



Property Information		Request Information		Update Information	
File#:	BF-X01611-2513266786	Requested Date:	04/08/2024	Update Requested:	
Owner:	MAUREEN ELLISON	Branch:		Requested By:	
Address 1:	501W CHARLOTTE AVE	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	EUSTIS, FL	# of Parcel(s):	1		

**Notes**

**CODE VIOLATIONS** Per City Of Eustis Department of Zoning there are no Code Violation cases on this property.  
Collector: City Of Eustis  
Payable Address: 10 S. Eustis Street Eustis 32726  
Business # (352) 589-4333

**PERMITS** Per City Of Eustis Department of Building there are no Open/Pending/Expired Permit on this property  
Collector: City Of Eustis  
Payable Address: 10 S. Eustis Street Eustis 32726  
Business # (352) 589-4333

**SPECIAL ASSESSMENTS** Per Lake County Finance Department there are no Special Assessments/liens on the property.  
Collector: Lake County Tax Collector  
Payable Address: 325 N. Barrow Ave. Tavares, Florida 32778  
Business # (352) 343-9602

**UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED**

**DEMOLITION** NO

**UTILITIES** WATER, SEWER & GARBAGE  
Account #: 22390-0  
Payment Status: Due  
Status: Pvt & Liable.  
Amount Due: \$87.11  
Good Thru: 5/10/2024  
Account Active: YES  
Collector: City Of Eustis  
Payable Address: 10 S. Eustis Street Eustis 32726  
Business # (352) 589-4333

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	ELLISON MAUREEN G	<b>Alternate Key:</b>	1216605
<b>Mailing Address:</b>	501 W CHARLOTTE AVE EUSTIS, FL 32726 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> <a href="#">📍</a>	14-19-26-0003-000-06000
		<b>Millage Group and City:</b>	000E Eustis
		<b>2023 Total Certified Millage Rate:</b>	20.0014
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> <a href="#">📍</a>
<b>Property Location:</b>	501 W CHARLOTTE AVE EUSTIS FL, 32726	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> <a href="#">📍</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">📍</a> <a href="#">School Boundary Maps</a> <a href="#">📍</a>
<b>Property Description:</b>	W 90 FT OF E 450 FT OF N 140 FT OF S 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 ORB 1869 PG 1117 ORB 2458 PG 1810		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

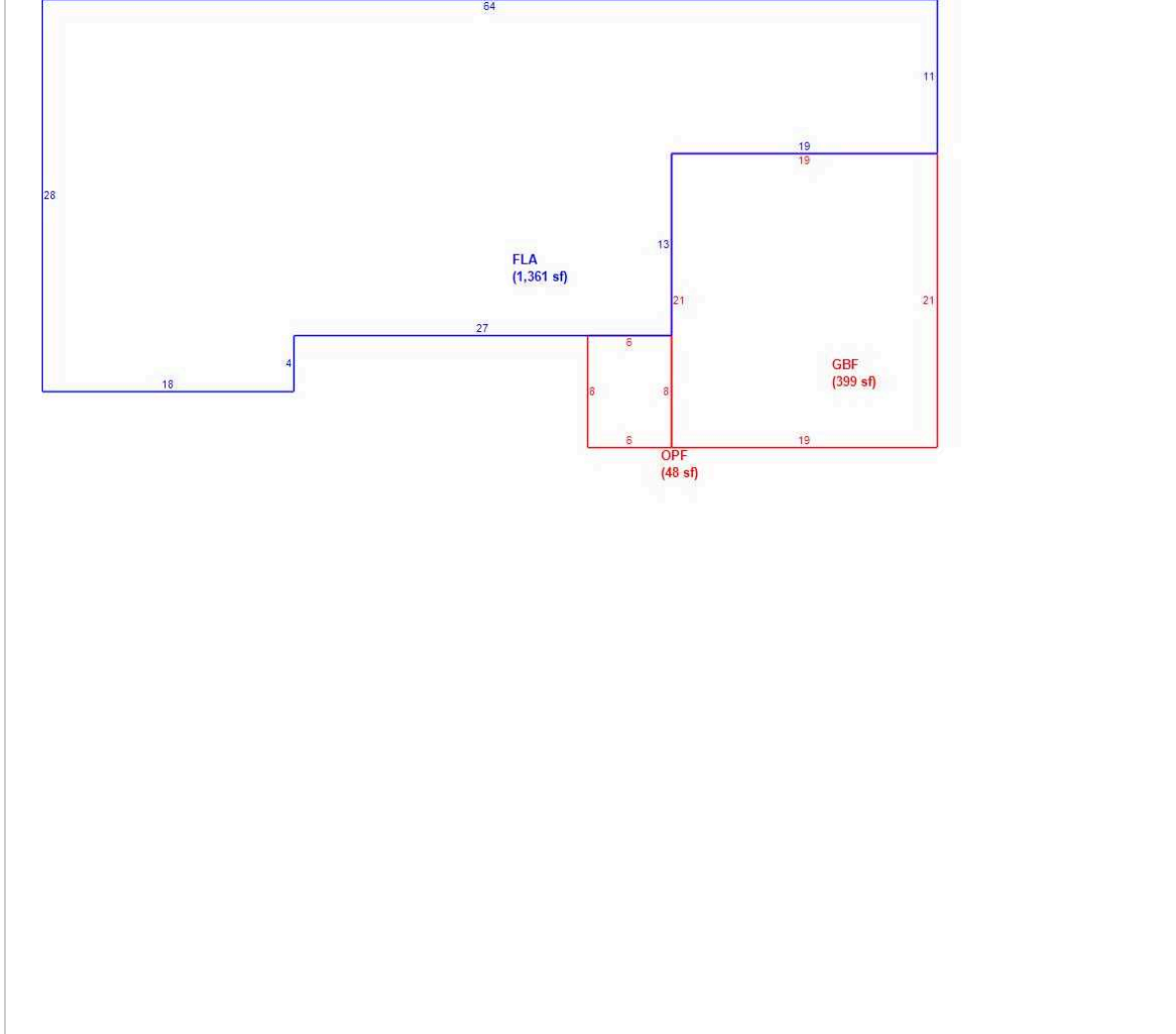
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	90	140		12600.000	FD		\$39,419.00	\$39,419.00

[Click here for Zoning Info](#) [📍](#) [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential	Building Value: \$140,853.00		
<b>Summary</b>			
Year Built: 1958	Total Living Area: 1361 <a href="#">📍</a>	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 1	
<a href="#">Incorrect Bedroom, Bath, or other information?</a> <a href="#">📍</a>			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>
FINISHED LIVING AREA (FLA)	Block (02)	1.00	1361
GARAGE FINISHED BLOCK (GBF)		1.00	399
OPEN PORCH FINISHED (OPF)		1.00	48
<a href="#">View Larger / Print / Save</a>			



## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

**NOTE:** This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">2458 / 1810</a>	11/2003	Quit Claim Deed	Unqualified	Improved	\$0.00
<a href="#">1869 / 1117</a>	10/2000	Warranty Deed	Unqualified	Improved	\$82,500.00
<a href="#">1299 / 24</a>	05/1994	Warranty Deed	Qualified	Improved	\$73,500.00
<a href="#">1076 / 1332</a>	09/1990	Warranty Deed	Qualified	Improved	\$71,000.00
<a href="#">887 / 1779</a>	08/1986	Warranty Deed	Qualified	Improved	\$45,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$180,272	\$58,770	\$25,000	5.0364	\$125.91
SCHOOL BOARD STATE	\$180,272	\$58,770	\$33,770	3.2080	\$108.33
SCHOOL BOARD LOCAL	\$180,272	\$58,770	\$33,770	2.9980	\$101.24

LAKE COUNTY WATER AUTHORITY	\$180,272	\$58,770	\$25,000	0.2940	\$7.35
NORTH LAKE HOSPITAL DIST	\$180,272	\$58,770	\$25,000	0.1500	\$3.75
ST JOHNS RIVER FL WATER MGMT DIST	\$180,272	\$58,770	\$25,000	0.1793	\$4.48
CITY OF EUSTIS	\$180,272	\$58,770	\$25,000	7.5810	\$189.53
LAKE COUNTY MSTU AMBULANCE	\$180,272	\$58,770	\$25,000	0.4629	\$11.57
LAKE COUNTY VOTED DEBT SERVICE	\$180,272	\$58,770	\$25,000	0.0918	\$2.30
				<b>Total:</b> 20.0014	<b>Total:</b> \$554.46

## Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).



City of Eustis



### Lien Search - EU

Property Address:  
501 West Charlotte Ave  
Eustis, Florida 32726

Effective Date:  
05/01/2024

Requested By:  
Stellar Innovation  
2605 Maitland Center Parkway,  
Suite C,  
Maitland, Florida 32751

Folio#: 141926000300006000

<b>1. Code Enforcement</b>				
<b>Violation #:</b>	<b>Description:</b>	<b>Violation Date:</b>	<b>Violation Status:</b>	<b>Notes:</b>
None Found				
<b>2. Open/Expired Permits</b>				
<b>Permit #:</b>	<b>Permit Description:</b>	<b>Permit Date:</b>	<b>Permit Status:</b>	
None Found				
<b>3. Utilities</b>				
<b>Type:</b>	<b>Account Name:</b>	<b>Account Balance:</b>		
Water, Sewer, Garbage	Ellison, Maureen G	\$87.11		

[www.orangedata.com](http://www.orangedata.com)

**Please issue payment for any monies due on above report directly to The City of Eustis, 10 N Grove St, Eustis FL 32726.**

**Should you have a Department related question (i.e.: Lien Release, Code Enforcement Liens/Payoff Amounts, Permit Issues, Utility questions) , please see below:**

1. Code Enforcement questions/payments? Call 352-483-5464
2. Permit questions/payments? Call 352-483-5462
3. Utility questions/payments? Call 352-589-4333

THIS COMPANY, in issuing this Municipal Information Report Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings which may contain defects that would render such instrument or proceedings null and void or defective. All information pertaining to the Property are assumed to be good and valid. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount agreed upon by the parties. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for unrecorded matters.

**CITY OF EUSTIS**  
**Customer Recent Activity Report**

**Report Date: 05/01/24 01:55 PM**

**Account Id:** 22390-0  
**Owner:** ELLISON, MAUREEN G  
**Bill To:** ELLISON, MAUREEN G  
**Property Location:** 501 W CHARLOTTE AVE

**Active Services:**  
 Water (Active Date: 10/06/00)  
 Sewer (Active Date: 10/06/00)  
 Garbage\RW (Active Date:10/06/00)

Recent Billings:	Bill Date	Due Date	Amount Billed	Amount Due	Usage	Principal Balance	Interest/Penalty
Wat/Sew/Gar	04/12/24	05/10/24	87.11	87.11	W/S: 3000	87.11	0.00
Wat/Sew/Gar	03/15/24	04/12/24	93.59	0.00	W/S: 4000	0.00	0.00
Wat/Sew/Gar	02/14/24	03/13/24	87.11	0.00	W/S: 3000	0.00	0.00
Wat/Sew/Gar	01/16/24	02/13/24	92.69	0.00	W/S: 4000	0.00	0.00
Wat/Sew/Gar	12/15/23	01/12/24	86.21	0.00	W/S: 3000	0.00	0.00
Wat/Sew/Gar	11/14/23	12/12/23	92.69	0.00	W/S: 4000	0.00	0.00
Wat/Sew/Gar	10/13/23	11/13/23	86.21	0.00	W/S: 3000	0.00	0.00
Wat/Sew/Gar	09/14/23	10/12/23	86.21	0.00	W/S: 3000	0.00	0.00
Wat/Sew/Gar	08/15/23	09/12/23	99.17	0.00	W/S: 5000	0.00	0.00
Wat/Sew/Gar	07/13/23	08/10/23	86.21	0.00	W/S: 3000	0.00	0.00
Wat/Sew/Gar	06/14/23	07/12/23	91.02	0.00	W/S: 4000	0.00	0.00
Wat/Sew/Gar	05/15/23	06/12/23	84.70	0.00	W/S: 3000	0.00	0.00
<b>Current Balance:</b>				<b>\$87.11</b>	<b>Avg W/S: 3500</b>	<b>\$87.11</b>	<b>\$0.00</b>

Recent Payments & Adjustments:			
Type	Date	Amount	Description
Payment	04/11/24	93.59	CR 3871963520
Payment	03/12/24	87.11	CR 3869457276
Payment	02/08/24	92.69	CR 3867351276
Payment	12/25/23	86.21	CR 3864661332