



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

Att Key 384/769

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>2024-0208</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Company		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	03-22-25-0200-000-05100 304 Anorak Street
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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 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 # 2024-0208	Alternate Key: 3841769	Parcel ID: 03-22-25-0200-000-05100
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 304 ANORAK ST GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
Owner Name can Homes 4 Rent, LLC; AR Leasing Cor	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 300,389	\$ 300,389
2. Assessed or classified use value, *if applicable	\$ 260,700	\$ 260,700
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 260,700	\$ 260,700

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

Last Sale Date 10/8/2024 **Price:** \$668,400 Arm's Length Distressed **Book** 6414 **Page** 1173

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3841769	3848673	3848631	3841748
Address	304 ANORAK ST GROVELAND	184 BLACKSTONE CREEK RD	185 BLACKSTONE CREEK RD	160 DAKOTA AVE GROVELAND
Proximity		0.81 Miles	0.85 Miles	0.14 Miles
Sales Price		\$380,000	\$375,000	\$365,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.80%	2.40%
Adjusted Sale		\$330,600	\$329,250	\$319,010
\$/SF FLA	\$167.63 per SF	\$179.09 per SF	\$180.91 per SF	\$164.27 per SF
Sale Date		7/20/2023	5/30/2023	6/12/2023
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	1,792	1,846	-2700	1,820	-1400	1,942	-7500
Year Built	2006	2007	0	2006	0	2006	0
Constr. Type							
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	2.0	0	2.0	0	2.0	0
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	0
Porches	Open Finished	Open Finished	0	Open Finished	0	Open Finished	0
Pool	N	N	0	N	0	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	6250 SF	9838 SF	0	10199 SF	0	6456 SF	0
Location	Subdivision	Subdivision	0	Subdivision	0	Subdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		-Net Adj. 0.8%	-2700	-Net Adj. 0.4%	-1400	-Net Adj. 2.4%	-7500
		Gross Adj. 0.8%	2700	Gross Adj. 0.4%	1400	Gross Adj. 2.4%	7500
Adj. Sales Price	Market Value \$300,389	Adj Market Value	\$327,900	Adj Market Value	\$327,850	Adj Market Value	\$311,510
	Value per SF 167.63						

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

2024-0208 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3841769	304 ANORAK ST GROVELAND	-
2	comp 2	3848631	185 BLACKSTONE CREEK RD GROVELAND	0.85
3	comp 1	3848673	184 BLACKSTONE CREEK RD GROVELAND	0.81
4	comp 3	3841748	160 DAKOTA AVE GROVELAND	0.14
5				
6				
7				
8				

Alternate Key 3841769
Parcel ID 03-22-25-0200-000-05100

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0208 Subject
PRC Run: 12/3/2024 By j bush
Card # 1 of 1

Current Owner
AMERICAN RESIDENTIAL LEASING COMPA
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

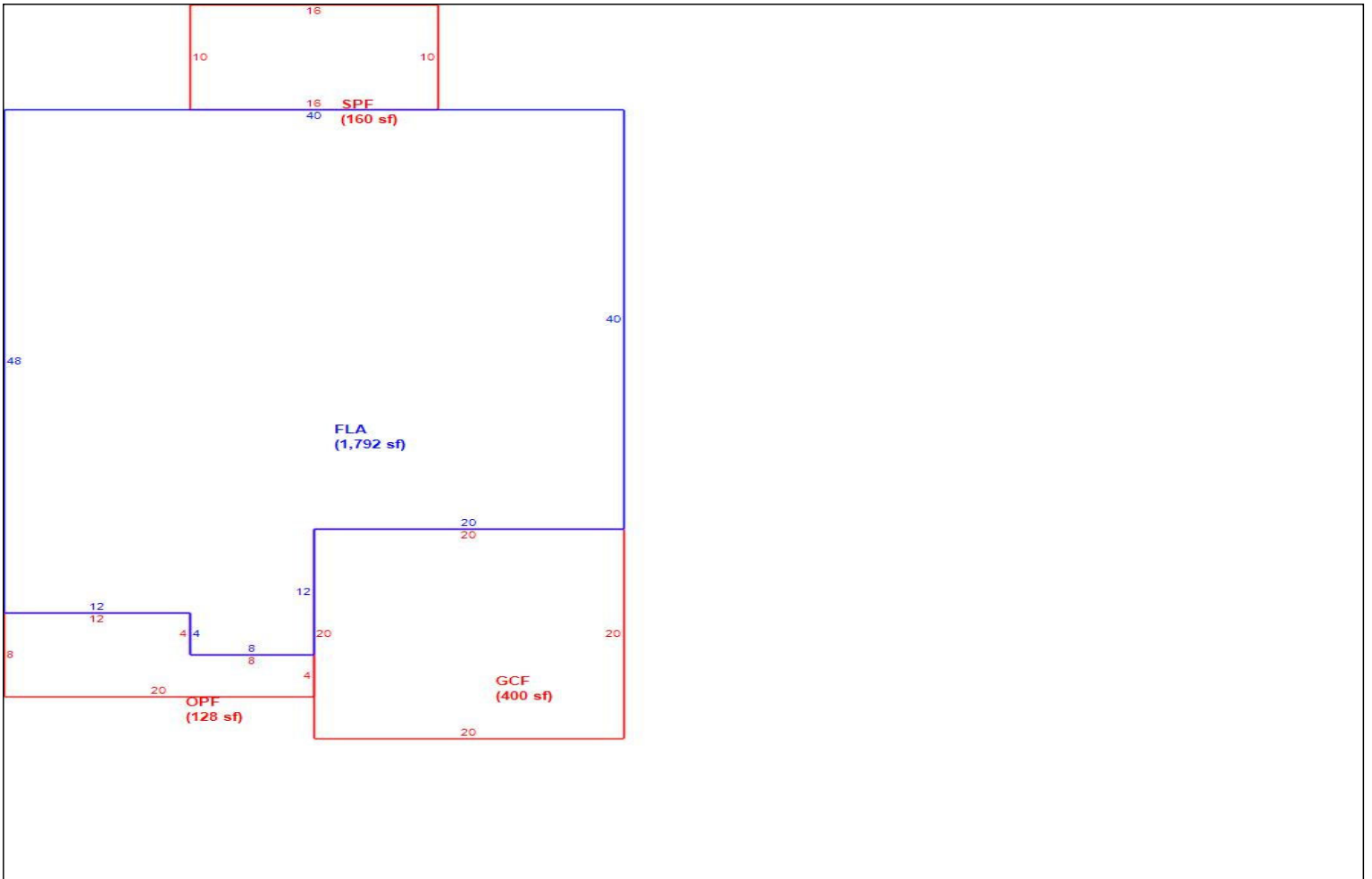
Subject

Property Location
Site Address 304 ANORAK ST
GROVELAND FL 34736
Mill Group CHGR NBHD 4492
Property Use 00100 SINGLE FAMILY
Last Inspection PJF 01-24-201

Legal Description
CHERRYRIDGE AT ESTATES AT CHERRY LAKE PB 56 PG 53-59 LOT 51 ORB 4459 PG 606

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 237,514 Deprec Bldg Value 230,389 Multi Story 0



Building Sub Areas					Building Valuation			Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,792	1,792	1792	2006	1792	108.98	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0				Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	128	0				Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	160	0				Foundation	3	Fireplaces	0	
TOTALS		1,792	2,480	1,792				Building RCNLD	230,389	Roof Cover	3	Type AC 03

Alternate Key 3841769
 Parcel ID 03-22-25-0200-000-05100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0208 Subject By j bush
 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	
2007	196-06-03B	02-20-2006	08-01-2006	84,394	0000	SFR 3/BR 304 ANORAK ST	08-01-2006		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4459 3219	0606 0036	03-19-2014 06-15-2006	CT WD	U Q	U Q	I I	99,900 265,500				
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	230,389	0	300,389	39689	260700	0.00	260700	300389	293,108	

Parcel Notes

06TR UNCLAIMED 304 ANORAK ST GROVELAND 34736
 08 ORD NO 2002-07-31 ANNEXED TO CITY OF GROVELAND
 09X FORMER MAILING ADDRESS WAS PO BOX 558075 MIAMI 33255
 11X RENEWAL CARD RETURNED NOT DELIVERABLE AS ADDRESSED POSSIBLE ADDRESS 1601 JOHNS LAKE RD APT 432 CLERMONT 34711
 LETTER SENT 011811
 11X FI JMK 051111
 11X DENY
 4459/606 CT VS JORGE FERNANDEZ ET AL PROP SOLD TO AMERICAN RESIDENTIAL LEASING CO LLC
 14TR REFUSED 7047 E GREENWAY PKWY STE 350 SCOTTSDALE AZ 85254 8117
 15 VAL OK FOR 15 SEE SALES AK 3841879 3841808 3841791 DN 031315
 16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516
 17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320
 11X FI DISCOVERY DENY NOH VACANT NO ELECTRIC INFO RECD AK3841770 HOUSE VACANT FOR 1 YR JMK 051111

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Alternate Key **3848673**
 Parcel ID **03-22-25-0100-000-08000**

LCPA Property Record Card
 Roll Year **2024** Status: **A**

2024-0208 Comp 1
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
CHOW BRADLEY AND LAURYN DRYDEN		
184 BLACKSTONE CREEK RD		
GROVELAND	FL	34736

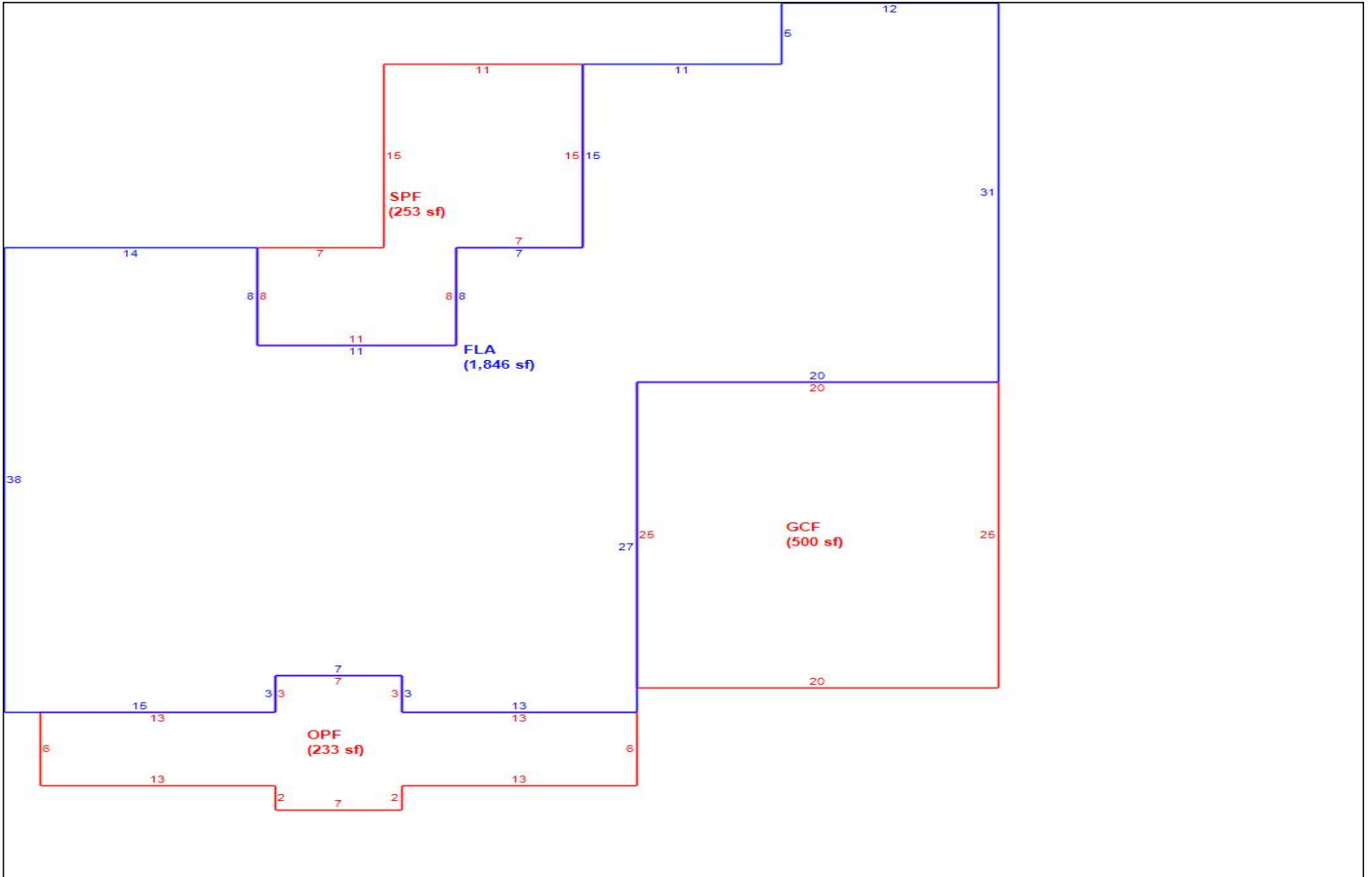
Comp 1

Property Location			
Site Address 184 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 80 ORB 6181 PG 245

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	248,657	Deprec Bldg Value	241,197	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	1,846	1,846	1846	2007	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	500	0	108.83	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	233	0	248,657	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	253	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,846	2,832	1,846	97.00	Roof Cover	3	Type AC	03
					0				
					241,197				

Alternate Key 3848673
 Parcel ID 03-22-25-0100-000-08000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0208 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	
2008	092-07-02B	01-10-2007	06-20-2007	112,708	0000	SFR 3/BR 184 BLACKSTONE CREEK R	07-31-2007		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023088824	6181	0245	07-20-2023	WD	Q	01	I	380,000				
	3796	1731	06-08-2009	MI	U	U	I	130,000				
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	241,197	0	311,197	0	311197	0.00	311197	311197	303,722	

Parcel Notes
 3875/2404 AFFIDAVIT OF FL RESIDENT FOR DINESHWAR SUKHU RESIDENT SINCE 062009
 3796/1731 ASSIGNEES DEED LEWIS B FREEMAN ASSIGNEE FOR AMERICAS FIRST HOME LLP TO ET AL RAMDEO SUKHU SINGLE AND DINESHWAR & MICHELLE CHRISTINE SUKHU HW ONLY
 12 UPDATE LOC FROM 35 TO BE IN LINE WITH OTHER LAND VALUES IN SUB DN 121211
 6181/245 DINESHWAR & MICHELLE CHRISTINE SUKHU AND RAMDEO SUKHU TO BRADLEY CHOW SINGLE AND LAURYN DRYDEN SINGLE JTWROS

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Alternate Key 3848631
Parcel ID 03-22-25-0100-000-03800

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0208 Comp 2
PRC Run: 12/3/2024 By
Card # 1 of 1

Current Owner		
BURKHART DAVID C & TRACY L		
185 BLACKSTONE CREEK RD		
GROVELAND	FL	34736-3622

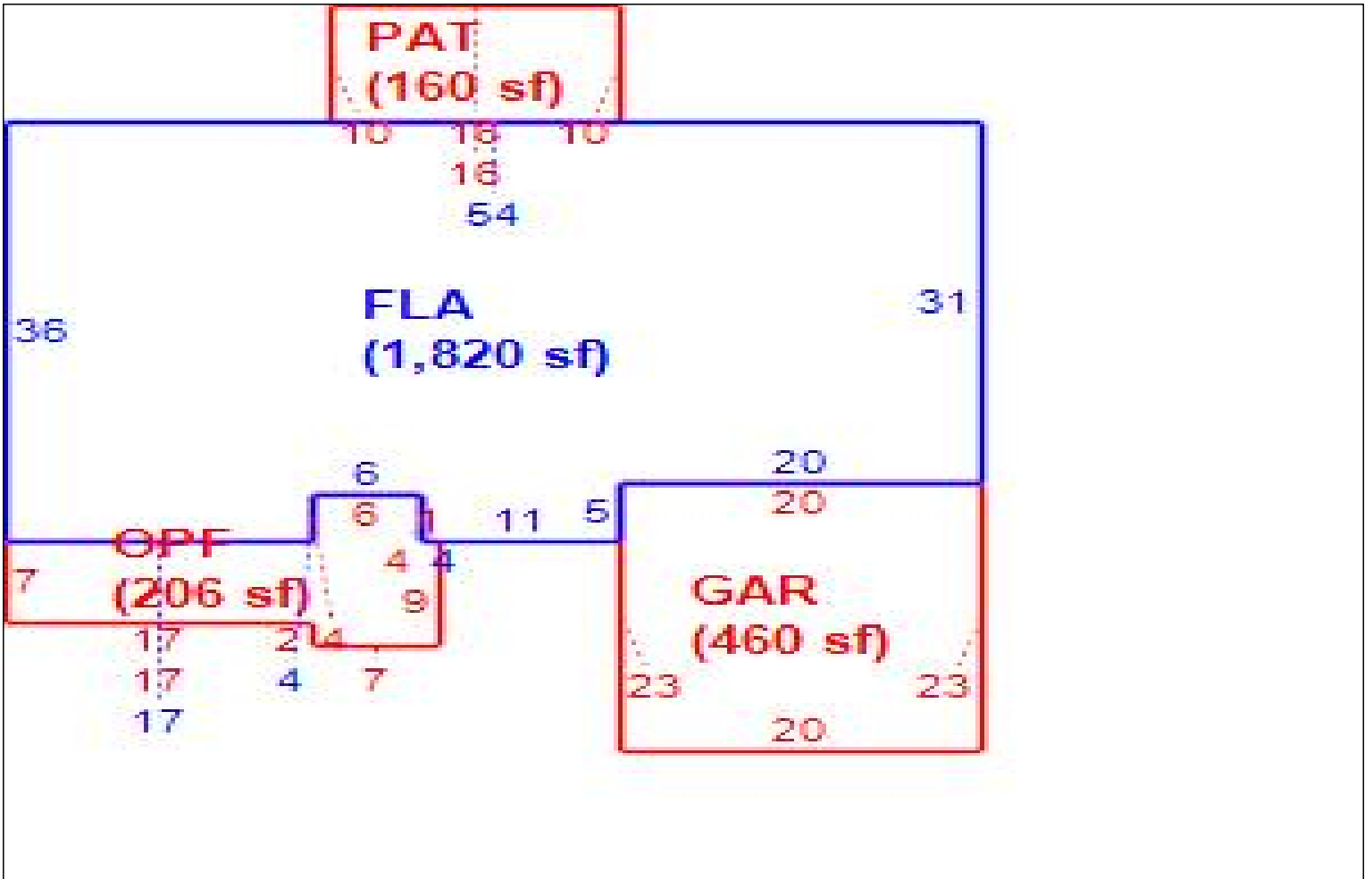
Comp 2

Property Location			
Site Address 185 BLACKSTONE CREEK RD			
GROVELAND FL 34736			
Mill Group	CHGR	NBHD	4492
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-24-201

Legal Description
SOUTHERN RIDGE AT ESTATES AT CHERRY LAKE PB 57 PG 85-88 LOT 38 ORB 6162 PG 1292

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 240,870	Deprec Bldg Value 233,644	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,820	1,820	1820	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	108.90	Quality Grade	670	Half Baths	0
OFF	OPEN PORCH FINISHE	0	206	0	240,870	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,820	2,646	1,820	97.00	Roof Cover	3	Type AC	03
					0				
					233,644				

Alternate Key 3848631
 Parcel ID 03-22-25-0100-000-03800

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0208 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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2007	566-06-06B	05-11-2006	12-13-2006	94,320	0000	SFR 4 BR/185 BLACKSTONE CREEK R	12-13-2006	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023073432	6162	1292	05-30-2023	WD	Q	01	I	375,000			
2021031390	5658	1621	03-01-2021	WD	Q	01	I	256,000			
	4416	1430	11-27-2013	WD	U	U	I	121,000			
	3532	2456	10-26-2007	WD	Q	Q	I	199,400			
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	233,644	0	303,644	0	303644	0.00	303644	303644	296,249

Parcel Notes

4416/1430 DAX A & LESLIE J JONES TO CHARLES E ROBERTS UNMARRIED
 4416/1430 DEED STATES THIS IS A SHORT SALE
 14SALE ORB 4416/1430 U SALE SFR WAS LISTED AND SOLD AS A SHORT SALE PER MLS O5125713 LISTING SCANNED TMP 042314
 15CC HX APP SUBMITTED DB 010515
 15CC VACRDX APP RECEIVED FOR 16 ALT 091515
 16CC SUBMITT VACRDX APP DL WILL SUBMIT COMBAT RELATED VA LTR NT 052516
 16CC RECEIVED VA LTR NT 080416
 17CC RECEIVED REMOVAL OF SOS FORM NT 012717
 5658/1621 CHARLES E ROBERTS TO DANIELLE MORGAN BELANOFF SINGLE
 21X COURTESY HX CARD SENT 031921
 22 MLS SFR GOOD COND MANY UPGRADES HAS NEW CHERRY CABINETS WITH GRANITE IN KITCHEN NEW LAMINATE FLOOS BATHS ALSO
 NEW CABINETS TOILET NEW HVAC WATER TREATMENT SYSTEM RBB 081221
 6162/1292 DANIELLE M BELANOFF TO DAVID C & TRACY L BURKHART HW
 24TR KEYED FORWARDING ADDR OF 185 BLACKSTONE CREEK RD GROVELAND FL 34736 3622

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0208 Comp 3
 PRC Run: 12/3/2024 By

Card # 1 of 1

Current Owner		
MALYS MARK D		
160 DAKOTA AVE		
GROVELAND	FL	34736

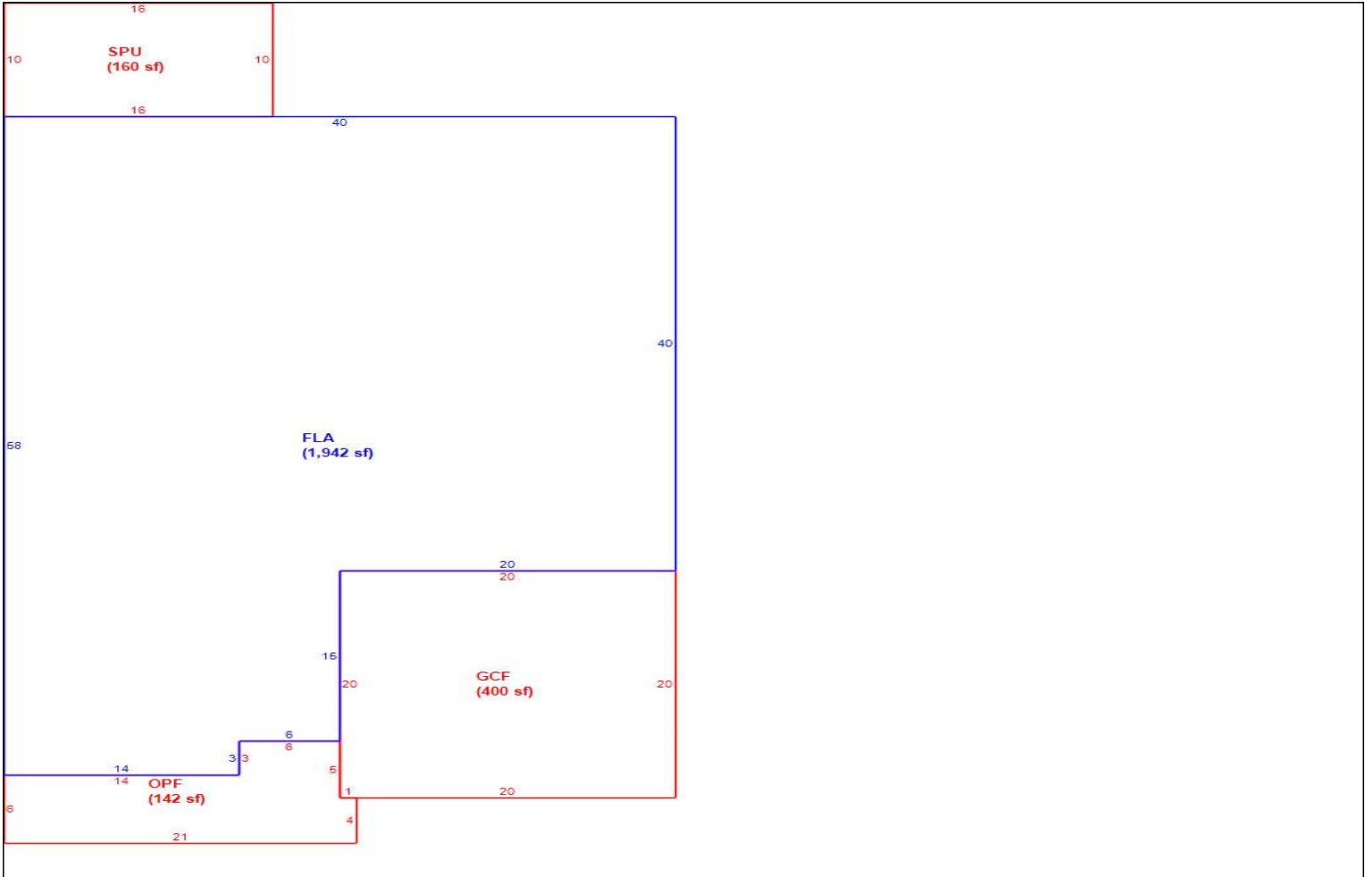
Comp 3

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

2024-0208 Comp 3
 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'S 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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