

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes All Key 3930656

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.

	GOMPLE	edevicie	ax of the val	LUEADUUSTME	NT EQARD (N	
Petition # 20	34-02:		County Lake		ax year 2024	Date received 9.12.2
		COI	ARLEVED BY TA	he permoner	1987 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 - 1988 -	
PART 1. Taxpaye			P	<u> </u>		
Taxpayer name: Am		ent, LLC; AMH D	evelopment, LLC	Representative: I Parcel ID and	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North S Scottsdale, A	Scottsdale Rd, Z 85254	Ste 650	physical address or TPP account #	11-22-24-060 6134 Little B	
Phone 954-740-62	240			Email	ResidentialAp	opeals@ryan.com
The standard way t						
I am filing this p documents that			lline. I have attac	hed a statement of	of the reasons I	filed late and any
your evidence to evidence. The \ Type of Property	o the value adjust /AB or special r	stment board on agistrate rulin s Industrial :	elerk. Florida law a ng will occur unde	llows the property are the same statuto	appraiser to cros ory guidelines as charge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofi Business machinery, equipment
PART 2. Reason	for Petition			one, file a separ		
☑ Real property v ☐ Denial of classif	alue (check on īcation			Denial of exe	mption Select o	or enter type:
Parent/grandpa Property was no Tangible persona return required b Refund of taxes	t substantially o al property valu y s.193.052. (s	ie (You must .194.034, F.S	have timely filed	(Include a dat a_Qualifying impro	e-stamped cop ovement (s. 193. control (s. 193.1	ption or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
				rcels, or accounts 1(3)(e), (f), and (g		rty appraiser's
by the request group.	ed time. For sir	gle joint petitic	ons for multiple un		ounts, provide th	nutes. The VAB is not bound the time needed for the entire ates.
You have the right evidence directly to appraiser's evidence	to exchange e the property a ce. At the heari	vidence with t ppraiser at le ng, you have	he property appra ast 15 days befor the right to have	aiser. To initiate the the hearing and witnesses sworn.	ne exchange, yo I make a writter	ou must submit your n request for the property
of your property re	cord card conta ed. When the p	iining informa roperty appra	tion relevant to th	e computation of	your current as	e property appraiser a copy sessment, with confidentia 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		
Complete part 3 if you are representing yourself or if you are an without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	thorizing a representative listed in part on for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.	ny confidential information related to th property described in this petition and t	is petition. hat I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign Complete part 4 if you are the taxpayer's or an affiliated entity' representatives.		ving licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated ent	ity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475	, Florida Statutes (license number	<u>D6182).</u>
A Florida real estate broker licensed under Chapter 475, Fl).
A Florida certified public accountant licensed under Chapte	r 473, Florida Statutes (license number).
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential informati	on from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read t	this petition and of becoming an agent	for service of process
Robert I. Perton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		4 ⁶⁴
Complete part 5 if you are an authorized representative not list	ed in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	e licensed representatives or employee	s listed in part 4 above
Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR I the taxpayer's authorized signature or taxpayer's authorized s		executed with the
I am an uncompensated representative filing this petition A	ND (check one)	
the taxpayer's authorization is attached OR 🔲 the taxpayer	r's authorized signature is in part 3 of t	his form.
I understand that written authorization from the taxpayer is required appraiser or tax collector.	uired for access to confidential informa	tion from the property
Under penalties of perjury, I declare that I am the owner's auth becoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

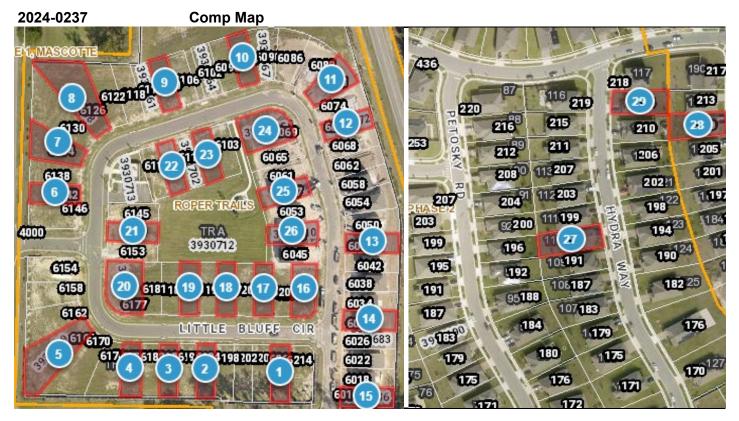
Petition # 2024-0237 Alternate Key: 3930656 Parcel ID: 11-22-24-0600-000-020 Petitioner Name Ryan, LLc Property 6134 LITTLE BLUFF CIR Check if Multiple Parcels *additional parcels lis Taxpayer of Record Taxpayer's agent 6134 LITTLE BLUFF CIR *additional parcels *addi
The Petitioner is: Taxpayer of Record Taxpayer's agent Property Address 6134 LITTLE BLUFF CIR MASCOTTE *additional parcels on petition lis 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 Value after Board Action 2. Assessed or classified use value, *if applicable \$ 282,770 \$ 282,770 3. Exempt value, *enter "0" if none \$ 282,770 \$ 282,770 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 _ 148
The Petitioner is: Taxpayer of Record Taxpayer's agent Address MASCOTTE *additional parcels lis on petition Other, Explain: Owner Name AMH Development LLc Value from TRIM Notice Value before Board Action Value presented by Prop Appr Value after Board Action Value presented by Prop Appr 1. Just Value, required \$ 298,270 \$ 298,270 Value after Board Action Value presented by Prop Appr 2. Assessed or classified use value, *if applicable \$ 282,770 \$ 282,770 282,770 3. Exempt value, *enter "0" if none \$ 282,770 \$ 282,770 282,770 4. Taxable Value, *required \$ 282,770 \$ 282,770 10 *All values entered should be county taxable values, School and other taxing authority values may differ. East Sale Date 11/18/2023 Price: \$1,800,000 Arm's Length Distressed Book 5588 Page 148
TRIM Notice Value presented by Prop Appr Value after Board Activity 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 148
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 _ 148
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 _ 148
3. Exempt value, *enter "0" if none \$ - 4. Taxable Value, *required \$ 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 Image: Strength in the strength in the strength interstee in the strength interstee in the strength interstee interst
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 Image: Arm's Length Distressed Book 5588 Page 148
*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 Image: State Date Distressed Book 5588 Page 148
Last Sale Date <u>11/18/2023</u> Price: <u>\$1,800,000</u> Arm's Length Distressed Book <u>5588</u> Page <u>148</u>
ITEM Subject Comparable #1 Comparable #2 Comparable #3
AK# 3930656 3914220 3923981 3914228
Address6134 LITTLE BLUFF CIR MASCOTTE195 HYDRA WAY GROVELAND209 Juno Dr. Groveland GROVELAND214 HYDRA WAY GROVELAND
Proximity
Sales Price \$393,000 \$355,000 \$359,000
Cost of Sale -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 Image: Arm's Length Distressed Image: Arm's Length Distressed Image: Arm's Length 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 GOOD
Condition GOOD
Baths 2.1 2.0 3500 2. 3500 2.0 3500
Baths 2.1 2.0 3500 2. 3500 2.0 3500 Garage/Carport GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE
Baths 2.1 2.0 3500 2. 3500 2.0 3500 Garage/Carport GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE GARAGE 900
Baths 2.1 2.0 3500 2.0 3500 2.0 3500 Garage/Carport GARAGE GARAGE <th< th=""></th<>
Baths 2.1 2.0 3500 2.0 3500 2.0 3500 Garage/Carport GARAGE GARAGE <th< th=""></th<>
Baths 2.1 2.0 3500 2. 3500 2.0 3500 Garage/Carport GARAGE GARAGE <thg< th=""></thg<>
Baths 2.1 2.0 3500 2. 3500 2.0 3500 Garage/Carport GARAGE GARAGE <thg< th=""></thg<>
Baths 2.1 2.0 3500 2. 3500 2.0 3500 Garage/Carport GARAGE GARAGE <thg< td=""></thg<>
Baths 2.1 2.0 3500 2. 3500 2.0 3500 Garage/Carport GARAGE GARAGE <thg< td=""></thg<>
Baths 2.1 2.0 3500 2. 3500 2.0 3500 Garage/Carport GARAGE GARAGE <thg< th=""></thg<>
Baths 2.1 2.0 3500 2. 3500 2.0 3500 Garage/Carport GARAGE GAGA GO GARAGE GAGA GADO GARAGE GADO GARAGE GADO GADO GADO GADO GADO GADO GADO GADO GADO

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 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



le

le

Alternate Key 3930656 Parcel ID 11-22-24-0600-000-02000

Current Owner

89119

LCPA Property Record Card Roll Year 2024 Status: A PRC Run: 11/1/2024 By

Card # 1 of 1

subject 0237

 Property Location

 Site Address 6134 LITTLE BLUFF CIR

 MASCOTTE
 FL 34753

 Mill Group
 0MA1
 NBHD 3349

 Property Use
 Last Inspection

 00100
 SINGLE FAMILY
 RBB 10-11-202

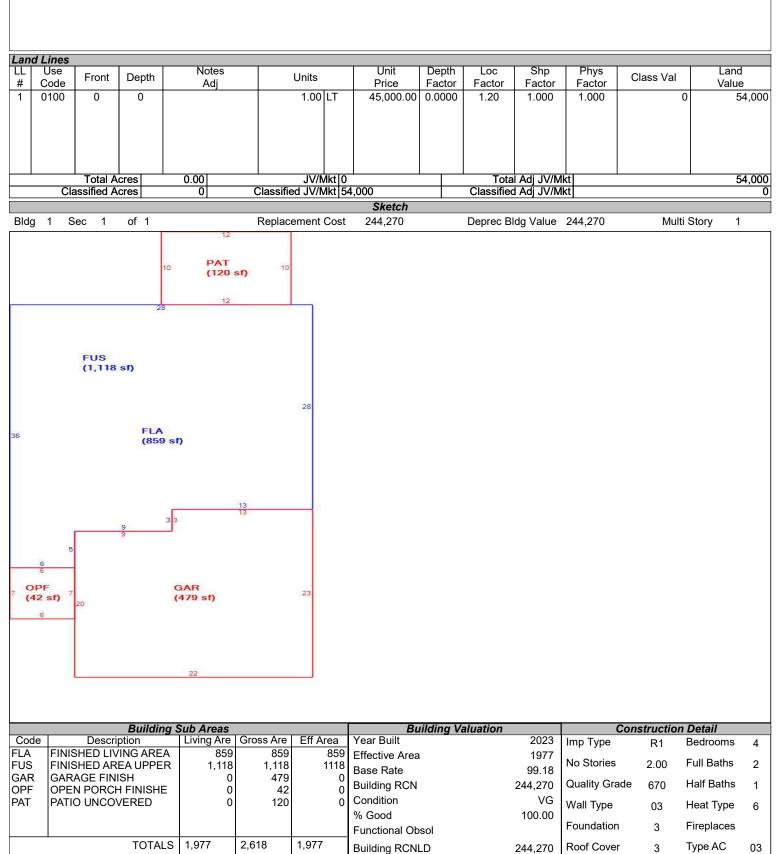
280 E PILOT RD LAS VEGAS

AS NV

Legal Description

AMH DEVELOPMENT LLC

ROPER TRAILS PB 76 PG 86-89 LOT 20



)14220 24-0021-0	00-11000		CPA Pro Roll Year	perty Reco 2024 Sta	ord Ca tus: A	ard		PRC Run: 1	1/1/2024 Card #	By 1 of	1
			ent Owner									perty Loca		
CREW	/S JOH	N L JR								Site A	ddress 195 H	HYDRA WA WELAND		34736
195 H	YDRA W	/AY			CO	omp	1			Mill G			IBHD 453	
			-	0.4700							Property U		Last Insp	
GRUV	/ELAND		FL	34736						001	00 SINGL	E FAMILY	RBB 01-	17-202
	Descrip													
PRESI	ERVE A	I SUNR	ISE PHASE	2 PB 70 PG	i 76-79 LOT	110 ORB 6	296 PG 363							
Land L														
	Use Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lan Valu	
	0100	0	0	Auj		1.00 LT	35,000.00			1.000	1.000			70,000
	Clas	Total A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 7	0.000	·	Tota	i Adj JV/N	1kt			70,000
	Clas	sified A	cies	0	Classin		Sketch		Classified		ואנן			0
Bldg	1 Se	c 1	of 1		Replac	ement Cost			Deprec Bl	dg Value	256,273	Mu	Iti Story	0
58	15	04	10 40 1 1 A 905 12	2	3 0 2 2 2 3 5 5	3								
Code		Descrip	Building	Sub Areas Living Are	Gross Are	Eff Area	Βι Year Built	iilding V	aluation/	2019	Contract Con	onstructio	n Detail Bedrooms	
FLA		IED LIV	ING AREA	1,905	1,905	1905	Effective Area	l		1905		R1		Ŭ
GAR	GARA	GE FINI	SH	0	420	0	Base Rate			115.87	No Stories	1.00	Full Baths	2
OPF	IOPEN	FORCE	I FINISHE	0	160	0	Building RCN			264,199	Quality Grad	le 680	Half Baths	0
	1						Condition			EX	Wall Type	03	Heat Type	6
							% Good	1		97.00	Foundation	3	Fireplaces	
	1		TOTALS	1,905	2,485	1,905	Functional Ob			0				
			IUTALS	1,303	2,400	1,305	Building RCN	LD		256,273	Roof Cover	3	Type AC	03

70,000

256,273

0

326,273

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024 By

Card # 1 of 1

		*Or		scellaneous F t 10 records a		below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
		1							

				Build	ing Perr	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2020	IMPS	01-01-2019	01-17-2020	1	0001	SFR FOR 2020	01-17-2020	

			Sales Informa	ation						Exer	nptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	۱	Year	Amount
2024026855 2019137620 2019046591	6296 5384 5270	0363 1316 0819	02-29-2024 11-25-2019 04-23-2019	WD WD WD	QQD	01 Q M	 	393,000 239,500 549,900					
						Val	ue Summ	aru			Total		0.00
Land Value Bld	lq Value	Misc	Value Mark	et Value		eferred		·	nty Ex Ar	nt Co Tax Val	Sch Tax	Val Prev	/ious Valu

300280

0.00

300280

326273

318,020

25993

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.

				00-18800		CPA Prop Roll Year 2	perty Reco 2024 Stat	ord Ca tus: A	rd		PRC Run: 11	/1/2024 Card # erty Locat i	By 1 of	1
MOH	IAMME		A & LISA MA	NGAR			•			Site A	ddress 209 JL	JNO DR		
68 O	PAL ST				C	omp (2			Mill G		/eland Ne	FL 3 3HD 4537	
ELM	ONT		NY	11003						001	Property Us	FAMILY	Last Inspe RBB 10-0	
Lega	l Descr	iption												
PRE	SERVE	AT SUNF	RISE PHASE	E 3 PB 74 PG	1-6 LOT 1	88 ORB 6244	PG 1969							
	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			70,00
	Cla	Total A assified A		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 70	,000		Tota Classified	i Adj JV/N I Adj JV/N	1kt 1kt		7	70,00
						*	Sketch			•	•			
Bldg	1 S	ec 1	of 1		Replac	ement Cost	247,997		Deprec Bl	dg Value	247,997	Mult	i Story	
5			5	FLA (1,777 s	D 11 11		9 9	22						
Code FLA GAR OPF PAT	FINIS GAR OPE	AGE FIN	ption ING AREA SH I FINISHE	5 Living Are 1,777 0 0 0	Gross Are 1,777 418 25 30	1777 0 0 0	Year Built Effective Area Base Rate Building RCN Condition % Good			2022 1777 116.23 247,997 VG 100.00	Co Imp Type No Stories Quality Grade Wall Type Foundation	nstruction R1 1.00 680 03 3	Detail Bedrooms Full Baths Half Baths Heat Type Fireplaces	4 2 6
			TOTALS	1,777	2,250	4	Functional Ob Building RCNI			247,997	Roof Cover	3	Туре АС	03
				· ·			10			271,381		5	7, 57.0	0.

70,000

247,997

0

317,997

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024 By

Card # 1 of 1

		*01		scellaneous F t 10 records a		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	Туре	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 Informa	Exemptions											
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	1	Year	Amount
2023141888	6244	1969	11-07-2023	WD	Q	01	Ι	355,000					
2023100681	6196	1114	08-10-2023	WD	U	11	1	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 Bld	Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Valu												

317997

0.00

317997

317997

310,061

0

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

Alternate Key 3914228 Parcel ID 12-22-24-0021-000-11800 Current Owner						CPA Prop Roll Year	perty Reco 2024 Sta	ord Ca tus: A		PRC Run: 11/1/2024 By Card # 1 of 1 Property Location						
ROTT			e nt Owner AND KYLE	WRIGHT						Site A	Address 214					
				WIGHT			n				GR	OVELAND	FL	34736		
214 H	YDRA W	AY			C	omp	3			Mill G	Froup 000		NBHD 4 Last Ins	537 pection		
GROV	/ELAND		FL	34736						001		LE FAMILY		0-03-201		
	Descript ERVE AT		RISE PHASE	E 2 PB 70 PG	6 76-79 LOT	118 ORB 62	229 PG 1409									
		Front	Dopth	Notes		Units	Unit	Depth	Loc	Shp	Phys	Class Va	La	and		
	Code /	Front 0	Depth 0	Adj		1.00 LT	Price 35,000.00	Factor 0.0000	Factor 2.00	Factor 1.000	Factor 1.000		Va 0	alue 70,000		
	5100	0	0			1.00 [1	33,000.00	0.0000	2.00	1.000	1.000			70,000		
		Total A	cres	0.00		JV/Mkt 0			Tota	i Adj JV/N				70,000		
		sified A		0.00	Classifie	ed JV/Mkt 70			Classified					10,000		
Bldg	1 Sec	: 1	of 1		Replac	ement Cost	Sketch 239,728		Deprec B	da Value	232,536	Mu	lti Story	0		
Diag	11				rtopido	29	200,120			ag value	202,000	iiic				
13	OPF (143 sf) 11)	13 13	FLA (1,6	4. 83 sf)			3	19							
40																
		1	9	0 0 (24 sf) 6 6	1	2 GCF (441	E 1	2	33							
			Buildina	Sub Areas			Bu	uilding Va	aluation			Constructio	n Detail			
Code FLA		Descrip		Living Are 1,683	Gross Are 1,683	Eff Area 1683	Year Built			2019	Imp Type	R1	Bedroom	is 3		
GAR	GARAG	SE FINI	SH	0	441	0	Effective Area Base Rate			1683 116.51	No Stories	1.00	Full Bath	is 2		
OPF	OPEN	PORCH	I FINISHE	0	167	0	Building RCN			239,728	Quality Gra	ade 680	Half Bath	ns 0		
							Condition			EX	Wall Type	03	Heat Typ	e 6		
							% Good Functional Ob	sol		97.00 0	Foundation	n 3	Fireplace	es 0		

TOTALS 1,683

2,291

1,683

Type AC

03

3

232,536 Roof Cover

70,000

232.536

0

302.536

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											
Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
								-			
	Description		*Only the firs	*Only the first 10 records a	*Only the first 10 records are reflected	*Only the first 10 records are reflected below	*Only the first 10 records are reflected below	*Only the first 10 records are reflected below			

	Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	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 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	I I V	359,000 258,300 319,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										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												

302536

50,000.00

252536

277536

295.222

0

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.