

2018 Top 10 Taxpayers

Lake County

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	231,409,022	231,384,022	21	3,729,097.49
2	SUMMER BAY PARTNERSHIP	203,660,672	203,660,672	7	2,932,758.56
3	SUMTER ELECTRIC CO-OP INC	157,455,571	157,430,571	59	2,522,343.97
4	EMBARQ-FLORIDA INC	57,317,860	57,292,860	20	1,139,633.25
5	VILLAGES OPERATING COMPANY	65,848,163	65,823,163	31	1,130,851.19
6	VISTA AT LOST LAKE TIC I LLC ET AL	59,342,691	59,342,691	2	1,048,217.43
7	DCS REAL ESTATE INVESTMENTS LLC	99,503,249	99,503,249	576	944,051.59
8	SABAL TRAIL TRANSMISSION LLC	64,095,467	64,070,467	2	926,153.98
9	BR CITRUS TOWER LLC	43,142,274	43,142,274	1	762,056.50
10	SOUTH LAKE HOSPITAL INC	40,164,191	40,139,191	42	657,178.20



Source: Lake County Property Appraiser
 Carey Baker, CFA, Property Appraiser
 10/1/2018

Astatula

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SUMTER ELECTRIC CO-OP INC	3,206,051	3,205,534	2	69,768.17
2	COUNTY PIPE CORP	2,553,712	2,528,712	1	55,037.18
3	COUNTY MATERIALS CORP	2,410,284	2,385,284	5	51,915.47
4	NATIONWIDE LP	1,293,761	1,293,761	56	23,989.25
5	CACTUS LAND HOLDINGS INC	1,083,277	1,083,277	88	21,689.26
6	FAIRCLOTH FAMILY LTD	737,955	737,955	2	16,061.51
7	STICE-HILL HOLDING LLC	707,244	707,244	1	15,393.10
8	BOLDUC LEE R	653,814	620,964	1	13,129.97
9	RIMES ROBERT G	613,514	583,516	1	12,314.92
10	LOZANO ANTONIO	687,822	595,049	9	12,029.34

2018 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	59,342,691	59,342,691	2	1,048,217.43
2	BR CITRUS TOWER LLC	43,142,274	43,142,274	1	762,056.50
3	SOUTH LAKE HOSPITAL INC	35,686,581	35,661,581	37	587,849.45
4	ADVENIR@CASTLE HILL LLC	33,159,409	33,159,409	1	585,721.17
5	JOHN P ADAMS & ANN D ADAMS FAMILY LP	34,082,821	34,082,821	17	581,174.99
6	US 27-CLERMONT LLC	30,924,047	30,924,047	2	519,739.10
7	WESTDALE SUNDANCE LTD	23,592,783	23,592,783	1	416,167.20
8	IP9 MF CLERMONT LLC	19,897,730	19,897,730	1	351,469.53
9	WEINGARTEN I-4 CLERMONT LANDING LLC	18,406,660	18,406,660	2	314,238.04
10	MATTAMY ORLANDO LLC	16,956,067	16,956,067	190	297,547.19

Eustis

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	EMBARQ-FLORIDA INC	32,691,533	32,677,274	1	698,493.07
2	DUKE ENERGY FLORIDA LLC	20,096,840	20,094,667	1	429,533.55
3	FLORIDA FOOD PRODUCTS LLC	16,786,763	16,761,763	1	358,291.06
4	SUSO 4 NORTH BRANCH LP	14,145,866	14,145,866	1	302,374.95
5	MHC SOUTHERN PALMS LLC	10,101,650	10,101,650	2	211,405.82
6	JENSEN CENTER LTD	5,724,502	5,724,502	1	122,364.09
7	HTG VALENCIA LLC	5,334,707	5,334,707	1	114,032.03
8	MHC HASELTON VILLAGE LLC	4,748,519	4,748,519	1	101,501.96
9	REAL SUB LLC	4,293,408	4,293,408	1	91,773.75
10	EUSTIS PLAZA INC	4,274,160	4,274,160	1	91,362.32

2018 Top 10 Taxpayers

Fruitland Park

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VILLAGES OF LAKE-SUMTER INC	7,337,976	7,337,976	39	91,362.02
2	L & R PROPERTIES-FRUITLAND PARK LLC	4,214,344	4,214,344	1	74,627.18
3	SOUTHERN SPRING LAKE COVE LLC	3,711,457	3,711,457	2	65,722.11
4	B & D SELF STORAGE LLC	2,968,938	2,968,938	1	52,573.65
5	BELLE RIVE VENTURES LLC	2,548,201	2,548,201	1	45,123.29
6	FWB INVESTMENTS LTD	2,339,657	2,314,657	2	40,987.72
7	RHODES ROBERT D &	2,191,997	2,144,530	2	37,086.54
8	HASEMAN TERRY & KATHRYN A	2,074,578	2,074,578	1	36,736.42
9	WAL-MART STORES EAST LP	1,994,991	1,994,991	5	35,318.93
10	ETHEREDGE LIMITED PARTNERSHIP	1,950,501	1,950,501	2	34,539.28

Groveland

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SHEA HOMES ACTIVE ADULT LLC	10,469,899	10,469,899	115	177,212.60
2	DUKE ENERGY FLORIDA LLC	7,607,071	7,606,248	1	141,915.09
3	EAGLE RIDGE INVESTMENTS LLC	7,320,106	7,320,106	2	131,418.62
4	HANOVER CYPRESS OAKS LLC	6,160,784	6,160,784	110	114,945.76
5	HUNT FAMILY III LLC	6,022,988	6,022,988	5	111,174.33
6	SUMTER ELECTRIC CO-OP INC	5,851,365	5,850,531	7	109,157.27
7	RANEY COMPONENTS LLC	4,875,084	4,850,084	1	90,491.41
8	RANEY HOLDINGS LLC	4,187,291	4,187,291	2	78,125.20
9	LGI HOMES - FLORIDA LLC	4,181,700	4,181,700	27	75,727.90
10	INDIGO LAND GROVELAND LLC	3,880,511	3,880,511	9	71,182.96

2018 Top 10 Taxpayers

Howey In The Hills

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	PACKING HOUSE BY-PRODUCTS CO	3,154,863	3,154,863	4	74,265.18
2	DUKE ENERGY FLORIDA LLC	2,797,699	2,797,396	1	65,850.42
3	VENEZIA PARTNERS LLC	1,889,749	1,889,749	17	38,269.66
4	MERITAGE HOMES OF FLORIDA INC	1,623,790	1,623,790	38	33,090.72
5	DREAM FINDERS HOMES LLC	1,422,332	1,422,332	29	29,878.78
6	JB BOONDOCK'S LLC	1,030,628	1,030,628	2	24,260.87
7	FLORIDA ORANGES LLC	691,932	691,932	1	16,288.01
8	WOLCOTT LOUIS R & BETTY L TRUSTEES	741,546	702,263	11	15,217.46
9	LYONS GERARD A & MARY ANN	675,881	611,162	3	13,957.08
10	ALMAND DENNIS G & CLAUDIA C	533,513	508,513	1	11,540.72

Lady Lake

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VILLAGES OPERATING COMPANY	65,848,163	65,823,163	31	1,130,851.19
2	LAZY B CATTLE VENTURE LTD	31,328,461	31,328,461	7	538,558.17
3	GMC LADY LAKE LLC	28,332,139	28,307,139	2	499,935.21
4	SUN COMMUNITIES FINANCE LP	24,421,754	24,421,754	1	431,315.04
5	SRK LADY LAKE 21 ASSOCIATES LLC	24,604,134	24,604,134	6	428,047.35
6	VEREIT MT LADY LAKE FL LLC	22,164,237	22,164,237	5	381,207.50
7	LADY LAKES APARTMENTS LLC	19,340,649	19,340,649	1	321,619.83
8	CARMENDY SQUARE ACQUISITION LLC	13,319,795	13,319,795	1	235,242.22
9	LADY LAKE RE LLC	7,530,564	7,530,564	1	132,998.06
10	SAM'S EAST INC	7,512,763	7,512,763	2	132,683.67

2018 Top 10 Taxpayers

Leesburg

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	CCRC - LAKE PORT SQUARE LLC	23,960,547	19,835,547	4	358,275.59
2	CUTRALE CITRUS JUICES USA INC	17,494,548	17,469,548	24	315,254.15
3	MINUTE MAID COMPANY THE	17,471,614	17,446,614	1	315,125.97
4	VILLAGE LAKE PROMENADE LLC	12,374,691	12,374,691	5	223,515.37
5	DRJ LAND COMPANY LLC	8,714,159	8,277,757	10	148,930.67
6	CORES LAB STRUCTURES (ORLANDO) INC	9,613,040	9,588,040	2	136,104.77
7	LAKE VILLAGE STATION LLC	7,468,428	7,468,428	1	134,896.99
8	EMBARQ-FLORIDA INC	7,358,597	7,355,387	1	132,855.20
9	CITY OF LEESBURG	10,350,101	7,072,810	11	126,251.90
10	WALGREEN CO	6,612,046	6,612,046	5	119,428.77

Mascotte

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SUMTER ELECTRIC CO-OP INC	1,992,519	1,992,197	1	42,009.07
2	HILLARY & SONS INC	11,761,544	1,649,263	33	34,579.57
3	BRIGHT HOUSE NETWORKS LLC	1,529,789	1,527,802	1	32,216.44
4	STARLIGHT HOMES FLORIDA LLC	1,496,850	1,496,850	56	30,950.22
5	SRP SUB LLC	1,418,453	1,412,777	14	29,790.90
6	VESTA MODULAR	946,896	922,034	1	19,442.76
7	DUKE ENERGY FLORIDA LLC	898,200	898,103	1	18,938.11
8	GREAT SHEARWATER LP	877,860	877,860	28	18,511.32
9	DOLLAR SECURED INCOME FUND LLC	872,379	872,379	1	18,395.68
10	KANGAROO EXPRESS #6298	880,746	855,746	1	18,044.95

2018 Top 10 Taxpayers

Minneola

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	NSA PROPERTY HOLDINGS LLC	6,782,002	6,782,002	2	132,407.08
2	HANOVER SMOAK LLC	5,524,443	5,524,443	72	108,542.65
3	HANOVER HILLS LLC	5,059,023	5,059,023	1	99,398.15
4	BOYKIN CONSTRUCTION INC	4,741,083	4,716,083	1	92,660.16
5	DUKE ENERGY FLORIDA LLC	4,566,060	4,565,566	1	89,702.87
6	SUMTER ELECTRIC CO-OP INC	3,794,395	3,793,786	2	74,539.19
7	AGAP MINNEOLA LLC	3,642,648	3,642,648	1	71,569.66
8	EPC HOLDINGS 808 LLC &	15,768,794	3,652,901	171	65,643.65
9	IH6 PROPERTY FLORIDA LP	3,171,203	3,160,964	17	62,105.67
10	DCS CAPITAL INVESTMENTS I LLC	4,007,550	4,007,550	4	61,758.98

Montverde

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	1,176,746	1,176,619	1	19,164.42
2	DCS REAL ESTATE INVESTMENTS LLC	1,330,170	1,330,170	4	18,769.19
3	WETZEL JOHN C & VICKIE E	1,019,757	954,048	1	15,290.93
4	MWR MONTVERDE LLC	882,467	780,977	5	11,631.23
5	FRANKLIN CENTER WEST INC	718,821	718,821	4	11,573.85
6	FRANCISCO RAFAEL & MONICA	686,470	590,826	1	9,374.88
7	BOARDMAN JASON A & MARY B LEWIS-	564,798	564,798	1	9,070.60
8	FRANKLIN GEE GEE	603,543	603,543	8	8,766.26
9	FRICKER JOHN F & JANET T SCULLY-	603,073	531,235	1	8,404.30
10	JAMIESON NATHANIEL J & KRISTIN	550,610	485,532	1	7,659.88

2018 Top 10 Taxpayers

Mount Dora

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	MAGNOLIA PLACE APARTMENTS ASSOC LLC	19,122,715	19,122,715	1	363,406.39
2	HI-C INVESTMENTS LTD	10,107,079	10,107,079	1	203,096.71
3	WATERMAN HEALTH CARE SYSTEMS INC	20,661,791	9,560,748	2	192,118.46
4	VERANDA MT DORA LLC	10,130,743	10,130,743	1	176,903.14
5	WAL-MART STORES EAST LP	8,772,358	8,772,358	2	175,908.20
6	WATERMAN COMMUNITIES INC	13,307,189	7,971,916	15	158,981.36
7	MAIN STREET LEASING COMPANY	7,522,743	7,522,743	16	150,179.75
8	REAL SUB LLC	7,526,241	7,526,241	5	149,852.34
9	LOWE'S HOME CENTERS INC	6,697,972	6,697,972	1	134,592.39
10	TARGET CORPORATION	6,690,279	6,690,279	1	134,437.81

Tavares

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	LAKEVIEW CREST LLC	10,658,060	10,658,060	1	226,074.51
2	SUMTER ELECTRIC CO-OP INC	8,853,408	8,851,981	2	187,764.67
3	TAVARES CROSSROADS LLLP	5,951,015	5,951,015	6	122,251.51
4	GWS TOOL LLC	4,825,582	4,800,582	2	101,828.02
5	PUBLIX SUPER MARKETS INC	4,672,466	4,672,466	1	99,110.48
6	COLE KO TAVARES FL LLC	4,414,988	4,414,988	1	93,648.95
7	MEGA-B HOSPITALITY LLC	4,298,672	4,298,672	1	91,181.71
8	FLORIDA ONCOLOGY TAVARES LLC	4,146,367	4,121,367	1	87,420.79
9	DUKE ENERGY FLORIDA LLC	4,104,945	4,104,501	1	87,063.03
10	TITAN FLORIDA LLC	3,912,626	3,883,454	2	82,374.28

2018 Top 10 Taxpayers

Umatilla

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	COMMUNITY SUPPORTS INC	20,155,721	12,570,979	3	262,776.23
2	UMATILLA PROPERTIES LLC	4,993,016	4,993,016	1	104,371.02
3	EVERS ENTERPRISES LLLP	4,171,978	4,171,978	3	86,438.08
4	1ST SOURCE BANK	3,562,979	3,537,979	1	73,955.80
5	DUKE ENERGY FLORIDA LLC	2,307,787	2,307,537	1	48,235.37
6	NATIONWIDE UMATILLA PLAZA LLC	1,783,076	1,783,076	1	37,272.34
7	GOLDEN ESTATES MHP LLC	1,581,852	1,556,852	2	32,543.49
8	LAKEVIEW TERRACE RETIREMENT	2,260,547	1,331,328	1	27,829.29
9	CARTER ROY C SR & DELORIS P TRUSTEES	1,057,555	1,057,555	5	22,106.53
10	UMATILLA STATE BANK	1,055,519	1,055,519	2	22,063.95