



ALAN FRENKEL
AUCTION & REALTY LLC

AUCTION

BIDDER'S INFORMATION PACKAGE

EXQUISITE MOUNT DORA

4 BEDROOM / 4.5 BATH

LAKEVIEW HOME

THURSDAY, JUNE 5th at 6 PM



996 FAIRVIEW AVE

MOUNT DORA, FL 32757

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History of Mount Dora

A Rich History

The City of Mount Dora has a fascinating history.

Local legend suggests that The large, beautiful lake upon which the city grew is named for Ms. Dora Ann Drawdy (1819-1885), who



homesteaded in the mid-1800s and befriended federal surveyors with her warm hospitality. In 1846, the surveyors named Lake Dora for her, and years later, in 1883, the small but growing town was named for the lake. Today, Ms. Drawdy is buried in Umatilla.

Research has shown that the first survey maps were published in 1848 with the

name "Lake Dora." The William and Dora Ann Drawdy family is listed as farmers in Georgia, not Florida, on the 1850 U.S. Census. They arrive in Mount Dora before the 1860 census. So the mystery remains of the

identity of the first Dora for whom the lake is named.

More settlers came to the area after Ms. Drawdy, including Mr. Ross C. Tremain and Capt. John Philip Donnelly, and each proved crucial to the growing settlement's vitality.

Tremain became the town's first official postmaster in 1880. The town was known as Royellou at the time, unofficially named for Tremain's three children, Roy, Ella, and Louis.

Three years later, the town's name was officially changed to Mount Dora to reflect the fact that the settlement rests upon a plateau 184 feet above sea level – an unusual feature in Florida.

A Growing City

A popular winter retreat for hunters, fishermen, and boaters, The Alexander House opened in 1883 – a two-story hotel with 10 rooms. The



Alexander House was renamed The Lake House in 1893, and in 1903, The Lake House was renamed Lakeside Inn and remains in operation today. Visitors included Presidents Coolidge and Eisenhower, Thomas Edison, and Henry Ford.

In 1887, the arrival of the railroad stimulated the local economy and carried tourists and freight.

Tremain opened the first orange-packing house in 1891, although surrounding groves were destroyed by the great freezes of 1894 and '95. Also during the 1890s, fertilizer factories were established as well as a cannery.

In 1910, the town was granted a charter with Capt. John Philip Donnelly as its first mayor. With 371 residents, Mount Dora boasted two general stores, a hardware store, a drugstore, two churches, and a town hall. The Mount Dora Voice became the town's first newspaper.



Donnelly's home, a Queen Anne-style structure, was originally built in



1893 and is now listed on the National Register of Historic Places.

Boom Years

The early 1920s marked a significant boom in residential growth and business

development, and Mount Dora began the transformation from a country town into a city.

During this time, Mount Dora began investing in its public infrastructure. Streetlights, a water system, curbs, and paved roads were installed. The town's first two public parks, Gilbert Park and Donnelly Park, were created after landowners Earl Gilbert and J. P. Donnelly donated prime pieces of land downtown and along Lake Dora's shore.

The Mount Dora Community Building was built largely from funds raised by Mount Dora residents, despite economic hard times during the late '20s. A determined group of residents pulled together to raise the necessary funds, and in 1929, the impressive



Mediterranean-style structure opened with one seat for every Mount Dora resident — approximately 800. Since then, the building has served as the city's primary performance and meeting venue. In 2009, the citizens again came together despite economic challenges to restore and renovate the Mount Dora Community Building with improved seating, structural improvements, and an expanded lobby while at the same time preserving its unique style and exterior.



Mount Dora Today

Mount Dora is now home to more than 13,000. The city retains the flavor of a small town with many historic buildings and its large canopy oak trees, and is known for its variety of antique and specialty shops and numerous

special events throughout the year.

Eight major annual events draw thousands of visitors:

<ul style="list-style-type: none">◦ Annual Christmas lighting festival◦ Bicycle festival◦ Antique Spring Show	<ul style="list-style-type: none">◦ Crafts fair◦ Mount Dora Arts Festival◦ Sailing regatta
---	--

An interesting trivia fact: The 1981 film “Honky Tonk Freeway” was filmed in Mount Dora, and many Mount Dora buildings were temporarily painted pink for the film’s set.

Today, Mount Dora is a still-growing city with a flair for the arts, and the city remains a popular tourist destination.

12 Things To Do In Mount Dora, Florida

Here's why this central Florida gem lives up to its slogan.

By Susan Hall Mahon

Susan is passionate about researching, writing, and editing gardening, food, home, health, and travel.

[Southern Living's editorial guidelines](#)

[Published on January 17, 2025](#)

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[Mount Dora, FL](#)

Photo: Elizabeth W. Kearley/Getty

“Mount Dora has the feel of a small New England town but with lots of Old Florida charm, and there is so much to do here,” says Dylan Gamez, marketing and public relations manager at Mount Dora’s historic Lakeside Inn, the longest continually operating hotel in Florida. “No matter what kind of getaway you’re looking for, whether it’s a couple’s retreat, girls’ weekend, or a family trip, there is truly something for everyone here.”

Once a haven for hunting and fishing enthusiasts arriving by steamboat to escape chilly northern winters, today’s visitors flock to Mount Dora, a suburb just 40 minutes northeast of bustling Orlando, to play on 4,500-acre Lake Dora and see wildlife, but also to shop for antiques, soak up the vibrant art scene, and stroll the historic downtown. The charming, compact city center sports an abundance of restaurants, sidewalk cafes, independently-owned shops, and art galleries situated along picturesque streets studded with palms and towering oak trees cloaked in Spanish moss—a true postcard-worthy scene.

“Mount Dora is such a friendly, welcoming place,” Gamez said. “And everything you need is just steps away. You can park at your hotel and never have to get back in your car the whole weekend.”

Visit on weekdays in fall or spring for mild weather and fewer crowds, or during one of more than 30 festivals that take place in Mount Dora each year. While the pace here is slow, there is never a shortage of things to do. Here are our favorite ways to spend a weekend—or longer—in laidback Mount Dora, Florida.

Head Outdoors

Lake Dora, FL

Education Images/Contributor/Getty

Spend A Day By The Lake

Lake Dora is one of seven cobalt-blue lakes in the Harris-chain-of-lakes, each connected by rivers or canals for a total of 77,000 acres to explore. The waters are a haven for bass fishing, bird watching, boating, and even manatee spotting, but simply taking in their beauty from the shore is a rejuvenating way to spend a day. Mount Dora’s eastern location on the lake means gorgeous lakefront sunsets too. Stop by or stay at the historic Lakeside Inn, where you can walk the shoreline, relax by the waterfront pool with a book, or dine at their on-property restaurants with the lake as your backdrop.

Visitors hoping to spot a bald eagle, turtle, alligator, or sandhill crane need only spend a bit of quiet time on Lake Dora’s shores. To see even more wild locals, cruise the Dora Canal, a verdant passage bordered by cypress trees and home to otters, herons, wood ducks, egrets, and more. “The canal is so wild that anytime we cruise it, my husband and I play the ‘Jurassic Park’ theme song,” Gamez jokes.

Check Out The Boardwalk

Palm Island Park, Mount Dora, FL

JillianCain/Getty

"A must-see for any Mount Dora visitor is the Palm Island Boardwalk on the south end of town on the waterfront," says Brian E. Young, events and promotions director at Visit Mount Dora, Inc. "This elevated nature walk will take you out onto Lake Dora at a safe distance from the water for ultimate viewing of wildlife. The boardwalk may be experienced on foot or via a Segway PT for the adventurous." Visitors will stroll under old-growth live oaks and tall cabbage palms, and among knobby cypress trees, with ample opportunity to spot migratory birds and even gators.

floridahikes.com; 411 S Tremain St, Mt Dora, FL 32757

Tour Lake Dora By Water

Ready to venture beyond the shoreline? Lake Dora's water activities are plentiful, with a variety of boat tours and rentals and water sports of all sorts, from skiing and tubing to wakeboarding and wake surfing.

"The history of the waterway and the nature you will experience on any of the tours offered is amazing," Young said. CatBoat Adventures are two-hour, guided trips on a two-person mini catamaran where you're in the driver's seat. "You'll experience nature and history in the most unique way as you cruise across Lake Dora and through the famous Dora Canal," Young says.

Or, cruise at a slower pace on the 80-foot New Orleans-style paddlewheel boat, Dora Queen, which launches from the adjacent town of Tavares and offers two-hour rides complete with live music and cocktails on board.

catboattour.com; 148 Charles Ave., Mount Dora, FL 32757; 352-325-1442

doraqueen.com; 375 S. Sinclair Ave., Tavares, FL 32778; 352-533-3380

Take To The Air

Take the opportunity to see Lake Dora and the surrounding landscape from the air. Jones Brothers & Co. offers seaplane tours that range from 15 to 60 minutes, including a sunset

tour with breathtaking views of the Harris Chain of Lakes and Ocala National Forest. You can even combine your flight with a couple of leisurely hours of kayaking or stand-up paddle boarding.

jonesairandsea.com; 210 E. Ruby St., Tavares, Florida 32778; 352-508-1800

Visit A Freshwater Lighthouse

Lighthouse at Mount Dora, FL

JillianCain/Getty

Just a bit north of Palm Island Boardwalk is Grantham Point Park, home to one of Florida's few freshwater lighthouses. The 35-foot-tall lighthouse is one of the city's most prominent landmarks and a great place to watch boaters and enjoy the sunset.

gomountdora.com; 311 South Tremain St., Mount Dora, FL 32757

Arts And Culture

mount dora

Courtesy of Visit Lake County

Visit A Modernist Museum

Home to an impressive collection of midcentury modern furniture, Mount Dora's Modernism Museum is a worthwhile stop for design buffs and those interested in modern art and culture. The museum has hosted many exhibits since opening in 2013, including Memphis Collective furniture and design objects owned by David Bowie and sculptural furniture by artists George Nakashima and Wendell Castle. Editor's note: At the time of publish, the Modernism Museum was temporarily closed.

modernismmuseum.org; 145 E. 4th Ave., Mount Dora, FL 32757; 352-385-0034

Appreciate Local Art

Mount Dora is an artist's and art lover's haven, with independently-owned galleries throughout town and art festivals throughout the year. The largest, Mount Dora Arts Festival, takes place the first weekend in February and is one of the top-ranked fine arts shows in the country. More than 200 artists line the streets, as well as food and drink vendors and live music.

Mount Dora Center for the Arts also sponsors Art in the Alley every second Friday on Royellou Lane, and there are other arts and crafts festivals throughout the year.

Hunt For Antique Treasures

Collectors from across the country descend upon Renninger's Antique Market, a sprawling antique center, flea market, and farmer's market, where 200 vendor booths overflow with vintage finds in all styles. During its Antique Extravanzas, the market hosts more than 1,500 antique dealers and more than 800 booths.

renningers.net; 20651 US-441, Mount Dora, FL 32757; 352-383-3141

Celebrate At Town Festivals

Mount Dora is also known as "The Festival City" for good reason. The town celebrates blueberries, beer, and bicycles at various events throughout the year, and that's just the tip of the iceberg. You can plan your trip around a film festival, a storytelling festival, a Jane Austen festival—and of course, they do it up big for the holidays.

"Christmas in Mount Dora is spectacular with millions of lights throughout town and a large singing Christmas tree," Young says. "The light display at the Mount Dora Marina on the lakefront is among the best you will ever see." There are multiple events throughout the season, like Light Up Mount Dora and street and boat parades. At Children's Christmas in the Park, the young at heart can have the unusual experience of snow sledding in Florida. The Mount Dora Area Chamber of Commerce keeps a running list of major events in town.

Food And Drink

Summer meal in the garden in Mount Dora, Florida

Pam McLean/Getty Images

Travel The World In One Spot

Not only does Mount Dora boast an impressive number of dining options, but you can find cuisines from around the world as well as inviting outdoor seating and live music. "Mount Dora Marketplace is like a co-op with a ton of little eateries, from breweries to crepes and a Colombian restaurant," Gamez says. "You can get an empanada from here, a crepe from there, a beer from the brewery, a hodge lodge of all the deliciousness, and sit and enjoy." Above the Marketplace is the HandleBar, a speakeasy-style outpost with beautiful, handcrafted cocktails and views of downtown.

facebook.com; 100 E. 4th Avenue & 334 N Donnelly St., Mount Dora, FL 32757

Enjoy A Taste Of England

The Magical Meat Boutique is a pub owned by generations of British sausage makers and offers authentic English breakfast and delicious fish and chips. They also host live music and occasional tea parties, which feature imported scones and clotted cream.

facebook.com; 322 N. Alexander St., Mount Dora, FL 32757; 352-729-6911

Indulge In Fine Dining

The Goblin Market Restaurant and Lounge "has a superb menu, the wine selection is excellent, and the service and atmosphere are hard to top," says Young. This restaurant has developed a loyal following in its 28 years of serving up gorgeous plates and cocktails.

At 1921 Mount Dora, elevated fare from celebrated chef Norman Van Aken pays homage to local Florida ingredients with an eye toward modernity and sustainability. Housed in a historic residence across the street from the Modernism Museum, the restaurant features artful masterpieces, including a Murano glass chandelier above the chef's table and handcrafted tables and seating in the Nakashima room.

goblinmarketrestaurant.com; 330 Dora Drawdy Way, Mt Dora, FL 32757; 352-735-0059
1921mounddora.com; 142 East Fourth Ave., Mount Dora, FL 32757; 352-385-1921

Where To Stay

Lakeside Inn, Mount Dora, Florida

JillianCain/Getty Images

Step Back In Time At A Victorian Hotel

Whether you stop by to take in the Lakeside Inn's spectacular Lake Dora view, grab a meal at one of its four on-site restaurants, or book a stay, a visit to this pretty yellow piece of history is a must. The oldest continually operating hotel in Florida started as the 10-room Alexander House when visitors in the late 1800s enjoyed Florida's mild winter weather and the bounty of the lake. Today, visiting the 85-room Victorian-era inn feels like stepping back in time and is a place where you can truly unwind. There are four dining options at the inn, including the Beauclaire Dining Room; The Verandah, which sports beautiful lake views; Tremain's Tavern for a traditional club-like atmosphere, light bites, and live entertainment; and the Waterside Bar for cocktails al fresco.

lakeside-inn.com; 100 North Alexander St., Mount Dora, FL 32757; 352-383-4101

Book A Room At A B&B

Mount Dora is home to a wealth of charming bed and breakfasts just steps from lively cafes, restaurants, shops, parks, and the lake. At the Adora Inn on North Tremain Street street, owners and professional chefs John Cataldo and Arthur Natale craft daily gourmet breakfasts with a focus on fresh ingredients. Set in a 1916 residence, the inn pays homage to history but is outfitted in clean, tasteful, and modern finishes with a focus on comfort.

Other charming local stays, like the Magnolia Inn Bed & Breakfast and Grandview of Mount Dora Bed & Breakfast, are right downtown and lean into Mount Dora's Victorian-era style.

adorainn.com; 610 North Tremain St., Mount Dora, FL 32757; 352-735-3110

magnoliainn.net; 347 East Third Ave., Mount Dora, FL 32757; 352-735-3800


grandviewbbmountdora.com; 442 E 3rd Ave., Mt Dora, FL 32757; 407-694-0612

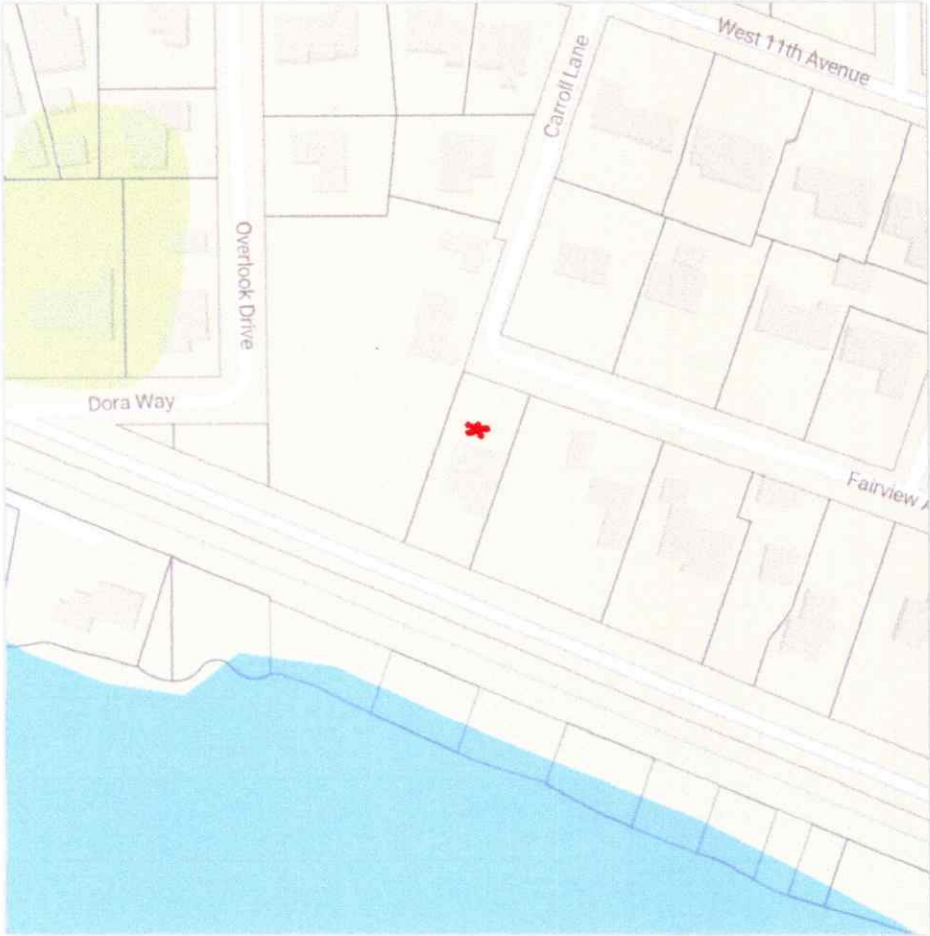


IMAPP - StellarMLS

Lake County Tax Report - 996 FAIRVIEW AVE, MOUNT DORA, FL 32757-3740

PROPERTY INFORMATION

PID # 30 19 27 1500 000 00200
Property Type: Residential
Property Address:
996 FAIRVIEW AVE
MOUNT DORA, FL 32757-3740
Current Owner:
JWY PROPERTIES LLC

Tax Mailing Address:
707 HELEN ST
MOUNT DORA, FL 32757-4877
Property Use:
0100 / DRY SFR LOT (county)
01 / SINGLE FAMILY (state)
Land Use:
SINGLE FAMILY (0100)
Lot Size: 0.3337 acres / 14,535 sf
Waterfront: No
Development Name: SYLVAN SHORES
Subdivision: GARDNER'S SUB
Subdivision #: 1500
Census Tract/Block: 031000 / 4014
Twn: 19 Rng: 27 Sec: 30
Block: 000 Lot: 00200
Neighborhood Code: 0721
Coordinates: 28.8053(lat) -81.6543(lon)
Legal Description:
MOUNT DORA GARDNER'S SUB W 50 FT OF LOT 2
BLK O E 25 FT OF CLOSED ST ON WEST PB 1 PG 76
ORB 6217 PG 152
Plat Book # 1 Page # 76



subject

Active

Pending

Sold

Withdrawn

Expired

Foreclosures

VALUE INFORMATION

	2020	2021	2022	2023	2024
Building Value:	\$646,410	\$646,410	\$648,300	\$575,990	\$947,044
Extra Features:	\$0	\$0	\$0	\$0	\$0
Land Value:	\$250,000	\$250,000	\$275,000	\$375,000	\$425,000
Just Market Value:	\$896,410	\$896,410	\$1,189,007	\$1,289,007	\$1,372,044
Percent Change:	- n/a -	0%	32.64%	8.41%	6.44%
Total Assessed Value:	\$892,203	\$896,410	\$923,300	\$950,990	\$1,372,044
Homestead Exemption:	Yes	Yes	Yes	Yes	No
Total Exemptions:	\$25,000	\$25,000	\$50,000	\$50,000	\$0
Taxable Value:	\$842,203	\$846,410	\$873,300	\$900,990	\$1,372,044
Ad Valorem Taxes:	\$16,780.26	\$15,994.12	\$16,578.70	\$16,715.99	\$25,926.70
Non-Ad Valorem Taxes:	\$219.00	\$209.00	\$209.00	\$209.00	\$209.00
Total Tax Amount:	\$16,999.26	\$16,203.12	\$16,787.70	\$16,924.99	\$26,135.70

Taxing District(s): OOMD
*Non-Ad Valorem Levies: Levy #F097 (\$209.00)

Estimated Current Value:

\$1,771,785*

Equity Estimate:

\$1,771,785

0%

10%

*Estimate of potential property value and equity amounts are based on proprietary computational models.

Area Value History

Year	City	Property	Subdivision	Zip Code
2019	\$250,000	\$896,410	\$646,410	\$250,000
2020	\$250,000	\$896,410	\$646,410	\$250,000
2021	\$250,000	\$896,410	\$648,300	\$250,000
2022	\$275,000	\$1,189,007	\$575,990	\$275,000
2023	\$375,000	\$1,289,007	\$947,044	\$375,000
2024	\$425,000	\$1,372,044	\$947,044	\$425,000

SALES INFORMATION

Deed Type:	TRUSTEE'S DEED	Price:	\$100	Qualifiers:	U, I
Sale Date:	09/2023	Recorded Date:	Bk 6217/Pg 152		
Grantor:	Not Available	Grantee:	JWY PROPERTIES LLC		
Deed Type:	INTRAFAMILY TRANSFER & DISSOLUTION	Price:	\$0	Qualifiers:	U ¹ , I
Sale Date:	06/11/2020	Recorded Date:	2020066478		
Grantor:	YOUNG JAMES W	Grantee:	YOUNG JAMES W		
Deed Type:	WARRANTY DEED	Price:	\$630,000	Qualifiers:	Q, V
Sale Date:	11/08/2006	Recorded Date:	2006179068		
Grantor:	WINTERS RONALD	Grantee:	YOUNG JAMES W		
Deed Type:	WARRANTY DEED	Price:	\$375,000	Qualifiers:	Q, V
Sale Date:	07/28/2005	Recorded Date:	2005119703		
Grantor:	PHILLIPS MARY M	Grantee:	WINTERS RONALD		
Deed Type:	QUIT CLAIM DEED	Price:	\$33,700	Qualifiers:	U, I
Sale Date:	05/1999	Recorded Date:	Bk 1714/Pg 1931		
Grantor:	Not Available	Grantee:	UNASSIGNED		
Deed Type:	WARRANTY DEED	Price:	\$125,000	Qualifiers:	Q, I
Sale Date:	03/01/1986	Recorded Date:	Bk 870/Pg 1340		
Grantor:	Not Available	Grantee:	Not Available		

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ UNQUALIFIED - NOT ARMS LENGTH TRANSACTION

BUILDING INFORMATION

1. SINGLE FAMILY RESIDENTIAL	Heated Area:	6,844 sf	Built:	2009 act / 2023 eff	A/C Type:	CENTRAL
Beds: 5 Baths: 4.0	Total Area:	9,138 sf	Stories:	1.5	Heat Type:	FORCED DUCTED
Roof Type:	Roof Cover:	ASPHALT SHINGLE	Heat Fuel:	ELECTRIC		
Int Wall:	Ext Wall:	BRICK/BLOCK STUCCO OR SIDING	Flooring:			
Building Subareas:		FHS - FINISHED AREA HALF STORY (2,512 sf)		FLA - FINISHED LIVING AREA (5,588 sf)		
		OPF - OPEN PORCH FINISHED (495 sf)		OPU - OPEN PORCH UNFINISHED (543 sf)		


OTHER IMPROVEMENT INFORMATION

Covered Parking:	No	Pool:	No
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CITY INTERACTIONS

Building Permits					
Permit #	Type	Description	Issued	Value	Contractor
2012120016-6	0002	PERGOLA OVER BACK PORCH	12/11/2012	\$15,000	
2012100020-7	0002	CONV PORTION OF GARAGE TO LIV SPACE	10/16/2012	\$5,000	
2008050027-4	0000	SFR 2/BR 996 FAIRVIEW AVE	07/01/2008	\$726,252	
2006110023-2	0000	DEMOL SFR	11/08/2006	\$13,725	

ASSIGNED SCHOOLS

School Name	Grades	Enrollment	School Rating	Report Card	Distance
Triangle Elementary School	PK-05	783	C (2023/2024)	 FL DOE	1.4 miles
 Below Average Teachers	 Small Class Sizes				
Mt. Dora Middle School	06-08	846	B (2023/2024) 	 FL DOE	1.4 miles
 Below Average Teachers					
Mt. Dora High School	09-12	1,334	A (2023/2024) 	 FL DOE	1.1 miles
 Small Class Sizes					
Source: National Center for Education Statistics, 2022-2023 ; Florida Dept of Education, 2023-2024					

FLOOD ZONE DETAILS

Zone	Description	CID	Panel #	Published
X	Area that is determined to be outside the 1% and 0.2% chance floodplains.	120137	12069C0367E	12/18/2012
Source: FEMA National Flood Hazard Layer (NFHL), updated 10/29/2024				



IMAPP - StellarMLS

Valuation Analysis - 996 FAIRVIEW AVE, MOUNT DORA, FL 32757-3740

PROPERTY DETAILS

Property Address

996 FAIRVIEW AVE
MOUNT DORA, FL 32757-3740

Estimate Date 03/19/2025

Estimated

Current Value *

\$1,771,785

Estimated

Loan Balance *

\$0

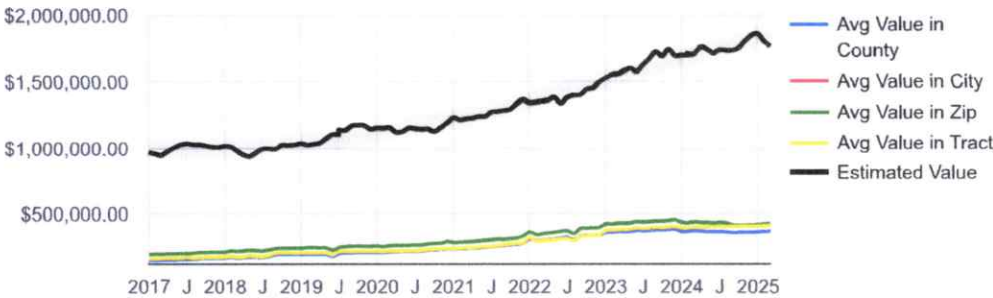
Estimated

Available Equity *

\$1,771,785



Estimated Value History



*Notes: Equity estimates assume loan payments are current and no pre-payments have been made.

ASSESSOR VALUATION FACTORS

Last Sale Details		Assessed Value (2024)		Property Taxes (2024)	
Amount	\$630,000	Market Value	\$1,372,044	Total Taxes	\$26,135.70
Sale Date	11/08/2006	Assessed Value	\$1,372,044	Total Exemptions	\$0
Sale Type	WARRANTY DEED	Taxable Value	\$1,372,044	Homesteaded	No

Additional Valuation Insights

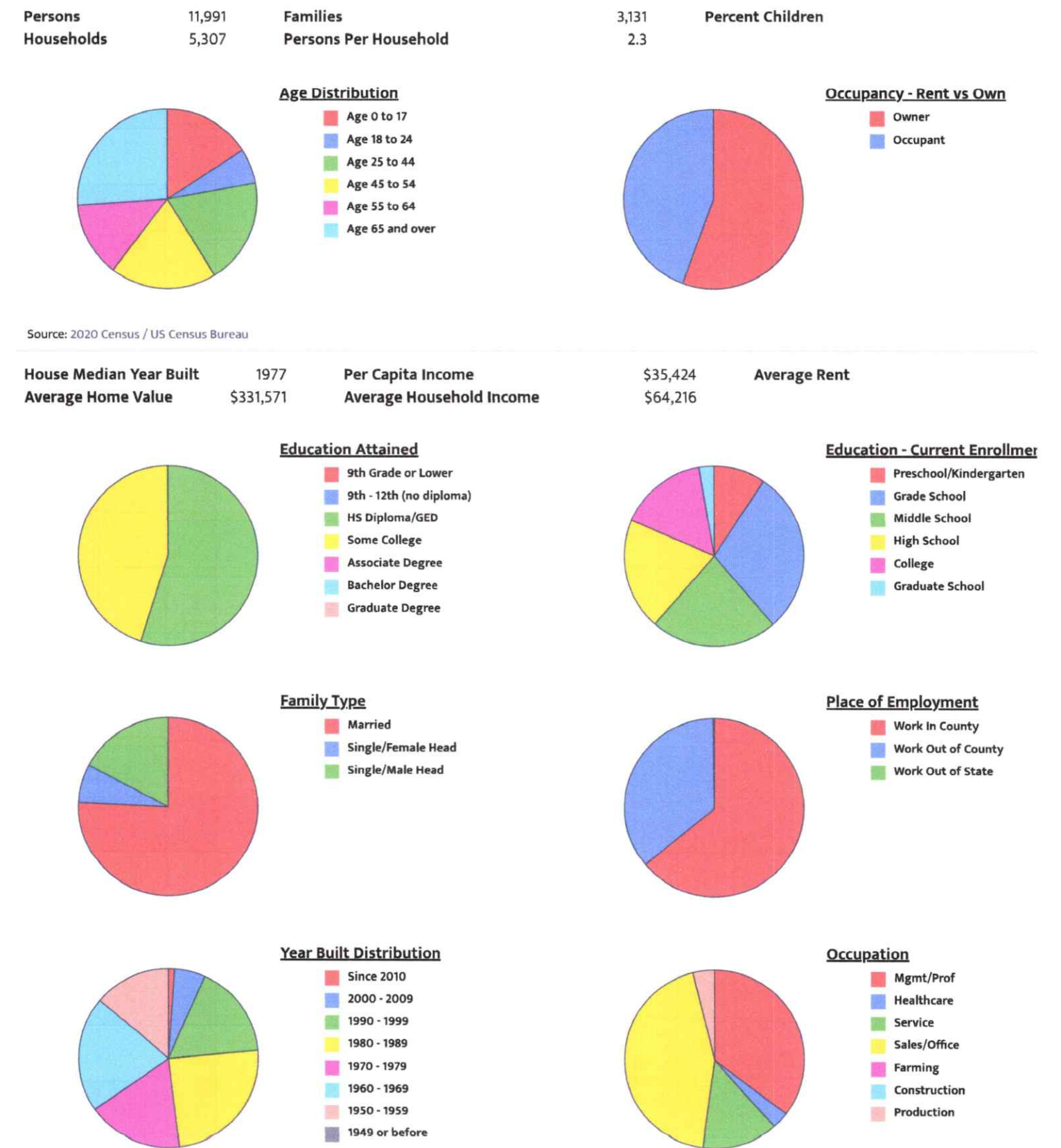
Total Tax Amount Includes \$209.00 in Fees.
These fees are for:



IMAPP - StellarMLS

Demographics - 996 FAIRVIEW AVE, MOUNT DORA, FL 32757-3740

Demographic Overview For A 1 Mile Radius from Subject Property *



PROPERTY RECORD CARD

General Information

Name:	JWY PROPERTIES LLC	Alternate Key:	1471516
Mailing Address:	707 HELEN ST MOUNT DORA , FL 32757 Update Mailing Address	Parcel Number:	30-19-27-1500-00O-00200
		Millage Group and City:	00MD Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	996 FAIRVIEW AVE MOUNT DORA FL, 32757	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA, GARDNER'S SUB W 50 FT OF LOT 2, BLK O E 25 FT OF CLOSED ST ON WEST PB 1 PG 76 ORB 6217 PG 152		

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.

Land Data

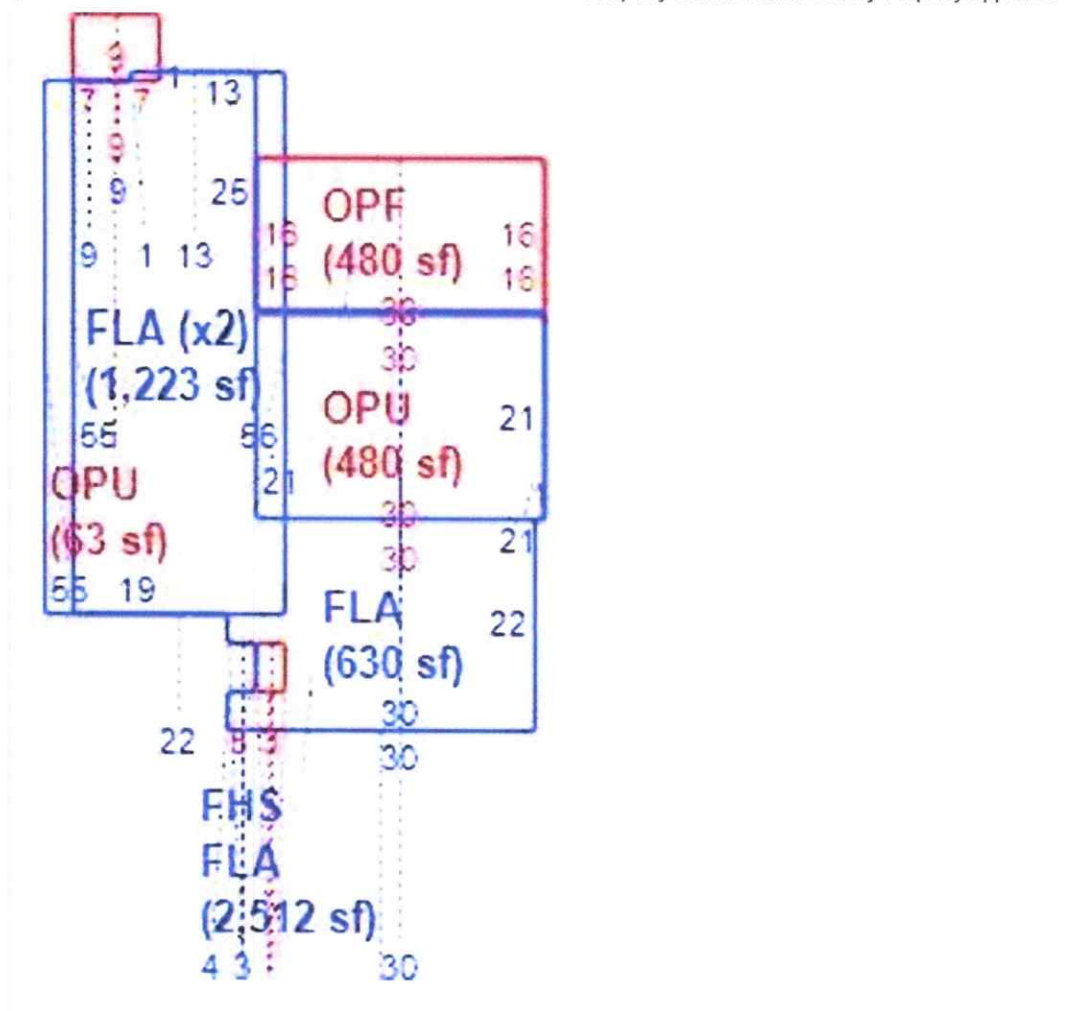
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	0	0		1.000	Lot		\$425,000.00	\$425,000.00

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

Residential Building(s)

Building 1

Residential	Building Value: \$947,044.00		
Summary			
Year Built: 2009	Total Living Area: 6844	Central A/C: Yes	Fireplaces: 1
Bedrooms: 5	Full Bathrooms: 3	Half Bathrooms: 2	
Incorrect Bedroom, Bath, or other information?			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED AREA HALF STORY (FHS)		1.50	2512
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.50	5588
OPEN PORCH FINISHED (OPF)		1.50	495
OPEN PORCH UNFINISHED (OPU)		1.50	543
View Larger / Print / Save			



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
6217 / 152	09/25/2023	Trustees Deed	Unqualified	Improved	\$100.00
5490 / 1211	06/11/2020	Warranty Deed	Unqualified	Improved	\$100.00
3320 / 1901	11/08/2006	Warranty Deed	Unqualified	Improved	\$630,000.00
2908 / 1518	07/28/2005	Warranty Deed	Unqualified	Improved	\$375,000.00
1714 / 1931	05/04/1999	Quit Claim Deed	Unqualified	Improved	\$33,700.00
870 / 1340	03/01/1986	Warranty Deed	Qualified	Improved	\$125,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,372,044	\$1,372,044	\$1,372,044	5.0364	\$6,910.16

SCHOOL BOARD STATE	\$1,372,044	\$1,372,044	\$1,372,044	3.1240	\$4,286.27
SCHOOL BOARD LOCAL	\$1,372,044	\$1,372,044	\$1,372,044	2.9980	\$4,113.39
LAKE COUNTY WATER AUTHORITY	\$1,372,044	\$1,372,044	\$1,372,044	0.2940	\$403.38
NORTH LAKE HOSPITAL DIST	\$1,372,044	\$1,372,044	\$1,372,044	0.4100	\$562.54
ST JOHNS RIVER FL WATER MGMT DIST	\$1,372,044	\$1,372,044	\$1,372,044	0.1793	\$246.01
CITY OF MOUNT DORA	\$1,372,044	\$1,372,044	\$1,372,044	6.3000	\$8,643.88
LAKE COUNTY MSTU AMBULANCE	\$1,372,044	\$1,372,044	\$1,372,044	0.4629	\$635.12
LAKE COUNTY VOTED DEBT SERVICE	\$1,372,044	\$1,372,044	\$1,372,044	0.0918	\$125.95
				Total:	Total:
				18.8964	\$25,926.70

Exemptions Information

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


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

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](#).



St. Louis Air Conditioning
33 E. Golf Links Ave.
Eustis, FL 32726

Phone: (352) 357-6295
Fax: (352) 357-9586
info@stlouisair.net
www.stlouisair.net

Bill to
James Young


Ship to
Dr James W Young 00001
996 Fairview Ave
Mt Dora, FL 32757

Work Order Description

VERIFY CONTACT INFO-has drain leak on unit-See James when there also if drain leak do PVM on unit-Call Dr Y when on the way he will meet us there****AFTER 11AM****

Work Summary

X4 units. Changed and dated all filters, checked systems pressures, anperage, wiring and capacitors. Cleaned coils and drain.

- Replaced failed safety switch (ss2) for upstairs unit and cleaned condensate pump and trap.
- adjusted charge on trane/American standard system with 2lbs r410a
- Replaced 35/5 capacitor on system serial # E174306343

All systems operating properly now.

Work Order #: 1000006329

Transaction Date: 2/10/2025

Terms: COD

Invoice #: i29205

Item	Description	Quantity	Price	Amount
CF-033-017694-0011	R-410A (AZ20) PER LB * 1st POUND	1	\$114.00	\$114.00
CF-034-017695-0000	R-410A (AZ20) PER LB * EACH ADDITIONAL POUND	1	\$54.00	\$54.00
112	Preventive Maintenance Service Check	4	\$99.95	\$399.80
CF-015-080393-0018	RECTORSEAL IN-LINE OVERFLOW SAFETY SWITCH	1	\$173.00	\$173.00
CF-001-062660-0032	INSTALL WARRANTY CAPACITOR	1	\$185.50	\$185.50

You could have saved \$52.55



Subtotal: \$926.30

Tax: \$0.00

Total: \$926.30

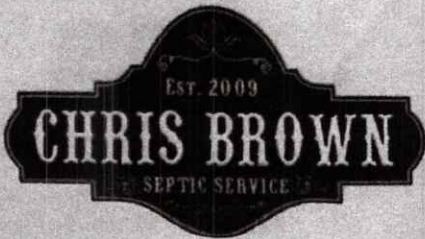
Payments: \$926.30

Balance Due: \$0.00

CHRISTOPHER D. BROWN SEPTIC SERVICES
LLC

5170 Helen Court
St. Cloud, FL 34772 US
+1 4077025468
ChrisBrownSeptic@gmail.com

Invoice



BILL TO
Dr. Jim Young
996 Fairview
My Dora, FL 32757

SHIP TO
Dr. Jim Young
996 Fairview Drive
Mount Dora, FL 32757

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
11180	12/04/2024	\$870.00	12/31/2024	Due on receipt	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	13-1	Maintenance agreement 12/12/24-12/12/26	1	870.00	870.00

SUBTOTAL	870.00
TAX	0.00
TOTAL	870.00
BALANCE DUE	\$870.00

Mission:

To protect, promote & improve the health
of all people in Florida through integrated
state, county & community efforts.



Vision: To be the Healthiest State in the Nation

Rick Scott
Governor

John H. Armstrong, MD, FACS
State Surgeon General & Secretary

ATU/PBTS Inspection Report

Authority: 64E-6 FAC, Chapter 381, FS

Property Owner: James Young

35-QT-1001824

Location address: 996 Fairview Ave, Mount Dora, FL 32757

Phone # 352-729-2399

AME: Christopher D Brown Septic Services

AME Address: 1730 Belle Chase Dr, Apopka, FL 32712

AME phone: 407-702-5468 FAX: e-mail: chrisbrownseptic@gmail.com

Inspection Date: 6/21/2021

Purpose of Inspection: annual

Conditions of Operation: Maintenance contract shall be kept up to date – notify Lake County Health Department 30 days prior to expiration if contract will not be renewed by either party. At minimum, there shall be 2 services and inspections per year by maintenance entity. All services shall be reported to Lake County Health Department.

Marked items with [X] are not in compliance with statute or rule and must be corrected.

✓	1. Maintenance contract expiration date: 12/12/2022
✓	2. Operating permit expiration date: 9/30/2021
✓	3. Alarm (test if possible)
✓	4. AME required inspections completed and reports submitted
N/A	5. AME required sampling completed and reports submitted
✓	6. System has not been altered or the site has not changed since approved
✓	7. Power to the system
✓	8. Drainfield area (no odors, saturation above emitters, or evidence of failure, etc.)
N/A	9. Pictures taken
✓	10. Provide copy of inspection to AME **email 6/24/2021**
✓	11. Provide copy of inspection to property owner. **Mail**

Record general appearance/functioning of the treatment system:

All areas very well maintained.

Additional Comments:

Inspected by: Penny Gwaltney

Date: 6/21/2021

Time: 11:30 AM

Florida Department of Health in Lake County
Environmental Health
PO Box 1306, Tavares, FL 32778
PHONE: 352-253-6130 • FAX: 352-253-6133

www.lakechd.com
TWITTER: HealthyFLA
FACEBOOK: FLDepartmentofHealth
YOUTUBE: fldoh



Alan Frenkel
Auction & Realty, LLC.

Sellers initials _____ Buyers initials _____

such sums shall be disbursed to Seller and Alan Frenkel Auction & Realty, LLC, in accordance with their Auction Agreement. In addition, in the event of Buyer's failure of performance as described above, Buyer shall pay to Alan Frenkel Auction & Realty, LLC., the Buyer's Premium, which amount due from Buyer may be reduced by any amount received by Alan Frenkel Auction & Realty, LLC., Inc. from any forfeited deposit(s) pursuant to this Contract and received by Alan Frenkel Auction & Realty, LLC pursuant to this Contract and the aforesaid Auction Agreement. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer, as Buyer's sole and mutually exclusive remedies, may either seek specific performance or elect to receive the return of Buyer's deposit(s). Buyer(s) hereby waives any action for damages resulting from Seller's breach.

CONVEYANCE: Seller shall convey title to the Real Property by statutory warranty, trustee's, personal representative's or guardian's deed, as appropriate to the status of Seller unless this auction is pursuant to an order of the courts having jurisdiction in the transfer to the subject real estate, in which instance title shall be conveyed in accordance with such order.

OTHER AGREEMENTS: This Contract specifically incorporates by reference all language in the Opening Announcements of the Auction, whether verbal or in writing, made at the auction of the Real Property and in any and all prior agreements made between Buyer and Seller's agent, Alan Frenkel Auction & Realty, LLC., including, but not limited to, the Real Estate Auction Registration for Real Estate and Bid Acknowledgment. Notwithstanding the foregoing, any and each agreement executed prior to this Contract by Buyer and Alan Frenkel Auction & Realty, LLC., shall not be deemed merged into this Contract, though the terms therein shall be deemed fully incorporated herein, but shall remain enforceable in their own right, individually and collectively. As between Buyer(s) and Seller, no other prior or present agreements or representations shall be binding upon Buyer or Seller unless included in this Contract. No modification to or change in this Contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.

TITLE MATTERS: The property is sold subject to any easements, restrictions, limitations, rights of way, planning and zoning regulations, and other matters of record not affecting the marketability of the Property. If the Seller's title is rendered unmarketable, through no fault of Buyer, Buyer shall, prior to the Closing Date, notify Seller in writing of the defect and Seller shall have 30 days from date of receipt of such notification to cure the defect. If Seller fails to timely cure the defect, all deposit(s) and closing funds shall, upon written demand by Buyer and within 5 days after demand, be returned to Buyer.

RISK OF LOSS: The Seller shall deliver the subject real estate to the Buyer in the same condition as found date of auction. In the event the subject property is destroyed or significantly damaged by fire or other casualty, Seller or Buyer may cancel this transaction. Buyer shall receive a refund of deposit(s), thereby releasing Buyer and Seller from all further obligations under this Contract. Seller or Buyer may cancel this transaction upon providing written notice to the other party within seven business days of the occurrence of the fire or other casualty or by the scheduled closing date, if earlier.

CAPACITY: All parties signing this Purchase and Sale Contract in any representative capacity represent that they have the authority to sign on behalf of such party or entity.

PROPERTY TAX DISCLOSURE SUMMARY: Buyer should not rely on the seller's current property taxes as the amount of property taxes that the buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the county property appraiser's office for information.

INDEMNIFICATION: The Buyer and Seller, jointly and severally, and their respective agents, employees or any other parties acting on their behalves, specifically agree to INDEMNIFY AND HOLD HARMLESS Alan Frenkel Auction & Realty, LLC, its officers, directors and employees, for any injuries or damages arising under or pursuant to this Purchase and Sale Contract.

JURISDICTION AND VENUE: The undersigned(s) hereby agree that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which they may have to the laying of venue of any such suit, action or proceeding in such courts. Further, the parties acknowledge and agree that this Purchase and Sale Contract shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard to principles of conflicts of laws.

ATTORNEYS FEES: In the event any party is required to take any action to enforce the terms of this Contract, the prevailing party shall be entitled to recover all of its reasonable attorney's fees and costs. Reasonable attorney's fees shall include those fees incurred (a) before, during and after litigation, including those incurred in attempting collection without litigation, (b) in litigating in all trial and appellate levels, (c) in any bankruptcy proceeding and (d) in any post-judgment proceeding.

WAIVER OF RIGHT TO A JURY TRIAL: ALL PARTIES HERETO HEREBY WAIVE THEIR RIGHT TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS CONTRACT.

If the sale of the subject real estate is by auction, we hereby certify that we agree and acknowledge that it is subject to all restrictions and announcements made at the opening of the auction, whether verbal or in writing. We further certify that we have examined the property described hereinabove; that we are thoroughly acquainted with its conditions and accept it as such. Buyer(s) shall accept this real estate on an "AS IS" basis with no warranties expressed or implied. All closing costs, i.e. documentary stamps, title insurance, mortgage costs (if applicable) and any other costs associated with the transfer of deed shall be at the expense of the buyer(s).

BUYER AND SELLER ACKNOWLEDGE THAT THIS CONTRACT HAS BEEN READ AND UNDERSTOOD BY THEM PRIOR TO SIGNING IT.

_____	_____	_____	_____
(Seller)	(Date)	(Seller)	(Date)
_____	_____	_____	_____
(Buyer)	(Date)	(Buyer)	(Date)

_____ **ALAN FRENKEL AUCTION & REALTY, LLC.,** Escrow Agent

_____ Witness

R-1AAAA, R-1AAA, R-1AA, R-1A, R-1, R-1B, Single-Family Residential Districts:

1.

Description of districts. These districts are established to identify those geographic areas that are appropriate for the development and maintenance of low, low/medium, and medium-density single-family residential environments. The R-1AAAA, R-1AAA, R-1AA and R-1A districts are most appropriate in low-density residential areas, but are also permitted in low/medium, medium, and high-density residential areas. Areas of the city most appropriate for the R-1 districts are designated as low/medium and medium-density residential on the future land use map of the comprehensive plan; however, these districts are also permitted in high-density residential areas. The R-1B district is appropriate in high-density residential areas.

2.

Permitted uses:

a.

Single-family homes (garages required) and customary accessory uses.

b.

Boathouses, one story, private, for storage of watercraft, not including sea planes, and not for human occupancy.

3.

Conditional uses (See section 2.5.1.5):

a.

Churches.

b.

Public utility and service facilities.

c.

Schools.

d.

Recreation, including live theater or other city sponsored cultural uses.

e.

Temporary sales offices (subsection 3.5.14).

f.

Home occupations (subsection 3.5.12).

g.

Bed and breakfast establishments in R-1 and R-1B zoning districts (subsection 3.5.17).

4.

Prohibited uses:

a.

Medical marijuana dispensaries.

b.

Non-medical marijuana sales.

c.

Cannabis farms.

5.

Site development standards:

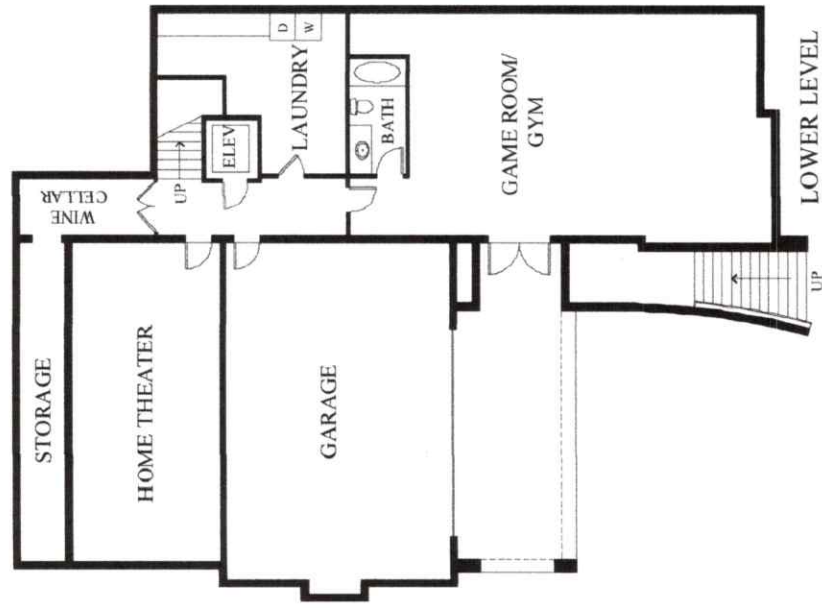
R-1AAAA		R-1AAA		R-1AA		R-1A		R-I		R-1B
a.	Minimum lot size (sq. ft.)		43,560	15,000	12,500	10,000	7,500	5,500		
b.	Minimum lot width at building line (ft.)		150	100	90	90	75	75		
c.	Minimum street front (ft.)		50	25	25	25	25	25		
d.	Minimum setbacks (ft.) - Note*:									
	Front yard		50	25	25	25	25	20		
	Side yard		20	15	12	10	7	7		
	Rear yard		50	30	30	25	20	20		
	From any street		50	25	25	25	25	20		
e.	Maximum building height (ft.)		35	35	35	35	35	35		
	Within 100 ft. of Lake Dora		25	25	25	25	25	25		
f.	Minimum dwelling size (sq. ft.)		1,600	1,600	1,500	1,300	1,200	800		
g.	Parking Minimum Spaces:		2	2	2	2	2	2		
	Minimum Garage Type:		2-Car	2-Car	2-Car	1-Car	1-Car	1-Car		
	(See section 6.5 for other requirements)									
h.	Landscaping and buffers		See section 6.6							
i.	Signs		See section 6.7							
j.	Access		See subsection 6.3.7							

*Note: Also, see section 3.5.1 for minimum setback averaging in certain cases.



Map of the subject area showing the location of the subject area (yellow rectangle) relative to the surrounding streets and landmarks. The map is oriented with 'VIRGINIA' on the left and 'LAKE HORA' at the bottom. The subject area is located on the left side of the map, near the intersection of AVA AVE and PARK AVE. The map is labeled 'SUBJECT (APPROX)' and 'SEE SURVEY' with an arrow pointing to the highlighted area. The map also shows 'LAKE HORA' at the bottom and 'VIRGINIA' on the left side. There is a small text box at the top center of the map area.

Map of the subject area showing the location of the subject area (yellow rectangle) relative to the surrounding streets and landmarks. The map is oriented with 'VIRGINIA' on the left and 'LAKE HORA' at the bottom. The subject area is located on the left side of the map, near the intersection of AVA AVE and PARK AVE. The map is labeled 'SUBJECT (APPROX)' and 'SEE SURVEY' with an arrow pointing to the highlighted area. The map also shows 'LAKE HORA' at the bottom and 'VIRGINIA' on the left side. There is a small text box at the top center of the map area.



Total - 7,908 Square Feet
Living - 6,844 Square Feet

Notice: This rendering is for marketing purposes only. All measurements, features and specifications are approximate. The accuracy of this information is subject to errors, omissions and changes. An architect should be contacted for actual measurements, features and specifications.

RADON GAS DISCLOSURE

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guide lines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health unit.

Buyer

Date

Buyer

Date

Prepared By/Return To:

Robert F. Vason, Jr., Esquire
Radson Dempsey Vason
501 East Fifth Avenue
Mount Dora, Florida 32757

THIS DEED WAS PREPARED WITHOUT A TITLE SEARCH, AND THE LEGAL DESCRIPTION WAS SUPPLIED BY THE PARTIES; THE PREPARER OF THIS INSTRUMENT ASSUMES NO LIABILITY FOR THE STATE OF THE TITLE OR ANY INACCURACY OF THE LEGAL DESCRIPTION.

TRUSTEE'S DEED

THIS INDENTURE, executed the 15 day of September, 2023, by JAMES W. YOUNG, III, a single man, **INDIVIDUALLY AND AS TRUSTEE OF THE YOUNG FAMILY TRUST DATED JUNE 2, 2020**, Grantor, whose address is 707 Helen Street, Mount Dora, Florida 32757, and **JWY PROPERTIES, LLC**, a Florida limited liability company, Grantee, whose address is 707 Helen Street, Mount Dora, Florida 32757

WITNESSETH:

The Grantor, in consideration of the premises and the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantees, and to their heirs and assigns forever, that certain real property situate in Lake County, Florida, more particularly described as follows:

That part of Lot 2 in Block "0" and that part of 5th Street, now closed, in William Gardner's Subdivision, in the City of Mount Dora, Florida, according to the plat thereof as recorded in Plat Book 1, Page 76, Public Records of Lake County, Florida, bounded and described as follows: Begin at the most Northerly corner of the said Lot 2, thence run Southeasterly along the Northerly line of the said Lot 2 a distance of 50 feet, thence run Southerly and parallel with the Westerly line of the said Block "0" 195 feet, more or less, to the Northerly line of the said right-of-way of Old U.S. Highway 441; thence run Northwesterly along the Northerly line of the said right-of-way 75 feet, the said point being hereby designated as Point "A"; begin again at the point of beginning, thence run Northwesterly along an extension Westerly of the Northerly line of the said Block "0" 25 feet; thence run Southerly and parallel with the Westerly line of said Block "0" 195 feet, more or less, to the above designated Point "A".

Subject to easements, restrictions and reservations of record, if any; however, this reference shall not operate to reimpose the same.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

"Grantor", "Grantee", "Trustee" or "Beneficiary" are used for singular or plural, as context requires.

This conveyance is exempt from documentary stamp taxes as it is a conveyance of real property for no consideration [Florida Administrative Code 12B-4.014 (2)].

IN WITNESS WHEREOF, the Grantor has set his hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Allen E. Chagnari
Print: Allen E. Chagnari
Kimberly T. Longest
Print: Kimberly T. Longest

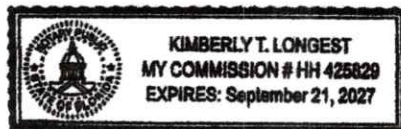
J
JAMES W. YOUNG, III, INDIVIDUALLY
AND AS TRUSTEE OF THE JAMES W.
YOUNG FAMILY TRUST DATED
JUNE 2, 2020

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by physical presence this 25th day of September, 2022, by James W. Young, III, Individually and as Trustee of the Young Family Trust dated June 2, 2020,

- () who is personally known to me and did not take an oath.
- (☒) who has produced Fl. Drivers License as identification and did take an oath stating he was indeed the person set forth herein.

Kimberly T. Longest
NOTARY PUBLIC - State of Florida
My Commission Expires:



ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
3019271500-000-00200		1471516	00MD

JWY PROPERTIES LLC
707 HELEN ST
MOUNT DORA, FL 32757

996 FAIRVIEW AVE

MOUNT DORA, GARDNER'S SUB W 50 FT OF
LOT 2, BLK O E 25 FT OF CLOSED ST ON
WEST PB 1 PG 76 ORB 6217 PG 152

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES					
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	1,372,044	0	1,372,044	5.0364	6,910.16
AMBULANCE MSTU	1,372,044	0	1,372,044	0.4629	635.12
ENVIRON LAND PURCHASE	1,372,044	0	1,372,044	0.0918	125.95
WATER AUTHORITY	1,372,044	0	1,372,044	0.2940	403.38
PUBLIC SCHOOLS					
BY STATE LAW	1,372,044	0	1,372,044	3.1240	4,286.27
BY LOCAL BOARD	1,372,044	0	1,372,044	2.9980	4,113.39
CITY OF MOUNT DORA	1,372,044	0	1,372,044	6.3000	8,643.88
ST JOHNS WATER MGMT	1,372,044	0	1,372,044	0.1793	246.01
N LAKE CNTY HOSP	1,372,044	0	1,372,044	0.4100	562.54
TOTAL:				18.8964	\$25,926.70

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F097 MOUNT DORA FIRE, RES		209.00
NON-AD VALOREM ASSESSMENTS:		\$209.00

COMBINED TAXES AND ASSESSMENTS: \$26,135.70

If Paid By	Nov 30, 2024
Please Pay	\$0.00

Paid 12/02/2024 Receipt # 2024-00228572 \$25,090.27

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2024
Please Pay	\$0.00

JWY PROPERTIES LLC
707 HELEN ST
MOUNT DORA, FL 32757

996 FAIRVIEW AVE

MOUNT DORA, GARDNER'S SUB W 50 FT OF
LOT 2, BLK O E 25 FT OF CLOSED ST ON WEST
PB 1 PG 76 ORB 6217 PG 152

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
3019271500-000-00200		1471516	00MD

Paid 12/02/2024 Receipt # 2024-00228572 \$25,090.27

National Flood Hazard Layer FIRMette



81°39'34"W 28°48'35"N



81°38'57"W 28°48'3"N

Basemap Imagery: Esri, Inc. National Map 2022

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee. See Notes.
Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone I

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance

- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

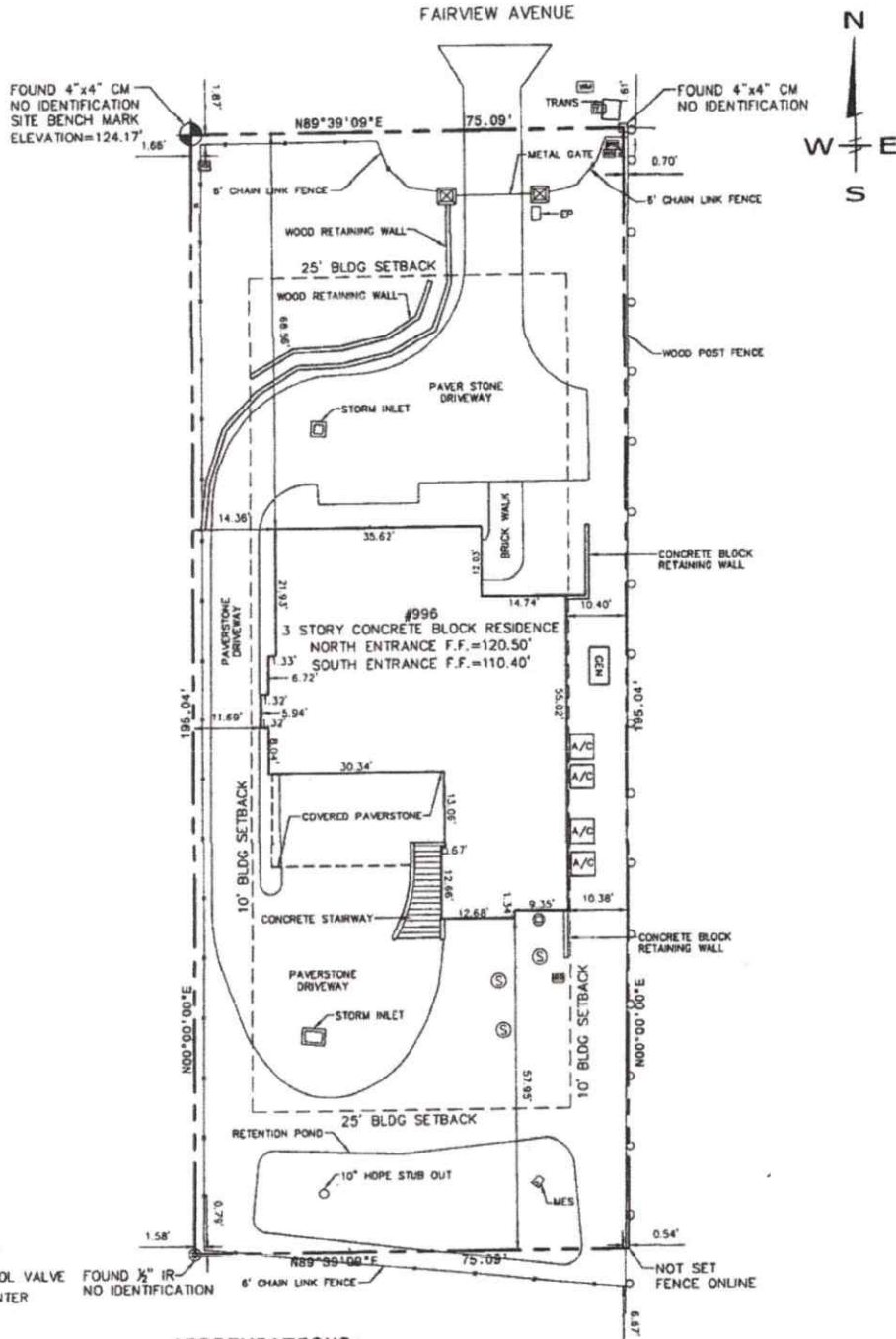
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/20/2025 at 4:18 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FINAL IMPROVEMENTS AS-BUILT SURVEY YOUNG RESIDENCE MOUNT DORA



SYMBOLS:

- ⊙ SEPTIC ACCESS LID
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ BACKFLOW PREVENTER
- ⊕ TELEPHONE RISER
- ⊕ WATER METER
- ⊕ CLEAN OUT
- ⊕ BENCH MARK
- ⊕ IRON ROD
- ⊕ CONCRETE MONUMENT
- ⊕ STONE COLUMN

LEGAL DESCRIPTION:

WEST 50 OF LOT 2, BLOCK 0, AND THE EAST 25 FEET OF CLOSED STREET ON WEST, SUBDIVISION OF LOT 1 SECTION 30 TOWNSHIP 19 SOUTH RANGE 27 EAST PROPERTY OF Mc WM GARDNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 76 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ABBREVIATIONS:

- A/C AIR CONDITIONER ON CONCRETE PAD
- GEN GENERATOR ON CONCRETE PAD
- EP ELECTRIC EQUIPMENT ON CONCRETE PAD
- HDPE HIGH DENSITY POLYETHYLENE
- MES MITERED END SECTION
- BLDG BUILDING
- CM CONCRETE MONUMENT
- IR IRON ROD AND CAP

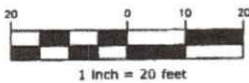
CERTIFIED TO:

First Green Bank
RBC Bank
Dr. James W. Young III
Attorneys Title

SURVEY NOTES:

1. DATE OF FIELD SURVEY: SEPTEMBER 11, 2009.
2. LOT DIMENSIONS ARE FROM A BOUNDARY & TOPO SURVEY BY: HARRISON SURVEYING AND MAPPING, INC. DATED: 10-5-06.
3. ELEVATIONS ARE REFERENCED TO LAKE COUNTY BENCHMARK LK132 ELEV. 77.33' NAVD1988 PER HARRISON SURVEY.
4. THIS IS NOT A BOUNDARY SURVEY.
5. AS-BUILT INFORMATION SHOWN HEREON IS CERTIFIED TO THE COMPLETED PORTIONS OF THE PROJECT ONLY.

Graphic Scale



CFCS

CENTRAL FLORIDA CONSULTING SURVEYORS

629 Maitland Avenue, Altamonte Springs, FL 32701

Tel: (407) 767-0166 Fax: (407) 767-8558

email: cfcs6771@cfcs.com

Certificate of Authorization No. LB6771

AS-BUILT SURVEY

I HEREBY CERTIFY THAT THIS MAP OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-0, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

PAUL D. WATKINS PSM No. 5315

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bid Number: _____

Bid Acknowledgement And Receipt for Deposit

Name: _____

Company Name: _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Business Phone #: _____

Home Phone #: _____

=====

The undersigned (hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following:

AUCTION PROPERTY #: _____ **of the** _____ **Auction, conducted by**

ALAN FRENKEL AUCTION & REALTY, LLC. (the Auctioneer) on _____ **,20** ____.

Parcel Number: _____ **Bid Price**-----\$ _____

10% Auction Fee ----- \$ _____

Total Contract Price----- \$ _____

Cash or Cashier's Check Tendered----- \$ _____

Conditions

1. This purchase is subject to the terms and conditions contained in the Purchase and Sale Contract which has been posted and available for Buyer's review and to the Auctioneer's opening announcements. The Terms and Conditions of the said Purchase and Sale Contract are incorporated herein by reference, notwithstanding the separate execution of the Purchase and Sale Contract by the Seller and the Buyer, the execution of this Bid Acknowledgment and Receipt for Deposit by the Seller and the Buyer, the execution of this Bid Acknowledgment and Receipt of Deposit by the Buyer shall constitute an offer and acceptance of the said Purchase and Sale Contract.
2. Statements made by personnel of Alan Frenkel Auction & Realty, LLC and statements made from the auction block are based upon information given by Seller and other sources and this information is believed to be reliable, however, Alan Frenkel Auction Realty, LLC, has not made any independent determination to confirm the accuracy of such information. As such, no warranties or representations, express or implied, are made as to the accuracy of any such statements or information.
3. Buyer acknowledges that he or she has been given the opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and Alan Frenkel Auction & Realty, LLC. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the property.
4. The term "SOLD", as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
5. Whether such bid is accepted is subject to whether or not the sale is advertised as with reserve or without reserve.
6. The term "AS IS-WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties, regarding the marketability of title are given by Seller only and are contained in the Purchase and Sale Contract.
7. This Agreement is binding upon the parties hereto and their heirs, successors and assigns.
8. Buyer hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, and Buyer hereby consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which Buyer may have to the laying of venue of any such suit, action or proceeding in such court. Further, the parties acknowledges and agree that this Bid Acknowledgment and all transactions contemplated by this Bid Acknowledgment shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard of principles of conflicts of laws.
9. The undersigned, its agents, employees or any other parties acting on its behalf specifically agree to INDEMNIFY AND HOLD HARMLESS Auctioneer, its officers, directors, agents and employees from any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to the removal of auction items from the premises. Further, the undersigned expressly RELEASES Auctioneer, its officers, directors, agents and employees from any and all acts of their own negligence or fault, whether said negligence or fault be in their individual or representative capacity, or in connection with the negligence or fault of others. Further, the undersigned agrees to INDEMNIFY AND HOLD HARMLESS Auctioneer and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of Auctioneer, its officers, directors, agents or employees.
10. The undersigned, in his or her individual capacity, personally GUARANTEES payment of the Bid Price to Seller and the Buyer's Premium to Auctioneer. In the event the undersigned is the successful bidder at the Auction, but fails to close the purchase as required by a Purchase and Sale Contract through no fault of the Seller, Auctioneer shall be entitled to receive and recover from Buyer the difference between the Buyer's Premium and any amount received by Auctioneer from any forfeited deposit(s) pursuant to the Purchase and Sale Contract following Buyer's default.
11. Auctioneer is authorized to execute and record a Memorandum of Sale memorializing in the public record the existence of the aforementioned Purchase and Sale Contract between the Seller and the Buyer.
12. In the event that Auctioneer or Seller are required to take any actions to enforce the terms of this Bid Acknowledgment, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorney's fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigation, and in litigating in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
13. BUYER DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS BID ACKNOWLEDGMENT OR THE AUCTION ITSELF.
14. All parties signing this Bid Acknowledgment in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
15. It is further acknowledged by Buyer that this Bid Acknowledgment has been read and understood by the Buyer before signing it and that Buyer understands and consents to its contents.

Signature

Individually and as

(Title)

Print Name

Of (Business Name)



ALAN FRENKEL
AUCTION & REALTY LLC

AUCTION

BACK UP BUYER REQUEST FORM

In the event any of the following properties do not close, please contact me immediately.

Bidder No. _____ Amount of Bid _____

Property __996 Fairview Ave, Mount Dora, Florida 3275 _____

Name _____

Address _____

City _____ State _____ Zip _____

Telephone: Home _____ Work _____

Signature _____

412 Raehn Street • Orlando, Florida 32806 • Tel: 321.710.3494 • Toll Free: 888.416.5607
www.AlanFrenkel.com • FL # AB3436AU1522 • Alan@AlanFrenkel.com

LICENSED REAL ESTATE BROKERS • AUCTIONEERS • APPRAISERS

Auction Registration for Real Estate

Alan Frenkel Auction & Realty, LLC
412 Raehn Street
Orlando, FL 32806
888.416.5607-FL#AB3436AU1522

Bid #: _____ License #: _____

Name: _____ Company Name: _____

Address: _____ City: _____ FL: _____ Zip: _____

Business Phone #: _____ Home Phone #: _____

How did you hear about this auction? _____

Email Address for upcoming auctions: _____

Terms and Conditions of Sale

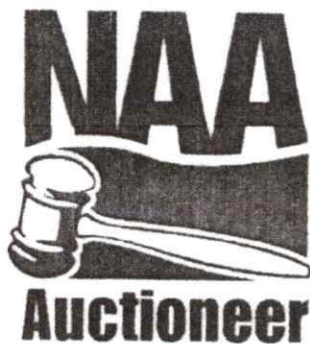
1. Everything is Sold "AS IS, WHERE IS". "AS IS WHERE IS" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
2. ALL SALES ARE SUBJECT TO A NON-NEGOTIABLE 10% AUCTION FEE, ADDED TO BID PRICE.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Orange County, Florida, and consents to the jurisdiction of such court in any suit, action or proceeding and waives any objection which it may have to the laying of venue of any such suit, action or proceeding in such courts. Further, the parties acknowledge and agree that this Auction Registration and all transactions contemplated by the Auction Registration shall be governed by, construed and enforced in accordance with the internal laws of the State of Florida without regard to principles of conflicts of laws.
4. The undersigned, its agents, employees or any other parties acting on its behalf specifically agree to INDEMNIFY AND HOLD HARMLESS Auctioneer, its officers, directors, agents and employees from any loss, injuries or damages arising from any activities associated with, connected with or in any way related to the auction, including but not limited to the removal of auctions items from the premises. Further, the undersigned agrees to INDEMNIFY AND HOLD HARMLESS Auctioneer, and/or Seller from any claims, demands, liability, loss or damage brought by third parties against Auctioneer and/or Seller arising from, out of or relating in any way to the Auction which are in any way attributable to any acts or omissions on the part of the Seller, or attributable to any acts, omissions, fault or negligence on the part of Auctioneer, its officers, directors, agents or employees.
5. The undersigned, in his or her individual capacity, PERSONALLY GUARANTEES payment of the Bid Price to Seller and the Buyer's Premium to Auctioneer. In the event the undersigned is the successful bidder at the Auction, but fails to close the purchase as required by a Purchase and Sale Contract, through the Buyer's Premium and any amount received by Auctioneer from any forfeited deposit(s) pursuant to the Purchase and Sale Contract following Buyer's default.
6. In the event that Auctioneer or Seller are required to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigations, and in litigating all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
7. THE UNDERSIGNED DOES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING IN CONNECTION WITH THIS AUCTION REGISTRATION OR THE AUCTION ITSELF.
8. All parties signing this Auction Registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
9. The undersigned hereby acknowledges that the subject property being purchased at auction is being sold strictly on a subject to buyer's inspection which has occurred prior to entering this contract and the buyer hereby acknowledges complete familiarity with the subject property including any faults or deficiencies.
10. It is further acknowledged by the undersigned that this Auction Registration has been read and understood by the undersigned before signing it and that the undersigned understands and consents to its contents.

Signature	Individually and as	(Title)
<div></div>		
Print Name	Of (Business Name)	

Bid Rigging is a Felony

Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.

Section 1 of the Sherman Act(15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to \$250,000 and/or three years of imprisonment. Corporations are subject to a fine of up to \$10 million.



Information provided as a service to members of the
National Auctioneers Association,
8880 Ballentine,
Overland Park, Kansas 66214
in cooperation with the United States Department of Justice