

## 2017 Top 10 Taxpayers

### Lake County

| Rank | Name                               | Market Value | Taxable Value | Number of Parcels /<br>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 /<br>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 LLC | 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 /<br>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

| <b>Eustis</b> |                           |              |               |                                 |            |
|---------------|---------------------------|--------------|---------------|---------------------------------|------------|
| Rank          | Name                      | Market Value | Taxable Value | Number of Parcels /<br>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  |

| <b>Fruitland Park</b> |                                     |              |               |                                 |            |
|-----------------------|-------------------------------------|--------------|---------------|---------------------------------|------------|
| Rank                  | Name                                | Market Value | Taxable Value | Number of Parcels /<br>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  |

| <b>Groveland</b> |                             |              |               |                                 |            |
|------------------|-----------------------------|--------------|---------------|---------------------------------|------------|
| Rank             | Name                        | Market Value | Taxable Value | Number of Parcels /<br>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 /<br>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 /<br>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 /<br>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 LLC | 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 /<br>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 /<br>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 SEVEN LLC | 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 /<br>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 /<br>Accounts | Taxes      |
|------|-------------------------------------|--------------|---------------|---------------------------------|------------|
| 1    | MAGNOLIA PLACE APARTMENTS ASSOC LLC | 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 /<br>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 /<br>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  |