



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes Aiken 3863595

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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.

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 - I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0214		Alternate Key: 3863595		Parcel ID: 06-23-26-0010-000-10700	
Petitioner Name Ryan, llc c/o Robert Payton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		Property Address 3655 BRIAR RUN DR CLERMONT		<input type="checkbox"/> Check if Multiple Parcels	
Owner Name American homes 4 rent llc		Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action	
1. Just Value, required		\$ 357,337	\$ 357,337		
2. Assessed or classified use value, *if applicable		\$ 308,510	\$ 308,510		
3. Exempt value, *enter "0" if none		\$ -	\$ -		
4. Taxable Value, *required		\$ 308,510	\$ 308,510		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 7/31/2014 **Price:** \$167,000 Arm's Length Distressed **Book** 4511 **Page** 1559

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3863595	3863577	3863629	3863614
Address	3655 BRIAR RUN DR CLERMONT	3546 FOXCHASE DR CLERMONT	810 TRIPLE CROWN CT CLERMONT	3719 BRIAR RUN DR CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$445,000	\$570,000	\$395,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	0.00%	0.00%
Adjusted Sale		\$378,250	\$484,500	\$335,750
\$/SF FLA	\$203.15 per SF	\$176.75 per SF	\$220.53 per SF	\$208.80 per SF
Sale Date		5/11/2023	6/5/2023	5/10/2024
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	1,759	2,140	-19050	2,197	-21900	1,608	7550
Year Built	2008	2008		2009		2009	
Constr. Type	block/stucco	block/stucco		block/stucco		block/stucco	
Condition	good	good		good		good	
Baths	2.0	2.0		3.0	-10000	2.0	
Garage/Carport	2 car	2 car		2 car		2 car	
Porches	139 sf	324 sf		326		166 sf	
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	n	n		n		n	
Site Size	lot	lot		lot		lot	
Location	good	good		good		good	
View	good	good		good		good	
		-Net Adj. 5.0%	-19050	-Net Adj. 10.7%	-51900	Net Adj. 2.2%	7550
		Gross Adj. 5.0%	19050	Gross Adj. 10.7%	51900	Gross Adj. 2.2%	7550
Adj. Sales Price	Market Value \$357,337	Adj Market Value	\$359,200	Adj Market Value	\$432,600	Adj Market Value	\$343,300
	Value per SF 203.15						

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 THE PETITIONER USED ALL 5 COMPS IN A 55 AND OVER SUB AND ONE IN A DIFFERENT SUB ALL THREE OF OUR COMPS IS IN THE SUBJECT SUBDIVISON.

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: Mohamed Shariff

DATE 11/7/2024

2024-0214 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3863595	3655 BRIAR RUN DR CLERMONT	-
2	comp 3	3863614	3719 BRIAR RUN DR CLERMONT	same sub
3	comp 1	3863577	3546 FOXCHASE DR CLERMONT	same sub
4	comp 2	3863629	810 TRIPLE CROWN CT CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3863595
Parcel ID 06-23-26-0010-000-10700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0214 Subject
PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner
AMERICAN RESIDENTIAL LEASING COMPA
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300

CALABASAS CA 91302-4012

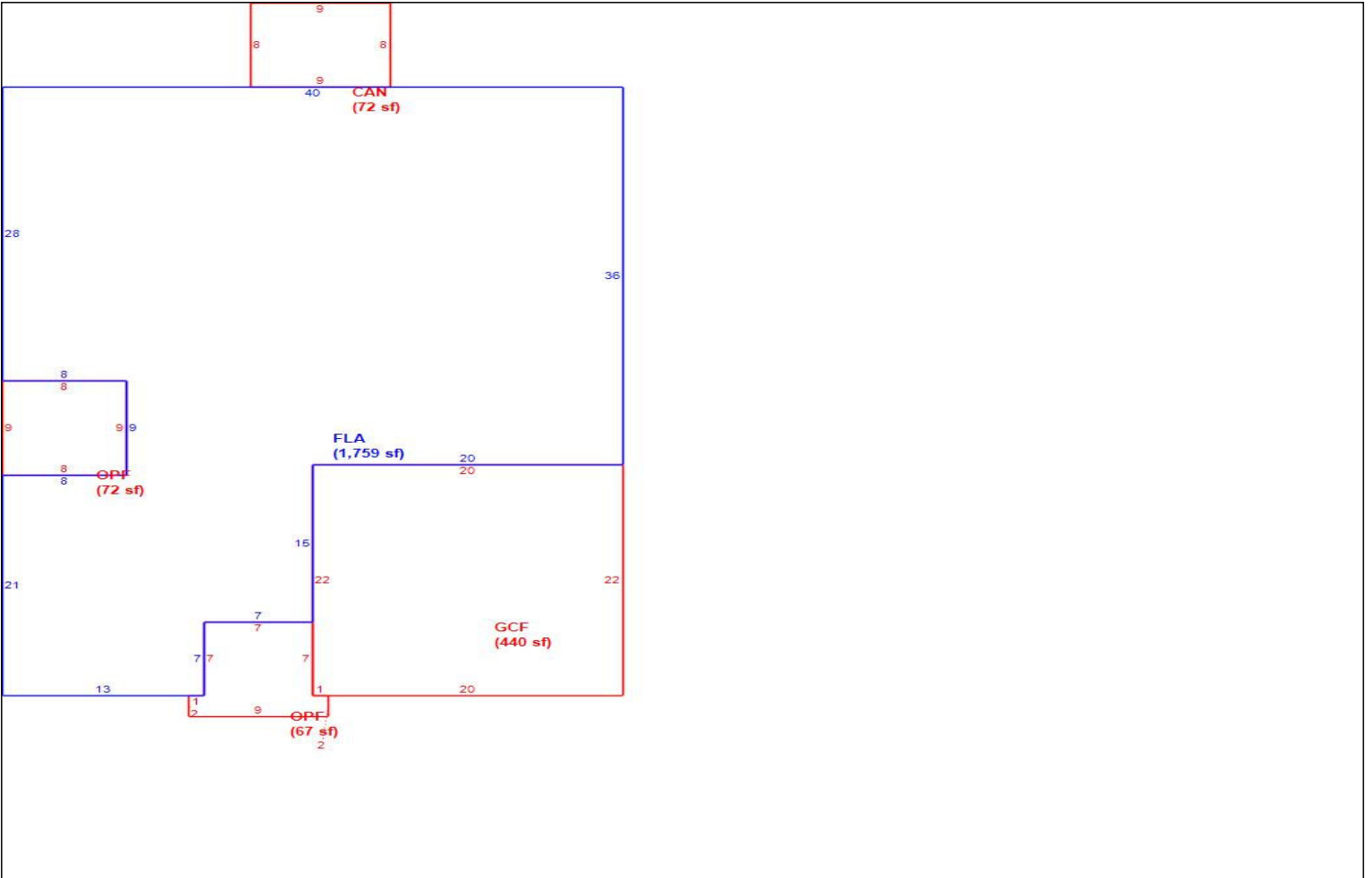
subject

Property Location
Site Address 3655 BRIAR RUN DR
CLERMONT FL 34711
Mill Group 000C NBHD 0582
Property Use **Last Inspection**
00100 SINGLE FAMILY PJF 01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 107 ORB 4511 PG 1559

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 265,296 Deprec Bldg Value 257,337 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	1,759	1,759	1759	2008					
GAR	GARAGE FINISH	0	440	0		1759	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	139	0		124.31	Quality Grade	690	Half Baths	0
PAT	PATIO UNCOVERED	0	72	0		265,296	Condition	EX	Heat Type	6
						97.00	% Good		Foundation	3
						0	Functional Obsol		Fireplaces	0
TOTALS		1,759	2,410	1,759		257,337	Building RCNLD		Roof Cover	3
									Type AC	03

Alternate Key 3863595
 Parcel ID 06-23-26-0010-000-10700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0214 Subject
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2009	CL08-00117	02-18-2008	07-17-2008	78,000	0000	SFR 3655 BRIAR RUN DR	07-17-2008		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
	4511 3647	1559 0097	07-31-2014 06-24-2008	WD WD	Q Q	Q Q	I I	167,000 202,400				
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	
100,000	257,337	0	357,337	48827	308510	0.00	308510	357337	349,165	

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 3863577
 Parcel ID 06-23-26-0010-000-08900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0214 Comp 1
 PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
ELWELL ANTHONY C & MEGAN T		
3546 FOXCHASE DR		
CLERMONT	FL	34711

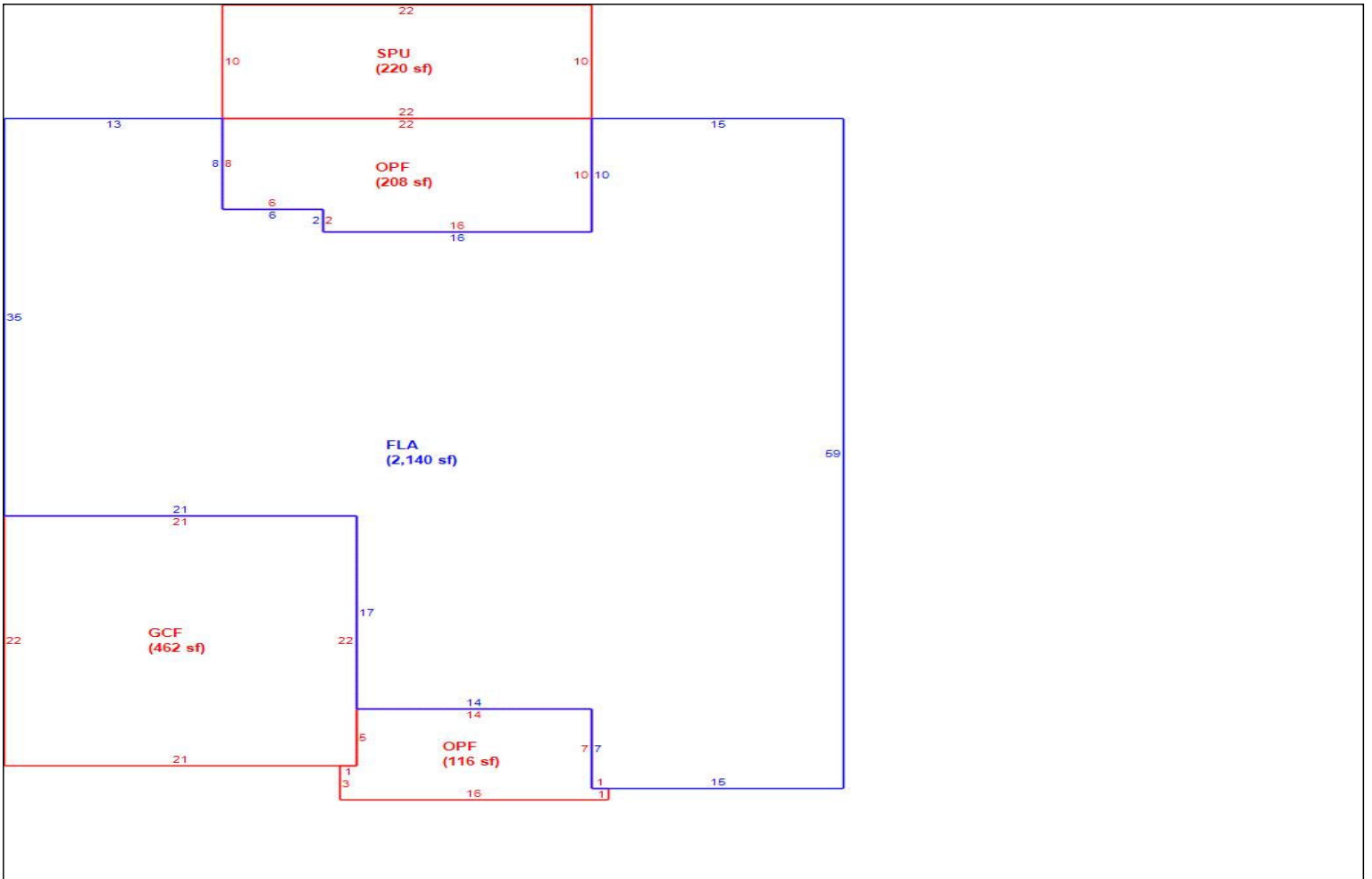
comp # 1

Property Location			
Site Address 3546 FOXCHASE DR			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 89 ORB 6143 PG 278

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 313,746
		Deprec Bldg Value	304,334
		Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	2,140	2,140	2140	Effective Area	2140	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Base Rate	121.83	Quality Grade	690	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	324	0	Building RCN	313,746	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	220	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,140	3,146	2,140	Building RCNLD	304,334					

Alternate Key 3863577
 Parcel ID 06-23-26-0010-000-08900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0214 Comp 1
 PRC Run: 11/25/2024 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	
2010	200900895	08-14-2009	02-08-2010	4,000	0002	BATHROOM REMODEL	02-08-2010		
2010	200900781	07-28-2009	02-08-2010	5,850	0003	SEN	02-08-2010		
2009	200801020	04-03-2008	02-11-2009	78,000	0000	SFR 3546 FOXCHASE DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023057855	6143	0278	05-11-2023	WD	Q	01	I	445,000	039	HOMESTEAD	2024	25000
2022073504	5963	2368	05-19-2022	WD	Q	01	I	270,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3789	1690	06-12-2009	WD	Q	Q	I	204,000				
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	
100,000	304,334	0	404,334	0	294284	50,000.00	244284	269284	394,617	

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Alternate Key 3863629
 Parcel ID 06-23-26-0010-000-14100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0214 Comp 2
 PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
PETERSON JENNIFER L & DANIEL		
810 TRIPLE CROWN CT		
CLERMONT	FL	34711

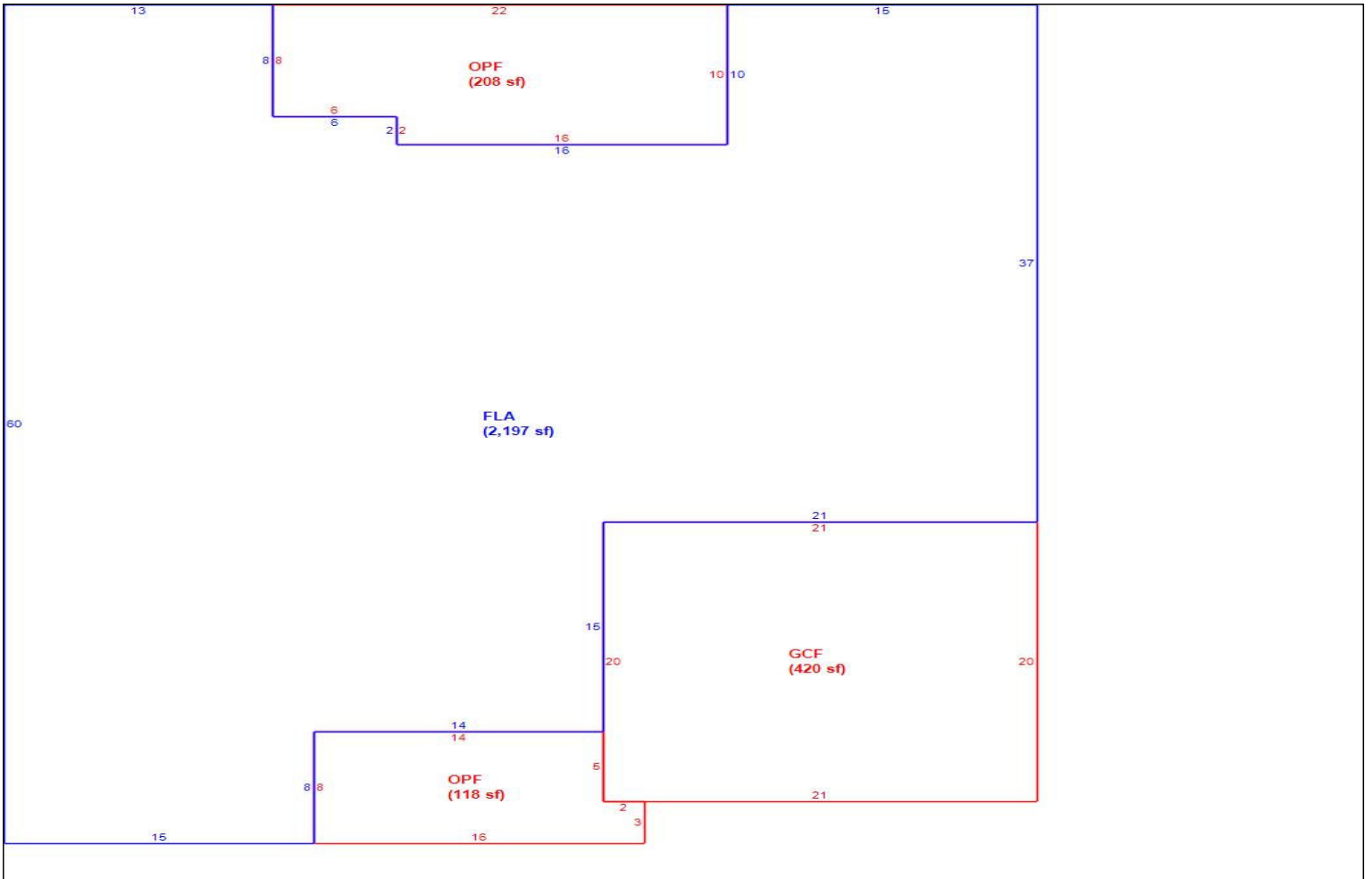
comp # 2

Property Location			
Site Address 810 TRIPLE CROWN CT			
CLERMONT FL 34711			
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 141 ORB 4979 PG 274 ORB 6159 PG 655

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		100,000				
Classified Acres		0		Classified JV/Mkt 100,000		Classified Adj JV/Mkt		0				

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 321,036	Deprec Bldg Value 311,405	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	2,197	2,197	2197	2009	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	420	0	121.13	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	326	0	321,036	Wall Type	03	Heat Type	6
TOTALS		2,197	2,943	2,197	97.00	Foundation	3	Fireplaces	0
					0	Roof Cover	3	Type AC	03
					Functional Obsol				
					Building RCNLD	311,405			

Alternate Key 3863629
 Parcel ID 06-23-26-0010-000-14100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0214 Comp 2
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	336.00	SF	46.00	2011	2011	15456.00	85.00	13,138
PLD3	POOL/COOL DECK	914.00	SF	7.33	2011	2011	6700.00	70.00	4,690
SEN2	SCREEN ENCLOSED STRUCTURE	2150.00	SF	3.50	2011	2011	7525.00	70.00	5,268

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	201100483	04-28-2011	12-05-2011	5,300	0002	SCRN ENCL	12-05-2011		
2012	201100323	03-21-2011	12-05-2011	30,350	0003	POL	12-05-2011		
2010	200900758	07-27-2009	02-03-2010	80,000	0001	SFR 810 TRIPLE CROWN CT	02-03-2010		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023070566	6159	0655	06-05-2023	WD	Q	01	570,000	039	HOMESTEAD	2024	25000
2021031083	5658	0170	01-28-2021	QC	U	11	100	059	ADDITIONAL HOMESTEAD	2024	25000
2017081702	4979	0274	07-26-2017	WD	Q	Q	290,000				
	4461	0657	03-31-2014	WD	Q	Q	262,000				
	3841	1544	10-19-2009	WD	Q	Q	225,900				
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	
100,000	311,405	23,096	434,501	0	434501	50,000.00	384501	409501	424,914	

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Alternate Key 3863614
 Parcel ID 06-23-26-0010-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0214 Comp 3
 PRC Run: 11/25/2024 By

Card # 1 of 1

Current Owner		
DEHBI ABE		
3719 BRIAR RUN DR		
CLERMONT	FL	34711

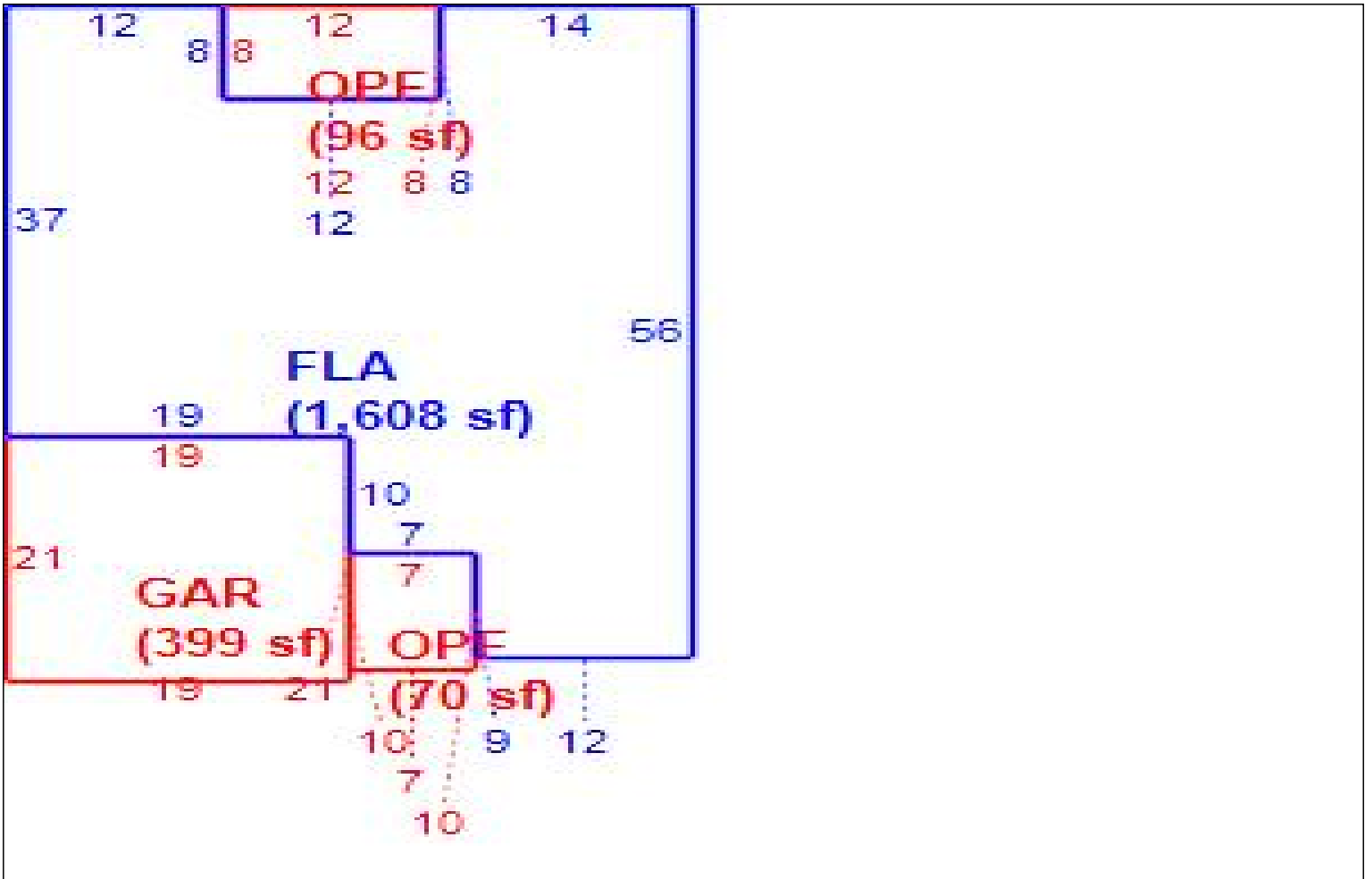
comp # 3

Property Location			
Site Address	3719 BRIAR RUN DR		
	CLERMONT	FL	34711
Mill Group	000C	NBHD	0582
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
FOXCHASE PB 61 PG 63-66 LOT 126 ORB 6336 PG 687

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	100,000.00	0.0000	1.00	1.000	1.000	0	100,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		100,000		
Classified Acres		0		Classified JV/Mkt		100,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 245,847
Deprec Bldg Value 238,472		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2009	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,608	1,608	1608	Effective Area	1608	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	399	0	Base Rate	124.78	Quality Grade	690	Half Baths	0
OPF	OPEN PORCH FINISHE	0	166	0	Building RCN	245,847	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		1,608	2,173	1,608	Building RCNLD	238,472				

Alternate Key 3863614
 Parcel ID 06-23-26-0010-000-12600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0214 Comp 3
 PRC Run: 11/25/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	200900592	06-04-2009	02-05-2010	80,000	0001	SFR 3719 BRIAR RUN DR	02-05-2010		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024059585	6336	0687	05-10-2024	WD	Q	01	I	395,000	039	HOMESTEAD	2016	25000
	4580	0568	01-12-2015	WD	Q	Q	I	188,500	059	ADDITIONAL HOMESTEAD	2016	25000
	3896	1502	03-30-2010	WD	Q	Q	I	177,000				
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	
100,000	238,472	0	338,472	182922	155550	50,000.00	105550	130550	330,977	

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