

Description:

The East 210 feet of the West 240 feet of the Southwest 1/4 of the Northeast 1/4 lying North of Railroad right-of-way. Section 2, Township 22 South, Range 26 East, Lake County, Florida.

AND

The Northerly 30 feet of the former 60 — foot railroad right of way across the West 240 feet of the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 26 East, Lake County, Florida, said strip of land beginning on the West line of said quarter-quarter section and extending Southeastwardly along Grantee's Southerly property line approximately 260 feet to a Southerly prolongation of the West line of Railroad Avenue.

AND

The West 30.00 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 26 East, Lake County, Florida.

# PROPERTY RECORD CARD

## General Information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                        |                                    |                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------|
| Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NIX ARTHUR C & JULIA H                                                                                                 | Alternate Key:                     | 2722134                                                                                       |
| Mailing Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 6141 MARINA COVE WAY<br>S<br>SAINT PETERSBURG, FL<br>33712-4795<br><a href="#">Update Mailing Address</a>              | Parcel Number: ⓘ                   | 02-22-26-0001-000-00500                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                        | Millage Group and City:            | 00MV<br>(MONTVERDE)                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                        | 2020 Total Certified Millage Rate: | 15.7001                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                        | Trash/Recycling/Water/Info:        | <a href="#">My Public Services Map</a> ⓘ                                                      |
| Property Location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 17550 COUNTY ROAD<br>455<br>MONTVERDE FL 34756<br><a href="#">Update Property Location</a> ⓘ                           | 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | E 210 FT OF W 240 FT OF SW 1/4 OF NE 1/4 N OF RR, N 1/2 OF RR R/W ACROSS W 240 FT OF SW 1/4 OF NE 1/4 ORB 1323 PG 1492 |                                    |                                                                                               |
| 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                                                                           | SINGLE FAMILY (0100) | 0        | 0     |       | 3.88      | AC   | \$0.00 |       | \$135,800.00 |
| <a href="#">Click here for Zoning Info</a> ⓘ <a href="#">FEMA Flood Map</a> |                      |          |       |       |           |      |        |       |              |

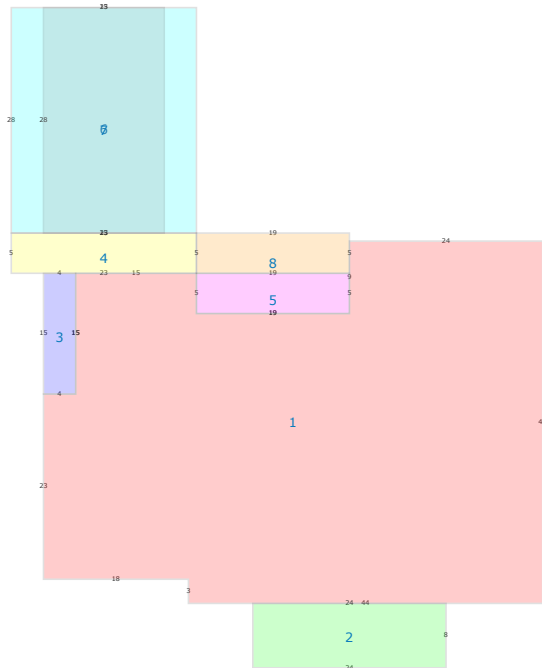
## Residential Building(s)

### Building 001

| Residential                                                      | Single Family                         | Building Value: \$174,237.00 |             |                   |                |                      |                   |                                                                                       |
|------------------------------------------------------------------|---------------------------------------|------------------------------|-------------|-------------------|----------------|----------------------|-------------------|---------------------------------------------------------------------------------------|
| Summary                                                          |                                       |                              |             |                   |                |                      |                   |                                                                                       |
| Year Built: 1996                                                 |                                       | Total Living Area: 4254 ⓘ    |             | Central A/C: Yes  |                | Attached Garage: Yes |                   |                                                                                       |
| Bedrooms: 4                                                      |                                       | Full Bathrooms: 3            |             | Half Bathrooms: 0 |                | Fireplaces: 0        |                   |                                                                                       |
| <a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ |                                       |                              |             |                   |                |                      |                   |                                                                                       |
| 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)            | Wood (001)                   | 1.5         | 2429              | N              | 0%                   | 0%                |  |
| 2                                                                | OPEN PORCH FINISHED (OPF)             | No Wall Type (000)           | 1           | 192               | N              | 0%                   | 0%                |  |
| 3                                                                | OPEN PORCH FINISHED (OPF)             | No Wall Type (000)           | 1           | 60                | N              | 0%                   | 0%                |  |
| 4                                                                | UTILITY / STORAGE FINISHED WOOD (SAF) | Wood (001)                   | 1           | 115               | N              | 0%                   | 0%                |  |

|   |                                 |            |   |     |   |    |    |                                                                                     |
|---|---------------------------------|------------|---|-----|---|----|----|-------------------------------------------------------------------------------------|
| 5 | FINISHED LIVING AREA (FLA)      | Wood (001) | 1 | 95  | N | 0% | 0% |   |
| 6 | GARAGE FINISHED WOOD (GAF)      | Wood (001) | 1 | 644 | N | 0% | 0% |  |
| 7 | FINISHED AREA UPPER STORY (FUS) | Wood (001) | 1 | 420 | N | 0% | 0% |  |
| 8 | FINISHED LIVING AREA (FLA)      | Wood (001) | 1 | 95  | N | 0% | 0% |  |

[View Larger / Print / Save](#)



**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](#).

Copyright © 2014 Lake County Property Appraiser. All rights reserved.  
Property data last updated on March 14, 2021.  
**Site Notice**

# PROPERTY RECORD CARD

## General Information

|                              |                                                                                                           |                                           |                                                                                               |
|------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Name:</b>                 | NIX ARTHUR C & JULIA H                                                                                    | <b>Alternate Key:</b>                     | 1411700                                                                                       |
| <b>Mailing Address:</b>      | 6141 MARINA COVE WAY<br>S<br>SAINT PETERSBURG, FL<br>33712-4795<br><a href="#">Update Mailing Address</a> | <b>Parcel Number:</b> ⓘ                   | 02-22-26-0001-000-00400                                                                       |
|                              |                                                                                                           | <b>Millage Group and City:</b>            | 00MV<br>(MONTVERDE)                                                                           |
|                              |                                                                                                           | <b>2020 Total Certified Millage Rate:</b> | 15.7001                                                                                       |
|                              |                                                                                                           | <b>Trash/Recycling/Water/Info:</b>        | <a href="#">My Public Services Map</a> ⓘ                                                      |
| <b>Property Location:</b>    | SANDPIPER DR<br>MONTVERDE FL 34756<br><a href="#">Update Property Location</a> ⓘ                          | <b>Property Name:</b>                     | --<br><a href="#">Submit Property Name</a> ⓘ                                                  |
|                              |                                                                                                           | <b>School Information:</b>                | <a href="#">School Locator &amp; Bus Stop Map</a> ⓘ<br><a href="#">School Boundary Maps</a> ⓘ |
| <b>Property Description:</b> | W 30 FT OF N 1/2 OF SW 1/4 OF NE 1/4<br>ORB 1848 PG 0173                                                  |                                           |                                                                                               |

**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                                            | VACANT RESIDENTIAL (0000) | 0        | 0     |       | 1                              | LT   | \$0.00      | \$3,000.00 |
| <a href="#">Click here for Zoning Info</a> ⓘ |                           |          |       |       | <a href="#">FEMA Flood Map</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](#).