



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

At Key 3841754

DR-486
R. 11/23
Rule 12D-16.002
F.A.C.
Eff. 11/23
Page 1 of 3

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	<i>2024-0207</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AH4R Properties Two, LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>03-22-25-0200-000-03600 174 Dakota Avenue</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0207	Alternate Key: 3841754	Parcel ID: 03-22-25-0200-000-03600
Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 174 DAKOTA AVE GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name Nomen Homes 4 Rent, LLC; AH4R Properties T	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 314,726	\$ 314,726
2. Assessed or classified use value, *if applicable	\$ 307,370	\$ 307,370
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 307,370	\$ 307,370

*All values entered should be county taxable values, School and other taxing authority values may differ.

Last Sale Date 2/16/2021 **Price:** \$224,400 Arm's Length Distressed **Book** 5647 **Page** 1616

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3841754	3841748	3841855	3848711
Address	174 DAKOTA AVE GROVELAND	160 DAKOTA AVE GROVELAND	167 DAKOTA AVE GROVELAND	111 BLACKSTONE CREEK RD
Proximity		.06 Miles	.02 Miles	.55 Miles
Sales Price		\$365,000	\$400,000	\$390,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	4.00%	0.40%
Adjusted Sale		\$319,010	\$356,000	\$333,060
\$/SF FLA	\$162.06 per SF	\$164.27 per SF	\$161.01 per SF	\$164.31 per SF
Sale Date		6/12/2023	2/15/2023	11/14/2023
Terms of Sale		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,942	1,942	0	2,211	-13450	2,027	-4250
Year Built	2006	2006	0	2006	0	2014	0
Constr. Type							
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	2.0	0	3.0	-2500
Garage/Carport	2 Car	2 Car	0	2 Car	0	3 Car	-10000
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	Y	-20000	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	none	none	0	none	0	none	0
Site Size	6256 SF	6456 SF	0	6649 SF	0	9209 SF	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 0.0%	0	-Net Adj. 9.4%	-33450	-Net Adj. 5.0%	-16750
		Gross Adj. 0.0%	0	Gross Adj. 9.4%	33450	Gross Adj. 5.0%	16750
Adj. Sales Price	Market Value \$314,726	Adj Market Value \$319,010		Adj Market Value \$322,550		Adj Market Value \$316,310	
	Value per SF 162.06						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: MTW

DATE 11/25/2024

2024-0207 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3841754	174 DAKOTA AVE GROVELAND	-
2	Comp 2	3841855	167 DAKOTA AVE GROVELAND	0.02
3	Comp 1	3841748	160 DAKOTA AVE GROVELAND	0.06
4	comp 3	3848711	111 BLACKSTONE CREEK RD GROVELAND	0.55
5				
6				
7				
8				

Alternate Key 3841754
 Parcel ID 03-22-25-0200-000-03600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0207 Subject
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
AH4R PROPERTIES TWO LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Subject

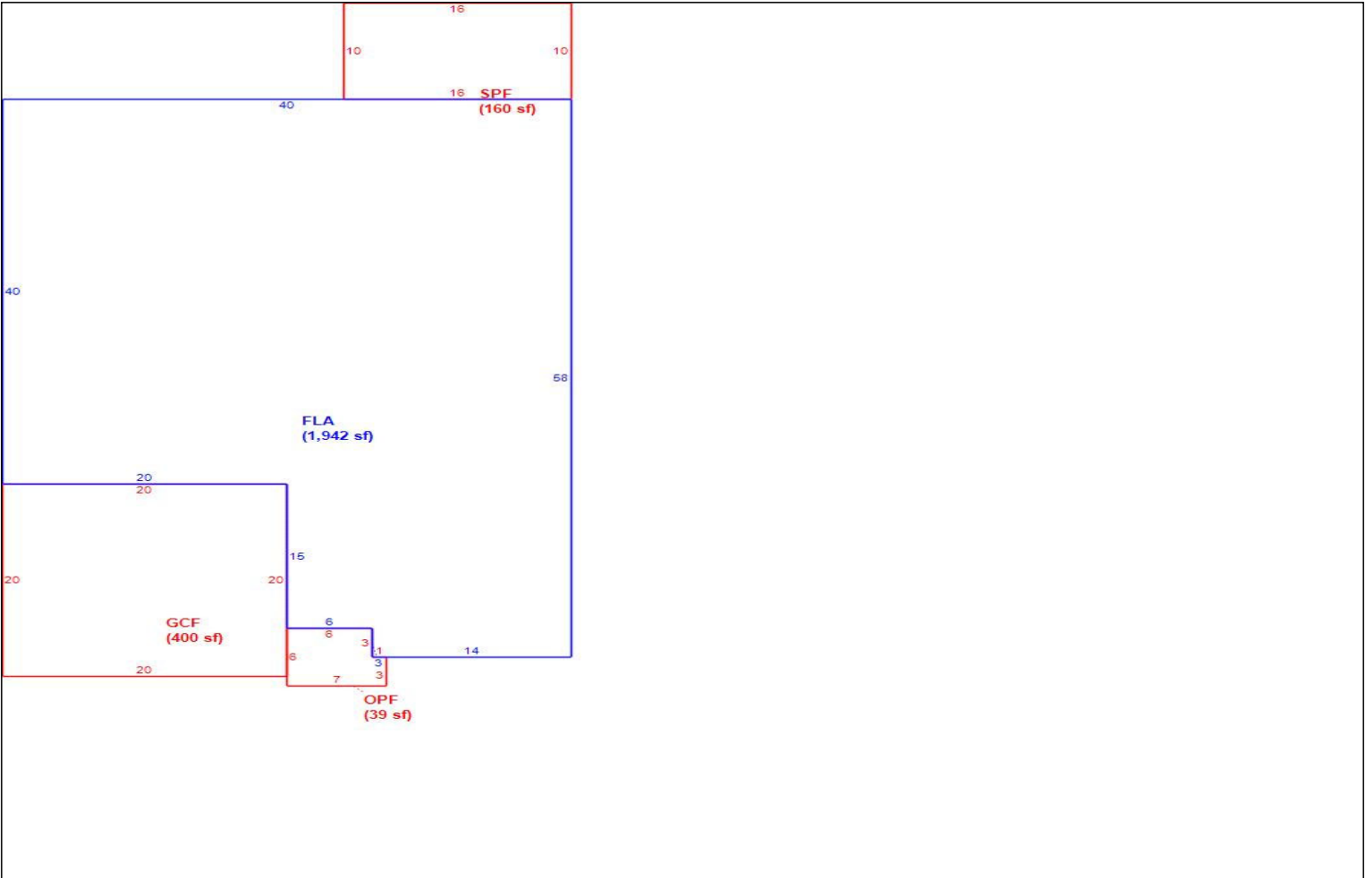
Property Location			
Site Address	174 DAKOTA AVE		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 01-24-201

Legal Description
 CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 36 ORB 5647 PG 1616

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 252,295 Deprec Bldg Value 244,726 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,942	1,942	1,942	2006	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	108.57	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	39	0	EX	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	160	0	97.00	Foundation	3	Fireplaces	0	
TOTALS		1,942	2,541	1,942	0	Roof Cover	3	Type AC	03	

Alternate Key 3841754
 Parcel ID 03-22-25-0200-000-03600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0207 Subject By
 PRC Run: 12/3/2024
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2010	VALU	01-01-2009	02-08-2010	1	0000	CHECK VALUE FOR OWNER	02-08-2010		
2007	173-06-02B	01-26-2006	07-28-2006	87,244	0000	SFR 3/BR 174 DAKOTA AVE	07-28-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2021023706	5647 1616	02-16-2021	WD	Q	01	I	224,400					
	4166 1816	05-26-2012	QC	U	U	I	0					
	3738 0455	11-12-2008	WD	U	U	I	102,000					
	3684 0713	09-23-2008	CT	U	U	I	100					
	3218 2065	06-29-2006	WD	Q	Q	I	298,200					
Total											0.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	244,726	0	314,726	7356	307370	0.00	307370	314726	306,861	

Parcel Notes

3218/2065 ALEJANDRO CORCUERA SINGLE
 08 ORD NO 2002-07-31 ANNEXED TO CITY OF GROVELAND
 3684/713 CT VS ALEJANDRO CORCUERA SOLD TO AMERICAN HOME MORTGAGE SERVICING INC
 3738/455 AMERICAN HOME MORTGAGE SERVICING INC TO INGRID AVILEZ AND CARMEN I AVILEZ ONLY
 10 LOC FROM 70 RGH 020810
 4166/1816 INGRID AVILEZ AND CARMEN I AVILEZ TO INGRID AVILEZ SINGLE
 5647/1616 INGRID AVILEZ TO AH4R PROPERTIES TWO LLC

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 equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3841748
 Parcel ID 03-22-25-0200-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0207 Comp 1
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Current Owner		
MALYS MARK D		
160 DAKOTA AVE		
GROVELAND	FL	34736

Comp 1

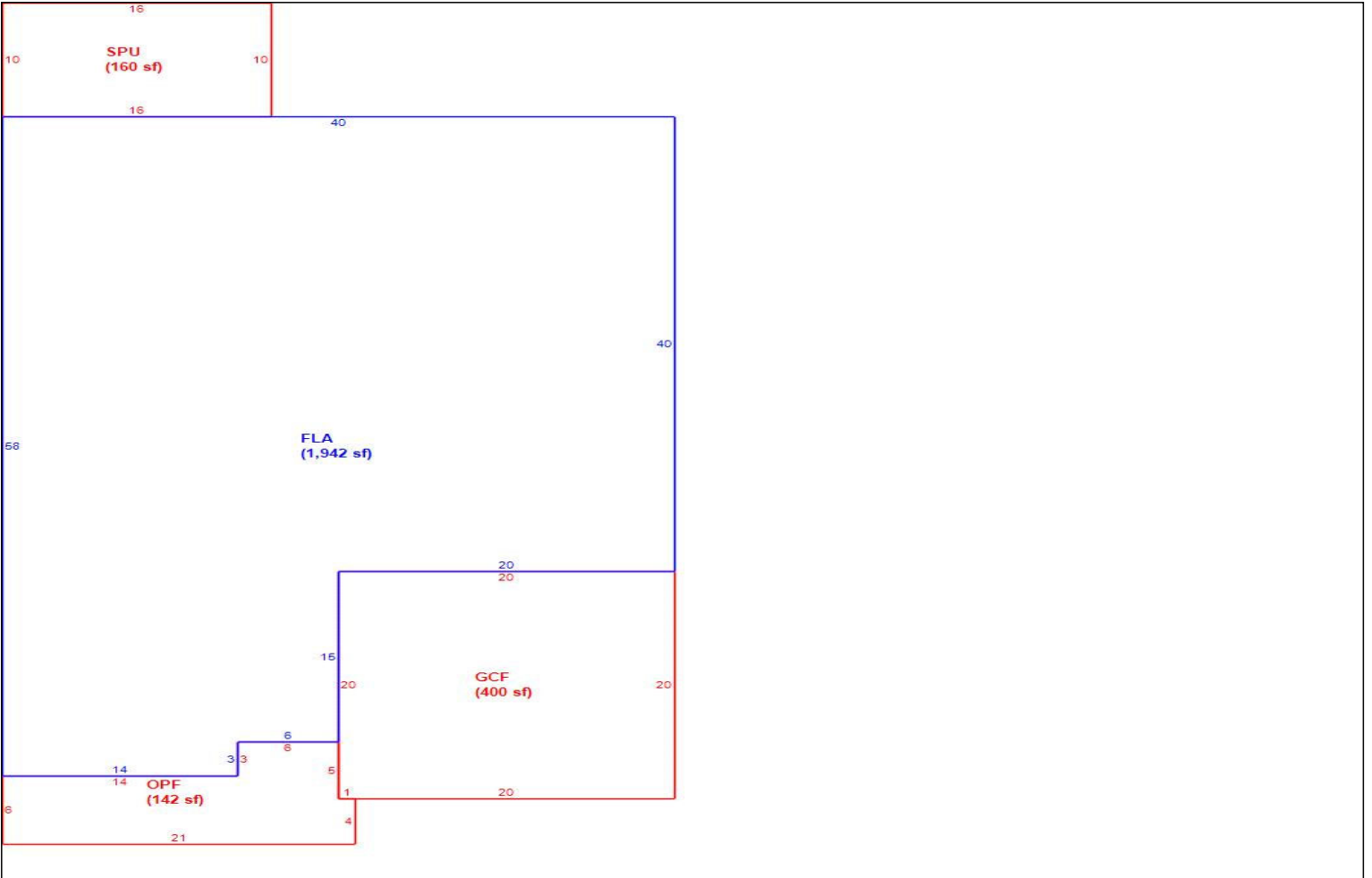
Property Location			
Site Address	160 DAKOTA AVE		
	GROVELAND	FL	34736
Mill Group	CHGR	NBHD	4492

Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	02-05-202

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 29

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 252,513
		Deprec Bldg Value	244,938
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,942	1,942	1942	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.57	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0	EX	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	160	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,942	2,644	1,942	0	Roof Cover	3	Type AC	03

Alternate Key 3841748
 Parcel ID 03-22-25-0200-000-02900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0207 Comp 1
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	SALE	01-01-2019	02-05-2020	1	0099	CHECK VALUE	02-06-2020		
2018	360-04-17Z	03-14-2017	09-30-2017	550	0003	SHED 7X7	09-29-2017		
2007	117-06-02B	01-16-2006	07-28-2006	86,430	0000	SFR 3/BR 160 DAKTOA AVE	07-28-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023076370	6166	0292	06-12-2023	WD	Q	01	I	365,000	039	HOMESTEAD	2024	25000
2021042661	5674	2253	03-20-2021	QC	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
2020146222	5609	1799	12-18-2020	WD	Q	01	I	258,000				
2020065990	5489	1553	06-08-2020	QC	U	11	I	100				
2019056542	5282	1110	05-16-2019	WD	Q	Q	I	227,000				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	244,938	0	314,938	0	314938	50,000.00	264938	289938	307,073	

Parcel Notes

3348/263 TULARAM RAGHUNANDAN SINGLE
 08 ORD NO 2002 0731 ANNEXED TO CITY OF GROVELAND
 3889/1264 TULARAM RAGHUNANDAN TO MOHANRAM & LELOWTIE TASWAR HW
 10SALE ORB 3889/1264 USALE LP FILED ORB 3811/2103 PER FER 041810 CB 062510
 4677/1809 MOHANRAM & LELOWTIE TASWAR TO DOUGLAS E & SUSAN C BAILEY HW
 15X COURTESY HX CARD SENT 092115
 18FCL A 7X7 PLASTIC UBU NOT ADDED SFR IS IN VERY GOOD EXT COND DN 093017
 18STORM 091117 PARCEL SUSTAINED HURRICANE IRMA DAMAGE TJW 010818
 5282/1110 DOUGLAS E & SUSAN C BAILEY TO SHANNON E ADAMS & SHESLIE ANN CANALOE MIRANDA WW
 19X COURTESY HX CARD SENT 062119
 20 MLS 05776957 CHG CAN TO SPF SAME SIZE NEW LOW COST CAN AND VINYL UBU DONT NEED TO BE ADDED DLS 092519
 20FC VALUE OK CHG CAN4 TO SPU4 MHS 020520
 5489/1553 SHESLIE ANN CANALES MIRANDA TO SHANNON E ADAMS SINGLE
 5609/1799 SHANNON E ADAMS TO ZACHARY DAVID PHILLIPS SINGLE
 5674/2253 ZACHARY D PHILLIPS TO ZACHARY DAVID PHILLIPS AND MADISON ESTER MELTON JT
 23CC EFILE HX APP CP 012923
 5709/342 ZACHARY DAVID PHILLIPS AND MADISON ESTER MELTON WERE MARRIED 051221 ML
 6166/292 ZACHARY DAVID & MADISON ESTER PHILLIPS TO MARK D MALYS SINGLE
 23 CONFIDENTIAL BELONGS TO MARK DOCS SCANNED ORB 6166 PG 292 RAB 080923
 24X HX APP RECD BY EMAIL ALS 022924

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Alternate Key 3841855
Parcel ID 03-22-25-0200-000-13600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0207 Comp 2
PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
CHMURA DOUGLAS & SUZAN A		
167 DAKOTA AVE		
GROVELAND	FL	34736

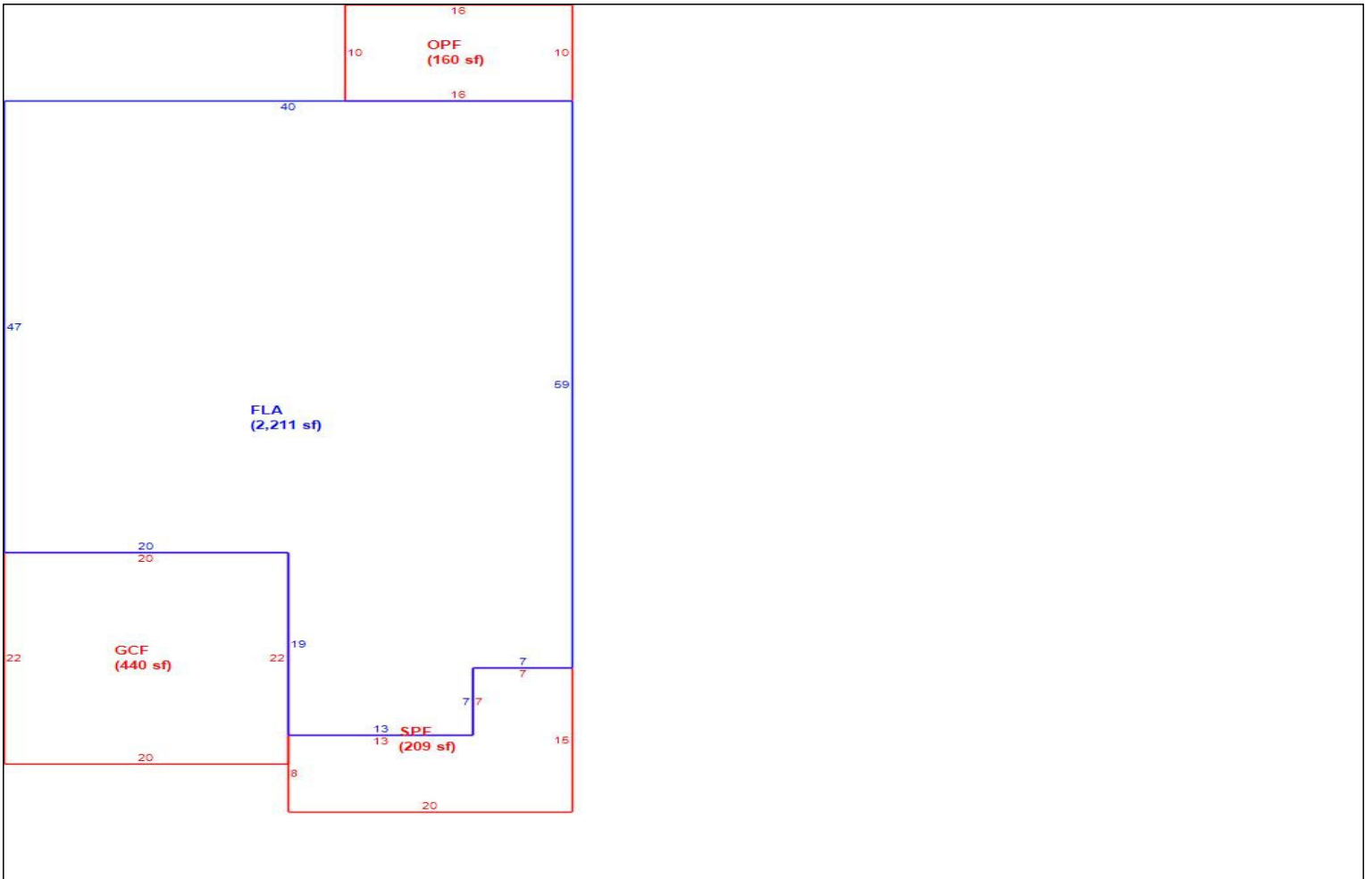
Comp 2

Property Location			
Site Address 167 DAKOTA AVE			
GROVELAND		FL 34736	
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 136 ORB 6095 PG 293

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000		
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 279,982
Deprec Bldg Value 271,583		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,211	2,211	2211	Effective Area	2211	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	Base Rate	106.12	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	279,982	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	209	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,211	3,020	2,211	Building RCNLD	271,583					

Alternate Key 3841855
 Parcel ID 03-22-25-0200-000-13600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0207 Comp 2
 PRC Run: 12/3/2024 By
 Card # 1 of 1

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	315.00	SF	35.00	2011	2011	11025.00	85.00	9,371
PLD2	POOL/COOL DECK	640.00	SF	5.38	2011	2011	3443.00	70.00	2,410
SEN2	SCREEN ENCLOSED STRUCTURE	1200.00	SF	3.50	2011	2011	4200.00	70.00	2,940

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	480-11-11BP	11-11-2011	04-10-2012	2,610	0003	PLH	04-10-2012		
2012	487-11-12B	08-18-2011	04-10-2012	4,022	0003	SEN	04-10-2012		
2012	318-11-08BEP	08-04-2011	12-06-2011	22,000	0003	POOL	12-06-2011		
2007	620-06-07B	06-30-2006	01-05-2007	104,861	0000	SFR 3/BR 167 DAKOTA AVE	01-05-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023019021	6095 0293	02-15-2023	WD	Q	01	I	400,000	024	DISABILITY VETERAN TOT	2024	306304	
2022101558	5998 0622	07-21-2022	WD	U	37	I	394,000	039	HOMESTEAD	2024	25000	
	3877 0641	02-19-2010	WD	U	U	I	110,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	3853 0125	12-15-2009	CT	U	U	I	0					
	3329 2087	11-10-2006	WD	Q	Q	I	286,400					
Total											356,304.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	271,583	14,721	356,304	0	356304	356,304.00	0	0	347,744	

Parcel Notes

08 ORD NO 2002-07-31 ANNEXED TO CITY OF GROVELAND
 3853/125 CT VS BELKYS & JULIO VERAS PROP SOLD TO FEDERAL NATIONAL MORTGAGE ASSN
 3877/641 FEDERAL NATL MTG ASSN TO ENGER R BARNES-WEBB SINGLE
 3992/446 AFFIDAVIT OF FLORIDA RESIDENT FOR ENGER RUCHELLE BARNES WEBB 123010
 11X SAMMY WEBB IS A RESIDENT OF 3725 DEWEY AVE RICHTON PARK IL 60471 HE DOES NOT OWN PROPERTY HE AND ENGER R BARNES WEBB ARE DIVORCING GC 032311
 12FC ADD POL ETC TO MISC OPF3 TO SPF SPF4 TO OPF DN 120611
 12 ADD PLH TO MISC SEN ADDED DN 041012
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 5998/622 ENGER RUCHELLE BARNES-WEBB & JOHN D GARRETT III TO OPENDOOR PROPERTY TRUST I
 6095/293 OPENDOOR PROPERTY TRUST I TO DOUGLAS & SUZAN A CHMURA HW
 23CC DOUGLAS CHMURA AND SUSAN CHMURA SUBMITTED HX TVADX APP WITH VA LTR NT 051123
 24CC EMAILED T&P VA APPROVAL LTR NT 111423

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 equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3848711
 Parcel ID 03-22-25-0100-000-11800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0207 Comp 3
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
ROBINSON CHRISTOPHER & KAITLYN		
111 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

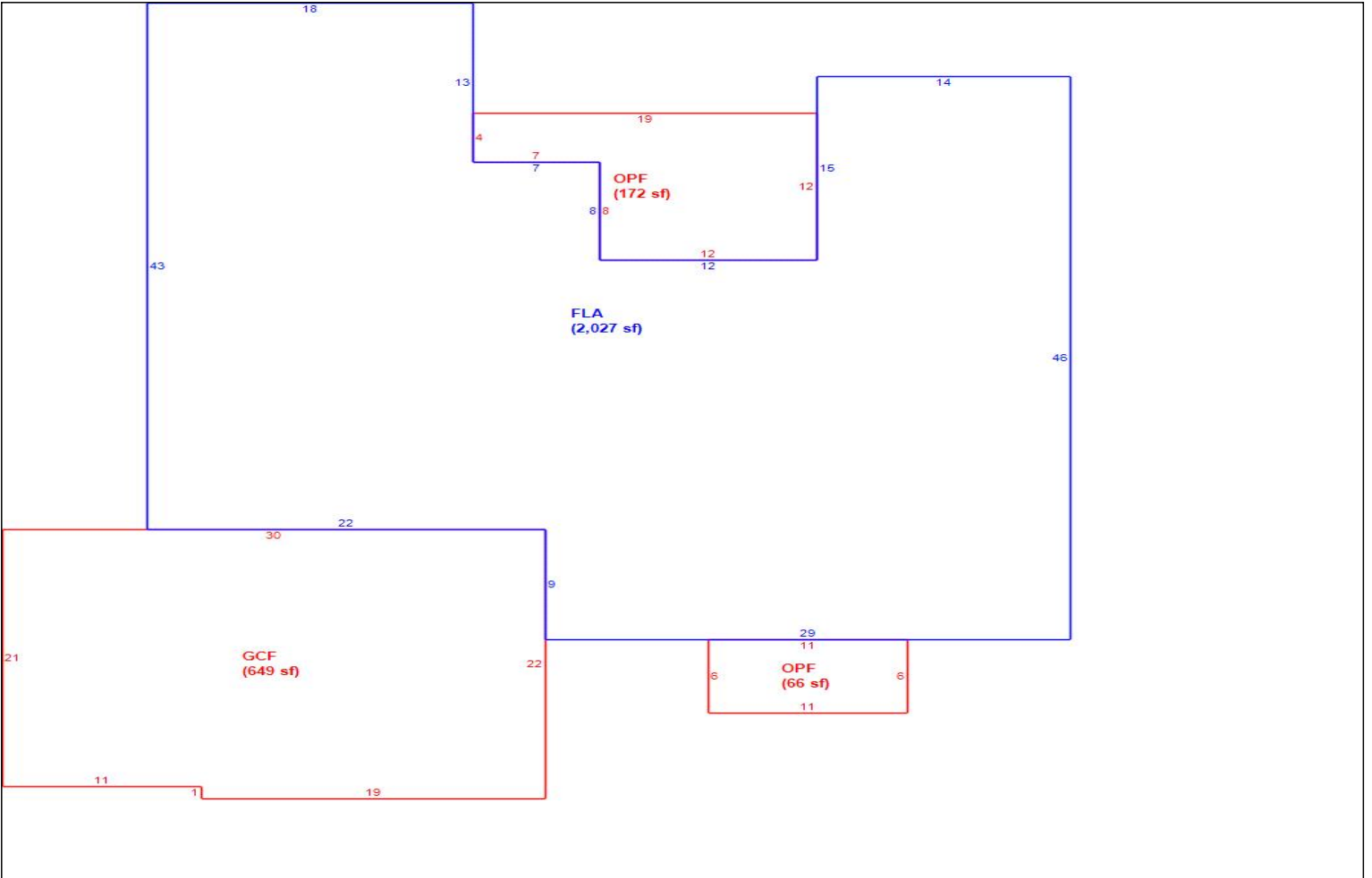
Comp 3

Property Location			
Site Address 111 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	03-16-201

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 118 ORB 6244 PG 1427

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		70,000			
Classified Acres		0		Classified JV/Mkt		70,000		Classified Adj JV/Mkt		0			

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	271,896	Deprec Bldg Value	263,739	Multi Story	0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2014	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	2,027	2,027	2027	Effective Area	2027	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	649	0	Base Rate	108.12	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	238	0	Building RCN	271,896	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		2,027	2,914	2,027	Building RCNLD	263,739				

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Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	1011-09-13BE	01-01-2014	06-19-2014	218,000	0001	SFR FOR 2015	06-19-2014		
2014	1011-09-13BE	09-03-2013	02-10-2014	218,000	0001	SFR 4BR 111 BLACKSTONE CREEK RD	02-10-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023141668	6244 1427	11-14-2023	WD	Q	01	I	390,000	039	HOMESTEAD	2024	25000	
	4453 2468	03-03-2014	WD	Q	Q	I	201,900	059	ADDITIONAL HOMESTEAD	2024	25000	
	4311 1346	04-12-2013	WD	U	M	V	505,000					
	4068 0526	08-16-2011	CT	U	M	V	100					
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
70,000	263,739	0	333,739	0	333739	50,000.00	283739	308739	325,557	

Parcel Notes

11TR NOT DELIVERABLE AS ADDRESSED 380 NORTHLAKE BLVD STE 1012 ALTAMONTE SPRINGS 32701
 4068/526 CT VS MICHAEL MOECKER ASSIGNEE OF AMERICA'S FIRST HOME LLP PROP SOLD TO SUNFIELD HOMES INC AND ORSI DEVELOPMENT INC ONLY
 4068/526 M SALE INCL OVER 25 PARCEL MULTI SUBS AND M&B
 4311/1346 SUNFIELD HOMES INC AND ORSI DEVELOPMENT INC TO LGI HOMES FLORIDA LLC
 4311/1346 M SALE INCL OVER 25 PARCELS MULTI SUBS
 14FC EF 012114 DN 021014
 4453/2468 LGI HOMES FLORIDA LLC TO BRANDON & JENNIFER JANSEN HW
 14X COURTESY HX CARD SENT 042114
 15X COURTESY HX CARD SENT 012315
 20WEB BEDS FROM 4 TJW 022120
 6244/1427 BRANDON & JENNIFER JANSEN TO CHRISTOPHER & KAITLYN ROBINSON HW
 24CC EFILE HX APP CP 012824

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