

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 3930649

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 ref			QUERK OF THE VAI		NT BOARD (N	AB)
Petition# 20	24-	0234	County Lake		ax year 2024	Date received 9.12.24
· ,	2 ,225		COMPLETED BY TO	HE PENINOXIER		
PART 1. Taxpaye	r Informa	tion				
Taxpayer name: Am	erican Hon	ies 4 Rent, LLC;	AMH Development, LLC	Representative: I	Ryan, LLC c/o	Robert Peyton
Mailing address	Ryan, L	LC		Parcel ID and	11-22-24-060	0.000.04300
for notices		orth Scottsda	le Rd, Ste 650	physical address or TPP account #	6166 Little B	
		ale, AZ 85254		or the account #		
Phone 954-740-62				Email		ppeals@ryan.com
			by US mail. If possible			•
I am filing this p documents tha			deadline. I have attac t.	hed a statement o	of the reasons I	filed late and any
your evidence to	the value	adjustment bo		llows the property	appraiser to cros	st submit duplicate copies of ss examine or object to your s if you were present.)
			strial and miscellaneoເ	ıs∏ High-water re	charge ☐ ⊦	listoric, commercial or nonprofit
Commercial] Res. 5+	units 🗌 Agric	ultural or classified use	☐ Vacant lots and	lacreage 🔲 E	Business machinery, equipment
PART 2. Reason	for Petition	on Ch	eck one. If more than	one, file a separ	ate petition.	The state of the s
✓ Real property v✓ Denial of classif		ck one):☑deci	rease 🗌 increase	☐ Denial of exe	mption Select o	r enter type:
Parent/grandpa Property was not Tangible persona return required b Refund of taxes	substan al propert y s.193.0	tially complete y value (You r 52. (s.194.034	must have timely filed	(Include a dat aQualifying impro	e-stamped cop ovement (s. 193.1 control (s. 193.1	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination	that they	are substanti	attach a list of units, pa ally similar. (s. 194.01	1(3)(e), (f), and (g), F.S.)	
						nutes. The VAB is not bound ne time needed for the entire
☐ My witnesses	or I will r	ot be available	e to attend on specific	dates. I have atta	ched a list of da	tes.
evidence directly to appraiser's evidence	the prop e. At the	erty appraiser hearing, you l	have the right to have	re the hearing and witnesses sworn.	make a writter	request for the property
of your property red	ord card d. When	containing info the property a	ormation relevant to the appraiser receives the	e computation of	your current as	property appraiser a copy sessment, with confidential d 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		4.
Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or autho Written authorization from the taxpayer is required for accollector.	orization for representation to this form.	
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.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professiona	l Signature	
Complete part 4 if you are the taxpayer's or an affiliated erepresentatives.		e following licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affilia	ted entity).
A Florida Bar licensed attorney (Florida Bar number _).	
☐ A Florida real estate appraiser licensed under Chapte	er 475, Florida Statutes (license numbe	er <u>RD6182</u>).
A Florida real estate broker licensed under Chapter 4	75, Florida Statutes (license number _).
☐ A Florida certified public accountant licensed under C	hapter 473, Florida Statutes (license n	umber).
I understand that written authorization from the taxpayer i appraiser or tax collector.	is required for access to confidential inf	ormation from the property
Under penalties of perjury, I certify that I have authorizati am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have	f filing this petition and of becoming an	agent for service of process
Robert I. Pento	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	1985年 - 192 2 1211	e e e e e e e e e e e e e e e e e e e
Complete part 5 if you are an authorized representative n	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	e of the licensed representatives or em	ployees listed in part 4 above
\square Attached is a power of attorney that conforms to the taxpayer's authorized signature OR \square the taxpayer's au		
☐ I am an uncompensated representative filing this peti	tion AND (check one)	
$\ \square$ the taxpayer's authorization is attached OR $\ \square$ the ta	xpayer's authorized signature is in par	t 3 of this form.
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential in	nformation from the property
Under penalties of perjury, I declare that I am the owner becoming an agent for service of process under s. 194.0 facts stated in it are true.		
Signature, representative	Print name	Date
		· · · · · · · · · · · · · · · · · · ·

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

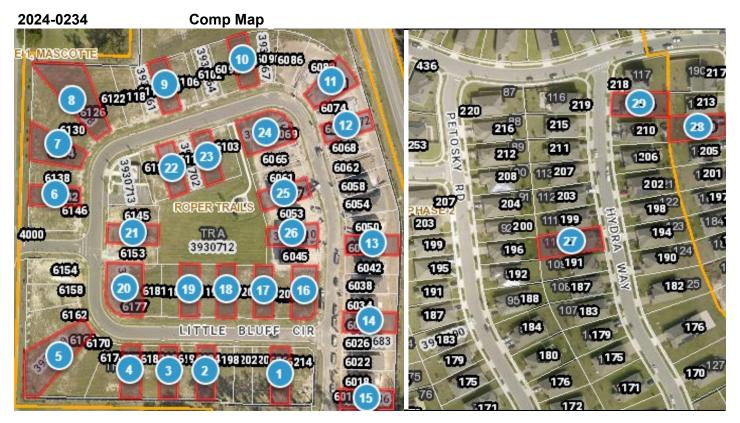
Petition #	!	2024-0234		Alternate K	ey: 3930649	Parcel	ID: 11-22-24-06 0	00-000-01300		
Petitioner Name The Petitioner is: Other, Explain:	Taxpayer of Rec	Ryan, LLc cord 🗸 Tax	payer's agent	Property Address		LE BLUFF CIF	*additional pa	•		
Owner Name	AMH [Developmen	nt LLc	Value from TRIM Notice		re Board Actionted by Prop App	i value atter i	Board Action		
1. Just Value, red	quired			\$ 298,2	70 \$	298,2°	70			
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 282,7	70 \$	282,7	70			
3. Exempt value,				\$	_	· ·				
4. Taxable Value,				\$ 282,7	70 \$	282,7	70			
*All values entered	-	ty taxable va	lues, School and			•				
Last Sale Date	11/18/2023	Pric	ce: \$1,80	00,000	Arm's Length	Distressed	Book <u>5588</u> I	Page <u>1482</u>		
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compara	able #3		
AK#	39306		39142		3923	981		3914228		
Address	6166 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	* 450.07		\$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	Amis Length	Distressed	Alli's Leligili	Distressed		
Value Adi	Description		December 1	A dissature a mt	Description	A diata.a.a	Description	Adimatusant		
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/STUCCC	<u> </u>	BLK/STUCCO	,		
Condition	GOOD		GOOD		GOOD		GOOD			
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							RESIDENTIAL	_		
View	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		
	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.

see petition 0229

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 t 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 3930649 Parcel ID 11-22-24-0600-000-01300

Parcel ID 11-22-24-0600-000-01

Current Owner

AMH DEVELOPMENT LLC

280 E PILOT RD

LAS VEGAS NV 89119

LCPA Property Record Card Roll Year 2024 Status: A

subject 0234

PRC Run: 11/1/2024 By

Card # 1 of 1

Property Location

Site Address 6166 LITTLE BLUFF CIR

MASCOTTE 0MA1

SINGLE FAMILY

FL 34753 NBHD 3349

Property Use

Mill Group

00100

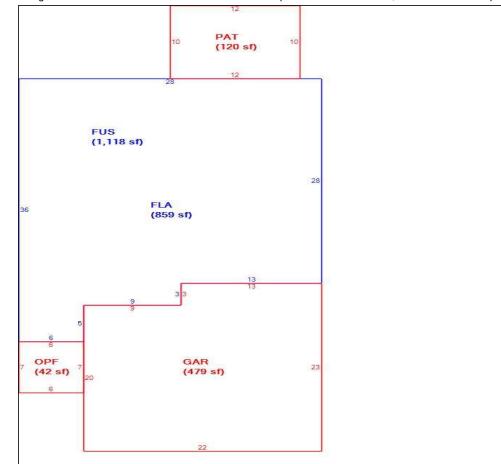
Y RBB 10-11-202

Legal Description

ROPER TRAILS PB 76 PG 86-89 LOT 13

Lan	Land 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 vai	Value			
1	0100	0	0		1.00 LT	45,000.00	0.0000	1.20	1.000	1.000	0	54,000			
		T-4-1 A		0.00	1) // 141410			T-4-	A -1: 1\ //A 41	41		54.000			
				JV/Mkt 0				l Adj JV/Mk			54,000				
Classified Acres 0 Classified JV/Mkt 5						,000		Classified	d Adj JV/Mk	t	·	0			

SketchBldg 1 Sec 1 of 1Replacement Cost 244,270Deprec Bldg Value 244,270Multi 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	
	FINISHED LIVING AREA	859			Effective Area	1977			E !! D !!		
_	FINISHED AREA UPPER	1,118	, -	1118	Base Rate	99.18	No Stories	2.00	Full Baths	2	
_	GARAGE FINISH	0	479	0	Building RCN	244.270	Quality Grade	670	Half Baths	1	
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	42 120	0	Condition	VG	,,, ,, ,				
FAI	FATIO GNCOVERED	0	120	o l	% Good	100.00	Wall Type	03	Heat Type	6	
					Functional Obsol	100.00	Foundation	3	Fireplaces		
		4.0==	0.040	4.0==	Functional Obsol			·	•		
	TOTALS	1,977	2,618	1,977	Building RCNLD	244,270	Roof Cover	3	Type AC	03	

Alternate Key 3930649 Parcel ID 11-22-24-0600-000-01300

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024

By 1

of 1

Card# Miscellaneous Features *Only the first 10 records are reflected below Units Code Туре Unit Price Year Blt Effect Yr RCN %Good Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Review Date Amount Type Description 506-23-01 168,159 SFR 1979SF 6166 LITTLE BLUFF CIR 01-17-2023 10-11-2023 0001 10-11-2023 2024 Exemptions Sales Information

Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp									Code	Description	Voor	Amaunt
instrument No	DOOK/	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

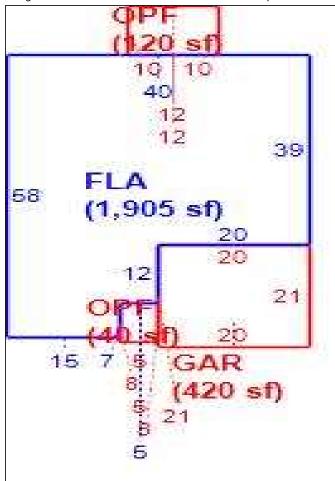
GROVELAND

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

34736

Lan	d Lines														
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIOIIL	Depui	Adj	Units	Office		Price		Factor	ctor Factor I		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 Acres 0.00 JV/Mkt 0										l Adj JV/Mk			70,000		
	Cla	assified A	cres	0 (Classified JV/Mk	ct 70	,000		Classified	d Adj JV/Mk	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		Cons	structio	n 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	Book	/Page	Sale Date	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

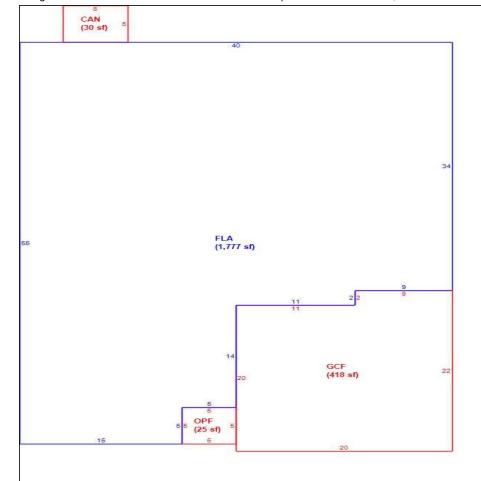
Property Use Last Inspection 00100 SINGLE FAMILY RBB 10-04-202

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	Ullis	Price		Factor	Factor Factor		Olass 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 II Adj JV/Mk	tl		70,000		
	Cla	assified A		0.00	Classified JV/Mkt 70	000			d Adj JV/Mk			0		
		Sketch												

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



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
	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	Ü	00	ŭ	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	"	00		Ŭ
					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	r 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	

	Colon Information												
			Sales Informa		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	I	355,000					
2023100681	6196	1114	08-10-2023	WD	U	11	I	0					
2022038329	5919	1926	03-11-2022	WD	Q	03	I	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	317 007	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

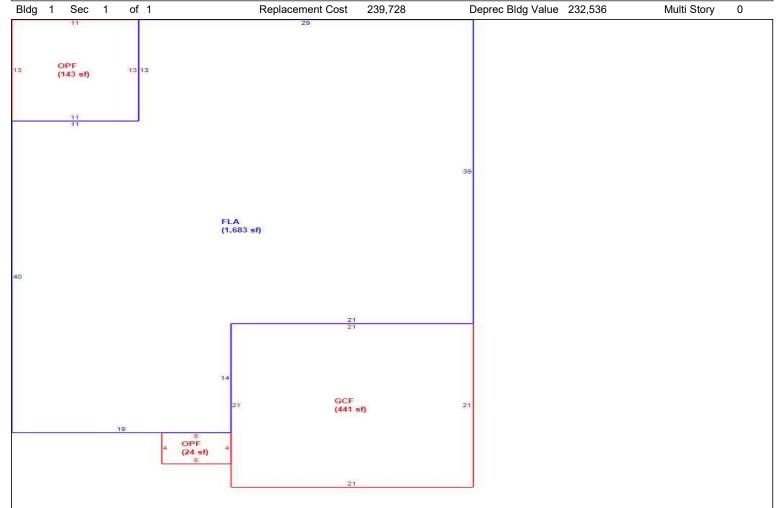
DLS 10-03-201

Legal Description

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

Lan	and 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	35,000.00	0.0000	2.00	1.000	1.000	0	70,000		
		Total A	cres	0.00	JV/Mkt (l Adj JV/MI			70,000		
	Classified Acres 0 Classified IV/Mkt 70							Classified	1 Δdi IV//ML	rt	•	0		

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



	Building S	Sub Areas			Building Valuati	on	Construction 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

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	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					
2020	1904-0017	04-10-2019	10-03-2019	227,019	0001	SFR 214 HYDRA WAY	10-07-2019						
	1		l l			1	1						

			Sales Informa	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 50,000.0				
	•	•		-	•	Val	uo Summ						

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.***