

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

Section 194.011, Florida Statutes Alt Key 3530420

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.

	· · · · · · · · · · · · · · · · · · ·	Y GLERK OF THE VAL		AUS EXOVATED WA	7/NEW	12103.54
Petition#	9024-0216	County Lake	······	ax year <b>2024</b>	Date received	21274
		COMPLETED BY TO			-	-
PART 1. Tax	payer Information	16.4		· · · · · · · · · · · · · · · · · · ·	,	:
Taxpayer name	e: American Homes 4 Rent, LLC	; AR Leasing Company	Representative: R	yan, LLC c/o	Robert Peyton	
Mailing addres	S Ryan, LLC 16220 North Scottsd Scottsdale, AZ 8525		Parcel ID and physical address or TPP account #	07-19-27-005 700 Kenmoo		-
Phone <b>954-7</b> 4	40-6240		Email	ResidentialAp	peals@ryan.co	m
The standard v	way to receive information	is by US mail. If possible	e, I prefer to receive	e information b	y 🗹 email 📗	] fax.
	this petition after the petition ts that support my stateme		hed a statement o	f the reasons I	filed late and any	/
your evider evidence.	tend the hearing but would I nce to the value adjustment The VAB or special magistr erty Res. 1-4 units  Agr I Res. 5+ units Agr	board clerk. Florida law a ate ruling will occur unde ustrial and miscellaneou	llows the property a r the same statutor	ppraiser to cros y guidelines as harge	ss examine or obje	ect to your ent.) ornonprofit
PART 2. Rea	ason for Petition C	heck one. If more than	one, file a separa	ate petition.		
✓ Real prope ☐ Denial of cl ☐ Parent/grar ☐ Property wa ☐ Tangible pe return requi	erty value (check one) de lassification ndparent reduction as not substantially comple ersonal property value (You red by s.193.052. (s.194.0 eaxes for catastrophic even	te on January 1 umust have timely filed a	Denial of exen Denial for late (Include a date	filing of exempe-stamped copy vement (s. 193.15	otion or classifica y of application.)	ange of
determin  5 Enter the by the rec group.  My witne	ere if this is a joint petition. ation that they are substar time (in minutes) you think quested time. For single join	ntially similar. (s. 194.01 you need to present you to petitions for multiple un to attend on specific	1(3)(e), (f), and (g) r case. Most hearir its, parcels, or accodates. I have attac	, F.S.) ngs take 15 min unts, provide the	utes. The VAB is the time needed for tes.	r the entire
evidence direc appraiser's evi	right to exchange evidence otly to the property appraise idence. At the hearing, you	er at least 15 days befor a have the right to have	e the hearing and witnesses sworn.	make a written	request for the p	property
of your proper information red	right, regardless of whethe ty record card containing in dacted. When the property y you how to obtain it onlin	nformation relevant to the appraiser receives the	e computation of y	our current as:	sessment, with c	onfidential

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 without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for accessory.	zation for representation to this form.	
collector.  I authorize the person I appoint in part 5 to have access		
Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.	tne property described in this petition ai	nd that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional S	Signature	
Complete part 4 if you are the taxpayer's or an affiliated en representatives.		llowing licensed
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
$\square$ A Florida real estate broker licensed under Chapter 475		).
☐ A Florida certified public accountant licensed under Cha	apter 473, Florida Statutes (license num	ber).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of fi under s. 194.011(3)(h), Florida Statutes, and that I have re-	iling this petition and of becoming an ag	ent for service of process
Robert I. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	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 o AND (check one)	f the licensed representatives or emplo	yees listed in part 4 above
☐ Attached is a power of attorney that conforms to the rectaxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		
☐ 1 am an uncompensated representative filing this petitio	n AND (check one)	
the taxpayer's authorization is attached OR 🔲 the taxp	payer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's a becoming an agent for service of process under s. 194.017 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0216		Alternate K	ey: <b>3530420</b>	Parcel	ID: 07-19-27-00	55-000-02100	
Petitioner Name The Petitioner is:  Other, Explain:	Ryan, LL Taxpayer of Re	C C/O Robe cord 🗸 Tax	rt Peyton payer's agent	Property Address		NMOORE CT USTIS	Check if Mu	ultiple Parcels	
Owner Name		Residential Company	l Leasing	Value from TRIM Notice		re Board Action	i value alier	Board Action	
1. Just Value, red	quired			\$ 233,00	00 \$	233,00	00		
2. Assessed or c	•	lue. *if appli	cable	\$ 200,83		200,83			
3. Exempt value,				\$	_	•			
4. Taxable Value				\$ 200,83	30 \$	200,83	30		
*All values entere	•	tv taxable va	lues School and	·		•			
7 III Valado dilicito	a cricaia se coari	ty taxable ve	ilaco, concor and	a other taxing	admonty value	o may amor.			
Last Sale Date	5/20/2014	Pric	ce:\$81	,500	Arm's Length	✓ Distressed	Book <u>4484</u>	Page <u>54</u>	
ITEM	Subje	ct	Compara	ıble #1	Compar	able #2	Compara	able #3	
AK#	35304		36031		3530		3603		
Address	700 KENMO		2629 WINCHE		602 ARLIN		2649 WINCH		
	EUST	<u>IS</u>	EUST		EUS		EUS		
Proximity			0.14 M		0.08		0.19 Miles \$264,000		
Sales Price			\$269,0 -15%		\$250 -15		\$264,0 -15		
Cost of Sale Time Adjust			0.00		3.6		2.80		
			\$228,6		\$221		\$231,		
Adjusted Sale \$/SF FLA	\$200.00 p	ner SE	\$206.18		\$202.10		\$176.67		
Sale Date	Ψ200.00	Del OI	12/19/2		3/13/	•	5/1/2	•	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Terms or out			C Tame Langue		- I am a Langur		I		
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,165		1,109	2800	1,096	3450	1,312	-7350	
Year Built	2001		1997	0	2003	0	1997	0	
Constr. Type	Block/Stucco		Block/Stucco	0	Block/Stucco	0	Block/stucco	0	
Condition	EX		G	30000	EX	0	G	30000	
Baths	2.0		2.0	0	2.0	0	2.0	0	
Garage/Carport	Garage		1 car Garage	15000	Garage	0	Garage	0	
Porches	OPF		2 OPF	-20000	OPF	0	OPF SPF	-25000	
Pool	N		N	0	N	0	N	0	
Fireplace AC	0 Control		0 Control	0	0 Control	0	0 Control	0	
Other Adds	Central PAT		Central	600	Central	600	Central	600	
Site Size	Lot		Lot	0	- Lot	0	Lot	0	
	Sub		Sub	0	Sub	-	Sub	0	
Location	House		House	0	House	0	House	0	
View	House								
			Net Adj. 12.4%	28400	Net Adj. 1.8%	4050	-Net Adj. 0.8%	-1750	
	Market Value	<b>6022.000</b>	Gross Adj. 29.9%		Gross Adj. 1.8%		Gross Adj. 27.2%	<u> </u>	
Adj. Sales Price		•	Adj Market Value	\$257,050	Adj Market Value	\$225,550	Adj Market Value	\$230,042	
	value per SF	ket Value <b>\$233,000</b> Adule per SF 200.00							

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.

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: Chris Jensen DATE 11/18/2024

# 2024-0216 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3530420	700 KENMOORE CT EUSTIS	-
2	Comp 3 3603346		2649 WINCHESTER CIR EUSTIS	0.19
3	Comp 2	3530217	602 ARLINGTON CT EUSTIS	0.08
4	Comp 1	3603176	2629 WINCHESTER CIR EUSTIS	0.14
5				
6				
7				
8				

# Alternate Key 3530420

Parcel ID 07-19-27-0055-000-02100

Current Owner

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

CALABASAS 91302-4012 CA

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

2024-0216 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 700 KENMOORE CT

**EUSTIS** FL 32726 2352 000E **NBHD** 

Mill Group Property Use Last Inspection

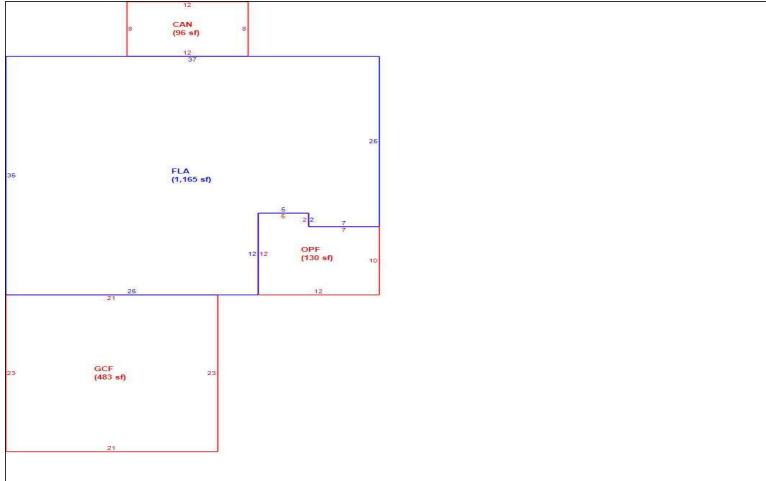
00100 SINGLE FAMILY TMP 01-01-202

Legal Description

EUSTIS, BAY STATE SOUTH PHASE II SUB LOT 21 PB 30 PGS 1-2 ORB 4484 PG 54

Lan	d 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	70,000.00	0.0000	1.00	1.000	1.000	0	70,000
		Total A		0.00	JV/N					l Adj JV/Mk			70,000
	Cla	assified A	cres	0	lkt [70	70,000 Classified Adj JV/Mkt						0	
							014-1-						

Sketch Bldg 1 1 of 1 168,041 Deprec Bldg Value 163,000 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,165	1,165	1165	Effective Area	1165	No Otania		Full Datie	
_	GARAGE FINISH	0	483	0	Base Rate	110.26	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	130 96	0	Building RCN	168,041	Quality Grade	665	Half Baths	0
1741	TATIO GIVOOVERED	O		J	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	,,	Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,165	1,874	1,165	Building RCNLD	163,000	Roof Cover	3	Type AC	03

Alternate Key 3530420 Parcel ID 07-19-27-0055-000-02100

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

2024-0216 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

i di cci	D 01-10-	_, -000	0 000 0	2100		KOI	rea	r 202	4 Sta	atus: A			Odid II	'	01 1
							the f	irst 10		re reflected b					
Code		Descrip	tion		Un	its	Туре	Ur	nit Price	Year Blt	Effect Y	r RCN	%Good	l A	pr Value
								Bui	Iding Per	mits					
Roll Yea	ar Permit	ID	Issue Da	ate C	omp D	)ate	Am	nount	Type		Descri	otion	Review [	Date	CO Date
2002	0100553		07-02-20	001 00	6-07-2	002		79,78		SFR/3-700 K		RE CT			
			/Page	Sales Ir									emptions		
Instru	ıment No	Sale D	)ate	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descripti	on	Year	Amount		
		4484 2089 1726 1346	0054 1517 1723 1899	05-20-2 03-22-2 06-16- 12-01-	2002 1999	CT WD WD WD	U Q U U	U Q M M		81,500 96,100 1 1					

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4484	0054	05-20-2014	СТ	C	U	ı	81,500				
	2089	1517	03-22-2002	WD	Q	Q	1	96,100				
	1726	1723	06-16-1999	WD	U	M	V	1				
	1346	1899	12-01-1993	WD	U	M	V	1				
										Total		0.00
						Val	ue Summ	ary				

and Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val

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	163,000	0	233,000	32170	200830	0.00	200830	233000	228,212

<sup>\*\*\*</sup>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 3603176 Parcel ID 07-19-27-1150-000-00600

Current Owner

FL

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

2024-0216 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

**Property Location** 

Site Address 2629 WINCHESTER CIR

**EUSTIS** FL 32726 **NBHD** 

2352 Property Use Last Inspection

Mill Group 000E

00100 SINGLE FAMILY TRF 01-01-202

ALTAMONTE SPRI Legal Description

604 ENDSLEY AVE

YOUME GROUP TWO LLC

EUSTIS, WINCHESTER ESTATES SUB LOT 6 PB 36 PG 14 ORB 6262 PG 1421

32701

Lan	d 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	70,000.00	0.0000	1.25	1.000	1.000	0	87,500	
					JV/Mkt	0		Tota	Adj JV/MI	kt		87,500	
	Cla	ssified A	cres	0	Classified JV/Mkt 87,500			Classified	d Adj JV/MI	ct	0		

Sketch

Bldg 1 1 of 1 Replacement Cost 141,534 Deprec Bldg Value 128,796 Multi Story 0 Sec (121 ST) FLA (1,109 sf) OPF (24 sf) GCF (240 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	1997	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,109	,	1109	Effective Area	1109	No Otania		Full Dath	
GAR	GARAGE FINISH	0	240	0	Base Rate	100.42	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	145	0	Building RCN	141,534	Quality Grade	650	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good	91.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,109	1,494	1,109	Building RCNLD	128,796	Roof Cover	3	Type AC	03

Alternate Key 3603176 Parcel ID 07-19-27-1150-000-00600

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

2024-0216 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

	5	IX	Oli Teal	2024 36	atus. A			<b>G</b> a. a. //				
Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
Code	Description	Office	Турс	Office France	T Car Dit	Lilect II	11011	/0000u	Api value			
								1				
			l		l	l		L				

Building Permits													
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review Date	CO Date												
2004 SALE 01-01-2003 03-17-2003 1 0000 CHECK VALUE 96 724 01-01-1997 12-31-1997 65,000 0000 2BR SFR,2629 WINCHEST CT													

			Sales Informa	Exemptions										
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023156218 2020021480	6262 5425 2911 2271 1496	1421 0418 0841 0583 1543	12-19-2023 02-14-2020 06-30-2005 02-27-2003 02-01-1997	WD WD WD WD	00000	01 01 Q Q Q		269,000 142,000 139,600 81,500 69,900						
	Total 0.00													
		•				Val	ue Summ	arv		_				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
87,500	128,796	0	216,296	0	216296	0.00	216296	216296	212,397

<sup>\*\*\*</sup>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 3530217 Parcel ID 07-19-27-0055-000-00600

LCPA Property Record Card Roll Year 2024 Status: A PRC Run: 2024-0216 Comp 2 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 602 ARLINGTON CT

EUSTIS FL 32726

Mill Group 000E NBHD 2352

Property UseLast Inspection00100SINGLE FAMILYTRF 03-14-202

Current Owner

SHRODE TAYLOR M & JASON L

602 ARLINGTON CT

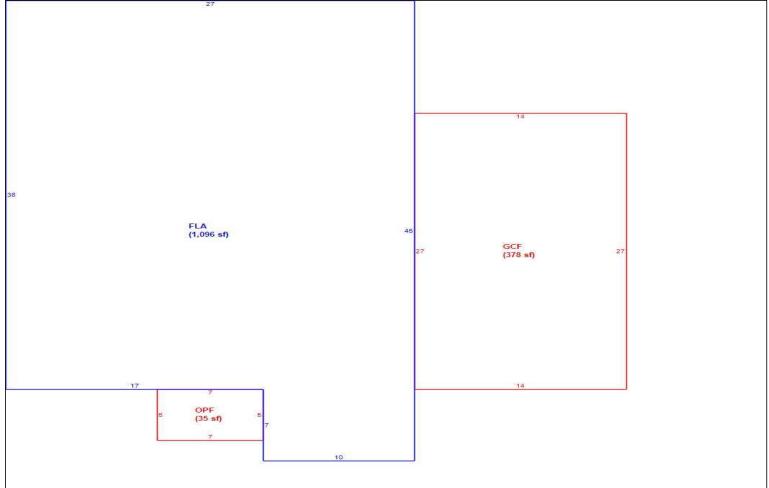
EUSTIS FL 32726

Legal Description

EUSTIS, BAY STATE SOUTH PHASE II SUB LOT 6 PB 30 PGS 1-2 ORB 6343 PG 1688

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value		
1	0100	0	0		1.00 LT	70,000	0.0000	1.00	1.000	1.000	0	70,000		
		Total A	cres	0.00	JV/Mkt	0			al Adj JV/MI		•	70,000		
	Cla	ssified A	cres	0 (	Classified JV/Mkt	70,000		Classifie	d Adj JV/MI	<b>k</b> t		0		

SketchBldg 1 Sec 1 of 1Replacement Cost 156,454Deprec Bldg Value 151,760Multi Story 0



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2003	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,096	1,096	1096	Effective Area	1096			- " - "	_
GAR	GARAGE FINISH	0	378	0	Base Rate	110.48	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	156,454	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVall Type	03	ricat Type	١
				Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,096	1,509	1,096	Building RCNLD	151,760	Roof Cover	3	Type AC	03

Alternate Key 3530217 Parcel ID 07-19-27-0055-000-00600

# LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0216 Comp 2 12/10/2024 By

Card # 1 of 1

			*On	wisceii ly the first 10	aneous F records a					
Code	Desc	ription	Units	Type Un	it Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Bui	lding Per	mits				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Description	า	Review Date	CO Date
2004	03-00192	02-26-2003	02-11-2004	73,50		SFR/2				

			Sales Informa	Exemptions										
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2024065477 2023029166 2022148255 2018002660	6343 6107 6052 5050 4400	1688 1342 1330 2122 1976	05-21-2024 03-13-2023 11-15-2022 12-22-2017 10-03-2013	WD WD TD WD QC	Q Q U Q U	01 01 11 Q U		275,000 250,000 180,400 153,000 100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000		
										Total		50,000.00		
						1/-1	ua Cumm							

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	151.760	0	221.760	0	221760	50.000.00	171760	196760	217.241

<sup>\*\*\*</sup>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 3603346 Parcel ID 07-19-27-1150-000-03100

PROGRESS RESIDENTIAL BORROWER 9 L

Current Owner

**LCPA Property Record Card** Roll Year 2024

Status: A

2024-0216 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 2649 WINCHESTER CIR

**EUSTIS** 

SINGLE FAMILY

FL 32726 2352 NBHD

Mill Group 000E Property Use

00100

Last Inspection TRF 01-01-202

SCOTTSDALE

ΑZ 85261-4090

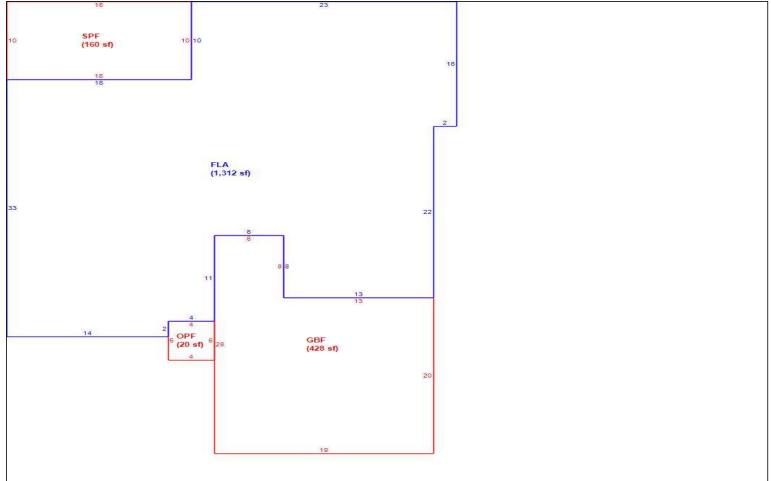
#### Legal Description

PO BOX 4090

EUSTIS, WINCHESTER ESTATES SUB LOT 31 PB 36 PG 14 ORB 6288 PG 451

Lan	Land Lines														
LL #	Use Code	Front	Depth	Notes Adi	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value			
1	0100	0	0	,,	1.00 LT	70,000.00		1.25	1.000	1.000	0	87,500			
		Total A	cres	0.00	JV/Mkt 0			Tota	l I Adj JV/Mk	t		87,500			
	Cla	assified A	cres	0	Classified JV/Mkt 87	500		Classified	M/VL ibA b	ct		0			

Sketch Bldg of 1 Replacement Cost 166,743 Multi Story 1 Sec 1 Deprec Bldg Value 151,736



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,312	1,312	1312	Effective Area	1312				
GAR	GARAGE FINISH	0	428	0		99.77	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	166.743	Quality Grade	650	Half Baths	0
SPF	SCREEN PORCH FINIS	0	160	0	•	,	Quality Oraco	030	rian Banio	١
					Condition	G	Wall Type	02	Heat Type	6
					% Good	91.00	,.		,,	-
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,312	1,920	1,312	Building RCNLD	151,736	Roof Cover	3	Type AC	03

Alternate Key 3603346 Parcel ID 07-19-27-1150-000-03100

# LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0216 Comp 3 12/10/2024 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													
Code	Desc	ription	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
					Building F	Permits								
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amou		e	Descriptio	n	Review Date	CO Date				
1998	9700004	01-02-1997	12-31-1997		32,900 000		2649 WINCHES							

Sales Information									Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024020615	6288	0451	01-31-2024	WD	U	11	1	100				
2023052258	6136	1244	05-01-2023	WD	Q	01	ı	264,000				
	1914	1952	02-27-2001	WD	Q	Q	I	86,500				
	1569	1096	12-15-1997	WD	Q	Q	1	86,500				
	1447	2345	06-01-1996	WD	Q	Q	V	13,600				
									Total		0.00	
										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
87.500	151.736	0	239.236	0	239236	0.00	239236	239236	234.652

<sup>\*\*\*</sup>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.\*\*\*