



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes Alt Key 3930659

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), 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 # 2024-0240	Alternate Key: 3930659	Parcel ID: 11-22-24-0600-000-02300	
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 6122 LITTLE BLUFF CIR MASCOTTE		<input type="checkbox"/> Check if Multiple Parcels
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	\$ 269,609	\$ 269,609	
2. Assessed or classified use value, *if applicable	\$ 254,100	\$ 254,100	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 254,100	\$ 254,100	
*All values entered should be county taxable values, School and other taxing authority values may differ.			

Last Sale Date 11/18/2020 Price: \$1,800,000 Arm's Length Distressed Book 5588 Page 1482

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3930659	3853710	3853866	3853760
Address	6122 LITTLE BLUFF CIR MASCOTTE	15816 SURFBIRD CT. MASCOTTE	15717 PINE SISKIN LOOP MASCOTTE	15663 MERLIN AVE MASCOTTE
Proximity		1.15 MILE	.75 MILE	1.00 MILE
Sales Price		\$329,900	\$340,000	\$348,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.20%	0.80%	1.20%
Adjusted Sale		\$290,972	\$291,720	\$299,976
\$/SF FLA	\$160.01 per SF	\$161.56 per SF	\$161.98 per SF	\$150.06 per SF
Sale Date		4/17/2023	10/13/2023	9/15/2023
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	1,685	1,801	-5800	1,801	-5800	1,999	-15700
Year Built	2023	2019		2019		2019	
Constr. Type	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.1	2	3500	2.0	3500	2.0	3500
Garage/Carport	GARAGE	GARAGE		GARAGE		GARAGE	
Porches	OPF/PAT	OPF/PAT		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	.14 AC	.20 AC	-19000	.18 AC	-19000	.18 AC	-19000
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 7.3%	-21300	-Net Adj. 7.3%	-21300	-Net Adj. 11.1%	-33200
		Gross Adj. 9.7%	28300	Gross Adj. 9.7%	28300	Gross Adj. 13.4%	40200
Adj. Sales Price	Market Value \$269,609	Adj Market Value	\$269,672	Adj Market Value	\$270,420	Adj Market Value	\$266,776
	Value per SF 160.01						

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.

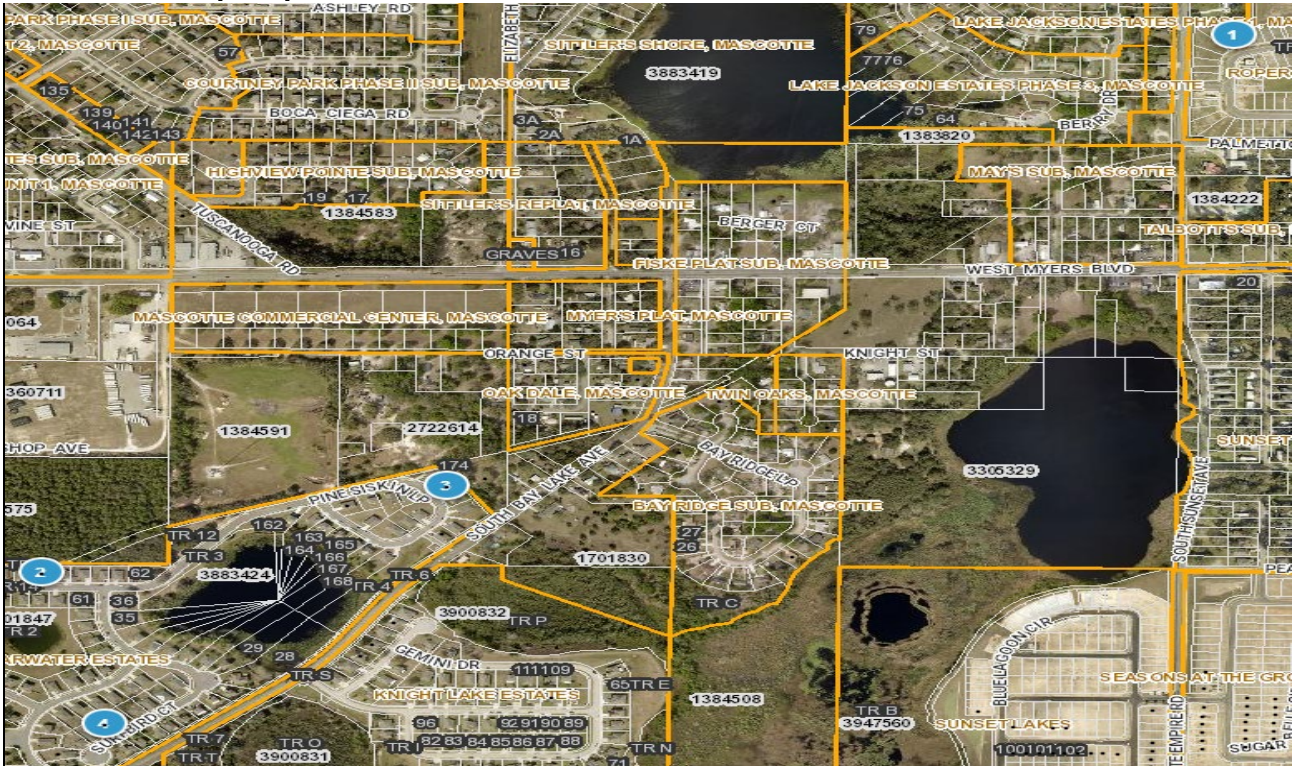
Petitioners subject shows beds baths unknown so they did adjustments to all their comps, we used the same comps with the correct info and adjustments to show the value is fair and just.

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

2024-0240 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3930659	6122 LITTLE BLUFF CIR MASCOTTE	-
2	3	3853760	15663 Merlin Ave. Mascotte	1 mile
3	2	3853866	15717 Pine Siskin loop Mascotte	.75 mile
4	1	3853710	15816 Surfbird Ct. Mascotte	1.15 mile
5				
6				
7				
8				

Alternate Key 3930659
Parcel ID 11-22-24-0600-000-02300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0240 Subject
PRC Run: 10/31/2024 By bboone
Card # 1 of 1

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

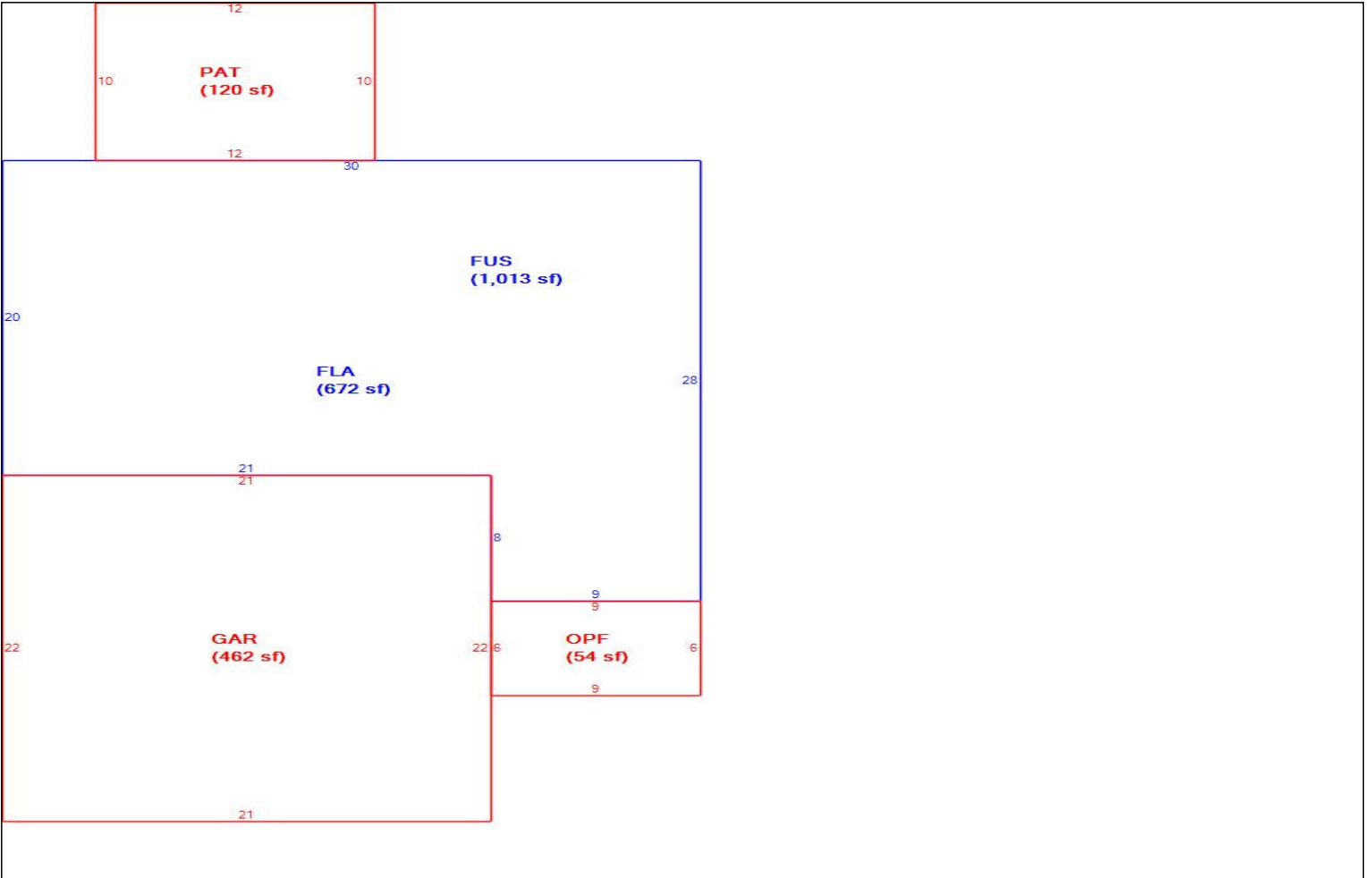
subject

Property Location		
Site Address 6122 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 23

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 215,609
Deprec Bldg Value 215,609		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	672	672	672	Effective Area	1685	No Stories	2.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,013	1,013	1013	Base Rate	99.91	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	462	0	Building RCN	215,609	Wall Type	03	Heat Type	6
OPF	OPEN PORCH FINISHE	0	54	0	Condition	VG	Foundation	3	Fireplaces	
PAT	PATIO UNCOVERED	0	120	0	% Good	100.00	Functional Obsol			
TOTALS		1,685	2,321	1,685	Building RCNLD	215,609	Roof Cover	3	Type AC	03

Alternate Key 3930659
 Parcel ID 11-22-24-0600-000-02300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0240 Subject By bboone
 PRC Run: 10/31/2024
 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	486-23-01	01-10-2023	10-11-2023	158,048	0001	SFR 1644SF 6122 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	215,609	0	269,609	0	269609	0.00	269609	269609	269,609	

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 3853710
Parcel ID 15-22-24-0010-000-01700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0240 Comp 1
PRC Run: 10/31/2024 By
Card # 1 of 1

Current Owner		
PEREZ JIMMY & CLAUDIA G		
15816 SURFBIRD CT		
MASCOTTE	FL	34753

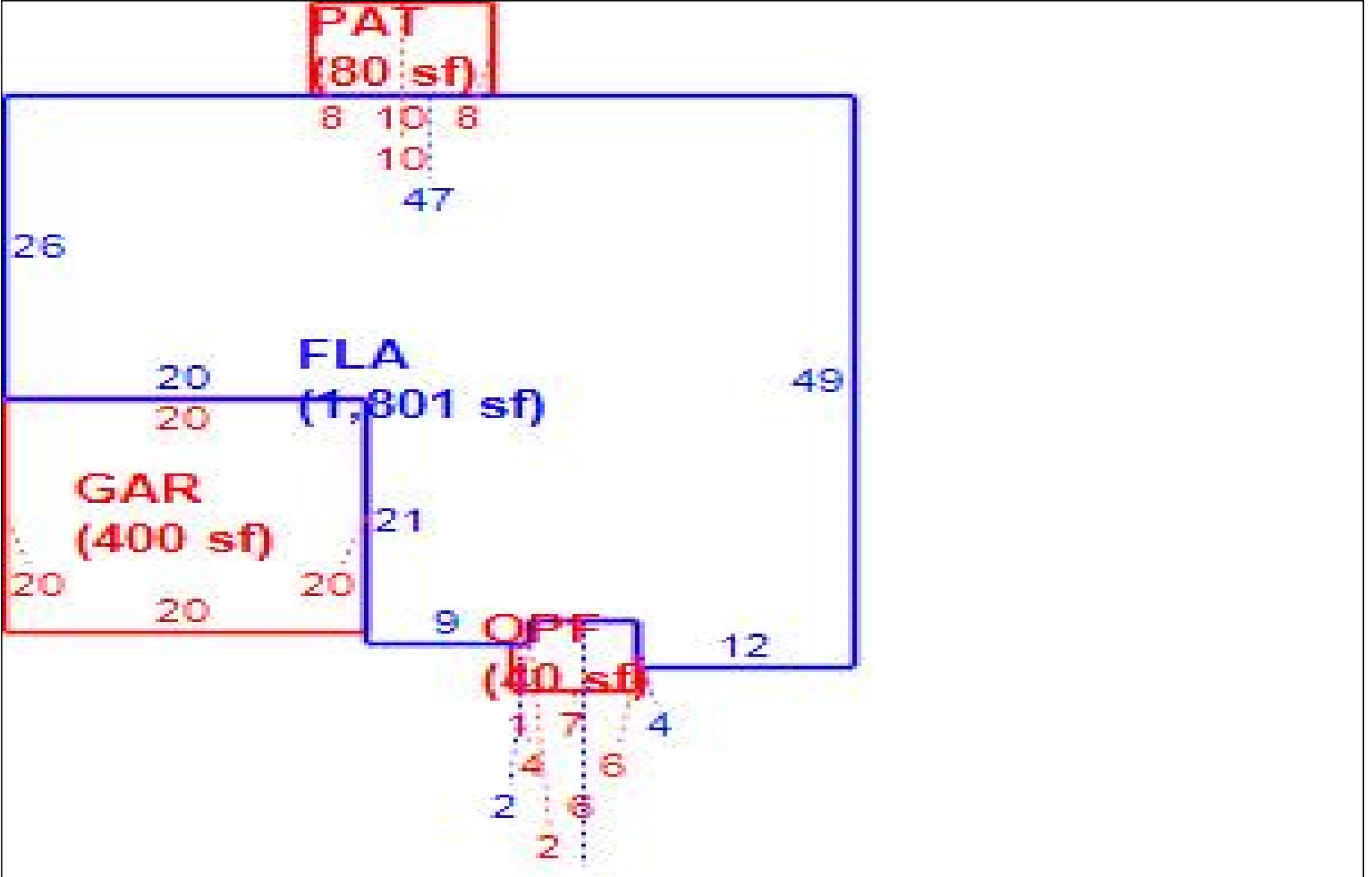
comp 1

Property Location			
Site Address	15816 SURFBIRD CT		
	MASCOTTE	FL	34753
Mill Group	00MA	NBHD	0524
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-10-201

Legal Description
SHEARWATER ESTATES PB 59 PG 33-35 LOT 17 ORB 6129 PG 2250

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	36,500.00	0.0000	2.00	1.000	1.000	0	73,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		73,000		
Classified Acres		0		Classified JV/Mkt		73,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 207,396
Deprec Bldg Value 201,174		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	1,801	1,801	1801	Effective Area	1801	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	96.13	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	207,396	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
TOTALS		1,801	2,321	1,801	Building RCNLD	201,174	Roof Cover	3	Type AC	03

Alternate Key 3853710
 Parcel ID 15-22-24-0010-000-01700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0240 Comp 1
 PRC Run: 10/31/2024 By
 Card # 1 of 1

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	306-18-06BEP	01-01-2019	07-10-2019	265,984	0001	SFR FOR 2020	07-15-2019		
2019	306-18-06BEP	06-19-2018	12-18-2018	265,984	0001	SFR 15816 SURFBIRD CT	12-18-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023047084	6129	2250	04-17-2023	WD	Q	01	I	329,900	039	HOMESTEAD	2024	25000
2019042259	5265	1024	04-15-2019	WD	Q	Q	I	223,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018057357	5111	0195	05-16-2018	WD	U	M	V	262,900				
2017040402	4929	1980	04-12-2017	WD	U	M	V	2,658,300				
2017002132	4886	0588	12-27-2016	WD	U	M	V	3,656,300				
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	
73,000	201,174	0	274,174	0	274174	50,000.00	224174	249174	274,174	

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Alternate Key 3853866
 Parcel ID 15-22-24-0010-000-17300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0240 Comp 2
 PRC Run: 10/31/2024 By
 Card # 1 of 1

Current Owner		
KADLEC JAYSON C		
15717 PINE SISKIN LOOP		
MASCOTTE	FL	34753

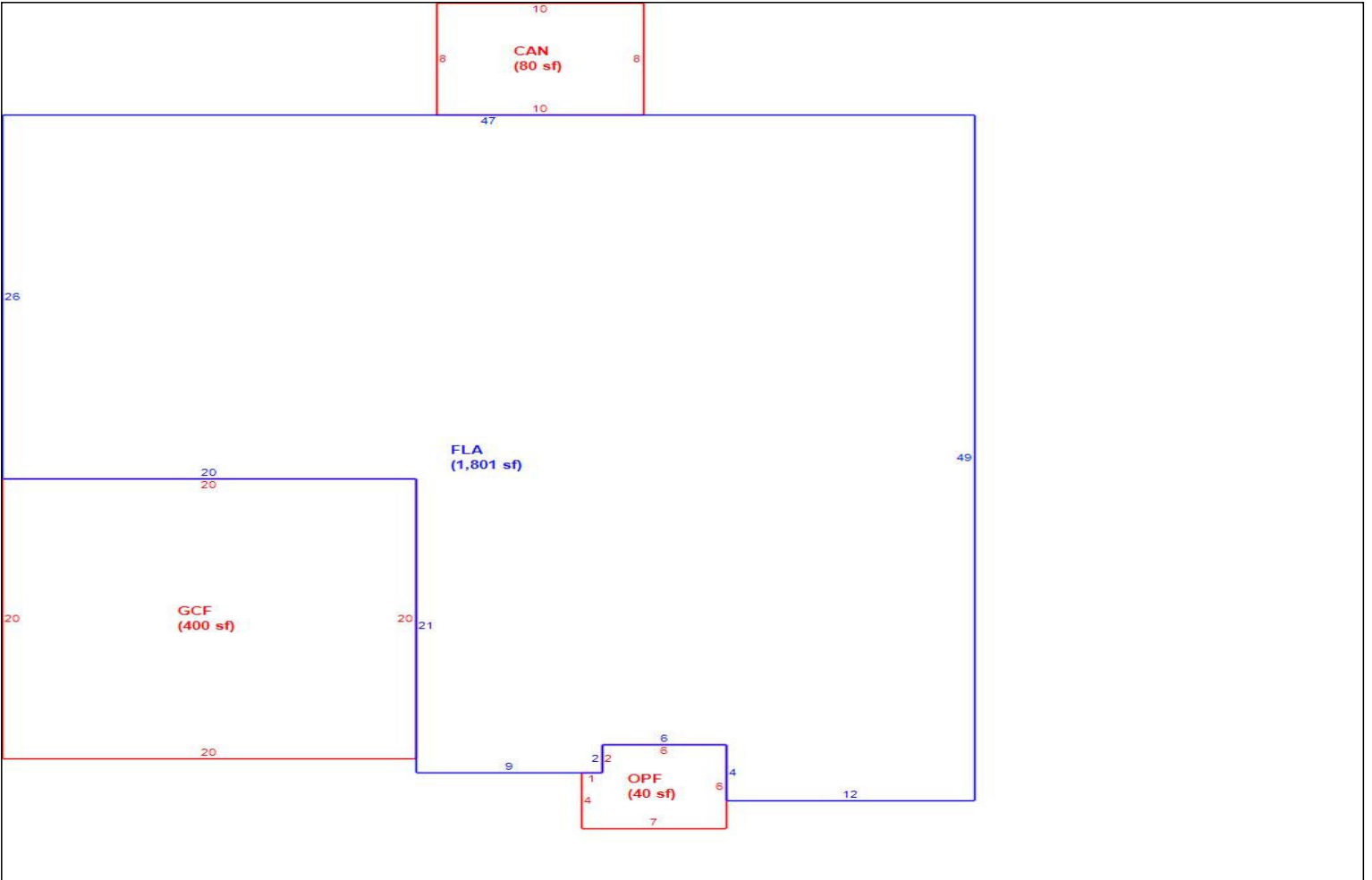
comp 2

Property Location		
Site Address 15717 PINE SISKIN LOOP		
MASCOTTE FL 34753		
Mill Group	00MA	NBHD 0524
Property Use		Last Inspection
00100	SINGLE FAMILY	DLS 11-27-201

Legal Description
SHEARWATER ESTATES PB 59 PG 33-35 LOT 173 ORB 6227 PG 1550

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	36,500.00	0.0000	2.00	1.000	1.000	0	73,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		73,000		
Classified Acres		0		Classified JV/Mkt		73,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 207,396 Deprec Bldg Value 201,174 Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,801	1,801	1801	2019	1801	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		96.13	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	40	0		207,396	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	80	0		EX	Foundation	3	Fireplaces	0
TOTALS		1,801	2,321	1,801		0	Roof Cover	3	Type AC	03
					Building RCNLD	201,174				

Alternate Key 3853866
 Parcel ID 15-22-24-0010-000-17300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0240 Comp 2
 PRC Run: 10/31/2024 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	286-19-07	07-10-2019	11-27-2019	271,971	0001	SFR 3BR 15717 PINE SISKIN LOOP	12-02-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023127409	6227	1550	10-13-2023	WD	Q	01	I	340,000	039	HOMESTEAD	2024	25000
2020018546	5421	1006	02-10-2020	WD	Q	01	I	230,500	059	ADDITIONAL HOMESTEAD	2024	25000
2019065550	5293	0881	06-05-2019	WD	U	M	V	292,200				
2017040402	4929	1980	04-12-2017	WD	U	M	V	2,658,300				
2017002132	4886	0588	12-27-2016	WD	U	M	V	3,656,300				
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	
73,000	201,174	0	274,174	0	274174	50,000.00	224174	249174	274,174	

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Alternate Key 3853760
Parcel ID 15-22-24-0010-000-06700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0240 Comp 3
PRC Run: 10/31/2024 By
Card # 1 of 1

Current Owner		
GARCIA CAMACHO LUIS R SR & FLOR L		
15663 MERLIN AVE		
MASCOTTE	FL	34753

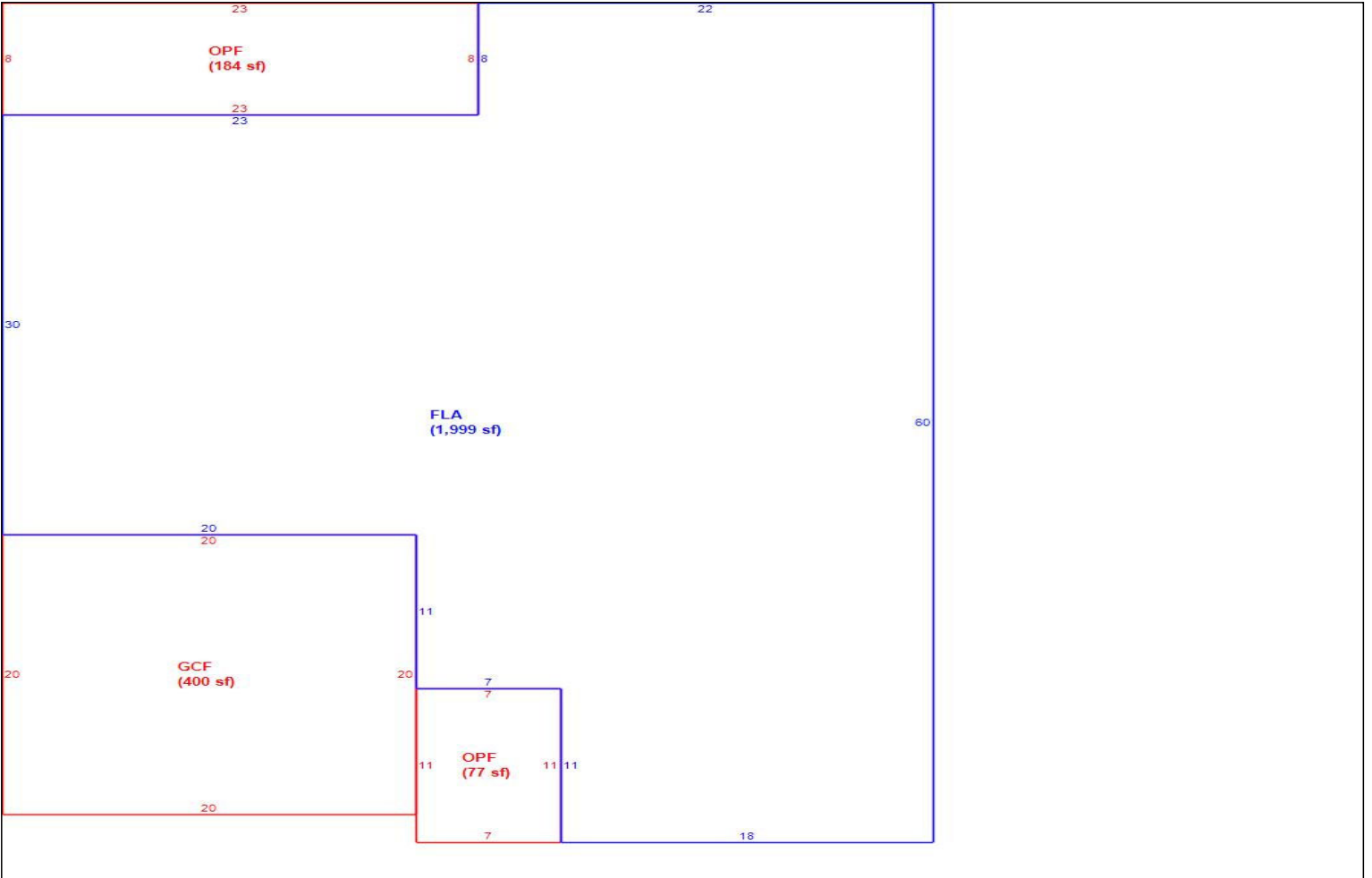
comp 3

Property Location			
Site Address	15663 MERLIN AVE		
	MASCOTTE	FL	34753
Mill Group	00MA	NBHD	0524
Property Use		Last Inspection	
00100	SINGLE FAMILY	RBB	07-10-201

Legal Description
SHEARWATER ESTATES PB 59 PG 33-35 LOT 67 ORB 6213 PG 1283

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	36,500.00	0.0000	2.00	1.000	1.000	0	73,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		73,000		
Classified Acres		0		Classified JV/Mkt		73,000		Classified Adj JV/Mkt		0		

Sketch											
Bldg	1	Sec	1	of	1	Replacement Cost	228,009	Deprec Bldg Value	221,169	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	1,999	1,999	1999	Effective Area	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	95.66	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	261	0	Building RCN	228,009	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Functional Obsol	0		
					Building RCNLD	221,169	Roof Cover	3	Type AC	03
TOTALS		1,999	2,660	1,999						

Alternate Key 3853760
 Parcel ID 15-22-24-0010-000-06700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0240 Comp 3
 PRC Run: 10/31/2024 By
 Card # 1 of 1

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	338-18-07BEP	01-01-2019	07-10-2019	276,759	0001	SFR FOR 2020	07-15-2019		
2019	338-18-07BEP	07-10-2018	12-18-2018	276,759	0001	SFR 15663 MERLIN AVE	12-18-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023115439	6213	1283	09-15-2023	WD	Q	01	I	348,000	039	HOMESTEAD	2024	25000
2109034615	5256	0432	03-13-2019	WD	Q	Q	I	234,000	059	ADDITIONAL HOMESTEAD	2024	25000
2018078250	5135	1416	07-03-2018	WD	U	M	V	262,900				
2017040402	4929	1980	04-12-2017	WD	U	M	V	2,658,300				
2017002132	4886	0588	12-27-2016	WD	U	M	V	3,656,300				
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	
73,000	221,169	0	294,169	0	294169	50,000.00	244169	269169	294,169	

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