2,872,610	1,698,566	1	35,984.63
8	GOLDEN ESTATES MHP LLC	1,580,985	1,555,985	2	32,964.01
9	UMATILLA STATE BANK	1,100,570	1,100,570	2	23,315.88
10	CARTER DELORIS P TRUST	1,098,718	1,098,718	4	23,242.48