

2017 Top 10 Taxpayers

Lake County

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	232,707,445	232,682,445	21	3,756,311.95
2	SUMMER BAY PARTNERSHIP	210,933,882	210,933,882	9	3,061,375.75
3	SUMTER ELECTRIC CO-OP INC	151,117,399	151,092,399	56	2,422,423.58
4	EMBARQ-FLORIDA INC	74,642,710	74,617,710	20	1,312,728.52
5	VISTA AT LOST LAKE TIC I LLC ET AL	59,385,950	59,385,950	2	1,054,694.49
6	VILLAGES OPERATING COMPANY	49,002,233	48,977,233	30	846,175.99
7	VILLAGES OF LAKE-SUMTER INC	49,241,628	47,815,446	494	699,893.82
8	DCS REAL ESTATE INVESTMENTS LLC	57,977,479	57,977,479	570	640,599.74
9	SOUTH LAKE HOSPITAL INC	37,467,684	37,442,684	41	617,957.13
10	WAL-MART STORES EAST LP	34,159,949	34,159,949	10	602,020.26



Source: Lake County Property Appraiser
Carey Baker, CFA, Property Appraiser
10/11/2017

Astatula

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SUMTER ELECTRIC CO-OP INC	3,114,606	3,114,083	2	67,994.47
2	COUNTY PIPE CORP	2,796,389	2,771,389	1	60,511.90
3	COUNTY MATERIALS CORP	2,396,578	2,371,578	5	51,778.72
4	NATIONWIDE LP	1,040,221	1,040,221	58	22,642.72
5	CACTUS LAND HOLDINGS INC	1,088,458	1,051,468	92	20,368.45
6	FAIRCLOTH FAMILY LTD	738,262	738,262	2	16,119.57
7	STICE-HILL HOLDING LLC	709,113	709,113	1	15,483.13
8	RENEGADE ENVIRONMENTAL SERVICES LL	638,345	613,345	2	13,392.09
9	BOLDUC LEE R	632,678	607,678	1	12,887.57
10	RIMES ROBERT G	573,698	548,698	1	11,599.78

Clermont

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VISTA AT LOST LAKE TIC I LLC ET AL	59,385,950	59,385,950	2	1,054,694.49
2	SOUTH LAKE HOSPITAL INC	33,899,596	33,874,596	37	564,465.67
3	JOHN P ADAMS & ANN D ADAMS FAMILY LP	33,080,544	33,080,544	17	545,398.09
4	CENTENNIAL CITRUS TOWER LLC	27,903,292	27,903,292	1	492,959.32
5	US 27-CLERMONT LLC	25,982,725	25,982,725	2	461,453.20
6	WESTDALE SUNDANCE LTD	21,569,623	21,569,623	1	381,207.28
7	IP9 MF CLERMONT LLC	19,340,317	19,340,317	1	343,484.03
8	WEINGARTEN I-4 CLERMONT LANDING LLC	18,086,919	18,086,919	2	292,759.50
9	PLAZA COLLINA (ORLANDO) ASLI VI LLLP	14,178,666	14,178,666	8	251,813.11
10	TAYLOR MORRISON OF FLORIDA INC	12,887,572	12,887,572	95	228,883.37

2017 Top 10 Taxpayers

Eustis					
Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	19,507,414	19,505,317	1	418,293.48
2	FLORIDA FOOD PRODUCTS LLC	15,627,444	15,602,444	1	334,595.97
3	SUSO 4 NORTH BRANCH LP	14,148,533	14,148,533	1	284,798.76
4	MHC SOUTHERN PALMS LLC	9,097,194	9,097,194	2	192,782.19
5	JENSEN CENTER LTD	5,724,642	5,724,642	1	122,765.52
6	HTG VALENCIA LLC	5,345,808	5,345,808	1	114,641.39
7	EMBARQ-FLORIDA INC	4,832,740	4,831,121	1	103,603.88
8	MHC HASELTON VILLAGE LLC	4,542,189	4,542,189	1	97,407.69
9	EUSTIS PLAZA INC	4,274,160	4,274,160	1	87,003.39
10	PRESTIGE FORD INC	4,030,391	4,005,391	3	85,871.80

Fruitland Park					
Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VILLAGES OF LAKE-SUMTER INC	39,865,662	39,865,662	332	574,115.76
2	L & R PROPERTIES-FRUITLAND PARK LLC	3,933,954	3,933,954	1	70,222.65
3	SOUTHERN SPRING LAKE COVE LLC	3,725,955	3,725,955	2	66,509.79
4	FWB INVESTMENTS LTD	2,162,407	2,137,407	2	38,153.58
5	BELLE RIVE VENTURES LLC	2,158,486	2,158,486	1	36,950.83
6	WAL-MART STORES EAST LP	2,000,851	2,000,851	5	35,698.45
7	CAMP GENEVA PROPERTY CO LLC	1,833,523	1,833,523	4	32,729.14
8	ETHEREDGE LIMITED PARTNERSHIP	1,830,335	1,830,335	2	32,647.34
9	RHODES ROBERT D &	1,922,241	1,884,825	2	32,591.79
10	B & D SELF STORAGE LLC	1,722,873	1,722,873	1	30,753.97

Groveland					
Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SHEA HOMES ACTIVE ADULT LLC	15,432,021	15,432,021	226	273,386.36
2	DUKE ENERGY FLORIDA LLC	7,822,945	7,822,104	1	146,694.97
3	EAGLE RIDGE INVESTMENTS LLC	7,372,475	7,372,475	2	125,168.58
4	SUMTER ELECTRIC CO-OP INC	5,563,423	5,562,586	4	104,320.16
5	HUNT FAMILY III LLC	5,391,760	5,391,760	5	101,055.18
6	CALATLANTIC GROUP INC	4,983,581	4,973,252	101	92,525.68
7	HANOVER CYPRESS OAKS LLC	4,876,118	4,876,118	10	91,446.17
8	ROYAL OAK HOMES LLC	4,133,724	4,133,724	51	77,523.17
9	INDIGO LAND GROVELAND LLC	3,869,417	3,869,417	9	70,719.22
10	LGI HOMES - FLORIDA LLC	3,574,015	3,574,015	80	65,998.74

2017 Top 10 Taxpayers

Howey In The Hills

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VENEZIA PARTNERS LLC	4,273,263	4,273,263	93	92,750.14
2	PACKING HOUSE BY-PRODUCTS CO	3,055,783	3,055,783	4	70,467.23
3	DUKE ENERGY FLORIDA LLC	2,883,520	2,883,210	1	68,071.15
4	DREAM FINDERS HOMES LLC	914,979	914,979	21	20,264.44
5	JB BOONDOCK'S LLC	858,286	858,286	2	20,263.72
6	WOLCOTT LOUIS R & BETTY L TRUSTEES	671,430	637,465	11	13,917.09
7	LYONS GERARD A & MARY ANN	617,337	569,582	3	13,022.39
8	FLORIDA ORANGES LLC	542,726	542,726	1	12,813.49
9	GRAY FRED R & SUZANNE J	529,487	483,756	1	10,996.08
10	GRIFFIN ANN L	616,765	478,588	3	10,874.05

Lady Lake

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VILLAGES OPERATING COMPANY	49,002,233	48,977,233	30	846,175.99
2	LAZY B CATTLE VENTURE LTD	31,329,820	31,329,820	7	523,956.76
3	GMC LADY LAKE LLC	26,825,477	26,800,477	2	475,191.22
4	SUN COMMUNITIES FINANCE LP	23,493,208	23,493,208	1	416,551.03
5	SRK LADY LAKE 21 ASSOCIATES LLC	24,552,723	24,552,723	6	405,732.61
6	VEREIT MT LADY LAKE FL LLC	21,823,810	21,823,810	5	376,900.53
7	LADY LAKES APARTMENTS LLC	18,233,413	18,233,413	1	298,190.27
8	VILLAGES OPERATING CO	12,853,068	12,853,068	4	220,371.84
9	CARMENDY SQUARE ACQUISITION LLC	11,904,130	11,904,130	1	211,068.57
10	EMBARQ-FLORIDA INC	7,667,474	7,664,906	1	135,904.15

Leesburg

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	CUTRALE CITRUS JUICES USA INC	19,450,372	19,425,372	26	351,965.43
2	MINUTE MAID COMPANY THE	19,277,303	19,252,303	1	349,080.83
3	CCRC - LAKE PORT SQUARE LLC	23,964,347	18,089,347	4	327,994.23
4	LAKE SQUARE MALL REALTY MANAGEMENT	13,966,183	13,966,183	6	252,145.46
5	EMBARQ-FLORIDA INC	13,391,625	13,387,140	1	242,734.30
6	COMCAST CABLE COMMUNICATIONS LLC	11,298,016	11,287,090	2	204,656.38
7	CITY OF LEESBURG	10,957,496	7,620,263	12	136,225.66
8	WELLS FARGO BANK NA TRUSTEE	7,468,675	7,468,675	1	135,421.28
9	DRJ LAND COMPANY LLC	6,896,116	6,896,116	9	124,987.09
10	LOWE'S HOME CENTERS INC	6,554,435	6,554,435	1	118,844.37

2017 Top 10 Taxpayers

Mascotte

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SUMTER ELECTRIC CO-OP INC	1,880,289	1,879,972	1	40,392.14
2	GREAT SHEARWATER LP	1,748,110	1,748,110	82	37,559.07
3	BRIGHT HOUSE NETWORKS LLC	1,637,197	1,635,197	1	35,133.03
4	HILLARY & SONS INC	2,460,141	1,627,782	33	34,682.61
5	TD-MASCOTTE GARDENS LLC	986,977	986,977	46	20,008.43
6	DUKE ENERGY FLORIDA LLC	924,319	924,219	1	19,857.32
7	STARLIGHT HOMES FLORIDA LLC	876,330	876,330	47	18,828.21
8	DOLLAR SECURED INCOME FUND LLC	874,810	874,810	1	18,795.74
9	VILLA PASS LLC	1,329,088	1,241,044	68	16,616.14
10	FAIRHOMES CRYSTAL INVESTMENTS LLP	698,099	698,099	73	14,998.58

Minneola

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	NSA PROPERTY HOLDINGS LLC	5,575,505	5,575,505	2	110,581.23
2	STANDARD PACIFIC OF TAMPA	4,587,998	4,587,998	115	90,994.44
3	HANOVER SMOAK LLC	4,076,501	4,076,501	14	80,850.78
4	BOYKIN CONSTRUCTION INC	4,047,172	4,022,172	1	79,773.34
5	EPC HOLDINGS 808 LLC &	4,979,898	3,405,171	171	62,863.98
6	DUKE ENERGY FLORIDA LLC	3,127,115	3,126,779	1	62,014.65
7	AMERICAN HOMES 4 RENT PROPERTIES SE	2,906,995	2,906,995	20	57,153.76
8	SUMTER ELECTRIC CO-OP INC	2,582,436	2,582,005	2	51,209.95
9	BRIGHT HOUSE NETWORKS LLC	2,530,213	2,527,122	1	50,121.41
10	JM ASSETS LP	2,762,745	2,762,745	1	49,369.90

Montverde

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	1,209,348	1,209,218	1	19,811.71
2	DCS REAL ESTATE INVESTMENTS LLC	1,330,170	1,330,170	4	18,017.91
3	WETZEL JOHN C & VICKIE E	987,557	933,911	1	15,056.60
4	FRANKLIN CENTER WEST INC	718,357	718,357	4	11,561.28
5	EMBARQ-FLORIDA INC	606,263	606,060	1	9,929.63
6	FRANKLIN GEE GEE	610,769	610,769	11	9,425.64
7	MONTVERDE ACADEMY INC	574,662	574,662	3	9,415.20
8	FRANCISCO RAFAEL & MONICA	617,333	578,160	1	9,227.99
9	MWR MONTVERDE LLC	548,478	548,478	4	8,957.93
10	FRICKER JOHN F & JANET T SCULLY-	548,641	519,795	1	8,271.74

2017 Top 10 Taxpayers

Mount Dora

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	MAGNOLIA PLACE APARTMENTS ASSOC LLI	18,349,808	18,349,808	1	338,200.90
2	HI-C INVESTMENTS LTD	9,953,508	9,953,508	1	197,516.24
3	WAL-MART STORES EAST LP	8,688,761	8,688,761	2	174,974.07
4	VERANDA MT DORA LLC	8,169,099	8,169,099	1	154,905.31
5	WATERMAN HEALTH CARE SYSTEMS INC	18,759,651	7,553,233	2	152,304.14
6	MAIN STREET LEASING COMPANY	7,032,357	7,032,357	16	141,604.96
7	LOWE'S HOME CENTERS INC	6,730,888	6,730,888	1	135,722.29
8	TARGET CORPORATION	6,716,418	6,716,418	1	135,430.52
9	PINE TREE PME LOCH LEVEN LLC	7,162,934	7,162,934	4	134,155.87
10	SPRING HARBOR LTD	6,505,792	6,480,792	2	130,679.33

Tavares

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	LAKEVIEW CREST LLC	10,664,063	10,639,063	2	225,588.58
2	SUMTER ELECTRIC CO-OP INC	8,171,960	8,170,588	2	173,247.52
3	TAVARES CROSSROADS LLLP	5,904,783	5,904,783	6	121,266.02
4	COLE KO TAVARES FL LLC	4,909,552	4,909,552	1	104,101.15
5	EMBARQ-FLORIDA INC	4,793,152	4,791,547	1	101,599.01
6	PUBLIX SUPER MARKETS INC	4,654,443	4,654,443	1	98,691.86
7	GWS TOOL LLC	4,373,759	4,348,759	2	92,210.22
8	DUKE ENERGY FLORIDA LLC	4,221,296	4,220,842	1	89,497.89
9	FLORIDA HOSPITAL/WATERMAN INC	70,167,507	3,578,543	1	75,878.70
10	LAKE POINT SENIOR APARTMENT LP	3,322,067	3,322,067	1	70,440.45

Umatilla

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	COMMUNITY SUPPORTS INC	19,002,893	11,290,511	3	236,795.92
2	EVERS ENTERPRISES LLLP	3,858,528	3,858,528	3	80,500.89
3	UMATILLA PROPERTIES LLC	3,482,844	3,482,844	1	73,045.70
4	RECOVERY VILLAGE AT UMATILLA LLC	3,049,078	3,024,078	1	63,424.00
5	DUKE ENERGY FLORIDA LLC	2,383,079	2,382,823	1	49,974.94
6	NATIONWIDE UMATILLA PLAZA LLC	1,757,983	1,757,983	1	36,870.18
7	GOLDEN ESTATES MHP LLC	1,582,723	1,557,723	2	32,670.12
8	EMBARQ-FLORIDA INC	1,287,552	1,287,121	1	26,994.79
9	LAKEVIEW TERRACE RETIREMENT	2,009,612	1,180,767	1	24,764.23
10	UMATILLA STATE BANK	1,055,613	1,055,613	2	22,121.13