



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

Alt Key 3930649

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

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 authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton

Signature, representative

Robert Peyton

Print name

9/10/2024

Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

| | | | |
|---|--|---|---|
| Petition # 2024-0234 | Alternate Key: 3930649 | Parcel ID: 11-22-24-0600-000-01300 | |
| Petitioner Name Ryan, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain: | Property Address 6166 LITTLE BLUFF CIR MASCOTTE | | <input checked="" type="checkbox"/> Check if Multiple Parcels *additional parcels listed on petition |
| Owner Name AMH Development LLC | Value from TRIM Notice | Value before Board Action Value presented by Prop Appr | Value after Board Action |
| 1. Just Value, required | \$ 298,270 | \$ 298,270 | |
| 2. Assessed or classified use value, *if applicable | \$ 282,770 | \$ 282,770 | |
| 3. Exempt value, *enter "0" if none | \$ - | | |
| 4. Taxable Value, *required | \$ 282,770 | \$ 282,770 | |
| *All values entered should be county taxable values, School and other taxing authority values may differ. | | | |

Last Sale Date 11/18/2023 Price: \$1,800,000 Arm's Length Distressed Book 5588 Page 1482

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|---------------|-----------------------------------|--|--|--|
| AK# | 3930649 | 3914220 | 3923981 | 3914228 |
| Address | 6166 LITTLE BLUFF CIR MASCOTTE | 195 HYDRA WAY GROVELAND | 209 Juno Dr. Groveland | 214 HYDRA WAY GROVELAND |
| Proximity | | | | |
| Sales Price | | \$393,000 | \$355,000 | \$359,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 0.00% | 0.40% | 0.80% |
| Adjusted Sale | | \$334,050 | \$303,170 | \$308,022 |
| \$/SF FLA | \$150.87 per SF | \$175.35 per SF | \$170.61 per SF | \$183.02 per SF |
| Sale Date | | 2/29/2024 | 11/7/2023 | 10/17/2023 |
| 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 | 1,977 | 1,905 | 3600 | 1,777 | 10000 | 1,683 | 14700 |
| Year Built | 2023 | 2019 | | 2022 | | 2019 | |
| Constr. Type | BLK/STUCCO | BLK/STUCCO | | BLK/STUCCO | | 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 | NONE | | NONE | | NONE | |
| Site Size | .10 AC | .15 AC | -16000 | .14 AC | -16000 | .14 AC | -16000 |
| Location | RESIDENTIAL | RESIDENTIAL | | RESIDENTIAL | | RESIDENTIAL | |
| 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% | 29500 | Gross Adj. 11.8% | 36200 |
| 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 from Subject |
|----------|---------|---------------|-------------------------|-----------------------|
| 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

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

| Current Owner | | |
|---------------------|----|-------|
| AMH DEVELOPMENT LLC | | |
| 280 E PILOT RD | | |
| LAS VEGAS | NV | 89119 |

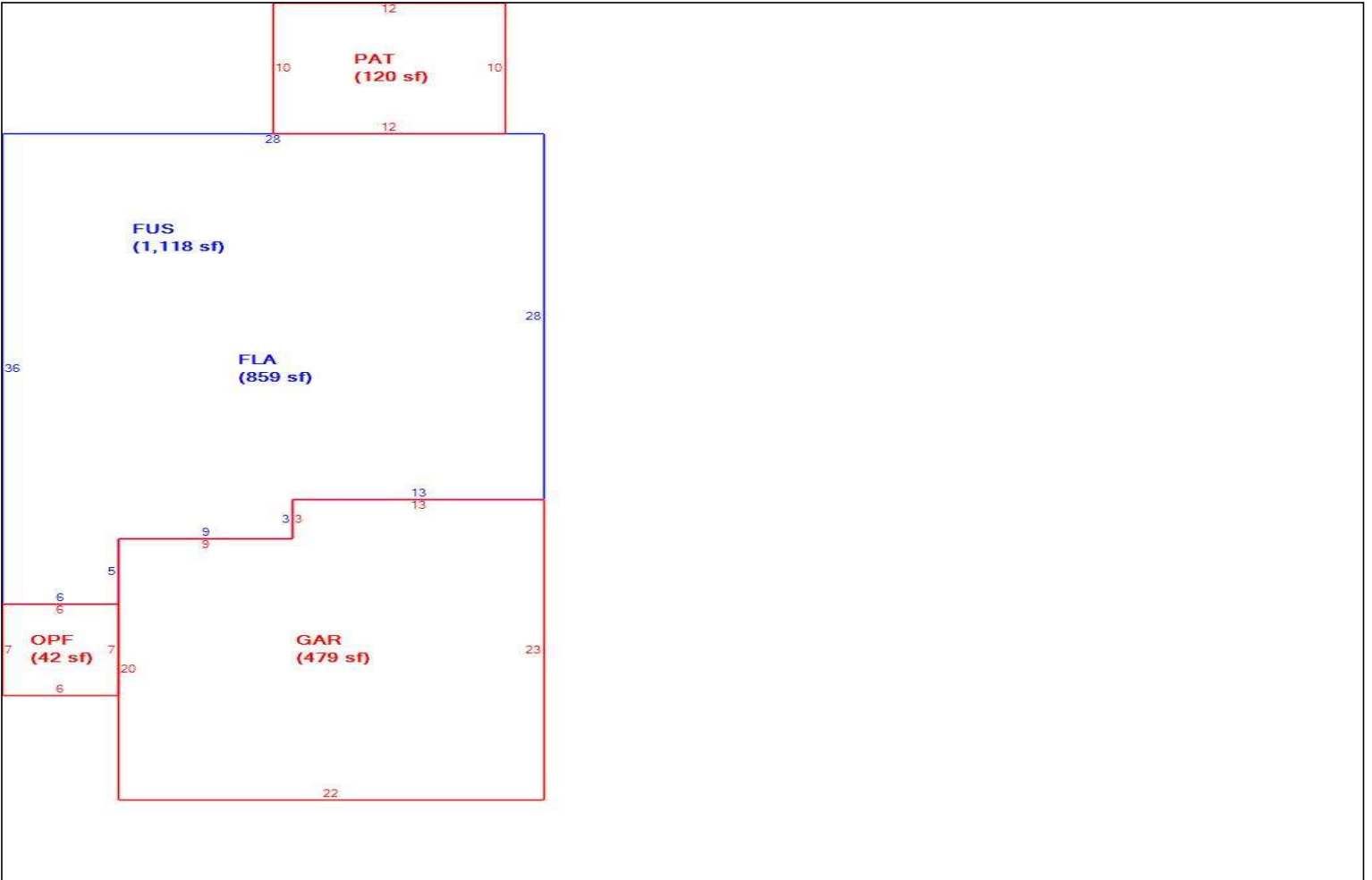
subject 0234

| Property Location | | |
|------------------------------------|---------------|-----------------|
| Site Address 6166 LITTLE BLUFF CIR | | |
| MASCOTTE FL 34753 | | |
| Mill Group | OMA1 | NBHD 3349 |
| Property Use | | Last Inspection |
| 00100 | SINGLE FAMILY | RBB 10-11-202 |

| Legal Description |
|------------------------------------|
| ROPER TRAILS PB 76 PG 86-89 LOT 13 |

| 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 | 45,000.00 | 0.0000 | 1.20 | 1.000 | 1.000 | 0 | 54,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 54,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 54,000 | | Classified Adj JV/Mkt | | 0 | | |

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



| 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 | 859 | 859 | 859 | 2023 | | | | | | |
| FUS | FINISHED AREA UPPER | 1,118 | 1,118 | 1,118 | | Effective Area | 1977 | No Stories | 2.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 479 | 0 | | Base Rate | 99.18 | Quality Grade | 670 | Half Baths | 1 |
| OPF | OPEN PORCH FINISHE | 0 | 42 | 0 | | Building RCN | 244,270 | Condition | VG | Wall Type | 03 |
| PAT | PATIO UNCOVERED | 0 | 120 | 0 | | % Good | 100.00 | Foundation | 3 | Fireplaces | 6 |
| TOTALS | | | | | | Functional Obsol | | Roof Cover | 3 | Type AC | 03 |
| | | | | | | Building RCNLD | 244,270 | | | | |

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
 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 | |
| 2024 | 506-23-01 | 01-17-2023 | 10-11-2023 | 168,159 | 0001 | SFR 1979SF 6166 LITTLE BLUFF CIR | 10-11-2023 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|--------------------------|-----------|-----------|------------|-----|------|---------|------------|-----------|-------------------|-------------|------|--------|
| 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 | |

| 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 | |
| 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

LCPA Property Record Card
Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
Card # 1 of 1

| Current Owner | | |
|-----------------|----|-------|
| CREWS JOHN L JR | | |
| 195 HYDRA WAY | | |
| GROVELAND | FL | 34736 |

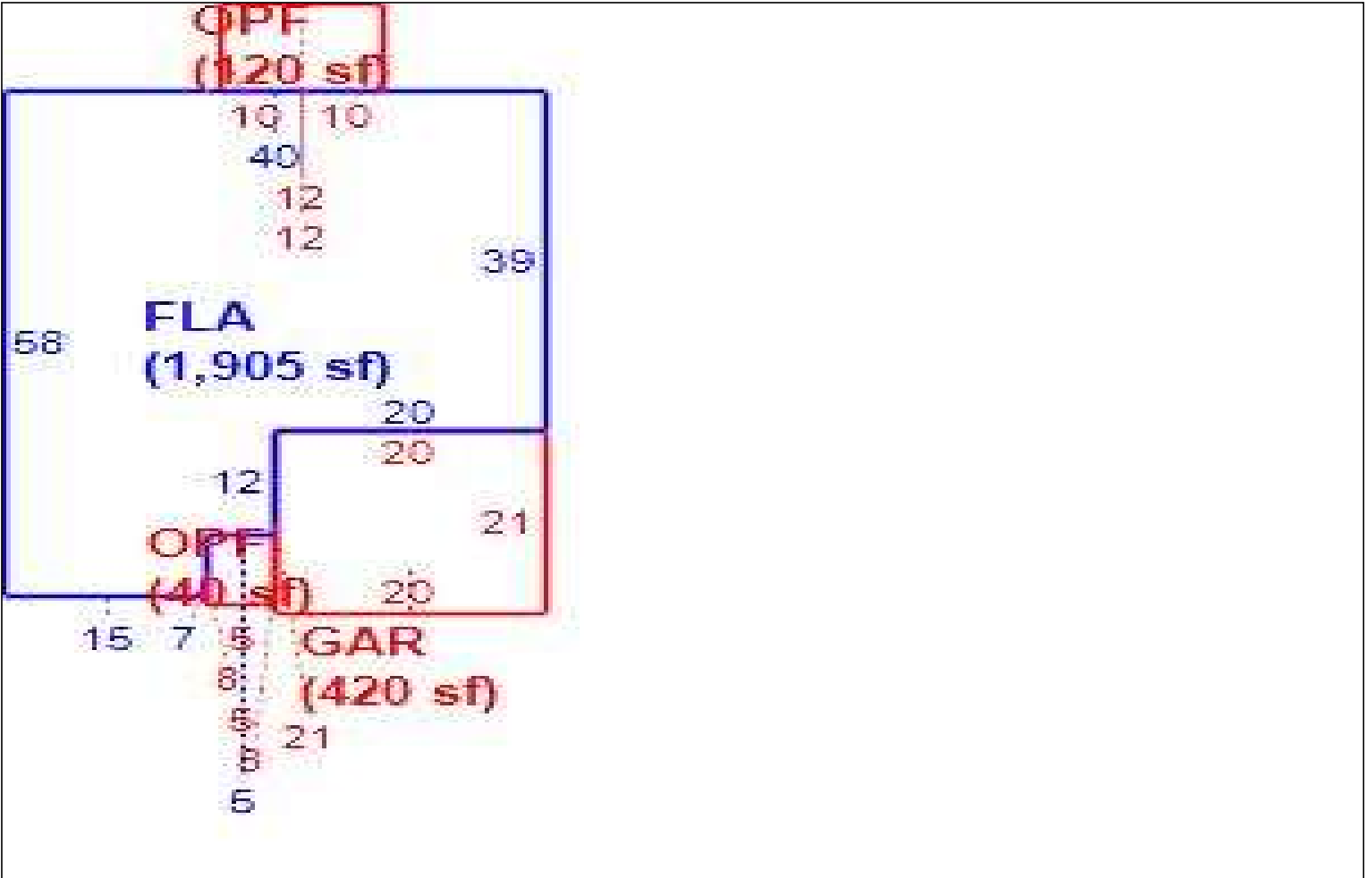
comp 1

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

| 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 | 264,199 | | Deprec Bldg Value 256,273 |
| Multi Story | 0 | | |



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

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
 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 |
|-----------|-----------|------------|------------|--------|------|--------------|-------------|---------|
| 2020 | IMPS | 01-01-2019 | 01-17-2020 | 1 | 0001 | SFR FOR 2020 | 01-17-2020 | |

Sales Information

| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Exemptions | | | | |
|---------------|-----------|-----------|------------|-----|------|---------|------------|-------------------|-------------|------|--------|--|
| | | | | | | | | Code | Description | Year | Amount | |
| 2024026855 | 6296 | 0363 | 02-29-2024 | WD | Q | 01 | I | 393,000 | | | | |
| 2019137620 | 5384 | 1316 | 11-25-2019 | WD | Q | Q | I | 239,500 | | | | |
| 2019046591 | 5270 | 0819 | 04-23-2019 | WD | U | M | V | 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

LCPA Property Record Card
 Roll Year 2024 Status: A

PRC Run: 11/1/2024 By
 Card # 1 of 1

| Current Owner | | | |
|-------------------------------|----|-------|--|
| MOHAMMED ADAM A & LISA MANGAR | | | |
| 68 OPAL ST | | | |
| ELMONT | NY | 11003 | |

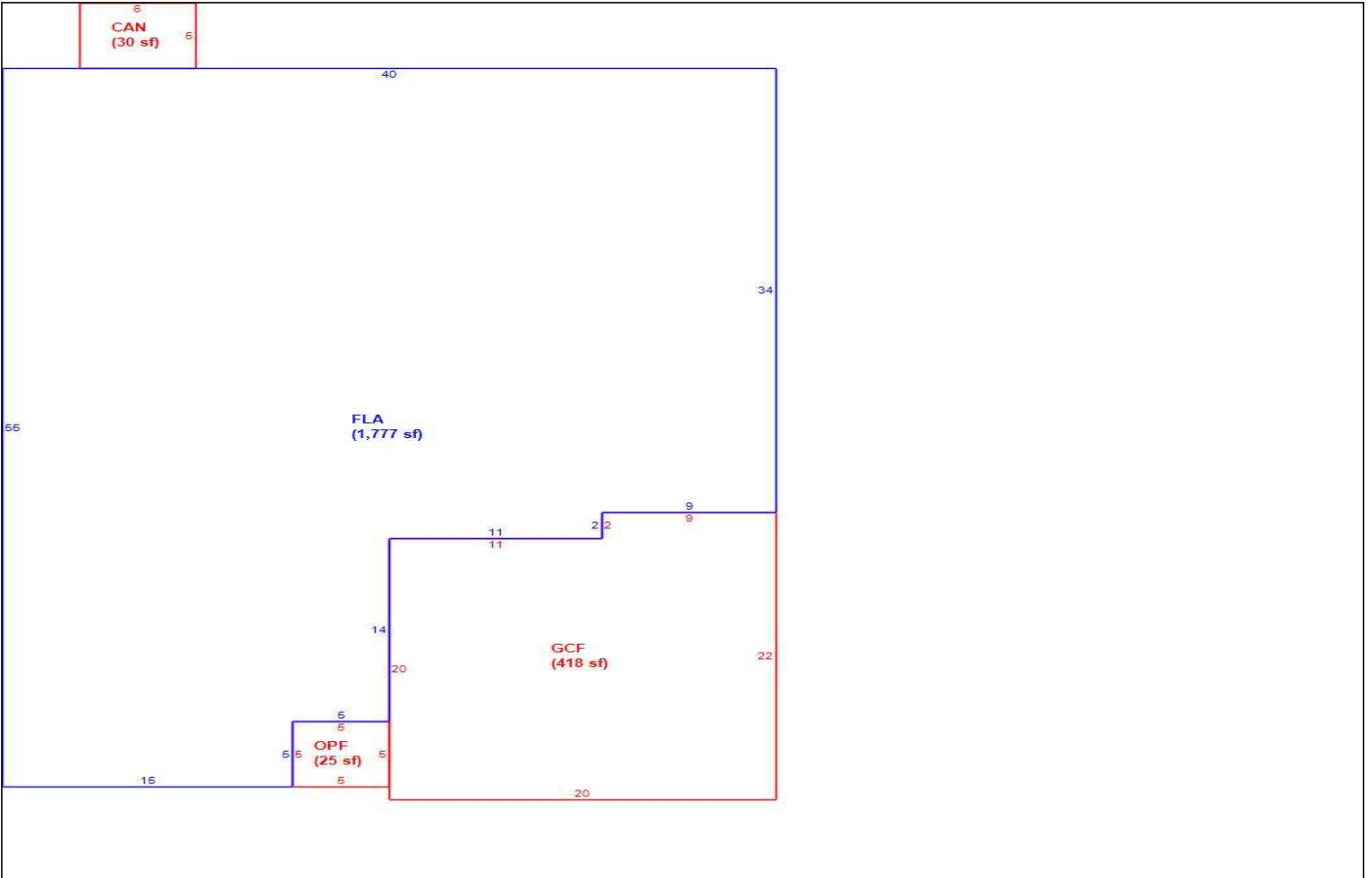
comp 2

| 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 |

| 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 247,997 |
| Deprec Bldg Value 247,997 | | Multi Story | |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | | |
|--------------------|----------------------|------------|-----------|--------------------|------------------|---------------------|---------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | 2022 | Imp Type | R1 | Bedrooms | 4 |
| FLA | FINISHED LIVING AREA | 1,777 | 1,777 | 1777 | Effective Area | 1777 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 418 | 0 | Base Rate | 116.23 | Quality Grade | 680 | Half Baths | |
| OPF | OPEN PORCH FINISHE | 0 | 25 | 0 | Building RCN | 247,997 | Condition | VG | Heat Type | 6 |
| PAT | PATIO UNCOVERED | 0 | 30 | 0 | % Good | 100.00 | Foundation | 3 | Fireplaces | |
| TOTALS | | 1,777 | 2,250 | 1,777 | Functional Obsol | | Roof Cover | 3 | Type AC | 03 |
| | | | | | Building RCNLD | 247,997 | | | | |

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 |
|-----------|-----------|------------|------------|---------|------|-----------------|-------------|---------|
| 2023 | 2106-0330 | 08-02-2021 | 10-04-2022 | 244,062 | 0001 | SFR 209 JUNO DR | 01-01-2023 | |

Sales Information

| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Exemptions | | | | |
|---------------|-----------|-----------|------------|-----|------|---------|------------|-------------------|-------------|------|--------|--|
| | | | | | | | | 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 | |

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 | 317997 | 0.00 | 317997 | 317997 | 310,061 |

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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 By
 Card # 1 of 1

| Current Owner | | |
|---------------------------------|----|-------|
| ROTTON COURTNEY AND KYLE WRIGHT | | |
| 214 HYDRA WAY | | |
| GROVELAND | FL | 34736 |

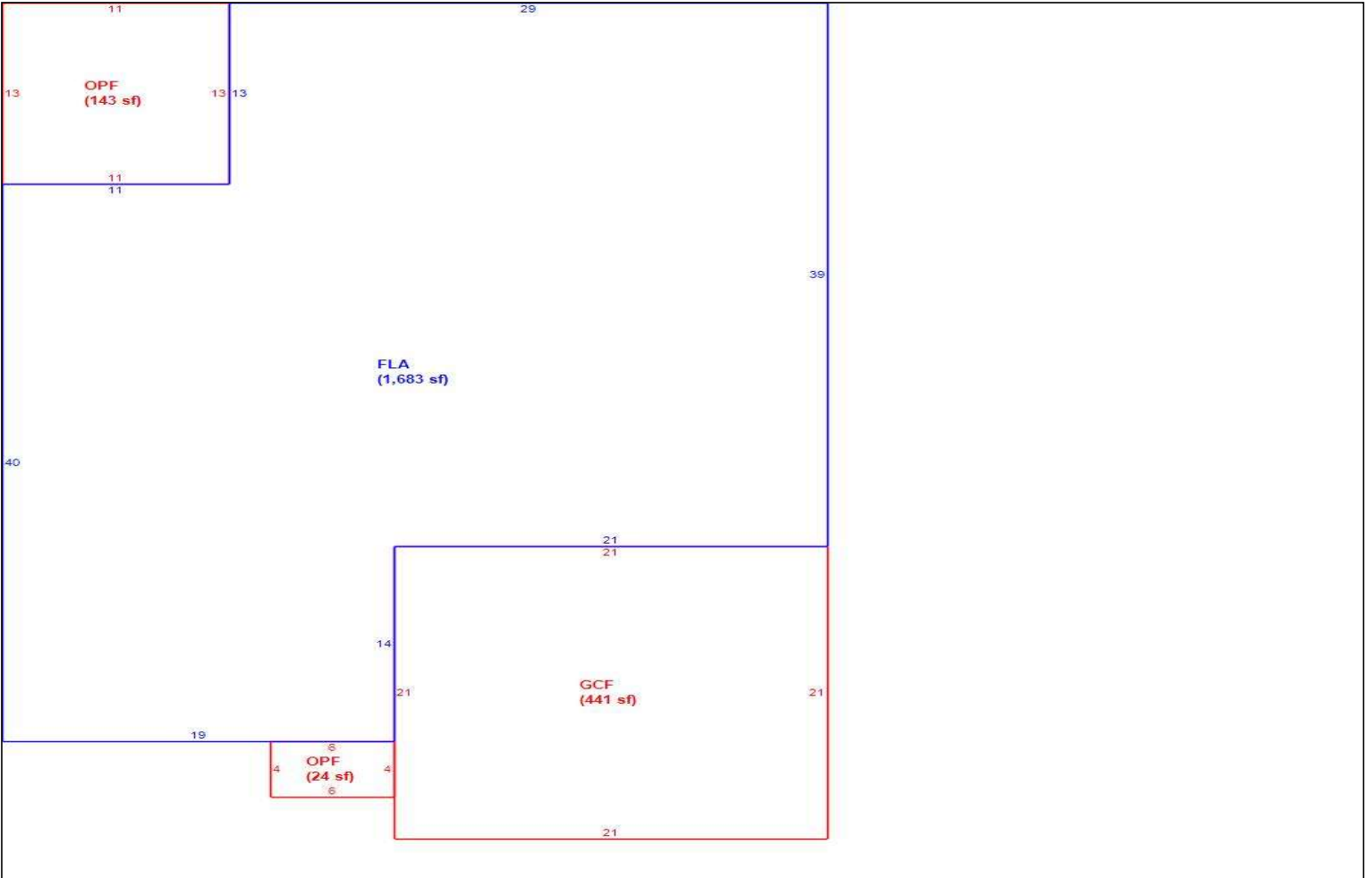
comp 3

| Property Location | | | |
|----------------------------|---------------|-----------------|-----------|
| Site Address 214 HYDRA WAY | | | |
| GROVELAND FL 34736 | | | |
| Mill Group | 00GR | NBHD | 4537 |
| Property Use | | Last Inspection | |
| 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 |

| 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 239,728 | Deprec Bldg Value 232,536 | Multi Story 0 |



| Building Sub Areas | | | | Building Valuation | | Construction Detail | | | | | |
|--------------------|----------------------|------------|-----------|--------------------|----------------|---------------------|-------|------------|---|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | Imp Type | R1 | Bedrooms | 3 | | |
| FLA | FINISHED LIVING AREA | 1,683 | 1,683 | 1683 | 2019 | No Stories | 1.00 | Full Baths | 2 | | |
| GAR | GARAGE FINISH | 0 | 441 | 0 | Base Rate | Quality Grade | 680 | Half Baths | 0 | | |
| OPF | OPEN PORCH FINISHE | 0 | 167 | 0 | 239,728 | Wall Type | 03 | Heat Type | 6 | | |
| | | | | | | % Good | 97.00 | Foundation | 3 | Fireplaces | 0 |
| | | | | | | Functional Obsol | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,683 | 2,291 | 1,683 | Building RCNLD | 232,536 | | | | | |

| Miscellaneous Features | | | | | | | | | |
|---|-------------|-------|------|------------|----------|-----------|-----|-------|-----------|
| <i>*Only the first 10 records are reflected below</i> | | | | | | | | | |
| 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 | |
| 2020 | 1904-0017 | 04-10-2019 | 10-03-2019 | 227,019 | 0001 | SFR 214 HYDRA WAY | 10-07-2019 | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|-----------|------------|-----|------|---------|------------|---------|------------|----------------------|-----------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | | Code | Description | Year | Amount |
| 2023129015 | 6229 | 1409 | 10-17-2023 | WD | Q | 01 | I | 359,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2019130183 | 5375 | 0414 | 11-08-2019 | WD | Q | Q | I | 258,300 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| 2019033413 | 5254 | 1765 | 03-19-2019 | WD | U | M | V | 319,200 | | | | |
| 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 | 232,536 | 0 | 302,536 | 0 | 302536 | 50,000.00 | 252536 | 277536 | 295,222 | |

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