

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

DR-486

Section 194.011, Florida Statutes All Key 3930651

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	ELERIS OF THE VA		NT BOARD (A	VAB)
Petition# AC		County Lake		ax year 2024	Date received 9./2.24
		COMPLETED BY T	HE PENNIONER	N DV B	
PART 1. Taxpa	ayer Information				- 3 1, 1 344
	: American Homes 4 Rent, LLC; A	MH Development, LLC		Ryan, LLC c/o	Robert Peyton
Mailing address			Parcel ID and	11-22-24-060	00.000.01500
for notices	16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	physical address or TPP account #	6158 Little B	
Phone 954-74	·-		Email	ResidentialA	ppeals@ryan.com
	ay to receive information is l	ov US mail. If possible			·····
☐ I am filing th	nis petition after the petition of the support my statement.				
your evidend evidence. Ti	end the hearing but would like ce to the value adjustment both he VAB or special magistrate rty Res. 1-4 units Indus Res. 5+ units Agricu	ard clerk. Florida law a ruling will occur unde trial and miscellaneo	allows the property a er the same statuto	appraiser to cro ry guidelines a charge	ss examine or object to your
PART 2. Reas		ck one. If more than			
	ty value (check one) decre				
Denial of cla	, , ,	sase Illicrease	Denial of exer	inplion Select (л ептет туре.
Parent/grand Property was Tangible pers	dparent reduction s not substantially complete sonal property value (You m ed by s.193.052. (s.194.034 axes for catastrophic event	ust have timely filed	(Include a date a ☐Qualifying impro	e-stamped cop evement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
	re if this is a joint petition. At ation that they are substantia				erty appraiser's
5 Enter the t	time (in minutes) you think you uested time. For single joint p	u need to present you	ır case. Most heari	ngs take 15 mir	nutes. The VAB is not bound he time needed for the entire
☐ My witnes	sses or I will not be available	to attend on specific	dates. I have attac	ched a list of da	ates.
evidence direct appraiser's evidence	ight to exchange evidence with to the property appraiser and dence. At the hearing, you h	at least 15 days befo ave the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property information red	ight, regardless of whether y y record card containing info acted. When the property a you how to obtain it online.	rmation relevant to the	ne computation of	your current as	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.

	· 最近一点,	
Complete part 3 if you are representing yourself or if you are without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	tion for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig	inature	
Complete part 4 if you are the taxpayer's or an affiliated entit representatives.	y's employee or you are one of the follo	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	ntity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 47	75, Florida Statutes (license number — F	RD6182).
A Florida real estate broker licensed under Chapter 475,	Florida Statutes (license number).
A Florida certified public accountant licensed under Chap	ter 473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer is reappraiser or tax collector.	quired for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization t am the owner's authorized representative for purposes of filir under s. 194.011(3)(h), Florida Statutes, and that I have read	ng this petition and of becoming an ager	nt 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 li-	sted in part 4 above.	
☐ I am a compensated representative not acting as one of t AND (check one)	the licensed representatives or employe	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's author		, executed with the
☐ I am an uncompensated representative filing this petition	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpa	yer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's au becoming an agent for service of process under s. 194.011(sfacts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0235		Alternate I	(ey:	3930651	Parcel	ID: 11-22-24-06	00-000-01500
Petitioner Name The Petitioner is:	☐ Taxpayer of Red	Ryan, LLC	payer's agent	Property			LE BLUFF CIR	Check if Mu	·
Other, Explain:				Address		IVIAS	COTTE	•	etition
Owner Name	AMH E	Developmen	t LLC	Value from			e Board Action	i value atter i	Board Action
1. Just Value, red	nuired			\$ 318,	104	\$	318,10	04	
2. Assessed or c	•	ue. *if appli	cable	\$ 302,			302,60	1	
3. Exempt value,				\$	-	Ť	00=,0		
4. Taxable Value,				\$ 302,	300	\$	302,60	00	-
*All values entered	-	ty taxable va	lues, School an			1		1	
Last Sale Date	11/18/2020	Pric	ce: \$1,80	00,000	<u> </u>	Arm's Length	Distressed	Book <u>5588</u> I	Page <u>1482</u>
ITEM	Subje	ct	Compara			Compara	able #2	Compara	able #3
AK#	39306		3914			3914		3864	
Address	6158 LITTLE B MASCO		195 HYDF GROVE	LAND		206 HYDF GROVE	LAND	315 IRVING GROVE	LAND
Proximity			1.60 N			1.60 M		1.20 M	
Sales Price			\$393,0		-	\$399,0		\$460,0	
Cost of Sale			-15			-15°		-15	
Time Adjust			0.00 \$334,0		-	3.20 \$351,9		0.00 \$391,0	
Adjusted Sale \$/SF FLA	\$141.69 p	er SE	\$175.35			\$184.73		\$200.72	
Sale Date	Ψ1+1.05 β	ici Oi	2/29/2	<u> </u>		4/25/2		2/26/2	
Terms of Sale			✓ Arm's Length	Distressed	_		Distressed	✓ Arm's Length	Distressed
							<u> </u>		
Value Adj.	Description		Description	Adjustment		Description	Adjustment	Description	Adjustment
Fla SF	2,245		1,905	17000		1,905	17000	1,948	14850
Year Built	2023		2019			2019		2020	
Constr. Type	BLK/STUCCO		BLK/STUCCO)	В	BLK/STUCCO		BLK/STUCCO	
Condition	GOOD		GOOD	5000		GOOD	5000	GOOD	0.500
Baths	3. GARAGE		2.0 GARAGE	5000	-	2.0 GARAGE	5000	2.1 GARAGE	3500
Garage/Carport Porches	OPF/OPF		OPF/OPF		+	OPF/OPF		OPF/SPF	-5000
Pool	N		N N	0		N	0	Y	-29788
Fireplace	0		0	0		0	0	0	0
AC	Central		Central	0		Central	0	Central	0
Other Adds	NONE		NONE			PAT	-2000	NONE	
Site Size	.14 AC		.15 AC	-16000		.16 AC	-16000	.15 AC	-16000
Location	RESIDENTIAL		RESIDENTIAL	-	R	RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL		RESIDENTIAL	-	R	RESIDENTIAL		RESIDENTIAL	
			Net Adj. 1.8%	6000		Net Adj. 1.1%	4000	-Net Adj. 8.3%	-32438
			Gross Adj. 11.4%	38000	G	Gross Adj. 11.4%	40000	Gross Adj. 17.7%	69138
Adj. Sales Price	Market Value	\$318,104	Adj Market Value	\$340,050	Ad	lj Market Value	\$355,918	Adj Market Value	\$358,562
, aj. Jaios i ille	Value per SF	141.69							

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.

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(mi.)
1	subject 0233	3930647	6174 Little Bluff Cir. Mascotte	
2	subject 0235	3930651	6158 Little Bluff Cir. Mascotte	
3	subject 0238	3930657	6130 Little Bluff Cir. Mascotte	
4	subject 0244	3930671	6074 Little Bluff Cir. Mascotte	
5	subject 0257	3930700	6119 Little Bluff Cir. Mascotte	
6	subject 0262	3930707	6061 Little Bluff Cir. Mascotte	
7	1	3934220	195 Hydra Way Groveland	1.60 mile
8	3	3864318	315 Irving Bend Groveland	1.20 mile
9	2	3914230	206 Hydra Way Groveland	1.60 mile

Alternate Key 3930651

Parcel ID 11-22-24-0600-000-01500

Current Owner AMH DEVELOPMENT LLC

280 E PILOT RD

LAS VEGAS NV89119 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0235 subject

PRC Run: 10/31/2024 By

> Card # 1 of 1

Property Location

Site Address 6158 LITTLE BLUFF CIR

MASCOTTE 0MA1

FL 34753 NBHD 3349

Property Use 00100 SINGLE FAMILY

Mill Group

Last Inspection RBB 10-11-202

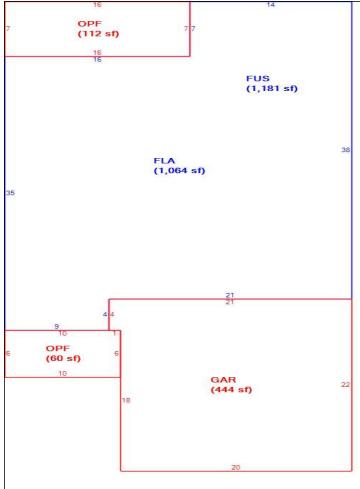
Legal Description

ROPER TRAILS PB 76 PG 86-89 LOT 15

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	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
		Total A	cree	0.001	JV/Mkt 0			Tota	l I Adj JV/Mk	r+ l		54,000
1 1 1											34,000	
Classified Acres 0 Classified JV/Mkt 54.000 Classified Adi JV/Mkt							0					

Sketch

Bldg of 1 Replacement Cost 264,104 Deprec Bldg Value 264,104 Multi Story 1 1 Sec 1 OPF



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,064	1,064	1064	Effective Area	2245				
FUS	FINISHED AREA UPPER	1,181	1,181	1181	Base Rate	96.70	No Stories	2.00	Full Baths	3
GAR	GARAGE FINISH	0	444	0	Building RCN	264,104	Quality Grade	670	Half Baths	
OPF	OPEN PORCH FINISHE	0	172	0		•	Quanty Oraco	070	rian Banio	
					Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00				
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	2,245	2,861	2,245	Building RCNLD	264,104	Roof Cover	3	Type AC	03

Alternate Key 3930651 Parcel ID 11-22-24-0600-000-01500

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Description Type Apr Value **Building Permits** Roll Year Permit ID Issue Date CO Date Comp Date Amount Type Description Review Date 494-23-01 192,367 SFR 2234SF 6158 LITTLE BLUFF CIR 01-11-2023 10-11-2023 0001 10-11-2023 2024

			Sales Inform	ation					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	264.104	0	318.104	15504	302600	0.00	302600	318104	35.000

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

CREWS JOHN L JR

195 HYDRA WAY

 FL

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

PRC Run: 10/31/2024 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

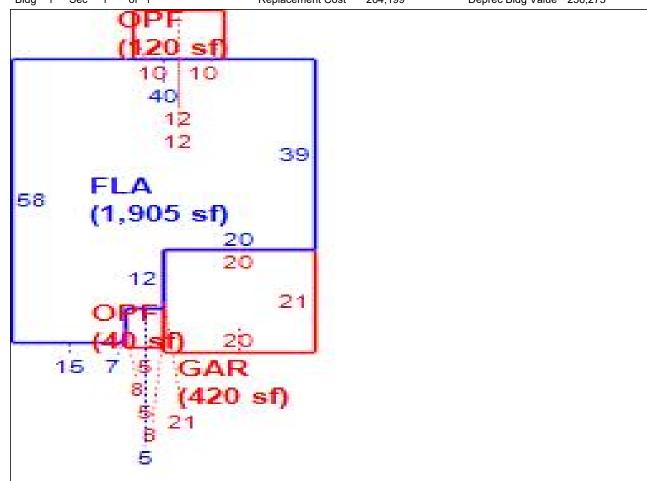
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 110 ORB 6296 PG 363

34736

Lan	Land Lines													
LL #	Use 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 L	.Т 3	5,000.00	0.0000	2.00	1.000	1.000	0	70,000	
	Total Acres 0.00 JV/Mkt 0									l Adj JV/Mk			70,000	
Classified Acres 0 Classified JV/Mkt 70,000 Clas						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		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					
GAR	GARAGE FINISH	0	420	0	Base Rate	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	Wan Typo	03	ricat Typo	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

PRC Run: 10/31/2024

Card #

Parcel ID	12-22-	24-002	1-000-1	11000	Ro	II Yea	ır 202	24 Sta	itus: A			Card #	1	of 1
					*Only			laneous F records a	eatures re reflected b	below				
Code		Descrip	tion	L	Jnits	Туре		nit Price	Year Blt	Effect Yı	r RCN	%Good	і Ар	r Value
							Desi	ildina Bar						
Roll Year	Permit	: ID	Issue Da	ate Comp	Date	Am	nount	ilding Peri	mits 	Descrip	otion	Review [Date C	CO Date
2020	IMPS		01-01-20	01-17	-2020			1 0001	SFR FOR 20	2020 01-17-20			020	
	ı			Sales Infor	mation						Fye	emptions		
Instrum	ent No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202402 201913		6296 5384	0363 1316	02-29-2024 11-25-2019		Q	01 Q	!	393,000 239,500					
20191		5270	0819	04-23-2019		Ü	M	V	549,900					
												Total		0.00
							Va	lue Summ	nary		-			
Land Valu	ue Bldg	y Value	Misc	Value Ma	rket Valu	e De	eferred	Amt A	ssd Value	Cnty Ex Aı	mt Co Tax Val	Sch Tax	Val Prev	ious Valu

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 3914230 Parcel ID 12-22-24-0021-000-12000

Parcel ID 12-22-24-0021-000-12000

Current Owner

WEST JERRY L & JOANN

FL

LCPA Property Record Card
Roll Year 2024 Status: A

comp 2

PRC Run: 10/31/2024 By

Card # 1 of 1

Property Location

Site Address 206 HYDRA WAY

GROVELAND FL 34736

Mill Group 00GR NBHD 4537

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

Legal Description

206 HYDRA WAY

GROVELAND

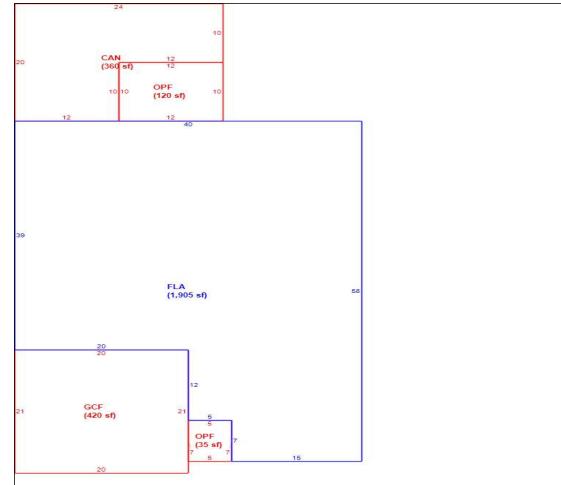
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 120 ORB 6131 PG 1154

34736

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
								 Adj JV/M Adi JV/M			70,000	

 Sketch

 Bldg 1 Sec 1 of 1
 Replacement Cost 265,214
 Deprec Bldg Value 257,258
 Multi Story 0



	Building S				Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,905	1,905	1905	Effective Area	1905	l			
GAR	GARAGE FINISH	0	420	0	Base Rate	115.87	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	155 360	0	Building RCN	265,214	Quality Grade	680	Half Baths	0
FAI	PATIO UNCOVERED	0	300	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,905	2,840	1,905	Building RCNLD	257,258	Roof Cover	3	Type AC	03

Alternate Key 3914230 Parcel ID 12-22-24-0021-000-12000

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 B

Card # 1 of 1

	Missellaneous Feetures													
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
2024 2020	DENY51 IMPS	01-01-2023 01-01-2019	01-17-2020	1		P1 SFR FOR 2020	01-17-2020	

			Sales Informa			Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023048412 2019122301 2019046591	6131 5365 5270	1154 0719 0819	04-25-2023 10-23-2019 04-23-2019	WD WD WD	QQU	01 Q M	I V	399,000 273,800 549,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
Total Value Summary												50,000.00

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	257.258	0	327.258	0	327258	50.000.00	277258	302258	319.005

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Alternate Key 3864318

Parcel ID 12-22-24-0020-000-08800

Current Owner VANDERSTREET RICHARD & JESSICA

315 IRVING BEND DR

GROVELAND FL 34736

LCPA Property Record Card Roll Year 2024 Status: A

comp 3

PRC Run: 10/31/2024 By

> Card # 1 of 1

Property Location

Site Address 315 IRVING BEND DR

Mill Group

GROVELAND FL 34736 00GR NBHD 4537

Property Use Last Inspection

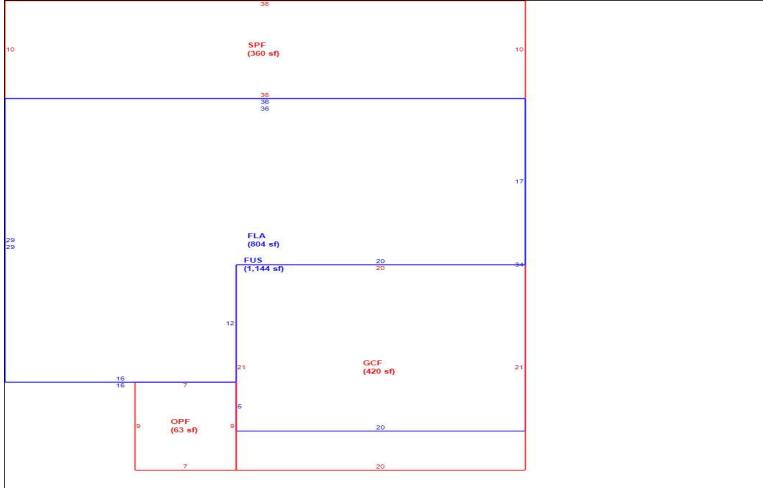
SINGLE FAMILY 00100 RBB 01-01-202

Legal Description

PRESERVE AT SUNRISE PHASE 1 PB 61 PG 80-86 LOT 88 ORB 6292 PG 1240

	and Con-														
Lan	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														
	Cla	assified A	cres	0	Classified JV/Mkt 70	0,000		Classified	d Adj JV/Mk	i		0			
						Sketch									

Bldg 1 1 of 1 261,952 Deprec Bldg Value 261,952 Multi Story 1 Sec Replacement Cost



	Building S	Sub Areas			Building Valuati	on	Con	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	804	804			1948	l			-
_	FINISHED AREA UPPER	1,144	1,144		Base Rate	105.82	No Stories	2.00	Full Baths	2
GAR	GARAGE FINISH	0	420	-	Building RCN	261,952	Quality Grade	680	Half Baths	1
-	OPEN PORCH FINISHE	0	63	-		*	Quality Oraco	000	rian Batrio	'
SPF	SCREEN PORCH FINIS	0	360	0	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	"		,,	•
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,948	2,791	1,948	Building RCNLD	261 952	Roof Cover	3	Type AC	03

Alternate Key 3864318 Parcel ID 12-22-24-0020-000-08800

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024

Card # 1 of 1

	The state of the s													
	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
POL5	SWIMMING POOL - RESIDENTIAL	288.00	SF	75.00	2022	2022	21600.00	97.50	21,060					
PLD3	POOL/COOL DECK	376.00	SF	7.33	2022	2022	2756.00	97.50	2,687					
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2022	2022	7000.00	97.50	6,825					
	111150 1101 101/61 A 1000.00 2022 2022 1000.00 37.50 0,0													

	Building Permits Description Descriptio													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2023 2021 2021	2111-0114 2007-0078 1911-0114	11-22-2021 07-14-2020 01-16-2020	04-13-2023 10-15-2020 10-15-2020	58,000 3,315 279,576	0003 0002	POL W/SPA & PAVER DECK SCRN IN LANAI SFR 315 IRVING BEND DR	04-13-2023 10-15-2020 10-15-2020	CO Date						

			Sales Informa			Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024024044	6292	1240	02-26-2024	WD	Q	01	I	460,000				
2020059774	5480	1036	04-09-2020	WD	Q	03	l l	279,600				
2017109743	5013	0544	10-13-2017	WD	U	M	V	1,680,000				
2016107288	4849	1117	10-13-2016	WD	U	M	V	1,350,000				
										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	261.952	30.572	362.524	0	362524	0.00	362524	362524	355.371

^{***}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.***