

2020 Top 10 Taxpayers

Lake County

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	DUKE ENERGY FLORIDA LLC	248,464,357	248,014,357	3,927,089.20	21
2	SUMTER ELECTRIC CO-OP INC	174,031,966	173,981,966	2,740,938.17	56
3	SUMMER BAY PARTNERSHIP	195,795,958	195,795,958	2,707,019.19	7
4	VILLAGES OPERATING COMPANY	81,059,237	81,034,237	1,396,925.38	31
5	VISTA AT LOST LAKE TIC I LLC ET AL	66,956,816	66,956,816	1,142,087.03	2
6	DCS REAL ESTATE INVESTMENTS LLC	98,207,072	98,207,072	1,003,733.23	567
7	BR CITRUS TOWER LLC	48,965,934	48,965,934	820,790.05	1
8	EMBARQ-FLORIDA INC	45,263,864	45,238,864	790,418.31	20
9	SABAL TRAIL TRANSMISSION LLC	57,045,008	56,995,008	790,336.67	2
10	ADVENIR@CASTLE HILL LLC	44,887,297	44,887,297	766,504.46	1



Source: Lake County Property Appraiser
Carey Baker, CFA, Property Appraiser
10/1/2020

Astatula

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	NATIONWIDE LP	4,185,677	4,185,677	85,571.51	60
2	SUMTER ELECTRIC CO-OP INC	3,353,210	3,352,704	72,872.69	2
3	COUNTY PIPE CORP	2,449,608	2,424,608	52,700.06	1
4	MARY B EDDY FAMILY TRUST	2,356,160	2,356,160	51,212.23	26
5	FAIRCLOTH FAMILY LTD	869,135	869,135	18,494.68	2
6	LOZANO ANTONIO	966,377	877,960	17,774.93	10
7	STICE-HILL HOLDING LLC	795,825	795,825	17,297.66	1
8	CACTUS LAND HOLDINGS INC	798,317	798,317	16,778.99	75
9	BOLDUC LEE R	696,373	642,858	13,596.92	1
10	RIMES ROBERT G	662,289	627,985	13,273.65	1

2020 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	66,956,816	66,956,816	1,142,087.03	2
2	BR CITRUS TOWER LLC	48,965,934	48,965,934	820,790.05	1
3	ADVENIR@CASTLE HILL LLC	44,887,297	44,887,297	766,504.46	1
4	JOHN P ADAMS & ANN D ADAMS FAMILY LP	39,940,037	39,940,037	676,054.13	17
5	SOUTH LAKE HOSPITAL INC	39,692,026	39,667,026	636,753.06	35
6	US 27-CLERMONT LLC	36,788,486	36,788,486	605,320.84	2
7	WESTDALE SUNDANCE LTD	29,495,230	29,495,230	477,766.22	1
8	CLERMONT LL LLC	23,655,237	23,655,237	403,941.55	1
9	WEINGARTEN I-4 CLERMONT LANDING LLC	20,580,423	20,580,423	351,435.41	2
10	TAYLOR MORRISON OF FLORIDA INC	17,819,376	17,819,376	282,341.42	166

Eustis

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	FLORIDA FOOD PRODUCTS LLC	34,608,847	34,583,847	738,230.25	1
2	DUKE ENERGY FLORIDA LLC	20,862,379	20,837,379	444,796.77	1
3	SUSO 4 NORTH BRANCH LP	15,508,108	15,508,108	331,045.66	2
4	MHC SOUTHERN PALMS LLC	11,641,725	11,641,725	240,741.79	2
5	BOUKALIS DEVELOPMENT OF ST PETERSBURG LLC	6,687,248	6,687,248	142,746.67	1
6	HTG VALENCIA LLC	6,589,166	6,589,166	135,943.67	1
7	MHC HASELTON VILLAGE LLC	6,090,945	6,090,945	123,896.99	1
8	CORE EUSTIS LLC	5,703,446	5,703,446	121,746.34	3
9	MSC EUSTIS LLC	5,915,960	5,890,960	118,096.07	2
10	EUSTIS PLAZA INC	5,033,326	5,033,326	107,441.88	1

2020 Top 10 Taxpayers

Fruitland Park

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	L & R PROPERTIES-FRUITLAND PARK LLC	4,684,834	4,684,834	82,820.83	1
2	SOUTHERN SPRING LAKE COVE LLC	4,917,621	4,917,621	82,157.41	2
3	B & D SELF STORAGE LLC	4,674,857	4,674,857	70,759.81	1
4	BELLE RIVE VENTURES LLC	2,915,894	2,915,894	51,548.63	1
5	FWB INVESTMENTS LTD	2,757,794	2,732,794	48,311.68	2
6	RHODES ROBERT D &	2,838,374	2,770,653	47,551.81	2
7	ETHEREDGE LP	2,717,311	2,717,311	47,006.51	3
8	PRESBYTERIAN RETIREMENT COMMUNITIES INC	2,398,400	2,398,400	42,400.11	1
9	WAL-MART STORES EAST LP	2,168,537	2,168,537	38,336.45	3
10	CAMP GENEVA PROPERTY CO LLC	2,167,539	2,167,539	38,247.66	1

Groveland

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	LENNAR HOMES LLC	15,817,027	15,817,027	283,216.61	73
2	SHEA HOMES ACTIVE ADULT LLC	9,727,911	9,727,911	173,943.34	95
3	EAGLE RIDGE INVESTMENTS LLC	7,980,244	7,980,244	144,203.83	2
4	DUKE ENERGY FLORIDA LLC	7,686,090	7,661,090	138,436.67	1
5	RANEY HOLDINGS LLC	7,528,400	7,528,400	135,580.24	5
6	HUNT FAMILY III LLC	7,337,315	7,337,315	128,547.49	1
7	SUMTER ELECTRIC CO-OP INC	6,601,068	6,576,068	118,590.58	7
8	BUILDERS FIRSTSOURCE FLORIDA LLC LACOF LCS	6,065,295	6,040,295	109,148.72	1
9	TOPVALCO INC	6,036,726	6,036,726	109,084.26	2
10	CHERRY LAKE TREE FARM	3,632,768	3,607,768	65,192.73	1

2020 Top 10 Taxpayers

Howey In The Hills

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	PACKING HOUSE BY-PRODUCTS CO	3,152,882	3,152,882	68,490.76	5
2	DUKE ENERGY FLORIDA LLC	2,913,286	2,888,286	62,778.35	1
3	VENEZIA PARTNERS LLC	1,776,840	1,776,840	32,158.45	7
4	JB BOONDOCK'S LLC	1,202,552	1,202,552	25,187.44	2
5	HOWEY MANSION LLC	1,126,638	1,126,638	24,488.06	2
6	WOLCOTT LOUIS R & BETTY L TRUSTEES	864,152	804,015	14,857.61	10
7	SUNSHINETEAM ESTATES INC	595,996	595,996	12,954.25	2
8	ALMAND DENNIS G & CLAUDIA C	562,710	531,152	11,168.94	1
9	MERCHANT GREGORY S & JESSICA L	584,442	526,230	11,061.97	2
10	GRAY FRED R & SUZANNE J	868,039	516,482	10,850.08	1

Lady Lake

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	VILLAGES OPERATING COMPANY	81,059,237	81,034,237	1,396,925.38	31
2	GMC LADY LAKE LLC	34,750,988	34,725,988	591,048.92	2
3	LAZY B CATTLE VENTURE LTD	34,345,851	34,345,851	589,419.45	8
4	SUN COMMUNITIES FINANCE LP	30,541,131	30,541,131	527,659.85	1
5	SRK LADY LAKE 21 ASSOCIATES LLC	27,664,100	27,664,100	481,644.76	6
6	VEREIT MT LADY LAKE FL LLC	25,726,727	25,726,727	441,671.14	5
7	LADY LAKES APARTMENTS LLC	25,619,960	25,619,960	404,126.39	1
8	CARMENDY SQUARE ACQUISITION LLC	14,688,654	14,688,654	258,565.27	1
9	VVLL PROPERTIES LLC	12,351,439	12,351,439	217,776.87	1
10	LADY LAKE INC	12,382,743	12,382,743	199,661.64	1

2020 Top 10 Taxpayers

Leesburg

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	CCRC - LAKE PORT SQUARE LLC	26,736,152	20,986,152	375,100.22	2
2	CUTRALE CITRUS JUICES USA INC	17,231,722	17,206,722	306,680.78	24
3	MINUTE MAID COMPANY THE	13,662,302	13,637,302	243,749.04	1
4	VILLAGE LAKE PROMENADE LLC	13,107,843	13,107,843	234,285.66	5
5	DRJ LAND COMPANY LLC	12,533,555	12,533,555	222,025.61	10
6	EMBARQ-FLORIDA INC	9,843,210	9,837,773	175,837.41	1
7	CITY OF LEESBURG	18,877,464	8,975,132	157,735.62	13
8	DUKE ENERGY FLORIDA LLC	8,836,536	8,811,536	157,494.75	1
9	CORESLAB STRUCTURES (ORLANDO) INC	10,745,082	10,720,082	151,878.77	2
10	LAKE VILLAGE STATION LLC	8,096,956	8,096,956	144,722.55	1

Mascotte

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	KB HOME ORLANDO LLC	2,667,582	2,667,582	53,180.62	69
2	SUMTER ELECTRIC CO-OP INC	2,219,722	2,219,387	44,393.05	1
3	SRP SUB LLC	1,748,906	1,745,873	34,566.78	14
4	LGI HOMES-FLORIDA LLC	1,775,287	1,775,287	34,414.36	11
5	HILLARY & SONS INC	6,818,696	1,689,690	33,747.81	33
6	SPECTRUM SUNSHINE STATE LLC	1,395,505	1,393,493	27,873.20	1
7	VILLA PASS LLC	1,869,824	1,473,434	27,583.86	37
8	EPH 2 ASSETS LLC	1,129,531	1,129,531	21,814.05	8
9	GERACI JANIE	1,200,991	1,003,765	20,074.65	4
10	MOUNTAINEER PROPERTY DEVELOPMENT CORP	980,778	980,778	19,617.91	1

2020 Top 10 Taxpayers

Minneola

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	JEN FLORIDA 30 LLC	21,054,332	14,976,149	270,239.65	8
2	NSA PROPERTY HOLDINGS LLC	10,120,655	10,120,655	167,555.28	2
3	BOYKIN CONSTRUCTION INC	5,362,028	5,337,028	101,243.95	1
4	AGAP MINNEOLA LLC	4,989,776	4,989,776	87,512.66	1
5	DUKE ENERGY FLORIDA LLC	4,609,695	4,584,695	86,972.14	1
6	EPC HOLDINGS 808 LLC &	12,453,123	6,030,096	83,878.07	171
7	IH6 PROPERTY FLORIDA LP	4,612,132	4,403,982	82,367.15	23
8	SUMTER ELECTRIC CO-OP INC	3,998,441	3,997,840	75,839.44	2
9	JEN FLORIDA 33 LLC	3,564,000	3,564,000	67,609.63	84
10	HANOVER SMOAK LLC	3,501,034	3,501,034	65,286.40	35

Montverde

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	DCS REAL ESTATE INVESTMENTS LLC	1,330,170	1,330,170	19,844.84	4
2	DUKE ENERGY FLORIDA LLC	1,244,704	1,219,704	19,149.47	1
3	FARIS STEVEN P & AMIE CATANZARITE	1,042,516	995,594	15,405.90	1
4	MWR MONTVERDE LLC	906,060	906,060	14,127.98	5
5	FRANKLIN CENTER WEST INC	769,602	769,602	11,947.76	4
6	ARELLANO JOHN A & KARIN L	955,679	784,245	11,043.75	8
7	FRANCISCO RAFAEL & MONICA	691,387	616,959	9,461.29	1
8	RYAN PAUL G & KAREN M	554,336	554,336	8,703.14	1
9	BOARDMAN JASON A & MARY B LEWIS-	541,148	541,148	8,496.09	1
10	MARTIN SEAN N & JOHANNA	605,265	554,839	8,485.99	1

2020 Top 10 Taxpayers

Mount Dora

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	MAGNOLIA PLACE APARTMENTS ASSOC LLC	24,398,617	24,398,617	440,932.64	1
2	DEANCURT MOUNT DORA LLC	18,321,100	18,321,100	362,061.66	2
3	MAIN STREET LEASING CO	12,528,225	12,528,225	241,490.29	26
4	HI-C INVESTMENTS LTD	12,048,362	12,048,362	231,772.15	1
5	WAL-MART STORES EAST LP	9,859,200	9,859,200	194,054.52	2
6	WATERMAN HEALTH CARE SYSTEMS INC	20,556,369	9,779,189	192,898.41	2
7	TRI CITIES LLC	9,321,345	9,321,345	183,867.29	6
8	WATERMAN COMMUNITIES INC	14,138,203	9,122,321	179,941.42	4
9	REAL SUB LLC	8,274,874	8,274,874	163,225.20	5
10	LOWE'S HOME CENTERS INC	7,299,992	7,299,992	143,995.27	1

Tavares

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	ATWATER APARTMENTS LLC	18,713,367	18,713,367	391,622.11	1
2	LAKEVIEW CREST LLC	12,646,150	12,646,150	264,651.04	1
3	SUMTER ELECTRIC CO-OP INC	9,102,455	9,101,083	190,462.01	2
4	GWS TOOL LLC	5,027,959	5,027,959	127,403.69	2
5	TAVARES CROSSROADS LP	5,897,511	5,897,511	123,419.59	5
6	AMSDELL STORAGE VENTURES XXXIV LLC	5,401,848	5,401,848	109,586.10	4
7	PUBLIX SUPER MARKETS INC	5,085,699	5,085,699	106,430.46	1
8	TAVARES VILLAGE PROPERTY HOLDERS LLC	4,991,865	4,991,865	104,466.76	1
9	FLORIDA HOSPITAL/WATERMAN INC	125,000,000	4,887,500	102,282.67	1
10	TAVARES HOTEL GROUP LLC	4,858,240	4,858,240	101,670.34	1

2020 Top 10 Taxpayers

Umatilla

Rank	Name	Market Value	Taxable Value	Taxes	Number of Parcels / Accounts
1	COMMUNITY SUPPORTS INC	26,109,684	15,779,443	329,380.11	3
2	UMATILLA PROPERTIES LLC	5,211,275	5,211,275	107,415.45	1
3	EVERS ENTERPRISES LLLP	5,322,017	5,322,017	106,543.78	3
4	DUKE ENERGY FLORIDA LLC	2,421,718	2,396,718	50,029.08	1
5	NATIONWIDE UMATILLA PLAZA LLC	1,983,705	1,983,705	41,407.86	1
6	LAKEVIEW TERRACE RETIREMENT	3,250,401	1,932,391	40,336.72	1
7	LAKESIDE ESTATES UMATILLA LLC	1,756,562	1,756,562	36,666.48	3
8	GOLDEN ESTATES MHP LLC	1,734,730	1,709,730	35,688.92	2
9	CARTER DELORIS P TRUST	1,211,015	1,211,015	25,208.30	2
10	UMATILLA STATE BANK	1,205,121	1,205,121	25,155.71	2