

2016 Top 10 Taxpayers

Lake County

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	203,725,328	203,700,328	21	3,352,912.30
2	SUMMER BAY PARTNERSHIP	202,441,236	202,441,236	15	3,005,628.17
3	SUMTER ELECTRIC CO-OP INC	145,038,140	145,013,140	56	2,372,778.55
4	EMBARQ-FLORIDA INC	73,284,545	73,259,545	20	1,310,535.30
5	VILLAGES OF LAKE-SUMTER INC	56,036,216	55,271,730	1,299	992,584.53
6	VILLAGES OPERATING COMPANY	39,849,656	39,824,656	31	699,835.16
7	WAL-MART STORES EAST LP	33,526,347	33,526,347	11	598,744.22
8	SOUTH LAKE HOSPITAL INC	32,370,980	32,345,980	41	571,561.86
9	NIAGARA BOTTLING LLC	35,392,188	35,367,188	1	525,255.80
10	CITRUS TOWER FL PHASE I LLC	27,141,446	27,141,446	1	491,029.49



Source: Lake County Property Appraiser
Carey Baker, CFA, Property Appraiser
10/5/2016

Astatula

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SUMTER ELECTRIC CO-OP INC	3,071,450	3,070,912	2	67,936.58
2	COUNTY PIPE CORP	1,896,337	1,871,337	1	41,398.85
3	COUNTY MATERIALS CORP	1,874,914	1,849,914	5	40,924.87
4	NATIONWIDE LP	1,038,941	1,038,941	58	22,913.92
5	CACTUS LAND HOLDINGS INC	1,059,007	1,059,007	92	19,990.15
6	FAIRCLOTH FAMILY LTD	738,636	738,636	2	16,340.53
7	STICE-HILL HOLDING LLC	651,033	651,033	1	14,402.54
8	BOLDUC LEE R	634,090	606,892	1	13,044.84
9	RENEGADE ENVIRONMENTAL SERVICES LLC	592,378	567,378	2	12,551.88
10	RIMES ROBERT G	573,698	548,698	1	11,757.45

Clermont

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SOUTH LAKE HOSPITAL INC	29,173,727	29,148,727	37	526,884.60
2	CITRUS TOWER FL PHASE I LLC	27,141,446	27,141,446	1	491,029.49
3	JOHN P ADAMS & ANN D ADAMS FAMILY LP	26,814,776	26,814,776	17	484,103.71
4	US 27-CLERMONT LLC	26,017,931	26,017,931	2	470,703.41
5	CENTENNIAL CITRUS TOWER LLC	25,154,520	25,154,520	1	455,083.00
6	WESTDALE SUNDANCE LTD	19,456,440	19,456,440	1	351,996.18
7	CITRUS TOWER FL PHASE 11 LLC	19,454,030	19,454,030	1	351,952.59
8	IP9 MF CLERMONT LLC	17,941,247	17,941,247	1	324,584.06
9	TAYLOR MORRISON OF FLORIDA INC	17,979,426	17,979,426	217	324,483.84
10	WEINGARTEN I-4 CLERMONT LANDING LLC	14,123,385	14,123,385	2	255,513.21

2016 Top 10 Taxpayers

Eustis

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	17,129,671	17,127,567	1	372,236.84
2	FLORIDA FOOD PRODUCTS INC	12,160,114	12,135,114	4	263,734.87
3	BRE TARPON EUSTIS VILLAGE LLC	11,721,939	11,721,939	1	254,755.24
4	MHC SOUTHERN PALMS LLC	8,290,820	8,290,820	2	180,186.04
5	JENSEN CENTER LTD	5,280,476	5,280,476	1	114,761.64
6	EMBARQ-FLORIDA INC	4,738,977	4,737,360	1	102,957.99
7	MHC HASELTON VILLAGE LLC	4,542,189	4,542,189	1	98,716.30
8	PRESTIGE FORD INC	3,913,480	3,888,480	3	84,411.66
9	EUSTIS PLAZA INC	3,769,125	3,769,125	1	79,408.08
10	CLUB AT EUSTIS PARTNERS LLLP	3,399,470	3,399,470	1	73,881.36



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Fruitland Park

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VILLAGES OF LAKE-SUMTER INC	50,653,906	50,653,906	1,169	918,788.28
2	L & R PROPERTIES-FRUITLAND PARK LLC	3,857,389	3,857,389	1	69,967.27
3	SOUTHERN SPRING LAKE COVE LLC	3,740,573	3,740,573	2	67,848.38
4	FWB INVESTMENTS LTD	2,056,925	2,031,925	2	36,856.07
5	WAL-MART STORES EAST LP	1,956,591	1,956,591	5	35,489.61
6	CRC PROPERTIES INC	1,834,633	1,834,633	1	33,277.49
7	ETHEREDGE LIMITED PARTNERSHIP	1,682,022	1,682,022	2	30,509.35
8	CAMP GENEVA PROPERTY CO LLC	1,608,988	1,608,988	4	29,184.67
9	RHODES ROBERT D &	1,558,015	1,529,754	2	27,747.44
10	AVEX MIRROR LAKE LLC	1,445,000	1,445,000	85	26,210.60

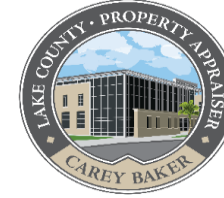
Groveland

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	6,635,258	6,634,443	1	129,274.77
2	CALATLANTIC GROUP INC	6,433,026	6,419,377	140	124,697.76
3	SUMTER ELECTRIC CO-OP INC	5,669,092	5,668,201	4	110,447.15
4	EAGLE RIDGE INVESTMENTS LLC	5,641,059	5,641,059	2	109,918.28
5	HUNT FAMILY III LLC	4,885,910	4,885,910	5	94,833.26
6	INDIGO LAND GROVELAND LLC	3,871,146	3,871,146	9	72,905.92
7	GROVELAND SHOPPES LLC	3,525,976	3,525,976	5	68,705.02
8	SHEA HOMES ACTIVE ADULT LLC	3,933,362	3,933,362	70	67,864.13
9	RANEY COMPONENTS LLC	3,333,264	3,308,264	1	64,462.86
10	YTG GROVELAND LP	2,836,028	2,836,028	2	55,261.13

2016 Top 10 Taxpayers

Howey In The Hills

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VENEZIA PARTNERS LLC	4,876,391	4,876,391	142	116,535.27
2	PACKING HOUSE BY-PRODUCTS CO	2,606,829	2,606,829	4	62,296.94
3	DUKE ENERGY FLORIDA LLC	2,515,154	2,514,845	1	60,098.76
4	SILVER SPRINGS CITRUS CO-OP	1,391,109	1,391,109	2	33,244.17
5	JB BOONDOCK'S LLC	882,658	882,658	2	21,093.41
6	PATHFINDER DEVELOPMENT GROUP LLC &	727,284	727,284	9	17,375.47
7	DREAM FINDERS HOMES LLC	702,163	702,163	16	16,780.05
8	GONZALEZ ODILIO	635,364	635,364	3	15,183.67
9	NATIONSTAR MORTGAGE LLC	542,726	542,726	1	12,969.85
10	WOLCOTT LOUIS R & BETTY L TRUSTEES	590,567	563,829	11	12,908.66



Source: Lake County Property Appraiser
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Lady Lake

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	VILLAGES OPERATING COMPANY	39,849,656	39,824,656	31	699,835.16
2	GMC LADY LAKE LLC	26,899,104	26,874,104	2	484,239.10
3	LAZY B CATTLE VENTURE LTD	27,257,670	27,257,670	7	478,328.50
4	SUN COMMUNITIES FINANCE LP	21,646,633	21,646,633	1	390,046.35
5	SRK LADY LAKE 21 ASSOCIATES LLC	19,902,092	19,902,092	6	358,611.85
6	VEREIT MT LADY LAKE FL LLC	18,945,584	18,945,584	4	332,464.69
7	LADY LAKES APARTMENTS LLC	17,287,250	17,287,250	1	280,715.57
8	CARMENDY SQUARE PROPERTIES LLC	12,548,527	12,548,527	2	229,005.20
9	EMBARQ-FLORIDA INC	7,527,964	7,525,396	1	135,598.62
10	LADY LAKE RE LLC	7,266,104	7,266,104	1	130,926.47

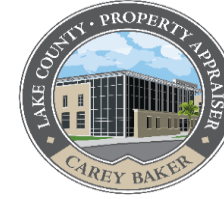
Leesburg

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	CUTRALE CITRUS JUICES USA INC	20,155,161	20,130,161	26	370,525.78
2	MINUTE MAID COMPANY THE	19,702,102	19,677,102	1	362,452.21
3	CCRC - LAKE PORT SQUARE LLC	23,966,191	17,591,191	4	324,029.74
4	LAKE SQUARE MALL REALTY MANAGEMENT LLC	13,160,884	13,160,884	6	242,423.49
5	EMBARQ-FLORIDA INC	13,147,957	13,143,472	1	242,102.75
6	COMCAST CABLE COMMUNICATIONS LLC	8,012,080	8,004,391	2	147,440.88
7	WELLS FARGO BANK NA TRUSTEE	6,635,299	6,635,299	1	122,222.21
8	DRJ LAND COMPANY LLC	6,553,828	6,553,828	9	120,721.49
9	CITY OF LEESBURG	9,526,990	6,249,631	14	115,113.81
10	LOWE'S HOME CENTERS INC	6,248,921	6,248,921	1	115,105.13

2016 Top 10 Taxpayers

Mascotte

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	SUMTER ELECTRIC CO-OP INC	1,850,919	1,850,594	1	41,109.65
2	BRIGHT HOUSE NETWORKS-TWEAN SUBSIDIARY LLC	1,601,101	1,599,095	1	35,522.78
3	TRILOGY LAND HOLDINGS LLC &	1,521,520	1,521,520	131	33,799.47
4	HILLARY & SONS INC	2,294,797	1,461,638	33	32,469.33
5	VILLA PASS LLC	1,822,438	1,734,394	101	22,147.66
6	TD-MASCOTTE GARDENS LLC	986,977	986,977	46	20,039.51
7	DUKE ENERGY FLORIDA LLC	801,652	801,553	1	17,805.95
8	DOLLAR SECURED INCOME FUND LLC	798,372	798,372	1	17,735.28
9	HILLARY PEAT CO	758,609	733,609	1	16,296.61
10	FAIRHOMES CRYSTAL INVESTMENTS LLP	698,099	698,099	73	15,507.39



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Minneola

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	HANOVER SMOAK LLC	5,588,988	5,588,988	28	111,394.84
2	BOYKIN CONSTRUCTION INC	3,570,547	3,545,547	1	71,030.43
3	EPC HOLDINGS 808 LLC &	4,453,561	2,878,834	171	57,672.58
4	TJC APShAWA ROAD FL LLC	2,839,439	2,839,439	1	56,884.47
5	DUKE ENERGY FLORIDA LLC	2,764,745	2,764,405	1	55,381.26
6	AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC	2,670,145	2,670,145	20	53,390.20
7	BRIGHT HOUSE NETWORKS-TWEAN SUBSIDIARY LLC	2,476,686	2,473,583	1	49,555.01
8	SUMTER ELECTRIC CO-OP INC	2,315,607	2,315,205	2	46,382.13
9	A-A-A STORAGE HWY 27 LP	2,138,840	2,138,840	1	42,848.89
10	KARST PROPERTIES INC	1,946,326	1,946,326	3	38,992.11

Montverde

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	DUKE ENERGY FLORIDA LLC	1,054,686	1,054,556	1	17,627.31
2	DCS REAL ESTATE INVESTMENTS LLC	965,275	965,275	4	15,082.63
3	WETZEL JOHN C & VICKIE E	975,276	914,189	1	15,035.02
4	FRANKLIN GEE GEE	730,522	730,522	17	11,864.26
5	FRANKLIN CENTER WEST INC	695,327	695,327	4	11,566.04
6	EMBARQ-FLORIDA INC	595,230	595,027	1	9,946.12
7	FRANCISCO RAFAEL & MONICA	623,695	565,755	1	9,210.81
8	FRICKER JOHN F & JANET T SCULLY-	549,511	508,590	1	8,255.28
9	MWR MONTVERDE LLC	495,990	495,990	4	8,244.78
10	EMTIAZ MAHMOUD TRUSTEE	453,552	453,552	3	7,426.98

2016 Top 10 Taxpayers

Mount Dora

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	MAGNOLIA PLACE APARTMENTS ASSOC LLC	17,347,031	17,347,031	1	312,393.09
2	HI-C INVESTMENTS LTD	8,834,978	8,834,978	1	178,017.74
3	WAL-MART STORES EAST LP	8,411,587	8,411,587	2	169,486.74
4	WATERMAN HEALTH CARE SYSTEMS INC	19,026,854	7,149,013	2	144,046.90
5	VERANDA MT DORA LLC	6,768,340	6,768,340	1	136,376.63
6	LAKE CARE SYSTEMS INC	12,009,103	6,736,402	12	135,165.14
7	SPRING HARBOR LTD	6,507,611	6,482,611	2	130,619.41
8	LOWE'S HOME CENTERS INC	6,429,662	6,429,662	1	129,552.54
9	MAIN STREET LEASING COMPANY	6,387,712	6,387,712	16	129,332.69
10	TARGET CORPORATION	6,189,384	6,189,384	1	124,711.15



Source: Lake County Property Appraiser
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10/5/2016

Tavares

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	LAKEVIEW CREST LLC	10,713,849	10,688,849	2	231,095.07
2	SUMTER ELECTRIC CO-OP INC	7,926,790	7,925,403	2	171,348.79
3	EMBARQ-FLORIDA INC	4,705,939	4,704,334	1	101,708.64
4	COLE KO TAVARES FL LLC	4,580,948	4,580,948	1	99,041.01
5	DUKE ENERGY FLORIDA LLC	3,671,974	3,671,523	1	79,379.05
6	LAKE POINT SENIOR APARTMENT LP	3,332,245	3,332,245	1	72,043.82
7	MCBG LLC	3,257,549	3,257,549	3	70,428.88
8	NWS HOLDINGS LLC	3,242,233	3,242,233	3	70,097.73
9	GWS TOOL HOLDINGS LLC	3,261,088	3,236,088	1	69,964.87
10	TAVARES ASSOCIATES INC	3,169,841	3,169,841	1	68,532.60

Umatilla

Rank	Name	Market Value	Taxable Value	Number of Parcels / Accounts	Taxes
1	COMMUNITY SUPPORTS INC	18,791,346	11,329,603	3	240,879.85
2	EVERS ENTERPRISES LLLP	3,662,186	3,662,186	3	77,426.78
3	ARGUELLES HOLDINGS LLC	3,486,802	3,486,802	1	74,133.24
4	RECOVERY VILLAGE AT UMATILLA LLC	3,006,797	2,981,797	1	63,396.30
5	DUKE ENERGY FLORIDA LLC	2,048,613	2,048,361	1	43,550.40
6	NATIONWIDE UMATILLA PLAZA LLC	1,672,415	1,672,415	1	35,557.38
7	GOLDEN ESTATES MHP LLC	1,583,557	1,583,557	2	33,837.20
8	EMBARQ-FLORIDA INC	1,264,299	1,263,868	1	26,871.22
9	UMATILLA STATE BANK	1,031,702	1,031,702	2	21,935.13
10	NORTH CENTRAL PLACE LLC	1,021,208	996,208	3	21,180.51