

2021 Top 10 Taxpayers

Lake County

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	DUKE ENERGY FLORIDA LLC	262,815,909	262,790,909	3,968,279.25	22
2	SUMTER ELECTRIC CO-OP INC	181,878,141	181,853,141	2,728,247.46	57
3	SUMMER BAY PARTNERSHIP	182,657,888	182,657,888	2,511,524.18	7
4	VILLAGES OPERATING COMPANY	77,884,846	77,859,846	1,262,350.20	31
5	DCS REAL ESTATE INVESTMENTS LLC	110,337,865	110,337,865	1,117,141.16	533
6	VISTA AT LOST LAKE TIC I LLC ET AL	58,303,712	58,303,712	988,102.15	2
7	FLORIDA FOOD PRODUCTS LLC	42,784,251	42,759,251	868,970.60	1
8	BR CITRUS TOWER LLC	46,171,224	46,171,224	782,486.83	1
9	SABAL TRAIL TRANSMISSION LLC	56,099,826	56,074,826	772,631.48	2
10	ADVENIR@CASTLE HILL LLC	44,860,279	44,860,279	760,269.57	1



Source: Lake County Property Appraiser
Carey Baker, CFA, Property Apraiser
10/1/2021

Astatula

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	NATONWIDE LP	4,917,807	4,917,807	89,686.56	60
2	SUMTER ELECTRIC CO-OP INC	3,507,830	3,507,341	72,795.55	2
3	COUNTY PIPE CORP	2,128,095	2,103,095	43,650.15	1
4	TULA PARC LLC	1,389,361	1,389,361	28,836.48	5
5	HIDE-A-WAY HARBOR RV PARK LLC	1,116,224	1,116,224	23,167.46	1
6	CACTUS LAND HOLDINGS INC	1,695,103	1,695,103	22,999.06	75
7	MULCH MANUFACTURING INC	869,064	869,064	18,037.60	2
8	LOZANO ANTONIO	988,236	880,873	17,589.45	10
9	STICE-HILL HOLDING LLC	793,950	793,950	16,478.60	1
10	COLINA DEL LAGO LLC	726,799	726,799	15,084.87	11

2021 Top 10 Taxpayers

Clermont

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	VISTA AT LOST LAKE TIC I LLC ET AL	58,303,712	58,303,712	988,102	2
2	BR CITRUS TOWER LLC	46,171,224	46,171,224	782,487	1
3	ADVENIR@CASTLE HILL LLC	44,860,279	44,860,279	760,270	1
4	JOHN P ADAMS & ANN D ADAMS FAMILY LP	40,419,455	40,419,455	684,425	17
5	US 27-CLERMONT LLC	38,514,395	38,514,395	647,824	2
6	SOUTH LAKE HOSPITAL INC	38,505,991	38,505,991	635,717	25
7	PALISADES OF CLERMONT LLC	33,131,133	33,131,133	561,490	1
8	WESTDALE SUNDANCE LTD	29,494,230	29,494,230	499,853	1
9	CLERMONT LL LLC	23,655,058	23,655,058	400,894	1
10	WEINGARTEN I-4 CLERMONT LANDING LLC	21,063,914	21,063,914	356,981	2

Eustis

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	FLORIDA FOOD PRODUCTS LLC	42,784,251	42,759,251	868,970.60	1
2	DUKE ENERGY FLORIDA LLC	21,032,180	21,030,177	427,383.67	1
3	SUSO 4 NORTH BRANCH LP	15,467,096	15,467,096	314,336.13	2
4	MHC SOUTHERN PALMS LLC	16,559,430	16,559,430	276,996.43	2
5	CIT TECHNOLOGY FINANCING SERVICES INC	6,794,528	6,769,529	137,573.07	1
6	BOUKALIS DEVELOPMENT OF ST PETERSBURG LLC	6,687,248	6,687,248	135,900.94	1
7	HTG VALENCIA LLC	6,576,645	6,576,645	133,653.22	1
8	MHC HASELTON VILLAGE LLC	6,923,145	6,923,145	131,319.94	1
9	MSC EUSTIS LLC	5,978,885	5,953,885	119,983.66	2
10	EUSTIS PLAZA INC	5,037,206	5,037,206	102,368.11	1

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Fruitland Park

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	SOUTHERN SPRING LAKE COVE LLC	4,902,706	4,902,706	84,173	2
2	L & R PROPERTIES-FRUITLAND PARK LLC	4,866,720	4,866,720	83,555	1
3	B & D SELF STORAGE LLC	4,767,220	4,767,220	73,221	1
4	BELLE RIVE VENTURES LLC	2,912,691	2,912,691	50,007	1
5	RHODES ROBERT D &	2,921,263	2,851,092	48,263	2
6	FWB INVESTMENTS LTD	2,834,215	2,809,215	48,230	2
7	ETHEREDGE LP	2,716,076	2,716,076	46,631	3
8	PRESBYTERIAN RETIREMENT COMMUNITIES INC	2,398,400	2,398,400	41,177	1
9	CAMP GENEVA PROPERTY CO LLC	2,266,558	2,266,558	38,600	5
10	WAL-MART STORES EAST LP	2,168,537	2,168,537	37,231	3

Groveland

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	LENNAR HOMES LLC	20,156,517	20,106,517	360,193.45	429
2	RANEY HOLDINGS LLC	8,418,180	8,418,180	148,976.13	5
3	HUNT FAMILY III LLC	8,361,240	8,361,240	142,284.93	1
4	DUKE ENERGY FLORIDA LLC	7,727,566	7,726,830	138,630.15	1
5	EAGLE RIDGE INVESTMENTS LLC	7,625,638	7,625,638	136,814.62	2
6	SUMTER ELECTRIC CO-OP INC	7,103,666	7,102,799	127,434.15	8
7	TOPVALCO INC	7,193,741	7,193,741	122,785.55	2
8	ACR GROVELAND HOLDINGS LLC	5,128,546	5,128,546	91,122.47	30
9	BUILDERS FIRSTSOURCE-FLORIDA LLC LACOF LCS	4,841,940	4,816,940	86,422.66	1
10	CHALKS GROVELAND LLC	4,003,693	4,003,693	67,606.10	1

2021 Top 10 Taxpayers

Howey In The Hills

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	DUKE ENERGY FLORIDA LLC	3,006,325	3,006,039	62,390.92	1
2	PACKING HOUSE BY-PRODUCTS CO	2,683,688	2,683,688	55,670.73	5
3	DREAM FINDERS HOMES LLC	2,565,000	2,565,000	53,236.86	57
4	VENEZIA PARTNERS LLC	2,199,746	2,199,746	42,490.22	28
5	SILVER SPRINGS CITRUS LLC	1,767,204	1,767,204	36,678.68	1
6	JB BOONDOCK'S LLC	1,194,670	1,194,670	24,795.62	2
7	HOWEY MANSION LLC	1,126,347	1,126,347	23,377.55	2
8	SUNSHINETEAM ESTATES INC	635,275	635,275	13,185.24	2
9	WOLCOTT LOUIS R & BETTY L TRUSTEES	747,979	689,088	12,350.37	9
10	ALMAND DENNIS G & CLAUDIA C	562,373	537,373	10,799.22	1

Lady Lake

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	VILLAGES OPERATING COMPANY	77,884,846	77,859,846	1,262,350.20	31
2	GMC LADY LAKE LLC	34,719,208	34,694,208	577,707.14	2
3	SUN COMMUNITIES FINANCE LLC	37,906,933	37,906,933	576,866.86	1
4	VILLAGES LAND OPERATING COMPANY LLC	34,804,277	34,804,277	561,657.54	8
5	SRK LADY LAKE 21 ASSOCIATES LLC	27,510,312	27,510,312	458,085.19	6
6	VEREIT MT LADY LAKE FL LLC	25,659,857	25,659,857	414,242.07	5
7	LADY LAKES APARTMENTS LLC	25,598,317	25,598,317	404,063.15	1
8	CARMENDY SQUARE ACQUISITION LLC	17,136,044	17,136,044	275,069.98	1
9	LADY LAKE INC	15,932,009	15,932,009	229,173.79	1
10	VVLL PROPERTIES LLC	12,351,400	12,351,400	205,668.10	1

2021 Top 10 Taxpayers

Leesburg

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	CCRC - LAKE PORT SQUARE LLC	23,929,215	18,429,215	308,884.70	4
2	CUTRALE CITRUS JUICES USA INC	17,316,105	17,291,105	289,607.19	24
3	DRJ LAND COMPANY LLC	16,087,798	16,087,798	269,418.81	10
4	MINUTE MAID COMPANY THE	12,006,547	11,981,547	200,817.92	1
5	VILLAGE LAKE PROMENADE LLC	11,533,322	11,533,322	193,305.40	5
6	CORES LAB STRUCTURES (ORLANDO) INC	12,444,227	12,419,227	170,363.18	3
7	CITY OF LEESBURG	19,456,908	8,903,694	148,496.95	13
8	DUKE ENERGY FLORIDA LLC	8,612,692	8,611,872	144,340.15	1
9	COB MHC PALM RIDGE ONE LLC	7,914,464	7,914,464	132,651.17	1
10	WALLING ENTERPRISES INC	8,057,196	8,057,196	132,631.36	8

Mascotte

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	CPI/AMHERST SFR PROGRAM II OWNER LLC	7,990,339	7,990,339	151,858.09	46
2	SUMTER ELECTRIC CO-OP INC	2,465,324	2,464,980	46,847.45	1
3	CPI/AMHERST SFR PROGRAM OWNER LLC	2,104,729	2,104,729	40,000.88	10
4	SRP SUB LLC	1,830,280	1,825,644	34,102.79	14
5	HILLARY & SONS INC	6,821,098	1,692,092	32,153.89	33
6	VM PRONTO LLC	1,535,343	1,535,343	29,179.06	40
7	AMH DEVELOPMENT LLC	1,528,300	1,528,300	29,045.65	1
8	KB HOME ORLANDO LLC	1,434,311	1,434,311	27,259.24	14
9	PARK SQUARE ENTERPRISES LLC	1,300,320	1,300,320	24,712.84	1
10	GERACI JANIE	1,457,341	1,260,115	23,948.75	5

2021 Top 10 Taxpayers

Minneola

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	MERITAGE HOMES OF FLORIDA INC	12,025,700	12,025,700	224,175.90	1
2	MINNEOLA HILLS VENTURES LLC	10,346,962	10,346,962	192,881.86	2
3	NSA PROPERTY HOLDINGS LLC	10,708,913	10,708,913	178,343.33	2
4	ARROYO CAP II-1 LLC	9,063,000	9,063,000	168,946.99	1
5	JEN FLORIDA 30 LLC	12,416,694	9,513,975	163,751.26	9
6	EPC HOLDINGS 808 LLC &	13,805,630	7,382,603	94,502.52	171
7	BOYKIN CONSTRUCTION INC	4,985,026	4,960,026	92,461.83	1
8	AGAP MINNEOLA LLC	5,110,446	5,110,446	92,107.95	1
9	IH6 PROPERTY FLORIDA LP	4,965,987	4,956,449	90,769.75	23
10	DUKE ENERGY FLORIDA LLC	4,605,701	4,605,262	85,848.54	1

Montverde

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	DCS REAL ESTATE INVESTMENTS LLC	1,330,170	1,330,170	19,994.44	4
2	DUKE ENERGY FLORIDA LLC	1,238,523	1,238,405	19,283.72	1
3	FARIS STEVEN P & AMIE CATANZARITE	1,042,029	1,017,029	15,612.08	1
4	MWR MONTVERDE LLC	906,060	906,060	14,108.62	5
5	MARTIN SEAN N & JOHANNA	822,998	822,998	12,815.23	1
6	FRANKLIN CENTER WEST INC	769,602	769,602	11,983.80	4
7	ARELLANO JOHN A & KARIN L	958,701	791,017	11,515.03	8
8	MAGRINO BERNARD P & KAREN E FREE	700,478	675,478	10,293.65	1
9	PALMER JAY E & ELSKE J	854,890	670,519	10,216.45	2
10	FRANCISCO RAFAEL & MONICA	691,007	625,946	9,522.39	1

2021 Top 10 Taxpayers

Mount Dora

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	MAGNOLIA PLACE APARTMENTS ASSOC LLC	25,496,426	25,496,426	451,827.24	1
2	DEANCURT MOUNT DORA LLC	19,758,088	19,758,088	369,509.84	1
3	HI-C INVESTMENTS LTD	13,600,324	13,600,324	244,125.99	1
4	MAIN STREET LEASING CO	12,559,070	12,559,070	233,230.26	26
5	WATERMAN COMMUNITIES INC	16,354,410	11,173,133	208,956.58	16
6	WATERMAN HEALTH CARE SYSTEMS INC	20,266,158	10,088,996	188,681.35	2
7	WAL-MART STORES EAST LP	9,858,781	9,858,781	184,375.96	2
8	TRI CITIES LLC	8,676,841	8,676,841	162,271.65	5
9	REAL SUB LLC	8,257,496	8,257,496	154,429.22	5
10	LOWE'S HOME CENTERS INC	7,297,969	7,297,969	136,484.42	1

Tavares

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	ATWATER APARTMENTS LLC	20,357,076	20,332,076	401,323	2
2	LAKEVIEW CREST LLC	12,647,962	12,647,962	249,651	1
3	SUMTER ELECTRIC CO-OP INC	9,423,550	9,422,237	185,980	2
4	AMSDELL STORAGE VENTURES XXXIV LLC	6,969,565	6,969,565	137,568	1
5	WCA OF FLORIDA LLC	6,752,952	6,727,952	132,799	2
6	TIKI VILLAGE MHC LLC	5,842,173	5,842,173	115,315	2
7	TAVARES CROSSROADS LP	5,784,415	5,784,415	114,175	5
8	PUBLIX SUPER MARKETS INC	5,073,233	5,073,233	100,138	1
9	TAVARES VILLAGE PROPERTY HOLDERS LLC	4,990,787	4,990,787	98,510	1
10	COB MHC LAKE POINT ONE LLC	5,470,303	5,470,303	97,261	1

2021 Top 10 Taxpayers

Umatilla

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	COMMUNITY SUPPORTS INC	35,803,860	25,452,957	505,248.85	3
2	EVERS ENTERPRISES LLLP	6,690,624	6,690,624	116,587.02	3
3	LAKEVIEW TERRACE RETIREMENT	3,485,096	2,448,373	48,600.93	1
4	DUKE ENERGY FLORIDA LLC	2,416,717	2,416,487	47,967.98	1
5	LAKESIDE ESTATES UMATILLA LLC	2,021,560	2,021,560	38,913.55	3
6	GOLDEN ESTATES MHP LLC	2,011,850	1,986,850	38,015.31	2
7	JOHNSON COLIN B	1,070,047	1,070,047	21,240.79	11
8	HALLMARK ORANGEWOOD VILLAS LLC	950,046	950,046	18,858.71	1
9	EAST LAKE APARTMENTS LTD	862,510	862,510	17,121.08	1
10	COMCAST CABLE COMMUNICATIONS LLC	849,808	849,253	16,857.92	1