



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Att Key 3853881*

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>2024-0227</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9-12-24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AH4R Properties, LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>09-22-25-00200000400 107 Prairie Falcon Drive</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input 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 # 2024-0227	Alternate Key: 3853881	Parcel ID: 09-22-25-0020-000-00400	
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 107 PRAIRIE FALCON DR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name can Homes 4 Rent, LLC; AH4R Properties	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 339,175	\$ 339,175	
2. Assessed or classified use value, *if applicable	\$ 296,670	\$ 296,670	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 296,670	\$ 296,670	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 12/4/2017 Price: \$193,000 Arm's Length Distressed Book 5040 Page 2403

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3853881	3913394	3896817	3913427
Address	107 PRAIRIE FALCON DR GROVELAND	220 SPARROW HAWK DR GROVELAND	680 BLACK EAGLE DR GROVELAND	404 KESTREL DR GROVELAND
Proximity		.06 Miles	.48 Miles	.14 Miles
Sales Price		\$390,000	\$368,000	\$370,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	3.60%	2.80%
Adjusted Sale		\$333,060	\$326,048	\$324,860
\$/SF FLA	\$156.74 per SF	\$159.28 per SF	\$168.76 per SF	\$166.42 per SF
Sale Date		11/7/2023	3/3/2023	5/23/2023
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	2,164	2,091	3650	1,932	11600	1,952	10600
Year Built	2007	2020	0	2016	0	2020	0
Constr. Type	Stucco/Brick	Stucco/Brick	0	Stucco/Brick	0	Stucco/Brick	0
Condition	Good	Good	0	Good	0	Good	0
Baths	2.0	3.0	-5000	2.0	0	2.0	
Garage/Carport	2 Car	2 Car	0	2 Car	0	2 Car	
Porches	Screen	Open	5000	None	10000	None	10000
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	8102 SF	7647 SF	0	7425 SF	0	8154 SF	
Location	Subbdivision	Subbdivision	0	Subbdivision	0	Subbdivision	0
View	Residential	Residential	0	Residential	0	Residential	0
		Net Adj. 1.1%	3650	Net Adj. 6.6%	21600	Net Adj. 6.3%	20600
		Gross Adj. 4.1%	13650	Gross Adj. 6.6%	21600	Gross Adj. 6.3%	20600
Adj. Sales Price	Market Value \$339,175	Adj Market Value \$336,710		Adj Market Value \$347,648		Adj Market Value \$345,460	
	Value per SF 156.74						

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.

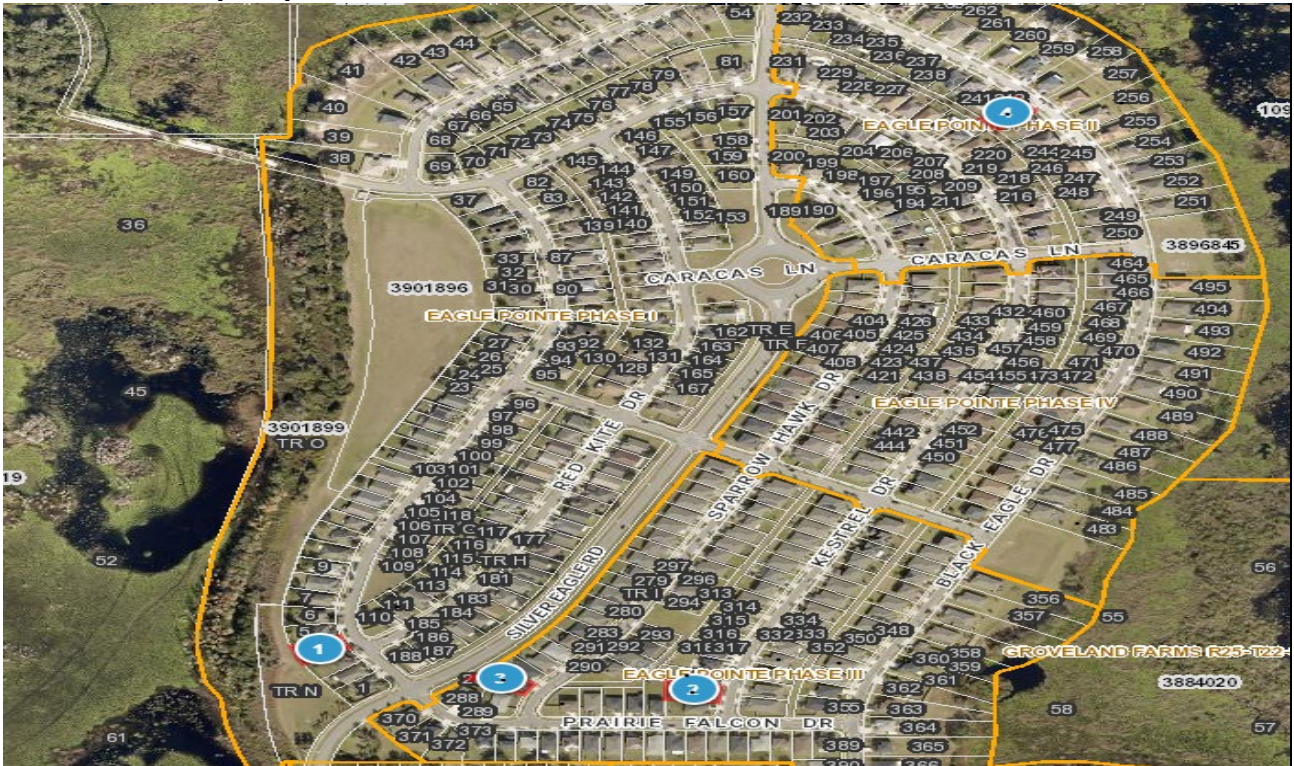
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0227 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3853881	107 PRAIRIE FALCON DR GROVELAND	-
2	Comp 3	3913427	404 KESTREL DR GROVELAND	0.14
3	comp 1	3913394	220 SPARROW HAWK DR GROVELAND	0.06
4	Comp 2	3896817	680 BLACK EAGLE DR GROVELAND	0.48
5				
6				
7				
8				

Alternate Key 3853881
 Parcel ID 09-22-25-0020-000-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0227 Subject
 PRC Run: 12/5/2024 By jbush
 Card # 1 of 1

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

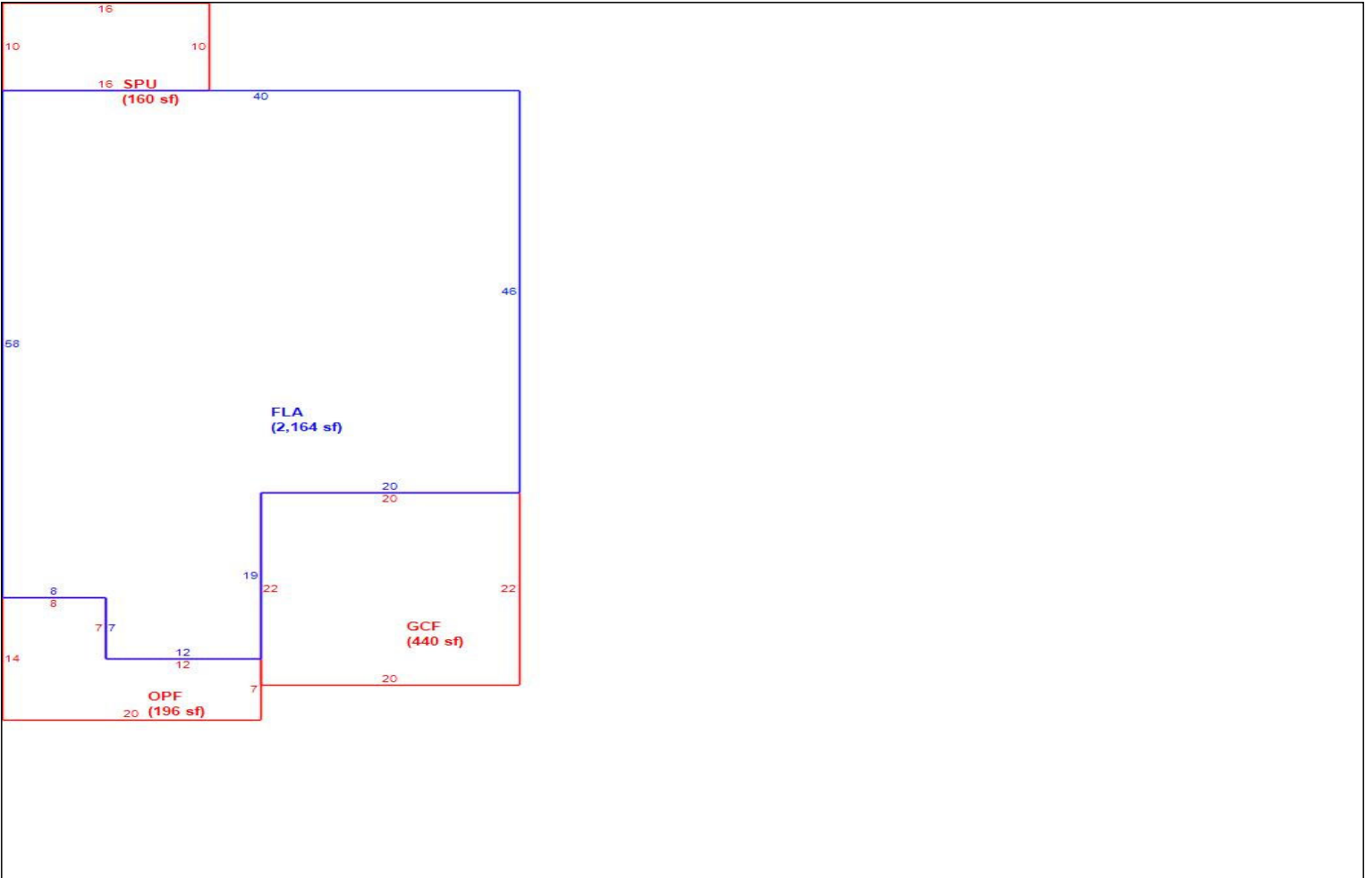
Subject

Property Location			
Site Address 107 PRAIRIE FALCON DR			
GROVELAND		FL 34736	
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	LPD	01-24-201

Legal Description
EAGLE POINTE PHASE I PB 59 PG 36-42 LOT 4 ORB 5040 PG 2403

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	1.040	1.000	0	72,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,800		
Classified Acres		0		Classified JV/Mkt		72,800		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 274,613	Deprec Bldg Value 266,375	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	2,164	2,164	2164	2007	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	106.64	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	196	0	274,613	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	160	0	EX	Foundation	3	Fireplaces	0
TOTALS		2,164	2,960	2,164	97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD	266,375			

Alternate Key 3853881
 Parcel ID 09-22-25-0020-000-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0227 Subject By j bush
 PRC Run: 12/5/2024
 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
2014	322-04-13B	03-07-2013	08-01-2013	550	0002	SCRN ENCL	08-01-2013	
2012	SALE	01-01-2011	12-14-2011	1	0099	CHECK VALUE	12-14-2011	
2008	043-07-01B	01-10-2007	06-25-2007	105,178	0000	SFR 3/BR 107 PRAIRIE FALCON DR	07-31-2007	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017133764	5040	2403	12-04-2017	WD	Q	Q	I				
	4064	2379	08-01-2011	WD	Q	Q	I				
	4015	1610	11-29-2010	WD	U	M	I				
	3977	1073	11-29-2010	WD	U	M	V				
	3912	0845	05-19-2010	CT	U	M	I				
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
72,800	266,375	0	339,175	42505	296670	0.00	296670	339175	330,553

Parcel Notes

3912/845 CT VS AMERICAS'S FIRST HOME LLP ET AL PROP SOLD TO REDUS FLORIDA HOUSING LLC
 3912/845 M SALE INCL NUMEROUS AKS
 10 PETITION 562
 10BILL FC CORRECTION #1410 QG FROM 600 DLS 120310
 3977/1073 REDUS FLORIDA HOUSING LLC TO D R HORTON INC LLC
 3977/1073 M SALE INCL OVER 25 PARCELS IN EAGLE POINTE PHASE I
 4015/1610 CORRECTIVE DEED FOR 3977/1073 TO CORRECT GRANTEE'S NAME SB D R HORTON INC
 4015/1610 M SALE INCL OVER 25 PARCELS IN EAGLE POINTE PHASE I
 4064/2379 DR HORTON INC TO ADAM AUSTIN UNMARRIED AND ESTEFANI LONGUEIRA UNMARRIED ONLY
 11X RECEIVED 12X APP WITH DL AND VEH REG UNDER DIFF ADDR SENT LETTER CMD 111511
 12FC NO CHGS TO SFR IN VERY GOOD COND DN 121411
 4321/499 ESTEFANI CAROLINA LONGUEIRA MARRIED ADAM MATTHEW AUSTIN ON 051013 PER ML
 14FC SFR IN GOOD COND CAN04 TO SPU FROM OUTSIDE LOCKED FENCE DN 080113
 14X ADAM AUSTIN ADDR CARD 718 BLACK EAGLE DR GROVELAND FL CORRECT ADDR KM 080414
 5040/2403 ADAM W AUSTIN & ESTEFANI LONGUEIRA TO AH4R PROPERTIES LLC
 5040/2403 GRANTOR LISTED AS ESTEFANI LONGUEIRA BUT SIGNED OFF AS ESTEFANI AUSTIN
 18 PER MLS O5535283 SFR IS IN VERY GOOD INT AND EXT COND NO CHANGES BEDS FROM 3 TO 4 NPA SALE IS BELOW MKT SEE SALES AK
 3851913 3853925 3853935 DN 051118
 20VAB PETITION 2020-175 TJW 091720
 20VAB PETITION 2020-175 WITHDRAWN WITH REDUCTION OF 12541 FOR A NEW JUST VALUE OF 210362 TJW 103020
 20BILL CORRECTION 2020-0026 REDUCE BLDG VALUE DUE TO FURTHER MARKET ANALYSIS PROCESS BILL CORRECTION FOR 2020 TJW
 111220
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

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 3913394
Parcel ID 09-22-25-0040-000-28700

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0227 Comp 1
PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
DEONARINE ARIF AND CLEMENT D RAMSA		
220 SPARROW HAWK DR		
GROVELAND	FL	34736

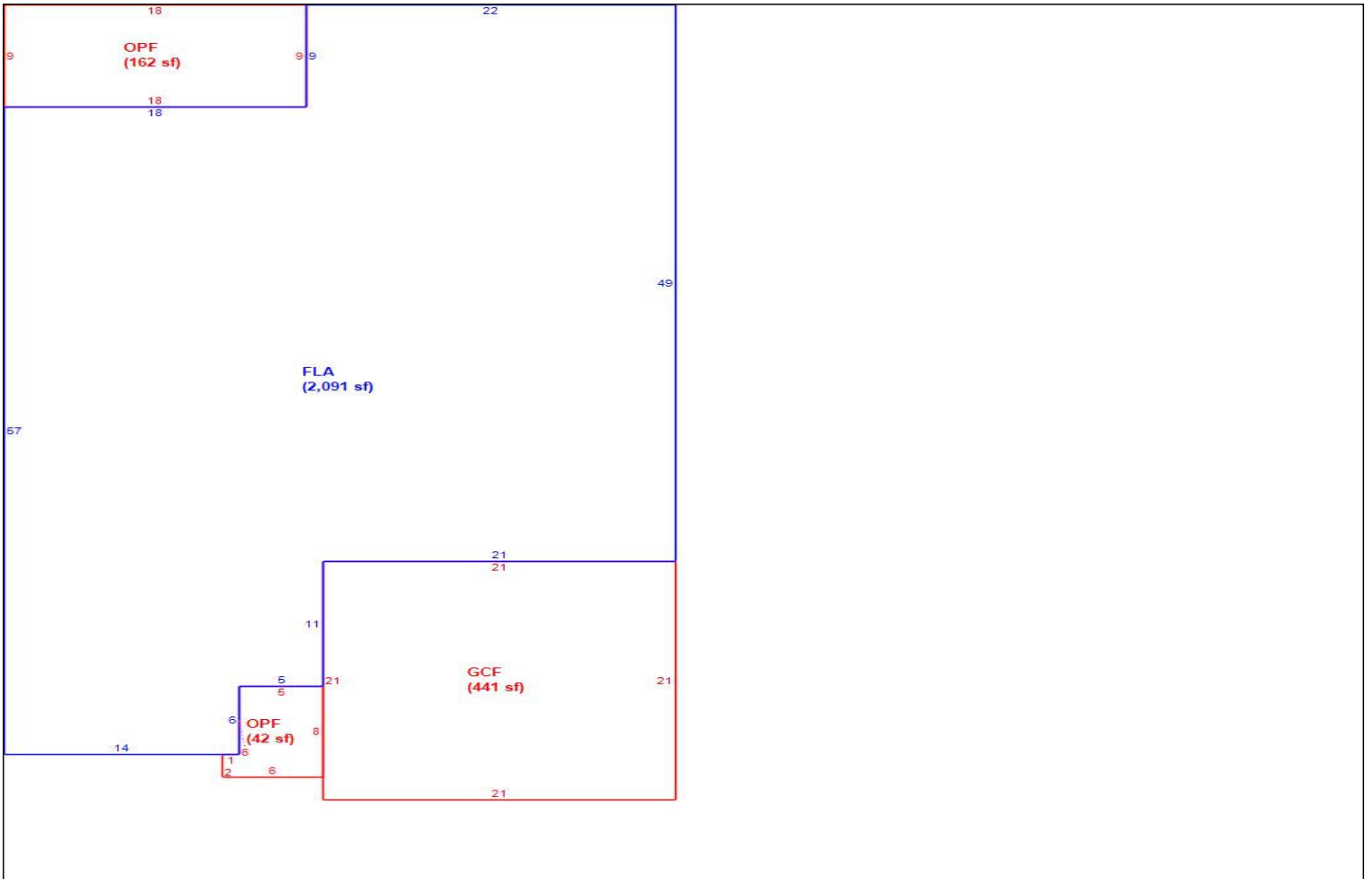
Comp 1

Property Location		
Site Address 220 SPARROW HAWK DR		
GROVELAND FL 34736		
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	BDK 08-25-202

Legal Description
EAGLE POINTE PHASE III PB 70 PG 63-66 LOT 287 ORB 6242 PG 479

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

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	271,639	Deprec Bldg Value	271,639	Multi Story	0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,091	2,091	2091	2020	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	107.43	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	204	0	271,639	Wall Type	03	Heat Type	6
TOTALS		2,091	2,736	2,091	VG	Foundation	3	Fireplaces	0
					100.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					271,639				

Alternate Key 3913394
 Parcel ID 09-22-25-0040-000-28700

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0227 Comp 1
 PRC Run: 12/5/2024 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	
2021	1910-0085	01-01-2020	08-25-2020	296,475	0001	SFR FOR 2021	08-25-2020		
2020	1910-0085	10-17-2019	12-26-2019	296,475	0001	SFR 220 SPARROW HAWK DR	12-26-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023139595	6242	0479	11-07-2023	WD	Q	01	I	390,000				
2023109720	6206	2248	08-29-2023	WD	U	11	I	100				
2022078030	5969	1510	05-23-2022	WD	Q	01	I	400,000				
2020055930	5474	0791	05-21-2020	WD	Q	03	I	246,100				
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	271,639	0	341,639	0	341639	0.00	341639	341639	332,994	

Parcel Notes

5474/791 ROYAL OAK HOMES LLC TO JOSHUA HAROLD & ELLORY LEIGH OSTERBERG HW
 20X COURTESY HX CARD SENT 062220
 21 MLS NOT FOUND BDK 090420
 21X COURTESY HX CARD SENT 122120
 21X RECEIVED MORTGAGE VA LETTER ATTACHED TO HX AP SENT OWNER HOW TO OBSTAIN VA LETTER INSTRUCTIONS LD 011221
 21X RECEIVED VA LETTER ATTACHED TO HX APP LD 011321
 5969/1510 JOSHUA HAROLD & ELLORY LEIGH OSTERBERG TO HUDSON SFR PROPERTY HOLDINGS III LLC
 6206/2248 HUDSON SFR PROPERTY HOLDINGS III LLC TO HUDSON SFR TRS PROPERTY HOLDINGS II LLC
 6242/479 HUDSON SFR TRS PROPERTY HOLDINGS II LLC TO ARIF DEONARINE MARRIED AND CLEMENT D RAMSAMMY MARRIED ONLY

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Alternate Key 3896817
 Parcel ID 09-22-25-0030-000-24200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0227 Comp 2
 PRC Run: 12/5/2024 By

Card # 1 of 1

Current Owner		
O'DONNELL CASEY		
680 BLACK EAGLE DR		
GROVELAND	FL	34736

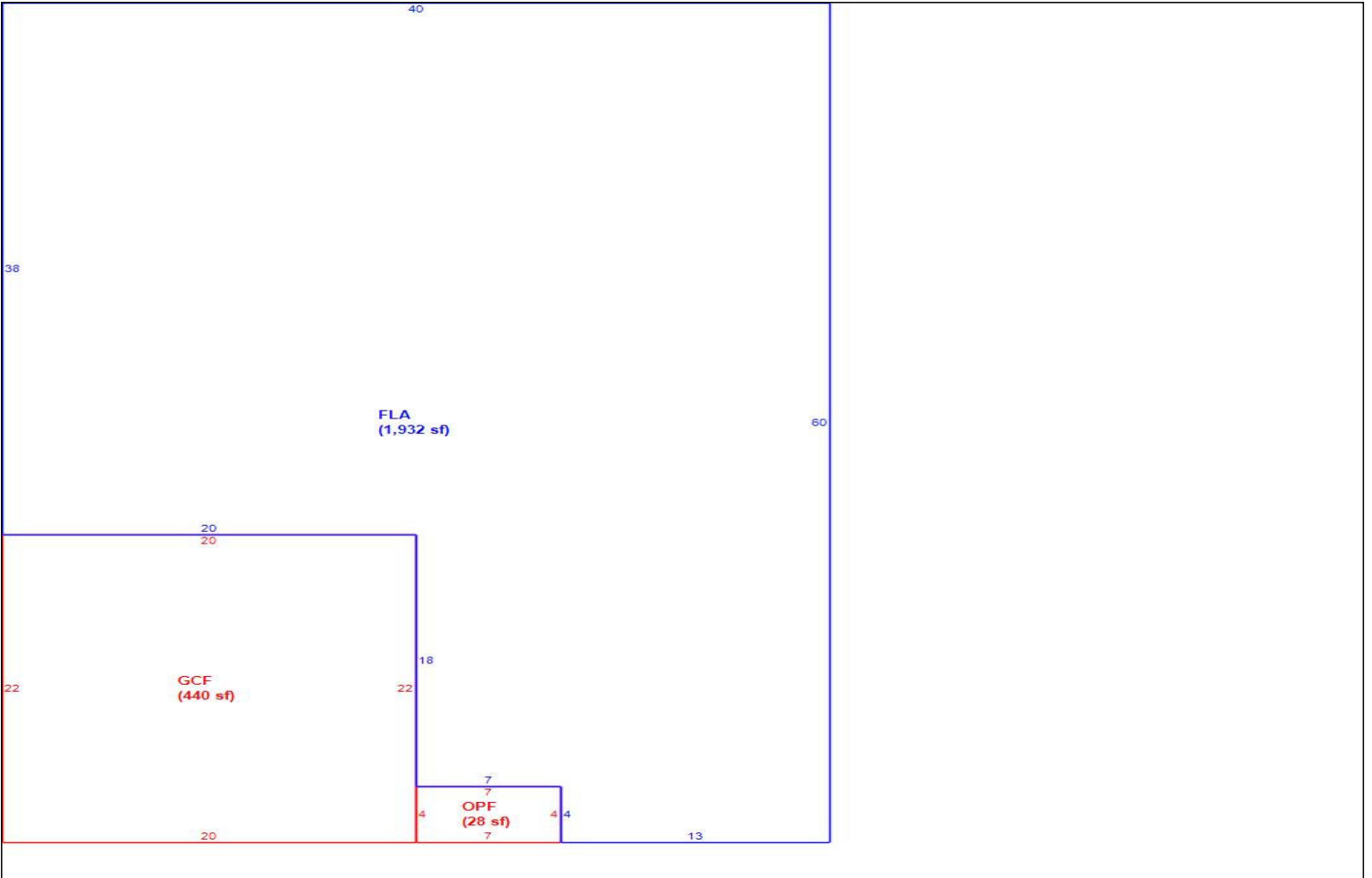
Comp 2

Property Location		
Site Address	680 BLACK EAGLE DR	
	GROVELAND	FL 34736
Mill Group	00GR	NBHD 0532
Property Use		Last Inspection
00100	SINGLE FAMILY	DN 10-21-201

Legal Description
EAGLE POINTE PHASE II REPLAT PB 66 PG 51-53 LOT 242 ORB 6103 PG 150

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 249,542
		Deprec Bldg Value 242,056	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	1,932	1,932	1932	2016	No Stories	1.00	Full Baths	2		
GAR	GARAGE FINISH	0	440	0	108.60	Quality Grade	670	Half Baths	0		
OPF	OPEN PORCH FINISHE	0	28	0	249,542	Wall Type	03	Heat Type	6		
					Condition	EX		Fireplaces	0		
					% Good	97.00		Foundation	3		
					Functional Obsol	0		Roof Cover	3	Type AC	03
TOTALS		1,932	2,400	1,932	Building RCNLD	242,056					

Alternate Key 3896817
 Parcel ID 09-22-25-0030-000-24200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0227 Comp 2
 PRC Run: 12/5/2024 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	
2017	140-02-16BEP	01-01-2016	10-21-2016	71,000	0001	SFR 1927SF 680 BLACK EAGLE DR	10-21-2016		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023025405	6103 0150	03-03-2023	WD	Q	01	I	368,000	039	HOMESTEAD	2024	25000	
2022106725	6004 0908	08-02-2022	WD	U	37	I	400,200	059	ADDITIONAL HOMESTEAD	2024	25000	
2016091155	4828 2441	08-26-2016	WD	Q	Q	I	219,800					
2016016447	4741 1315	02-16-2016	WD	U	M	V	445,400					
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	242,056	0	312,056	0	312056	50,000.00	262056	287056	304,232	

Parcel Notes

4741/1315 HANOVER EAGLE POINTE LLC TO ROYAL OAK HOMES LLC
 4741/1315 M SALE INCL 11 PARCELS IN EAGLE POINTE PH II REPLAT SUB
 4828/2441 ROYAL OAK HOMES LLC TO SCOTT ANDREW DEVOE SINGLE
 16CC RECEIVED 2017 HX APP NT 091416
 17X COURTESY HX CARD SENT 102516
 6004/908 SCOTT ANDREW DEVOE TO OPENDOOR PROPERTY C LLC
 6103/150 OPENDOOR PROPERTY C LLC TO CASEY O'DONELL UNMARRIED
 23CC EFILE HX APP CP 082123

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Alternate Key 3913427
 Parcel ID 09-22-25-0040-000-32000

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0227 Comp 3
 PRC Run: 12/5/2024 By
 Card # 1 of 1

Current Owner		
CRAWFORD CAMILLE M		
404 KESTREL DR		
GROVELAND	FL	34736

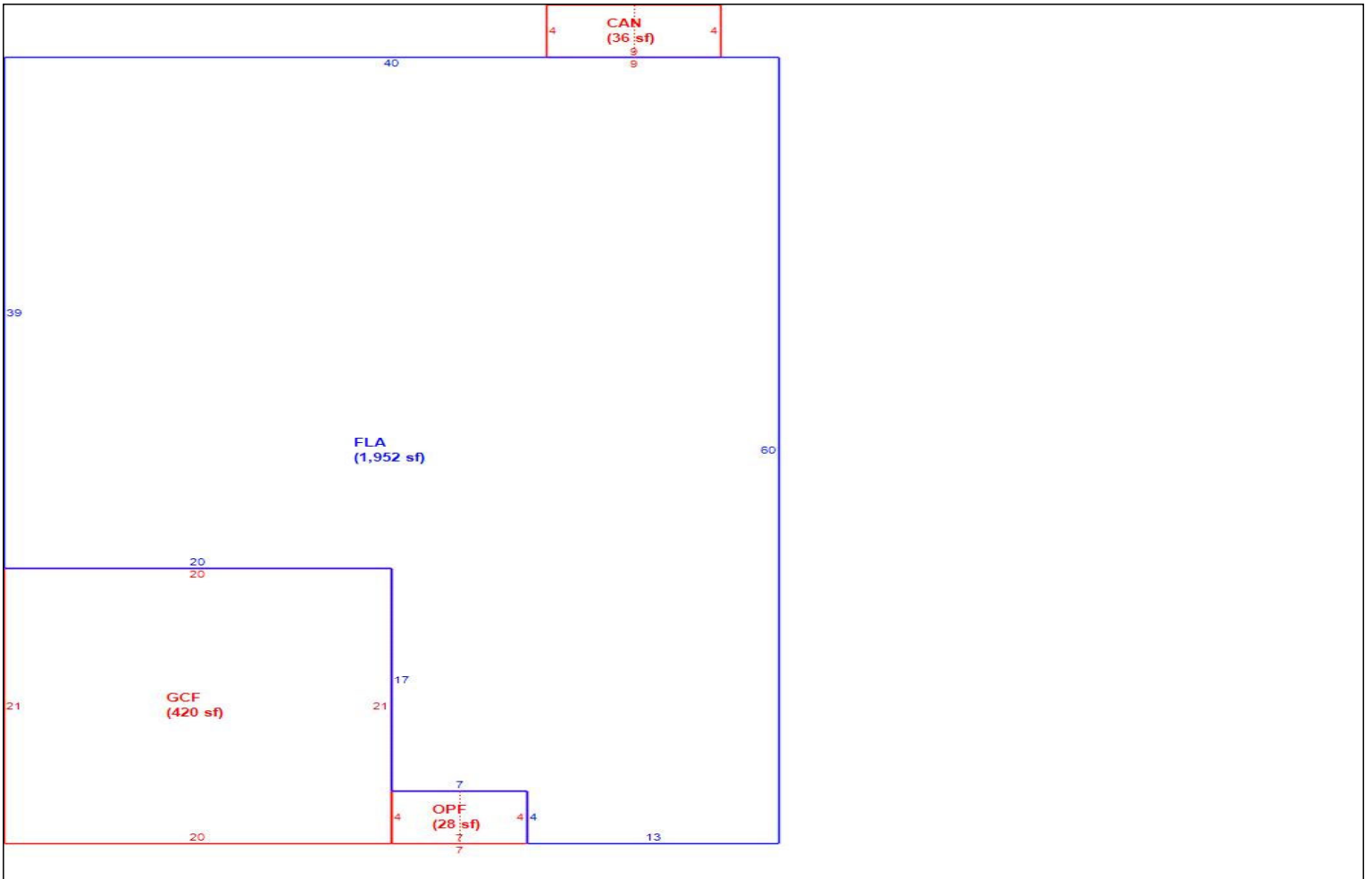
Comp 3

Property Location			
Site Address	404 KESTREL DR		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	0532
Property Use		Last Inspection	
00100	SINGLE FAMILY	BDK	08-26-202

Legal Description
EAGLE POINTE PHASE III PB 70 PG 63-66 LOT 320 ORB 6150 PG 350

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 251,234
Deprec Bldg Value 251,234		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	1,952	1,952	1952	2020	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	108.54	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	251,234	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	36	0	VG	Foundation	3	Fireplaces	0
TOTALS		1,952	2,436	1,952	100.00	Roof Cover	3	Type AC	03
					0	Building RCNLD	251,234		

Alternate Key 3913427
 Parcel ID 09-22-25-0040-000-32000

LCPA Property Record Card
 Roll Year 2024 Status: A

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Miscellaneous Features
 *Only the first 10 records are reflected below

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2021	1910-0087	01-01-2020	08-26-2020	267,820	0001	SFR FOR 2021	08-26-2020	04-03-2020
2020	1910-0087	10-17-2019	12-26-2019	267,820	0001	SFR 404 KESTREL DR	12-26-2019	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023063388	6150 0350	05-23-2023	WD	Q	01	I	370,000				
2020043408	5455 0514	04-07-2020	WD	Q	03	I	244,500				
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	251,234	0	321,234	0	321234	0.00	321234	321234	313,084

Parcel Notes

5455/514 ROYAL OAK HOMES LLC TO JEREMY A SANTAMARIA HIDALGO SINGLE
 20X COURTESY HX CARD SENT 052120
 20X DENY HX PENDING FL RES AS FL TAG OR VOTERS LD 100920
 21X RECEIVED NEW HX APP WITH FL RES OWNER CALLED TO REQUEST PROOF OF HX FOR EMPLOYMENT EMAIL SENT INFO SCANNED LD 111320
 21 MLS NOT FOUND BDK 073020
 21WEB BEDS FROM 3 PER HX APP TJW 031021
 6150/350 JEREMY A SANTAMARIA HIDALGO TO CAMILLE M CRAWFORD SINGLE

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