

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 3930 638

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 re	COMPLETED BY		LUE ADJUSTMENT BOARD (YAB)
Petition#	024-0229	County Lake	Tax year 2024	Date received 9-12.24
		COMPLETED BY M	HEPEUMONĖR	
PART 1. Taxpaye	er Information			# 1
Taxpayer name: A	merican Homes 4 Rent, LLC;	AMH Development, LLC	Representative: Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdal Scottsdale, AZ 85254	le Rd, Ste 650	Parcel ID and physical address or TPP account # 11-22-24-060 6210 Little B	00-000-00200 Bluff Circle
Phone 954-740-6	240		Email ResidentialA	ppeals@ryan.com
The standard way	to receive information is	by US mail. If possible	e, I prefer to receive information I	oy 🗹 email 🗌 fax.
	petition after the petition at support my statemen		ched a statement of the reasons	I filed late and any
your evidence	to the value adjustment be	oard clerk. Florida law a	red. (In this instance only, you mu allows the property appraiser to cro er the same statutory guidelines a	ss examine or object to your
		strial and miscellaneou ultural or classified use		Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Ch	eck one. If more than	one, file a separate petition.	
Denial of class Parent/grandparent/groperty was not Tangible persor return required	arent reduction ot substantially complete	on January 1 must have timely filed	Denial of exemption Select of Denial for late filing of exem (Include a date-stamped copa Qualifying improvement (s. 193. ownership or control (s. 193.193.1555(5), F.S.)	ption or classification by of application.) 1555(5), F.S.) or change of
determinatio 5 Enter the time by the request group.	on that they are substantine (in minutes) you think yeted time. For single joint	ally similar. (s. 194.01 ou need to present you petitions for multiple un	rcels, or accounts with the propertion (3)(e), (f), and (g), F.S.) ar case. Most hearings take 15 minutes, parcels, or accounts, provide to	nutes. The VAB is not bound he time needed for the entire
You have the right evidence directly the appraiser's evider You have the right of your property resinformation redactions.	t to exchange evidence to the property appraise nce. At the hearing, you t, regardless of whether ecord card containing inf	with the property appr r at least 15 days befo have the right to have you initiate the eviden ormation relevant to the appraiser receives the	dates. I have attached a list of da aiser. To initiate the exchange, y re the hearing and make a writte witnesses sworn. ace exchange, to receive from the ne computation of your current as petition, he or she will either ser	ou must submit your n request for the property e property appraiser a copy ssessment, with confidential

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 authwithout attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the pretition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signat		
Complete part 4 if you are the taxpayer's or an affiliated entity's erepresentatives.	employee or you are one of the foil	owing licensed
I am (check any box that applies): An employee of	(taxpayer or an affiliated o	entity)
A Florida Bar licensed attorney (Florida Bar number		snucy).
A Florida real estate appraiser licensed under Chapter 475, F		RD6182
☐ A Florida real estate broker licensed under Chapter 475, Flor		
☐ A Florida certified public accountant licensed under Chapter	•	
I understand that written authorization from the taxpayer is requir appraiser or tax collector.	· ·	
Under penalties of perjury, I certify that I have authorization to fil am the owner's authorized representative for purposes of filing the under s. 194.011(3)(h), Florida Statutes, and that I have read thi	nis petition and of becoming an age	ent for service of process
Robert I. Peyton	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	l in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	licensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the required taxpayer's authorized signature OR ☐ the taxpayer's authorized		., executed with the
☐ I am an uncompensated representative filing this petition ANI	D (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpayer'	s authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is requiappraiser or tax collector.	red for access to confidential inform	mation from the property
Under penalties of perjury, I declare that I am the owner's autho becoming an agent for service of process under s. 194.011(3)(h facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0229		Alternate K	ey: 3930638	Parcel	ID: 11-22-24-06 0	00-000-00200	
Petitioner Name The Petitioner is: Other, Explain:	Taxpayer of Rec	Ryan, LLc cord ☑ Tax _l	payer's agent	Property Address		LE BLUFF CIF	*additional pa	•	
Owner Name	AMH [Developmen	it LLc	Value from		re Board Action	i value atter i	Board Action	
4 1 414 1					·	, , ,,			
1. Just Value, red				\$ 298,2		298,2			
2. Assessed or c			cable	\$ 282,7	70 \$	282,7	70		
3. Exempt value,		16		\$	-				
4. Taxable Value,	, *required			\$ 282,7	70 \$	282,7	70		
*All values entered	d should be count	ty taxable va	lues, School and	d other taxing	authority value	s may differ.			
Last Sale Date	11/18/2023	Pric	ce: \$1,80	00,000	Arm's Length	Distressed	Book <u>5588</u> Page <u>148</u>		
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Comparable #3		
AK#	39306		39142		3923	981	39142		
Address	6210 LITTLE B MASCO		195 HYDR GROVE		209 Juno Dr.	Groveland	214 HYDR GROVE		
Proximity									
Sales Price			\$393,0		\$355,		\$359,0		
Cost of Sale			-15 ⁹		-15		-15°		
Time Adjust			0.00		0.40		0.80		
Adjusted Sale	0450.07	OF.	\$334,0		\$303,		\$308,0		
\$/SF FLA	\$150.87 p	er SF	\$175.35 2/29/2		\$170.61 11/7/2		\$183.02 10/17/2		
Sale Date			ZIZ9IZ ✓ Arm's Length	Distressed	I I///∠ ✓ Arm's Length	Distressed	IU/ I / / Arm's Length	Distressed	
Terms of Sale			Allii's Leligili	Distressed	Allis Lengti	Distressed	Alli's Leligili	Distressed	
Value Adi	Description		December 1	A dissature a mt	Description	A diata.a.a	Description	Adimeters	
Value Adj. Fla SF	1,977		Description 1,905	Adjustment 3600	Description 1,777	Adjustment 10000	Description 1,683	Adjustment 14700	
Year Built	2023		2019	3000	2022	10000	2019	14700	
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		
Condition	GOOD		GOOD		GOOD		GOOD	1	
Baths	2.1		2.0	3500	2.	3500	2.0	3500	
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE		
Porches	OPF/PAT		OPF/OPF	-2000	OPF/PAT		OPF/OPF	-2000	
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 .10 AC		NONE .15 AC	-16000	NONE .14 AC	-16000	NONE .14 AC	-16000	
Site Size	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
Location								_	
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
			-Net Adj. 3.3%	-10900	-Net Adj. 0.8%	-2500	Net Adj. 0.1%	200	
			Gross Adj. 7.5%	25100	Gross Adj. 9.7%		Gross Adj. 11.8%	_	
Adj. Sales Price	Market Value	\$298,270	Adj Market Value	\$323,150	Adj Market Value	\$300,670	Adj Market Value	\$308,222	
, aj. Jaios i rice	Value per SF	150.87							

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.

The petitioners writeup said unknown beds and baths for the subject, so adjustments were done on all their comps. We used their same comps with the correct information and adjustments to prove the value is fair and just. Petitions 229, 230, 231, 232, 234, 236, 237, 239, 241, 242, 243, 245, 246, 247, 248, 249, 250, 251, 252, 254, 255, 258, 259, 261, 263 and 264, are all the same writeup due to being the same model and values.

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: R. Bryan Boone DATE 11/1/2024



Bubble #	Comp #	Alternate Key	Parcel Address	Distance f Subject(r
1-26	subject	multiple	multiple	_
27	1	3914220	195 Hydra Way Groveland	1.55 mi
28	2	3923981	209 Juno Dr. Groveland	1.60 mi
29	3	3914228	214 Hydra Way Groveland	1.60 mi



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Alternate Key 3930638 Parcel ID 11-22-24-0600-000-00200

Current Owner

AMH DEVELOPMENT LLC

280 E PILOT RD

LAS VEGAS NV 89119

LCPA Property Record Card Roll Year 2024 Status: A

subject 0229

PRC Run: 11/1/2024 By

Card # 1 of 1

Property Location

Site Address 6210 LITTLE BLUFF CIR

MASCOTTE FL 34753

Mill Group 0MA1 NBHD 3349

Property Use Last Inspection
00100 SINGLE FAMILY RBB 10-11-202

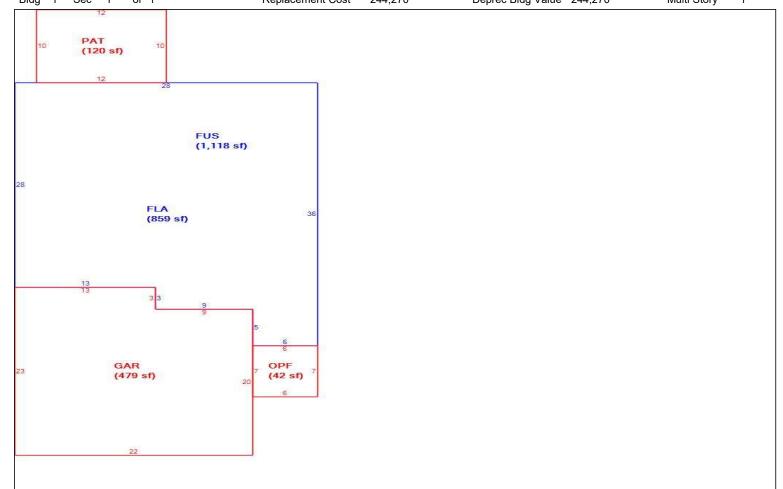
Legal Description

ROPER TRAILS PB 76 PG 86-89 LOT 2

Lan	Land Lines														
LL	Use	Front	Depth	Not	tes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	1 TOTAL	Бери	' A	dj	Office		Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0			1.00	LT	45,000.00	0.0000	1.20	1.000	1.000	0	54,000	
										1					
										1					
		Total A		0.00		JV/M					ıl Adj JV/Mk			54,000	
	Classified Acres 0 Classifi						kt 54	,000		Classified	d Adj JV/Mk	it		0	

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 244,270 Deprec Bldg Value 244,270 Multi Story 1



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	859	859	859	Effective Area	1977				
FUS	FINISHED AREA UPPER	1,118	,	1118	Base Rate	99.18	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	479	0	Building RCN	244.270	Quality Grade	670	Half Baths	4
OPF	OPEN PORCH FINISHE	0	42	0		, -	Quality Crade	070	Tidii Batilo	'
PAT	PATIO UNCOVERED	0	120	0	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	,,	00	71	
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	1,977	2,618	1,977	Building RCNLD	244,270	Roof Cover	3	Type AC	03

Alternate Key 3930638 Parcel ID 11-22-24-0600-000-00200

LCPA Property Record Card Roll Year 2024 Status: A

Card PRC Run: 11/1/2024

Card #

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of 1

Parcei II	U 11-22-	24-060	U-UUU-U	0200	Rol	I Yea	r 202	4 Sta	ıtus: A			Card #	1	or 1
								aneous F						
0.1.		Danis	4'	T 115					re reflected be		DON	1 0/ 0	1 A.	
Code		Descrip	tion	Un	its	Туре	Ur	it Price	Year Blt	Effect Y	r RCN	%Good	I Ap	r Value
								lding Peri	mits	Descri				
Roll Year			Issue Da			Am	ount	Туре		Review Date		CO Date		
2024	406-22-11		11-02-20	10-11-2	023	168,159		9 0001	SFR 1979SF (6210 LIT	TLE BLUFF CIR	10-11-20	023	
									<u> </u>					
la atau		D I	/D	Sales Inform		0/11	0-1-	11	O-I- Dai-	Orde		nptions	V	
	ment No	t	/Page	Sale Date	Instr	Q/U		Vac/Imp	Sale Price	Code	Description	I	Year	Amount
2020	132615	5588	1482	11-18-2020	WD	Q	05	V	1,800,000					

Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020132615	5588	1482	11-18-2020	WD	Q	05	V	1,800,000				
										Total		0.00
						Val	ue Summ	ary				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
54.000	244.270	0	298.270	15500	282770	0.00	282770	298270	35.000

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Alternate Key 3914220 Parcel ID 12-22-24-0021-000-11000

Current Owner

CREWS JOHN L JR

195 HYDRA WAY

 FL

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

PRC Run: 11/1/2024 By

Card # 1 of 1

Property Location

Site Address 195 HYDRA WAY

GROVELAND FL 34736

Mill Group 00GR NBHD 4537

Property Use Last Inspection
00100 SINGLE FAMILY RBB 01-17-202

Legal Description

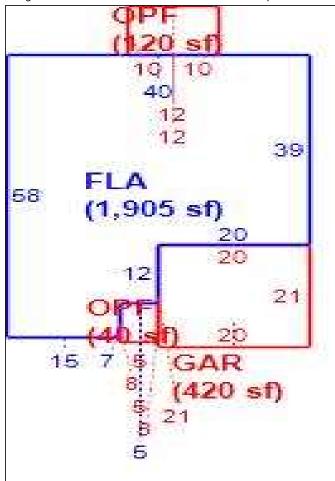
GROVELAND

PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 110 ORB 6296 PG 363

34736

Lan	Land Lines LL Use Notes Unit Depth Loc Shp Phys Land														
LL	Use	Front	Depth	Notes	Unite	Units		Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIOIIL	Depui	Adj	Ullits		Price	Factor	Factor	Factor	Factor	Class vai	Value		
1	0100	0	0		1.00 L	Τ.	35,000.00	0.0000	2.00	1.000	1.000	0	70,000		
		L													
		Total A	cres	0.00	JV/Mk					l Adj JV/Mk			70,000		
Classified Acres 0 Classified JV/Mkt 70,000 Classified Adj JV/Mkt											t	•	0		
							Sketch								

Bldg 1 Sec 1 of 1 Replacement Cost 264,199 Deprec Bldg Value 256,273 Multi Story 0



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905					
GAR	GARAGE FINISH	0	420	0		115.87	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	160	0	Building RCN	264,199	Quality Grade	680	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	VVali Type	03	ricat Type	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,905	2,485	1,905	Building RCNLD	256,273	Roof Cover	3	Type AC	03	

Alternate Key 3914220 Parcel ID 12-22-24-0021-000-11000

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024

By 1

Card#

of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Apr Value Description **Building Permits** Roll Year Permit ID Issue Date Review Date CO Date Comp Date Amount Туре Description **IMPS** SFR FOR 2020 01-01-2019 01-17-2020 0001 01-17-2020 2020

			Sales Inform	ation					Exemptions				
Instrument No	1 3			Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2024026855 2019137620 2019046591	6296 5384 5270	0363 1316 0819	02-29-2024 11-25-2019 04-23-2019	WD WD WD	Q Q U	01 Q M	 	393,000 239,500 549,900					
										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	256.273	0	326.273	25993	300280	0.00	300280	326273	318.020

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Alternate Key 3923981

Parcel ID 12-22-24-0022-000-18800

Current Owner MOHAMMED ADAM A & LISA MANGAR

68 OPAL ST

ELMONT NY 11003 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

PRC Run: 11/1/2024 Ву

> Card # 1 of 1

Property Location

Site Address 209 JUNO DR

GROVELAND FL 34736

Mill Group 00GR NBHD 4537

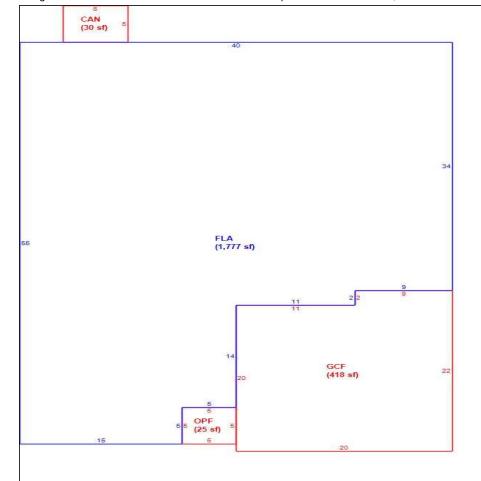
Property Use Last Inspection 00100 SINGLE FAMILY RBB 10-04-202

Legal Description

PRESERVE AT SUNRISE PHASE 3 PB 74 PG 1-6 LOT 188 ORB 6244 PG 1969

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	Class vai	Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	tl		70,000
	Cla	assified A		0.00	Classified JV/Mkt 70	000	-		d Adj JV/Mk			0
	<u> </u>				5:255:::52 6 17 11 11 17 1	•		C.E.SOIIIO	= <i>7</i> .=, 5 0710110	-1		•
						Sketch						

Multi Story Bldg 1 Sec 1 of 1 247,997 Deprec Bldg Value 247,997 Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
l	FINISHED LIVING AREA	1,777	1,777		Effective Area	1777	No Otorio		Full Datie	_
_	GARAGE FINISH	0	418	-	Base Rate	116.23	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	25 30	0	Building RCN	247,997	Quality Grade	680	Half Baths	
' ' ' '	TATIO GIVOUVEINED		00	Ŭ	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	"	00		Ĭ
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	1,777	2,250	1,777	Building RCNLD	247,997	Roof Cover	3	Type AC	03

Alternate Key 3923981 Parcel ID 12-22-24-0022-000-18800

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024

Card # 1 of 1

			*On	Miscella ly the first 10 re			below			
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Buila	ling Peri	mits				
Roll Yea	Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Dat	e CO Date
2023	2106-0330	08-02-2021	10-04-2022	244,062	0001	SFR 209 JU	INO DR		01-01-2023	

			0-1 1-5	- 4!						F		
			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023141888	6244	1969	11-07-2023	WD	Q	01	1	355,000				
2023100681	6196	1114	08-10-2023	WD	U	11	1	0				
2022038329	5919	1926	03-11-2022	WD	Q	03	1	358,000				
2021087052	5737	0379	06-22-2021	WD	Q	05	V	10,000				
										Total		0.00
	•	•	•	•	•	Val	uo Cumm	0 KI /			•	

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	247 997	0	317 997	0	317007	0.00	317007	317007	310 061

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Alternate Key 3914228 Parcel ID 12-22-24-0021-000-11800

Current Owner
ROTTON COURTNEY AND KYLE WRIGHT

214 HYDRA WAY

GROVELAND FL 34736

LCPA Property Record Card Roll Year 2024 Status: A

comp 3

PRC Run: 11/1/2024 By

Card # 1 of 1

Property Location

Site Address 214 HYDRA WAY

GROVELAND FL 34736 00GR NBHD 4537

Mill Group 00GR NBHD

Last Inspection

Property Use
00100 SINGLE FAMILY

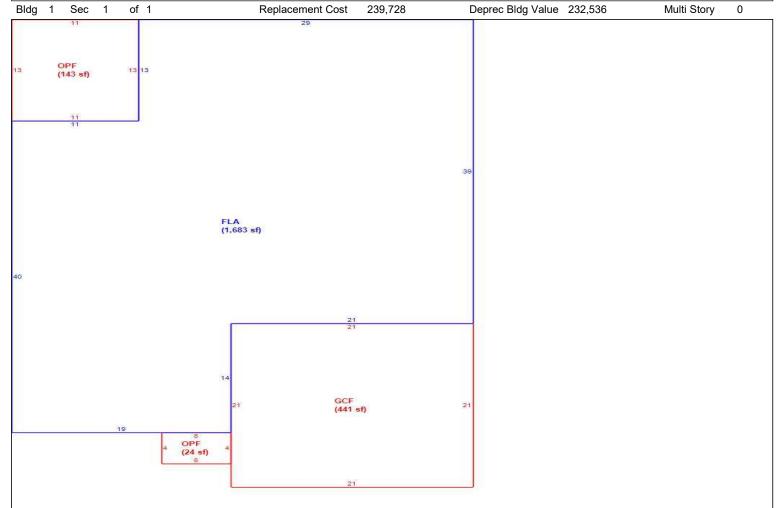
DLS 10-03-201

Legal Description

PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 118 ORB 6229 PG 1409

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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
		Total A	cres	0.00	JV/Mkt 0				Adj JV/MI			70,000
Classified Acres 0 Classified JV/Mkt 70 000 Classified Adi JV/Mkt							rt	•	0			

Classified Acres 0 Classified JV/Mkt 70,000 Classified Adj JV/Mkt Sketch



	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,683	,	1683	Effective Area	1683	No Stories		Full Baths	
GAR	GARAGE FINISH	0	441	0	i Base Rate	116.51	INO Stories	1.00	ruii bairis	2
OPF	OPEN PORCH FINISHE	0	167	0	Building RCN	239,728	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,683	2,291	1,683	Building RCNLD	232 536	Roof Cover	3	Type AC	03

Alternate Key 3914228 Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024

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Card # 1 of 1

	Tourism 1911 Outdoor A											
	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2020	1904-0017	04-10-2019	10-03-2019	227,019	0001	SFR 214 HYDRA WAY	10-07-2019	
	1		l l			I .	1	

			Sales Informa	ation						Exemptions												
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount										
2023129015 2019130183 2019033413	6229 5375 5254	1409 0414 1765	10-17-2023 11-08-2019 03-19-2019	WD WD WD	QQU	01 Q M	>	359,000 258,300 319,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024											
										Total		50,000.00										
	•	•	•	•	•	Val	ua Cumm					Valuo 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	232,536	0	302,536	0	302536	50,000.00	252536	277536	295,222

^{***}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.***