



StellarMLS - IMAPP Lake County Tax Report - FOURTH ST, MONTVERDE, FL 34756

HARDEN - ACT# 1040060

Property Information

PID # 01 22 26 0900 001 00000

Property Type: Residential

Property Address:

FOURTH ST

MONTVERDE, FL 34756

Current Owner:

DAVID DONALD HARDEN

Tax Mailing Address:

PO BOX 560085

MONTVERDE, FL 34756-0085

Property Use:

0000 / VACANT RESIDENTIAL (county)

00 / VACANT RESIDENTIAL (state)

Land Use:

VACANT RESIDENTIAL (0000)

Lot Size: 1.33 acres / 57,935 sf

Waterfront: No

Subdivision:

DIVISION C

Subdivision #:0900

Census Tract/Block: 031301 / 1054

Twn: 22 / Rng: 26 / Sec: 01

Block: 001 / Lot: 00000

Neighborhood Code: 0507

Latitude: 28.600423

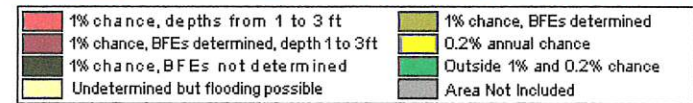
Longitude: -81.670046

Legal Description:

MONTVERDE DIVISION C ALL BLK 1

*UNRECORDED PLAT SEE DEED FOR FULL
PROPERTY DESCRIPTION ORB 1369 PGS 2259 -
2305

Plat Book # / Page # 2259



Active Sold Pending Withdrawn Expired

Foreclosures

Value Information

	2017	2018	2019	2020	2021 *
Building Value:	\$0	\$0	\$0	\$0	\$0
Extra Features:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$61,047	\$61,047	\$61,047	\$61,047	\$61,047
Just Market Value:	\$61,047	\$61,047	\$61,047	\$61,047	\$61,047
Percent Change:	- n/a -	0%	0%	0%	0%
Total Assessed Value:	\$61,047	\$61,047	\$61,047	\$61,047	\$61,047
Homestead Exemption:	No	No	No	No	No
Total Exemptions:	\$20,798	\$16,773	\$0	\$0	\$0
Taxable Value:	\$40,249	\$44,274	\$48,701	\$53,571	\$58,928
Ad Valorem Taxes:	\$796.74	\$827.70	\$890.74	\$891.15	\$931.57
Non-Ad Valorem Taxes:	\$11.00	\$11.00	\$11.00	\$14.00	\$14.00
Total Tax Amount:	\$807.74	\$838.70	\$901.74	\$905.15	\$945.57

Taxing District(s): 00MV

*Preliminary Values Collected From Florida DOR Preliminary NAL files, July-Aug 2021

Name:

Morton D. Aulls, P.A.
Address: 14229 U.S. Highway 441
Tavares, FL 32778

95 35145

This instrument Prepared by:

Morton D. Aulls, P.A.
Address: 14229 U.S. Highway 441
Tavares, FL 32778

Property Appraisers Parcel Identification (Folio) Number(s):

0122260900-008-00100, 0122260900-001-00000
0122260900-000-00000, 0122261300-002-00000

0122260900-000-00000, 0122261300-002-00000
SPACE ABOVE THIS LINE FOR PROCESSING DATA

Standard Paper & Printing Co., Inc. 1987

REC 900 RECEIVED FOR
TF 150 EXCISE TAXES
MORT. DOC 0
DEED DOC 3.50
INT 0
JAMES C. WATKINS, CLERK LAKE CO. FL
BY R D.C.

BOOK 1369 PAGE 2305

This Warranty Deed Made the 14th day of June A.D. 1995 by

KENNETH WALLER HARDIN
hereinafter called the grantor, to
DAVID DONALD HARDIN a/k/a DAVID DONALD HARDEN
whose post office address is P. O. Box 85, Montverde, FL 32756

hereinafter called the 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 \$ 10.00 and other 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: 1/200 undivided interest in:

See attached Schedule A.

The grantor does not reside on the above-mentioned property, and the same does not constitute homestead under the laws or Constitution of the State of Florida in regard to the above grantor.

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.

And the grantor hereby covenants with said grantee that the 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, and hereby 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, 1994.

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:

Signature: [Signature]
Printed Signature: Peter Horvath

Signature: [Signature]
Printed Signature: James Goodrich

Signature: [Signature]
Printed Signature: [Signature]

Signature: [Signature]
Printed Signature: [Signature]

Signature: [Signature]
Printed Signature: [Signature]

Signature: [Signature]
Printed Signature: [Signature]

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Printed Signature: [Signature]

Signature: [Signature]
Printed Signature: [Signature]

Signature: [Signature]
Printed Signature: [Signature]

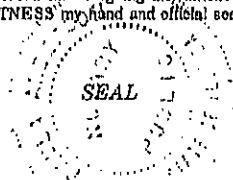
Signature: [Signature]
KENNETH WALLER HARDIN
91 Lyle Street, Terra Ceia, FL 34250
Post Office Address

Signature: [Signature]
Printed Signature: [Signature]
Post Office Address

Signature: [Signature]
Printed Signature: Paula Anderson
My Commission Expires:

STATE OF FLORIDA
COUNTY OF Pinellas

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared KENNETH WALLER HARDIN who is personally known to me or who has produced as identification and who executed the foregoing instrument and he acknowledged before me that he executed the same. WITNESS my hand and official seal in the County and State last aforesaid this 14th day of June A.D. 1995.



DEED-01 22 26 0900 001 00000
ALT# 1040060

SCHEDULE A

Parcel No. 1: Blocks 2 & 3, Division "B" Blocks 1 & 8, Division "C" Town of Montverde, Florida.

Parcel No. 2: North 500 feet of the East 174.24 feet of Lot 2, Block "D" Town of Montverde, ALSO begin at the Northeast corner of Block 2, run North 60 feet, West 174.24 feet, South 60 feet and East 174.24 feet to Point of Beginning, Section 1, Township 22 South, Range 26 East, Town of Montverde, Lake County, Florida.

ABOVE PARCELS LOCATED IN UNRECORDED SUBDIVISION OF MONTVERDE.

Parcel No. 3: The Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 LESS County Road Right-of-Way, Section 34, Township 21 South, Range 26 East, Lake County, Florida.

The grantor, in addition to warranting title to the fractional interest in the above real property as shown above, does hereby remise, release and quit claim unto the grantee forever all the right, title, interest, claim and demand which the grantor has in and to the above-described lot, piece or parcel of land.

DEED-01 22 26 0900 001 00000
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