

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 AHKey 3774919

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.

incorporated, by reference			AND SOME THE MAN EOW	RD (MAB)
	4-0218	County Lake	Tax year 2 0	
3		WATELED EX. 10	EPERMONIER	
PART 1. Taxpayer Info	rmation		. Calary	
Taxpayer name: American		asing Company	Representative: Ryan, LL0	C c/o Robert Peyton
for notices 162	n, LLC 20 North Scottsdale Rd ttsdale, AZ 85254	I, Ste 650		7-1800-000-02500 rfair Street
Phone 954-740-6240			Email Residen	tialAppeals@ryan.com
			e, I prefer to receive informa	
I am filing this petition documents that sup		dline. I have attac	hed a statement of the reas	ons I filed late and any
your evidence to the veridence. The VAB of Type of Property Res	alue adjustment board r special magistrate rul	clerk. Florida law a ing will occur unde and miscellaneou		u must submit duplicate copies of to cross examine or object to your nes as if you were present.) Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason for Po	etition Check	one If more than	one, file a separate petition	
☑ Real property value (☐ Denial of classificatio ☐ Parent/grandparent ro ☐ Property was not subs ☐ Tangible personal pro return required by s.19	check one) decrease n eduction stantially complete on operty value (You must 93.052. (s.194.034, F.	e	Denial of exemption Se Denial for late filing of e (Include a date-stampe	elect or enter type:
Refund of taxes for c	atastrophic event			
determination that Enter the time (in m by the requested tin group.	they are substantially sinutes) you think you note. For single joint petiti	similar. (s. 194.01 eed to present you ions for multiple un	its, parcels, or accounts, pro	5 minutes. The VAB is not bound vide the time needed for the entire
	vill not be available to a	attend on specific	dates. I have attached a list	of dates.
evidence directly to the pappraiser's evidence. At	property appraiser at le the hearing, you have	east 15 days before the right to have	witnesses sworn.	vritten request for the property
of your property record of	card containing informathen the property appra	ation relevant to th	e computation of your curre	m the property appraiser a copy ent assessment, with confidential er send the property record card

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	s the p	-ลับสิน	1 1
Complete part 3 if you are representing yourself or it without attaching a completed power of attorney or Written authorization from the taxpayer is required for collector.	authorization for repre	esentation to this form.	
☐ I authorize the person I appoint in part 5 to have a Under penalties of perjury, I declare that I am the ov petition and the facts stated in it are true.			
Signature, taxpayer		Print name	Date
PART 4. Employee, Attorney, or Licensed Profess	sional Signature	4	
Complete part 4 if you are the taxpayer's or an affiliarepresentatives.		e or you are one of the follo	wing licensed
I am (check any box that applies): An employee of		(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar num			•
A Florida real estate appraiser licensed under C	-		RD6182).
A Florida real estate broker licensed under Chap			
A Florida certified public accountant licensed un			
I understand that written authorization from the taxp appraiser or tax collector.	•	•	
Under penalties of perjury, I certify that I have authorized representative for purpounder s. 194.011(3)(h), Florida Statutes, and that I	ses of filing this petition	on and of becoming an ager	nt for service of process
Robert I. Peyton	Robe	rt Peyton	9/10/2024
Signature, representative		nt name	Date
PART 5. Unlicensed Representative Signature			il.o. s
Complete part 5 if you are an authorized representa	tive not listed in part	above.	
☐ I am a compensated representative not acting a AND (check one)	s one of the licensed	representatives or employe	es listed in part 4 above
☐ Attached is a power of attorney that conforms to taxpayer's authorized signature OR ☐ the taxpaye			executed with the
☐ I am an uncompensated representative filing this	s petition AND (check o	one)	
the taxpayer's authorization is attached OR	the taxpayer's author	zed signature is in part 3 of	this form.
I understand that written authorization from the taxtappraiser or tax collector.	payer is required for a	ccess to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the o becoming an agent for service of process under s. facts stated in it are true.	wner's authorized rep 194.011(3)(h), Florida	resentative for purposes of a Statutes, and that I have r	filing this petition and of ead this petition and the
Signature, representative		Print name	Date
t			

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0218		Alternate K	ey: 3774919	Parcel	D: 07-19-27-18 0	00-000-02500	
Petitioner Name The Petitioner is: Other, Explain:	Ryan, LLC	C C/O Rober	rt Peyton payer's agent	Property Address		AYFAIR ST USTIS	Check if Mu	ıltiple Parcels	
Owner Name	American	Residential	l Leasing	Value from TRIM Notice	1	e Board Actionted by Prop App	T Value alier i	Board Action	
1. Just Value, red	uired			\$ 260,30	67 \$	260,36	67		
2. Assessed or cl		ue, *if appli	cable	\$ 225,3	_	225,31			
3. Exempt value,				\$	-	,			
4. Taxable Value,				\$ 225,3	10 \$	225,31	10		
*All values entered	•	v taxable va	lues. School and			•	 		
Last Sale Date	9/11/2014	•	ce: \$107	-	Arm's Length		Book <u>4530</u> F	Page <u>1069</u>	
ITEM	Subje	ct	Compara	ble #1	Compara	able #2	Compara	able #3	
AK#	37749		38283		3616		36582		
Address	959 MAYF <i>A</i> EUSTI		2151 SANDR EUST		875 COUNTR EUS		606 DORO		
Proximity			0.49 M		0.24 N		0.91 M	liles	
Sales Price			\$383,0		\$315,		\$280,000		
Cost of Sale				6	-15		-15°		
Time Adjust			2.00		3.20		4.40		
Adjusted Sale			\$333,2		\$277,		\$250,3		
\$/SF FLA Sale Date	\$/SF FLA \$171.18 per SF			per SF	\$159.40 4/17/2		\$223.90 1/4/20	•	
Terms of Sale			7/14/20	Distressed	4/ 17/2 ✓ Arm's Length	Distressed	7/4/∠0 √ Arm's Length	Distressed	
Terris or Sale			Amis Length	Distressed	Ainra Lengur	Distressed	Aim's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,521		1,874	-17650	1,743	-11100	1,118	20150	
Year Built	2001		2004	0	1999	0	2000	0	
Constr. Type	Block/Stucco		Block/Stucco	0	Block/Stucco	0	Block/Stucco	0	
Condition	EX		EX	0	EX	0	EX	0	
Baths	2.0		2.0	0	2.0	0	2.0	0	
Garage/Carport	Garage		Garage	0	Garage	0	Garage	0	
Porches	OPF SPU		OPF SPF	-10000	OPF	15000	OPF SPU	0	
Pool	N o		Y	-20000	N	0	N	0	
Fireplace AC	0 Control		0 Central	0	0 Central	0	0 Control	0	
Other Adds	Central		Central	-	PAT	-1800	Central	0	
Site Size	Lot		Lot	0	Lot	0	Lot	0	
Location	Sub		Sub	0	Sub	0	Sub	0	
	House		House	0	House	0	House	0	
View	Tiouse		-Net Adj. 14.3%	-47650	Net Adj. 0.8%	2100	Net Adj. 8.0%	20150	
			Gross Adj. 14.3%	47650	Gross Adj. 10.0%		Gross Adj. 8.0%	20150	
	Market Value	\$260,367	Adj Market Value	\$285,560	Adj Market Value	\$279,930	Adj Market Value	\$270,470	
Adj. Sales Price	Value per SF	171.18	, 	,	-	, ,	-		

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: Chris Jensen DATE 11/18/2024

2024-0218 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3774919	959 MAYFAIR ST EUSTIS	-
2	Comp 2	3616359	875 COUNTRY CLUB RD EUSTIS	0.24
3	Comp 3	3658248	606 DOROTHY CIR EUSTIS	0.91
4	Comp 1	3828360	2151 SANDRIDGE CIR EUSTIS	0.49
5				
6				
7				
8				

Parcel ID 07-19-27-1800-000-02500

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

2024-0218 Subject PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 959 MAYFAIR ST

EUSTIS FL 32726 2352 000E **NBHD**

Mill Group Property Use Last Inspection

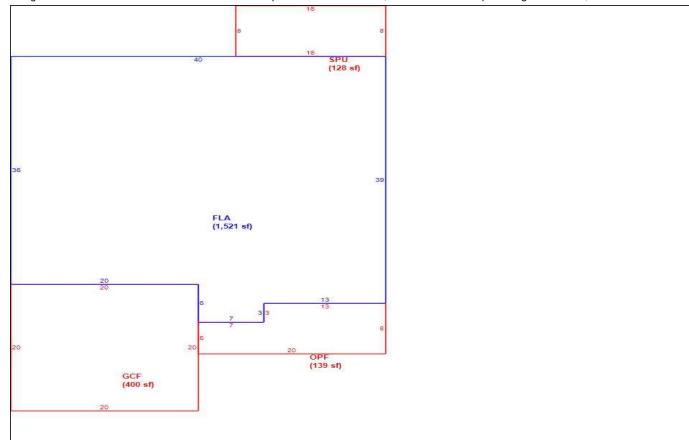
00100 SINGLE FAMILY TRF 01-01-202

Legal Description

EUSTIS, REMINGTON CLUB SUB LOT 25 PB 39 PGS 25-26 ORB 4530 PG 1069

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
		Total A	cres	0.00	JV/Mkt 0			Tota	Adj JV/Mk	t	•	87,500
	Cla	assified A	cres	0 (Classified JV/Mkt 87	,500		Classified	d Adj JV/Mk	t		0
						A1 / 1						

Sketch Bldg 1 of 1 Replacement Cost 178,213 Deprec Bldg Value 172,867 Multi Story 0 Sec 1



	Building S	Sub Areas			Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,521	1,521	1521	Effective Area	1521	No Otania		Full Datie	
_	GARAGE FINISH	0	400	0	Base Rate	94.49	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	139 128	0	Building RCN	178,213	Quality Grade	645	Half Baths	0
51 0	SCILLINI OILOITOINI IIV	0	120	O	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,521	2,188	1,521	Building RCNLD	172,867	Roof Cover	3	Type AC	03

Alternate Key 3774919 Parcel ID 07-19-27-1800-000-02500

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0218 Subject 12/11/2024 By

			*On	Miscell 10 the first	aneous F records a		below			
Code	Desc	ription	Units	Type Ur	it Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Bui	lding Per	mits				
Roll Yea		Issue Date	Comp Date	Amount	Туре		Description	n	Review Date	CO Date
2003 2002	01 0100556	06-18-2002 07-02-2001	03-17-2003 06-08-2002	93,26	1 0000		LUE MAYFAIR ST			

			Sales Informa	ation						Exemptions																
Instrument No	Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4530	1069	09-11-2014	СТ	U	U	1	107,300																		
	3792	1682	06-16-2009	WD	U	U	- 1	105,000																		
	3748	0819	03-24-2009	CT	U	U	1	100																		
	2018	1775	10-18-2001	WD	Q	Q	1	116,100																		
	1795	2401	02-18-2000	WD	Q	Q	V	14,000																		
										Total		0.00														
						Val	ua Summ	arı/																		

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	172,867	0	260,367	35057	225310	0.00	225310	260367	254,993

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Parcel ID 12-19-26-4800-000-04900

Current Owner PRUITT CARL A 2151 SANDRIDGE CIR **EUSTIS** FL 32726 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0218 Comp 1 PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 2151 SANDRIDGE CIR

EUSTIS 000E

NBHD 0613

FL 32726

Property Use

Mill Group

00100

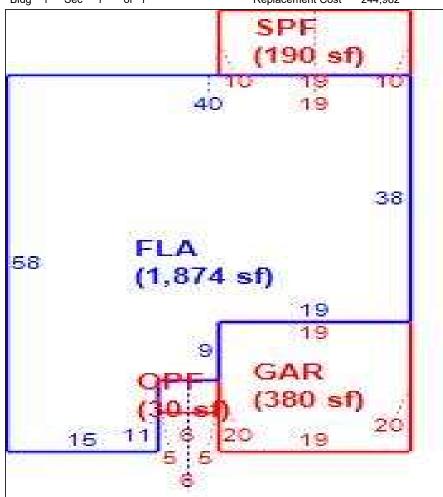
Last Inspection SINGLE FAMILY TRF 01-01-202

Legal Description

QUAIL HOLLOW PB 52 PG 48-49 LOT 49 ORB 6180 PG 1025

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Depui	Adj	Ullits		Price	Factor	Factor	Factor	Factor	Ciass vai	Value
1	0100	0	0		1.00	LT	36,000.00	0.0000	1.25	1.000	1.000	0	45,000
							·						
		Total A	cres	0.00	JV/N	1kt 0			Tota	l Adj JV/Mk	ct		45,000
Classified Acres 0 Classified JV/Mkt 45,000							,000		Classified	d Adj JV/Mk	t		0
	Sketch												

Bldg 1 1 of 1 Replacement Cost 244,982 Deprec Bldg Value 237,633 Multi Story 0 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	1,874	1874	Effective Area	1874				
GAR	GARAGE FINISH	0	380	0	Base Rate	108.76	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	30 190	0	Building RCN	244,982	Quality Grade	670	Half Baths	0
011	SCINELINT ONCITT INIS	U	190	o l	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,874	2,474	1,874	Building RCNLD	237,633	Roof Cover	3	Type AC	03

Alternate Key 3828360 Parcel ID 12-19-26-4800-000-04900

LCPA Property Record Card Roll Year 2024 Status: A

2024-0218 Comp 1 PRC Run: 12/11/2024 By

		*On		scellaneous F t 10 records a		below			
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	2005	2005	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	481.00	SF	5.38	2005	2005	2588.00	70.00	1,812
SEN2	SCREEN ENCLOSED STRUCTURE	1397.00	SF	3.50	2005	2005	4890.00	55.00	2,690

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2022 2018 2006 2006 2005	DENY39 SALE 20051577 05-00263 04-00898	01-01-2021 01-01-2017 09-15-2005 02-18-2005 08-09-2004	07-27-2022 05-31-2018 07-18-2005 07-18-2005 12-29-2004	1 4,400 28,000 129,375	0030 0099 0000 0000	R1 CHECK VALUE POOL SEN POOL & DECK SFR 4/BR-2151 SANDRIDGE CIR	02-16-2018	

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023088248 2021018782 2017053396	6180 5640 4945 4723 4030	1025 1287 1052 0460 1745	07-14-2023 02-02-2021 05-11-2017 12-21-2015 05-02-2011	WD WD WD WD WD	00000	01 01 Q Q U	 - - -	383,000 248,000 180,000 170,000 119,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
										Total		50,000.00
	•	•			•	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
45,000	237,633	11,047	293,680	0	293680	50,000.00	243680	268680	286,187

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Parcel ID 12-19-26-0620-000-00200

Current Owner **CALDWELL RENE** 875 COUNTRY CLUB RD

FL

32726

LCPA Property Record Card Roll Year 2024 Status: A

2024-0218 Comp 2 PRC Run: 12/11/2024 By

Card # 1 of 1

Property Location

Site Address 875 COUNTRY CLUB RD

EUSTIS FL 32726 000E NBHD

Mill Group 0613 Property Use Last Inspection 00100 SINGLE FAMILY TRF 01-01-202

Legal Description

EUSTIS

EUSTIS, COUNTRY CLUB HILLS EAST PHASE 1 SUB LOT 2 PB 35 PGS 59-60 ORB 6128 PG 670

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Бериі	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	36,000.00	0.0000	1.84	1.000	1.000	0	66,240
		Total A	oree	0.00	JV/Mkt 0			Tota	1 A di 1\//N/I	41		66 240
		Total A	cres	0.00					il Adj JV/Mk			66,240
	Classified Acres 0				Classified JV/Mkt 6	6,240		Classified	d Adj JV/Mk	t		0

Sketch Bldg 1 1 of 1 Replacement Cost 248,208 Deprec Bldg Value 240,762 Multi Story 0 Sec CAN (308 sf) FLA (1,743 sf) (39 sf) GCF (525 sf)

		Bullaing 3	oud Areas			Building valuation		Con	structio	n Detaii	
	Code	Description	Living Are	Gross Are		Year Built	1999	Imp Type	R1	Bedrooms	3
F	FLA	FINISHED LIVING AREA	1,743	1,743	1743	Effective Area	1743				
	-	GARAGE FINISH	0	525	0	Base Rate	116.33	No Stories	1.00	Full Baths	2
		OPEN PORCH FINISHE	0	39	0	Building RCN	248,208	Quality Grade	680	Half Baths	0
	OPU	OPEN PORCH UNFINIS	0	8	0	· ·	•		000	2	١
	PAT	PATIO UNCOVERED	0	308	0	Condition	EX	Wall Type	03	Heat Type	6
						% Good	97.00			C:I	
L						Functional Obsol	0	Foundation	3	Fireplaces	0
		TOTALS	1,743	2,623	1,743	Building RCNLD	240,762	Roof Cover	3	Type AC	03

Alternate Key 3616359 Parcel ID 12-19-26-0620-000-00200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0218 Comp 2 PRC Run: 12/11/2024 By

			on rear		alus. A				
		*On		scellaneous F t 10 records a					
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
SEN2	SCREEN ENCLOSED STRUCTURE	620.00	SF	3.50	2004	2004	2170.00	52.50	1,139
									l

				Build	ing Peri	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2005 2000	04-00580 9800592	06-03-2004 04-06-1999	03-03-2005 04-10-2000	2,400 102,000	0000 0000	SEN/EXIST SLAB-875 COUNTRY CLUB SFR U/C '99		
1999	9800592	10-01-1998	12-01-1998	102,000	0000	SFR/875 COUNTRY CLUB DR		

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023045642	6128 2964 1642	0670 2409 1589	04-17-2023 09-14-2005 04-08-1998	WD WD WD	QUQ	01 U Q	- >	315,000 0 19,500	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
							Total		50,000.00			
						Val	ue Summ	arı/				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
66 240	240 762	1 139	308 141	0	283941	50 000 00	233941	258941	300 621

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Parcel ID 07-19-27-0470-000-10700

 FL

Current Owner LINCOLN ARTHUR C & VICKI C 606 DOROTHY CIR

LCPA Property Record Card Roll Year 2024 Status: A

2024-0218 Comp 3 PRC Run: 12/11/2024 By

Card # of 1

TRF 01-01-202

Property Location

Site Address 606 DOROTHY CIR

EUSTIS FL 32726

Mill Group 00E1 **NBHD** 2352 Property Use Last Inspection

00100 SINGLE FAMILY

Legal Description

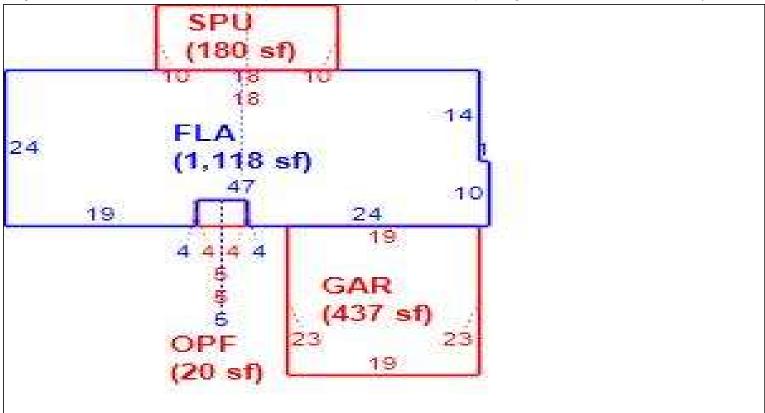
EUSTIS

EUSTIS, CRICKET LAKE VILLAGE 4TH ADD SUB LOT 107 PB 36 PG 26 ORB 6075 PG 2308

32726

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Бериі	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	70,000.00	0.0000	1.00	0.900	1.000	0	63,000
		Total A	oree	0.00	JV/Mkt l 0			Tota	 A ali \	<u></u>		62 000
		Total A	cres	0.00					l Adj JV/Mk			63,000
	Cla	assified A	cres	0	Classified JV/Mkt 63	3.000		Classified	M/VL ibA b	ctl		0

Sketch Bldg 1 of 1 Replacement Cost 166,795 Multi Story Sec 1 Deprec Bldg Value 151,783



	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,118	, -	1118	Effective Area	1118	Na Charian	4 00	Cull Datha	_
GAR	GARAGE FINISH	0	437	0	Base Rate	113.76	No Stories	1.00	Full Baths	2
OPF SPU	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	20 180	0	Building RCN	166,795	Quality Grade	670	Half Baths	0
0.0	OOKEEN OKOT ON IN		100	0	Condition	AV	Wall Type	02	Heat Type	6
					% Good	91.00	Trail Type	02	riodi Typo	U
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,118	1,755	1,118	Building RCNLD	151.783	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

2024-0218 Comp 3 PRC Run: 12/11/2024 By

	Ton Tour 2024 Otatus. A												
Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Val												
UBU3	UTILITY BLDG UNFINISHED	96.00	SF	7.50	2015	2015	720.00	60.00	432				

Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date				
2024 2016 2015 2009 2007 2001	Permit ID 23-00562 14-1594 14-01594 2008649 SALE 0000041	1ssue Date 04-06-2023 01-01-2015 12-03-2014 09-09-2008 01-01-2006 01-20-2000	Comp Date 05-29-2024 04-27-2016 03-11-2015 02-23-2009 03-08-2007 10-30-2000	Amount 4,400 1 1 2,000 1 67,371	0002 0003 0003 0000 0000	Description SCRN ENCL SHED & 2 CONC SLABS SHED & 2 CONC SLABS SHED CHECK VALUES SFR/606 DOROTHY CR	Review Date 05-29-2024 04-29-2016	CO Date				
2009 2007	2008649 SALE	09-09-2008 01-01-2006	02-23-2009 03-08-2007	1	0000	SHED CHECK VALUES						

Sales Information										Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023001649	6075	2308	01-04-2023	WD	Q	01	I.	280,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024			
2019015295	5233 4553	2478 1246	02-01-2019 11-07-2014	WD WD	Q U	Q U		139,900 77,900	039	ADDITIONAL HOMESTEAD	2024	23000		
	4484	1661	05-22-2014	CT	U	U	!	0						
	3090	1795	02-17-2006	WD	Q	Q	1	165,000						
										Total		50,000.00		
	Value Summery													

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
63.000	151.783	432	215.215	0	215215	50.000.00	165215	190215	209.696

^{***}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.***