

PROPERTY RECORD CARD

General Information

Name:	CENTER FOR ANKLE & FOOT CARE INC	Alternate Key:	1265452
Mailing Address:	3190 CITRUS TOWER BLVD STE A CLERMONT, FL 34711 Update Mailing Address	Parcel Number: ⓘ	26-19-24-3900-056-00101
		Millage Group and City:	00L1 Leesburg
		2025 Total Certified Millage Rate:	15.9477
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	305 S CHILDS ST LEESBURG FL, 34748	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	LEESBURG E 63 FT OF N 64 FT OF LOT 1 BLK 56, S 83 FT OF N 147 FT OF LOT 1 BLK 56 PB 2 PG 19 ORB 5994 PG 2448		
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.			

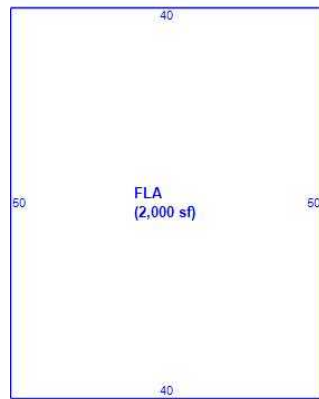
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MEDICAL BLDG (1900)	0	0		13075.000	Square Feet	\$60,799.00	\$60,799.00
Click here for Zoning Info ⓘ				FEMA Flood Map				

Commercial Building(s)

Commercial		Building Value: \$239,592.00 Building Use: PROFESSIONAL BLDG (19C) Structure Type:		
Summary		Section(s)		
Year Built:	2008	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	2355	COMMERCIAL CANOPY (COP)	1.00	355
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00	2000
Half Bathrooms:	2	View Larger		
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			

Fireplaces: 0

COP
(355 sf)

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	6345	SF	2008	\$5,140.00
2	PAVING (CPAV2)	180	SF	2008	\$252.00
3	DECORATIVE WALL (CDWL2)	192	SF	2008	\$689.00
4	PARKING LOT LIGHT (CPFL2)	1	UT	2008	\$707.00

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
5994 / 2448	07/18/2022	Warranty Deed	Qualified	Improved	\$399,000.00
5358 / 624	10/08/2019	Warranty Deed	Qualified	Improved	\$300,000.00
5110 / 1518	05/15/2018	Warranty Deed	Unqualified	Improved	\$185,000.00
3060 / 2252	01/09/2006	Warranty Deed	Unqualified	Vacant	\$1.00
2607 / 2083	06/01/2004	Warranty Deed	Unqualified	Vacant	\$1.00
2258 / 138	02/05/2003	Warranty Deed	Unqualified	Vacant	\$18,500.00
Click here to search for mortgages, liens, and other legal documents. ⓘ					

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2026 Certified Values.

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	\$307,179	\$307,179	\$307,179	5.0254	\$1,543.70
SCHOOL BOARD STATE	\$307,179	\$307,179	\$307,179	3.0870	\$948.26
SCHOOL BOARD LOCAL	\$307,179	\$307,179	\$307,179	2.9980	\$920.92

LAKE COUNTY WATER DISTRICT	\$307,179	\$307,179	\$307,179	0.2940	\$90.31
NORTH LAKE HOSPITAL DIST	\$307,179	\$307,179	\$307,179	0.3859	\$118.54
ST JOHNS RIVER FL WATER MGMT DIST	\$307,179	\$307,179	\$307,179	0.1793	\$55.08
CITY OF LEESBURG	\$307,179	\$307,179	\$307,179	3.4752	\$1,067.51
LAKE COUNTY MSTU AMBULANCE	\$307,179	\$307,179	\$307,179	0.4629	\$142.19
LAKE COUNTY VOTED DEBT SERVICE	\$307,179	\$307,179	\$307,179	0.0400	\$12.29
				Total: 15.9477	Total: \$4,898.80

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](#).

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