

# 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 AH Key 3930657

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 te	GOMPLETED BY			EOVED (V	(A)(B))
Petition#	24-0238	County Lake		ear 2024	Date received 9. 12.24
		COMPLETED BY TO	HEREIMONER	See See	
PART 1. Taxpaye					1/3
	nerican Homes 4 Rent, LLC; A	MH Development, LLC	Representative: Ryan	n, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdald Scottsdale, AZ 85254	e Rd, Ste 650	priyaloaradurcaa	-22-24-060 30 Little Bl	0-000-02100 luff Circle
Phone <b>954-740-6</b>	240		Email Res	sidentialAp	ppeals@ryan.com
The standard way	to receive information is	by US mail. If possible	e, I prefer to receive in	formation b	y 🗹 email 🗌 fax.
	petition after the petition at support my statement.		hed a statement of the	e reasons I	filed late and any
your evidence t evidence. The	to the value adjustment bo VAB or special magistrate	oard clerk. Florida law a e ruling will occur unde	llows the property appr er the same statutory g	raiser to cros uidelines as	• , ,
Type of Property ☐ Commercial ☐	✓ Res. 1-4 units Indus Res. 5+ units	strial and miscellaneou ultural or classified use	ıs High-water rechaı Vacant lots and acre	•	distoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition Che	eck one. If more than	one, file a separate	petition.	
Denial of classi Parent/grandpa Property was no Tangible person return required l		on January 1 nust have timely filed	(Include a date-sta a Qualifying improven	ng of exemp amped cop nent (s. 193.1 trol (s. 193.1	otion or classification y of application.)
determination  Enter the time by the reques group.	f this is a joint petition. Af n that they are substantia e (in minutes) you think yo sted time. For single joint p s or I will not be available	ally similar. (s. 194.01 ou need to present you petitions for multiple un	1(3)(e), (f), and (g), F. ir case. Most hearings its, parcels, or account	.S.) take 15 min s, provide th	nutes. The VAB is not bound ne time needed for the entire
You have the right evidence directly tappraiser's eviden You have the right of your property reinformation redact	t to exchange evidence we to the property appraiser nce. At the hearing, you he t, regardless of whether y ecord card containing info	with the property appro at least 15 days befor have the right to have you initiate the eviden promation relevant to the	aiser. To initiate the execution to the hearing and ma witnesses sworn. In the exchange, to receive computation of your	xchange, you ke a written ive from the r current as	

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.

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 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):  A Florida Bar licensed attorney (Florida Bar number	PART 3. Taxpayer Signature	V M A V	• • • • • • • • • • • • • • • • • • • •
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	without attaching a completed power of attorney or autho Written authorization from the taxpayer is required for acc	prization for representation to this form.	•
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	Under penalties of perjury, I declare that I am the owner of		
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.    am (check any box that applies):	Signature, taxpayer	Print name	Date
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.    am (check any box that applies):   (taxpayer or an affiliated entity).   A Florida Bar licensed attorney (Florida Bar number	PART 4 Employee, Attorney, or Licensed Professiona	l Signature	
An employee of	Complete part 4 if you are the taxpayer's or an affiliated or representatives.		owing licensed
A Florida Bar licensed attorney (Florida Bar number	(	(tavnaver or an affiliated e	antity)
■ A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number			muty).
A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number	I—		RD6182
□ 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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of proce under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.    Robert Peyton			er ).
am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of proce under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.    Robert Peyton	1	is required for access to confidential informa	ation from the property
Print name  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 proper 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 becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.	am the owner's authorized representative for purposes of	f filing this petition and of becoming an age	nt for service of process
Print name  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 proper 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 becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.	Robert L. Penton	Robert Peyton	9/10/2024
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 II 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 II 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 proper 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 the facts stated in it are true.			Date
☐ I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 about 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 proper 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 becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.	PART 5. Unlicensed Representative Signature		
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becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.		is required for access to confidential inform	nation from the property
Signature, representative Print name Date	becoming an agent for service of process under s. 194.0		
	Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0238		Alternate K	ey: 3930657	Parcel	ID: 11-22-24-06	00-000-02100
Petitioner Name The Petitioner is:	Taxpayer of Rec	Ryan, LLC	payer's agent	Property Address		LE BLUFF CIF	Check if Mu	·
Other, Explain:				71441000			on pe	etition
Owner Name	AMH D	Developmen	t LLC	Value from TRIM Notic		re Board Action	i value atter i	Board Action
1. Just Value, red	uired			\$ 318,1	04 \$	318,1	04	-
2. Assessed or c	•	ue. *if appli	cable	\$ 302,6		302,6		
3. Exempt value,				\$	-			
4. Taxable Value,		<u></u>		\$ 302,6	00 \$	302,6	00	
*All values entered		ty taxable va	lues, School an			· · · · · · · · · · · · · · · · · · ·		
Last Sale Date	11/18/2020	Pric	ce:\$1,80	00,000	✓ Arm's Length	Distressed	Book <u>5588</u> l	Page <u>1482</u>
ITEM	Subje	ct	Compara	able #1	Compai	able #2	Compara	able #3
AK#	39306		3914		3914		38643	
Address	6130 LITTLE B MASCO		195 HYDF GROVE		206 HYD GROVI		315 IRVING GROVE	
Proximity			1.60 N		1.60		1.20 M	
Sales Price			\$393,0		\$399		\$460,0	
Cost of Sale			-15		-15		-159	
Time Adjust			0.00		3.2		0.00	
Adjusted Sale	¢141.60 m	or CC	\$334,0		\$351		\$391,0	
\$/SF FLA Sale Date	\$141.69 p	ei Sr	\$175.35 2/29/2		\$184.73 4/25/		\$200.72 2/26/2	•
Terms of Sale			✓ Arm's Length	Distressed	√ Arm's Length		✓ Arm's Length	Distressed
Terris or Sale			7 min o zongan	Biotrococa	7 anno zongan	Biotrocod	/ / / / / Longar	
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	1	2019	11000	2020	1
Constr. Type	BLK/STUCCO		BLK/STUCCO	)	BLK/STUCC	)	BLK/STUCCO	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	3.		2.0	5000	2.0	5000	2.1	3500
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE	
Porches	OPF/OPF		OPF/OPF		OPF/OPF		OPF/SPF	-5000
Pool	N		N 0	0	N 0	0	Y 0	-29788
Fireplace AC	0 Central		Central	0	Central	0	Central	0
Other Adds	NONE		NONE	1 0	PAT	-2000	NONE	+
Site Size	.14 AC		.15 AC	-16000	.16 AC	-16000	.15 AC	-16000
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIA		RESIDENTIAL	
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIA		RESIDENTIAL	_
11017			Net Adj. 1.8%	6000	Net Adj. 1.1%	4000	-Net Adj. 8.3%	-32438
			Gross Adj. 11.4%		Gross Adj. 11.49		Gross Adj. 17.7%	
	Market Value	\$318,104	Adj Market Value	\$340,050	Adj Market Value	\$355,918	Adj Market Value	\$358,562
Adj. Sales Price	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 3930657

Parcel ID 11-22-24-0600-000-02100

Current Owner AMH DEVELOPMENT LLC

280 E PILOT RD

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

# 2024-0238 subject

PRC Run: 10/31/2024 By

> Card # 1 of 1

**Property Location** 

Site Address 6130 LITTLE BLUFF CIR

MASCOTTE 0MA1

NBHD 3349

FL 34753

Property Use 00100

Mill Group

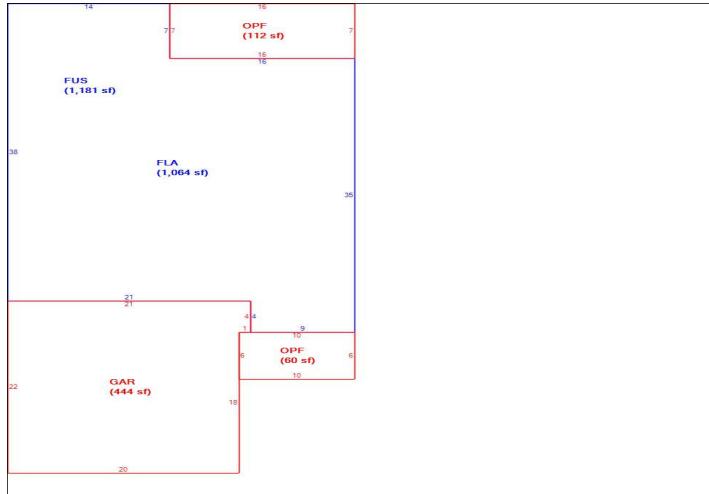
Last Inspection SINGLE FAMILY RBB 10-11-202

Legal Description

ROPER TRAILS PB 76 PG 86-89 LOT 21

Lan	and 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			
						J					34,000				
Classified Acres 0 Classified JV/Mkt 54.000 Classified Adi JV/Mkt									0						

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



		Building S	Sub Areas			Building Valuation	Construction Detail				
	Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	5
F	-LA	FINISHED LIVING AREA	1,064	1,064	1064	Effective Area	2245				1
	-	FINISHED AREA UPPER	1,181	1,181	1181	Base Rate	96.70	No Stories	2.00	Full Baths	3
	-	GARAGE FINISH	0	444	0	Building RCN	264,104	Quality Grade	670	Half Baths	
C	OPF	OPEN PORCH FINISHE	0	172	0	•	,	addity Ordao	070	rian Batrio	
						Condition	VG	Wall Type	03	Heat Type	6
						% Good	100.00		00		٠
						Functional Obsol		Foundation	3	Fireplaces	
		TOTALS	2,245	2,861	2,245	Building RCNLD	264.104	Roof Cover	3	Type AC	03

Alternate Key 3930657 11 22 24 0600 000 02100

# **LCPA Property Record Card**

PRC Run: 10/31/2024

Ву

Parcei	וו-22-	24-060	0-000-0	2100		Rol	I Yea	r 202	4 Sta	ıtus: A			Card #	1 (	ו וכ
						*Only			aneous F records a	eatures re reflected b	elow				
Code		Descrip	tion		Uni	its	Туре	Ur	it Price	Year Blt	Effect Y	r RCN	%Good	Apr	· Value
								Rui	Iding Peri	mite					
Roll Yea	r Permit	ID	Issue Da	ate C	omp D	)ate	Am	ount	Type		Descri	otion	Review D	ate C	O Date
2024	507-23-01		01-17-20		0-11-2			191,81		SFR 2234SF		Description Review 130 LITTLE BLUFF CIR 10-11			70 2410
				Sales I	nform	ation						Exei	mptions		
Instru								Sale Price	Code	Description		Year	Amount		
	132615	5588	1482	11-18-	2020	WD	Q	05	V	1,800,000					
													Total		0.0

	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				

<sup>\*\*\*</sup>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 3914220 Parcel ID 12-22-24-0021-000-11000

### CREWS JOHN L JR

195 HYDRA WAY

 $\mathsf{FL}$ 

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** 

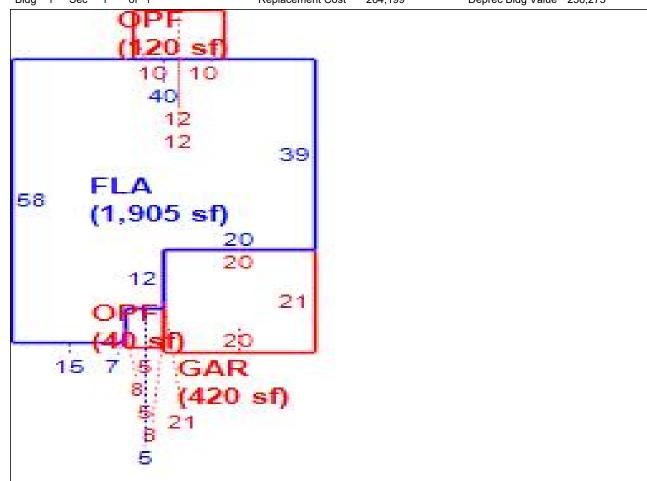
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 110 ORB 6296 PG 363

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		
											t		70,000		
Classified Acres 0 Classified JV/Mkt 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	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		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	)20		01-17-2	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

<sup>\*\*\*</sup>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 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** 

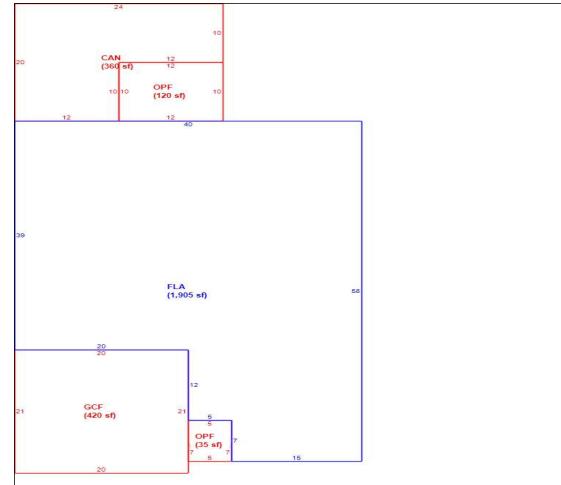
PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 120 ORB 6131 PG 1154

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

<sup>\*\*\*</sup>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 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

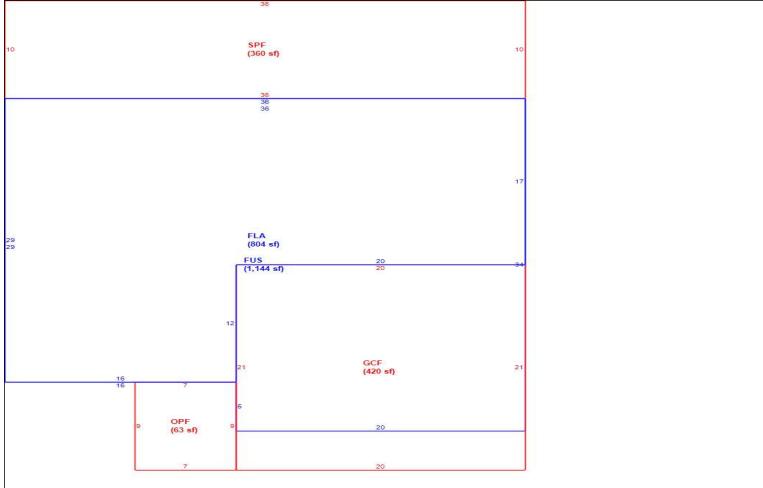
SINGLE FAMILY 00100 RBB 01-01-202

Legal Description

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

	and the control of th														
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 Grade	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	261 052	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

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