FLORIDA

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23

Section 194.011, Florida Statutes Alt Key 3930659

Eff. 11/23 age 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.

	GOM	PLENED BY GL	erkof The Va	MENDINEIME	NT BOARD (	(VAE)	
Petition#	1024-	0240	County Lake		ax year <b>2024</b>	Date received	9.12.23
		on it is on	MARIE METATIVO	HE PEVIVIONER.	; · · · ·		
PART 1. Taxpa	yer Informa	tion					2.4884
Taxpayer name:	American Hom	es 4 Rent, LLC; AMI	l Development, LLC	Representative: F	Ryan, LLC c/c	Robert Peyton	
Mailing address for notices		LC Iorth Scottsdale F ale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	11-22-24-06 6122 Little E	00-000-02300 Bluff Circle	
Phone 954-740-	-6240			Email	ResidentialA	Appeals@ryan.co	om
The standard war	y to receive	information is by	US mail. If possible	e, I prefer to receiv	e information	by 🗹 email	☐ fax.
_	•	er the petition de my statement.	eadline. I have attac	hed a statement o	f the reasons	I filed late and ar	ny
your evidence evidence. The	e to the value e VAB or spe v  Res. 1-4	e adjustment boar ecial magistrate r 4 units⊡ Industri	ny evidence conside d clerk. Florida law a uling will occur unde al and miscellaneou ral or classified use	illows the property a er the same statutor	appraiser to cro ry guidelines a charge	oss examine or ob	ject to your sent.) alornonprofit
PART 2. Reaso		<del>-</del>	k one. If more than				
Real property Denial of clas Parent/grand Property was r	v value (che sification parent reduc not substant onal propert i by s.193.0	ck one) decrea ction ially complete or y value (You must 52. (s.194.034, F	se	☐ Denial of exer ☐ Denial for late (Include a date a ☐Qualifying impro	e filing of exeme-stamped coovernent (s. 193. control (s. 193.	nption or classific	) change of
determinati  Enter the tir by the reque group.  My witness	on that they ne (in minute ested time. F es or I will n	are substantially es) you think you for single joint pet ot be available to	ch a list of units, pa y similar. (s. 194.01 need to present you itions for multiple un attend on specific the property appro	1(3)(e), (f), and (g) ir case. Most hearing its, parcels, or accordates. I have attace	), F.S.) ngs take 15 mi punts, provide ched a list of d	inutes. The VAB is the time needed fo lates.	or the entire
evidence directly appraiser's evide	to the propence. At the	erty appraiser at hearing, you hav	least 15 days before the right to have	re the hearing and witnesses sworn.	make a writte	en request for the	property
of your property	record card cted. When	containing inform the property app	u initiate the eviden nation relevant to the raiser receives the	ne computation of	your current a	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.

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you are a without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	ion 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.	any confidential information related to e property described in this petition an	this petition. d that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig	nature	
Complete part 4 if you are the taxpayer's or an affiliated entity representatives.	's employee or you are one of the foll	owing licensed
l am (check any box that applies):	,	
An employee of	(taxpayer or an affiliated of	entity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapter 47	5, Florida Statutes (license number –	RD6182 ).
A Florida real estate broker licensed under Chapter 475, I	Florida Statutes (license number	).
A Florida certified public accountant licensed under Chapt	er 473, Florida Statutes (license numb	oer).
I understand that written authorization from the taxpayer is recappraiser or tax collector.	quired for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filin under s. 194.011(3)(h), Florida Statutes, and that I have read	g this petition and of becoming an age	ent for service of process
Robert I. Payton	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 lis	sted in part 4 above.	
☐ I am a compensated representative not acting as one of the AND (check one)	he licensed representatives or employ	rees listed in part 4 above
☐ Attached is a power of attorney that conforms to the required taxpayer's authorized signature OR ☐ the taxpayer's authorized		
☐ I am an uncompensated representative filing this petition	AND (check one)	
the taxpayer's authorization is attached OR the taxpay	ver's authorized signature is in part 3 c	of this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential infor	mation 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(3 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0240		Alternate K	ey: <b>3930659</b>	Parcel I	D: <b>11-22-24-06</b>	00-000-02300	
Petitioner Name		RYAN,LLC		Droporty	C422 L ITT	E DI LIEE CID	Check if Mu	ultiple Parcels	
The Petitioner is:	Taxpayer of Rec	cord 🗸 Tax	payer's agent	Property Address		LE BLUFF CIR SCOTTE			
Other, Explain:				Address	Wizac	,00112			
Owner Name	AMH DE	VELOPME	NT LLC	Value from	Value befor	e Board Actio	n valaa aa	D	
				TRIM Notice	e Value preser	ited by Prop App	r   Value aπer i	Board Action	
1. Just Value, red	quired			\$ 269,60	09 \$	269,60	)9		
2. Assessed or c		ue, *if appli	cable	\$ 254,10	00 \$	254,10	00		
3. Exempt value,				\$	-	,			
4. Taxable Value,	*required			\$ 254,10	00 \$	254,10	00		
*All values entered	d should be count	ty taxable va	lues, School and	d other taxing	authority values	may differ.			
				-		<b>T</b> 5:			
Last Sale Date	11/18/2020	Pric	<b>:e:</b> \$1,80	00,000	✓ Arm's Length	Distressed	Book <u>5588</u> I	Page <u>1482</u>	
ITEM	Subje	ct	Compara	able #1	Compara	able #2	Compara	able #3	
AK#	39306	59	38537	710	3853	866	3853	760	
Address	6122 LITTLE B		15816 SURF		15717 PINE S		15663 MEF		
	MASCO	TTE	MASCO		MASCO		MASCO		
Proximity			1.15 M \$329,9		.75 M		1.00 M		
Sales Price			\$329,8 -15°		\$340,0 -15 <sup>0</sup>		\$348,000 -15%		
Cost of Sale Time Adjust			3.20		0.80		1.20		
Adjusted Sale			\$290,9		\$291,		\$299,9		
\$/SF FLA	\$160.01 p	er SF	\$161.56		\$161.98		\$150.06		
Sale Date	ψ100.01 β	.01 01	4/17/2		10/13/2		9/15/2	•	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	_	✓ Arm's Length	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	2000	
Porches Pool	OPF/PAT N		OPF/PAT N	0	OPF/PAT N	0	OPF/OPF N	-2000 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%		
4 !! 6 ! !	Market Value	\$269,609	Adj Market Value	\$269,672	Adj Market Value	\$270,420	Adj Market Value	\$266,776	
Adj. Sales Price	Value per SF	160.01							

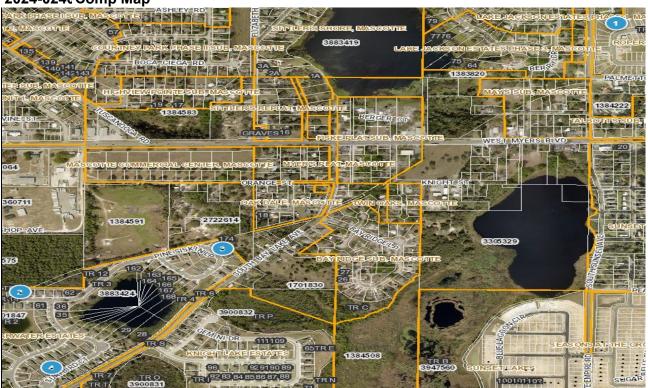
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, 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	r comps, we used the s	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

#### 2024-024( 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				

Parcel ID 11-22-24-0600-000-02300 Current Owner

AMH DEVELOPMENT LLC

280 E PILOT RD

LAS VEGAS NV89119 **LCPA Property Record Card** Roll Year 2025 Status: A

### subject

2024-0240 Subject PRC Run: 10/31/2024 By bboone

Card # 1 of 1

**Property Location** 

Site Address 6122 LITTLE BLUFF CIR

MASCOTTE FL 34753 Mill Group NBHD 0MA1 3349

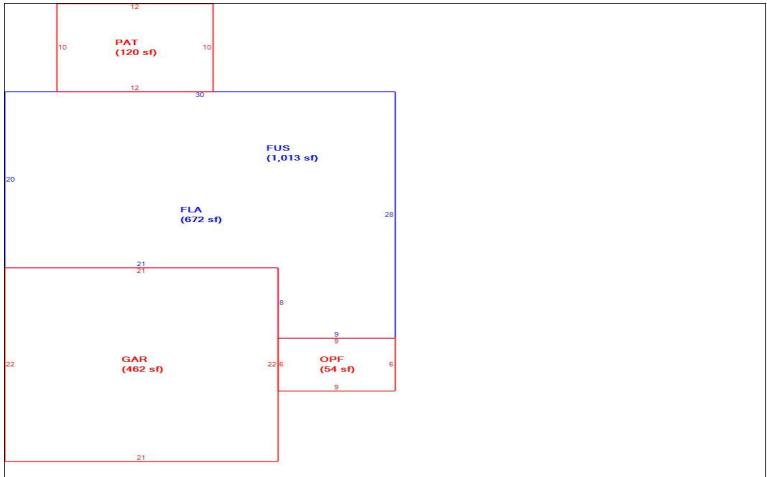
Property Use Last Inspection 00100 SINGLE FAMILY RBB 10-11-202

Legal Description

ROPER TRAILS PB 76 PG 86-89 LOT 23

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	7.53	1.00	LT		0.0000		1.000	1.000	0	54,000		
		Total A	cres	0.001	.1\//\	/kt 0			Tota	 il Adj JV/MI	 kt		54,000		
					Classified JV/N		,000			d Adj JV/MI			0		

Sketch Bldg 1 215,609 Deprec Bldg Value 215,609 Multi Story 1 Sec 1 of 1 Replacement Cost



	Building S	Sub Areas			Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2023	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	672	672	672	Effective Area	1685					
FUS	FINISHED AREA UPPER	1,013	1,013	1013	Base Rate	99.91	No Stories	2.00	Full Baths	2	
GAR	GARAGE FINISH	0	462	0	Building RCN	215.609	Quality Grade	670	Half Baths	4	
OPF	OPEN PORCH FINISHE	0	54	0		-,	Quality Oracc	070	Hall Datils	'	
PAT	PATIO UNCOVERED	0	120	0	Condition	VG	Wall Type	03	Heat Type	6	
					% Good	100.00	,,	00	71	١ .	
					Functional Obsol		Foundation	3	Fireplaces		
	TOTALS		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 PRC Run: 10/31/2024 By bboone

Parcel ID	11-22-	24-060	0-000-0	2300		Ro	II Yea	r 202	25 Sta	itus: A			Card #	1	of	1
						*Only			laneous F	eatures re reflected b	nelow					
Code		Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	T	Apr V	′alue
									ilding Per	mits						
Roll Year 2024	Permit 486-23-01		Issue Da 01-10-20		Comp [ 0-11-2		Am	ount 158,04	Type 18 0001	055 404405	Descri	otion TLE BLUFF CIR	Review D		CO	Date
				Sales									nptions			
Instrume 202013		5588	/Page 1482	Sale 11-18-		WD	Q/U Q	Code 05	Vac/Imp V	Sale Price 1,800,000	Code	Description	1	Yea	r .	Amoun
													Total			0.0
								Va	lue Summ	nary						
I and Value	a Bldo	ı Value	Misc	Value	Mark	et Valu	_ D	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	\/al	revio	ue Valı

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

<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.\*\*\*

Parcel ID 15-22-24-0010-000-01700 Current Owner

PEREZ JIMMY & CLAUDIA G

15816 SURFBIRD CT

MASCOTTE  $\mathsf{FL}$ 34753 **LCPA Property Record Card** Roll Year 2025 Status: A

#### comp 1

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

Card # 1 of 1

**Property Location** 

Site Address 15816 SURFBIRD CT

MASCOTTE FL 34753 00MA NBHD

Mill Group 0524

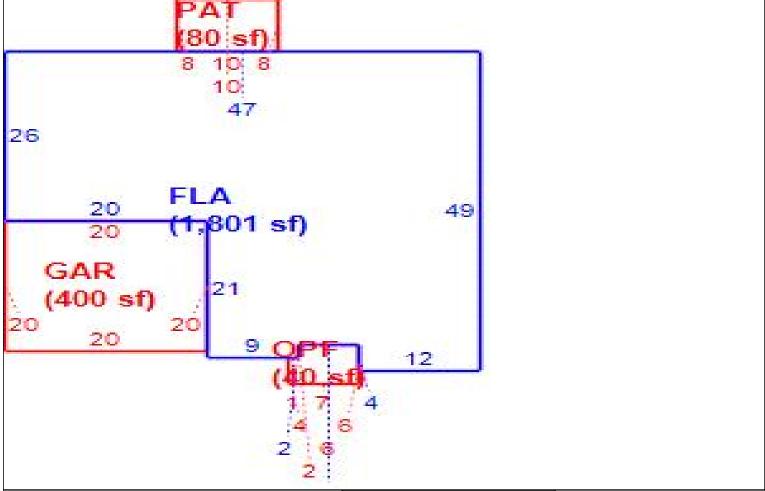
Property Use Last Inspection 00100 SINGLE FAMILY RBB 07-10-201

Legal Description

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

Lan	Land Lines														
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land			
#	Code	1 TOTAL	Берш	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value			
1	0100	0	0		1.00 LT	36,500.00	0.0000	2.00	1.000	1.000	0	73,000			
		Total A	0700	0.001	JV/Mkt 0		L	Tota	   A al:  \//\/AI	<u></u>		72,000			
	2 2 2								il Adj JV/MI			73,000			
Classified Acres 0 Classified JV/Mkt 73.000 Classified Adi JV/Mkt 0															

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



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,801	1,801	1801	Effective Area	1801			- " D "	
GAR	GARAGE FINISH	0	400	0	Base Rate	96.13	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	40	0	Building RCN	207.396	Quality Grade	650	Half Baths	0
PAT	PATIO UNCOVERED	0	80	0	Condition	EX		000		_
							Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	2	Fireplaces	0
					Functional Obsol	0	l oundation	3	Tiropiaces	١
	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

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

Card # 1 of 1

	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code	Descr	iption	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
					·									
1 1														
1 1														
1 1														
1 1														
1 1														
1 1														
1 1														
1 1														
1 1														
1 1														
1 1														
1 1														
				•	Building Pe	rmits								
Roll Year	Permit ID	Issue Date	Comp Date	Amour			Description	n	Review Date	CO Date				
2020	200 10 00000 01 00 10 10 10 10 10 10 10 1		<del>\</del>	5,984 0001				07-15-2019						
2020	2020   000 10 00000   00 10 0010   10 10 0010			5,984 0001	_	SURFBIRD C	Т	12-18-2018						
2019	COUNTY   C	55 .5 20 .6	5 _5 .6		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		20 5 10	•	3 _0 .0					

								-1	1				
				Sales Inform		Exemptions							
Instr	ment No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	3047084	6129		04-17-2023	WD	Q	01	1	329,900	039	HOMESTEAD	2024	
	0042259	5265	_	04-15-2019	WD	Q	Q	Ţ	223,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3057357 7040402	5111 4929	0195 1980	05-16-2018	WD WD	!!	M M	V	262,900 2,658,300				
	040402 7002132	4886		12-27-2016	WD		M	V	3,656,300				
201	002102	1 4000	0000	12 27 2010	""	"	'''	·	0,000,000				
											Tota		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
73 000	201 174	0	274 174	0	274174	50 000 00	224174	249174	274 174

Value Summary

<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.\*\*\*

Parcel ID 15-22-24-0010-000-17300

Current Owner KADLEC JAYSON C 15717 PINE SISKIN LOOP

**LCPA Property Record Card** Roll Year 2025 Status: A

comp 2

2024-0240 Comp 2 PRC Run: 10/31/2024 By

Card # 1 of 1

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

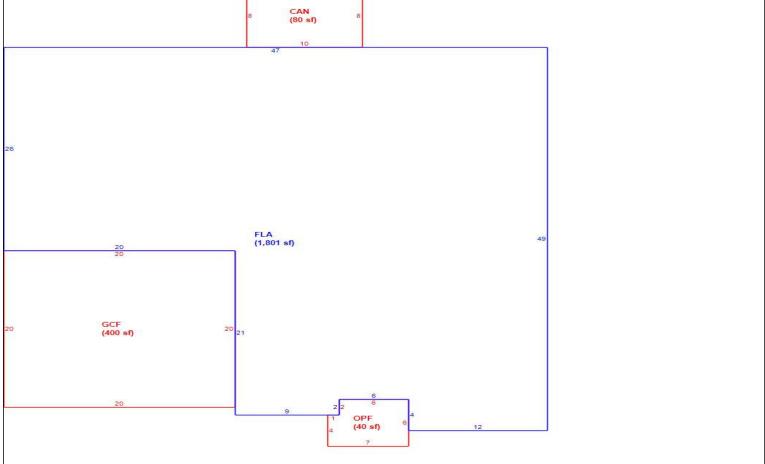
MASCOTTE

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

34753

Lan	Land Lines  Lines   Li														
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 A	cres	0.00	JV/Mkt 0			Tota	ıl Adj JV/Mk	t		73,000			
Classified Acres 0 Classified JV/Mkt 73,000								Classifie	d Adj JV/Mk	t		0			

Sketch Bldg 1 of 1 Replacement Cost 207,396 Deprec Bldg Value 201,174 Multi Story 0 Sec 1 CAN (80 sf)



	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,801	1,801	1801	Effective Area	1801	N. Otaria		Full Daths	
GAR	AR  GARAGE FINISH   0  400				Base Rate	96.13	No Stories	1.00	Full Baths	2
OPF PAT				-	Building RCN	207,396	Quality Grade	650	Half Baths	0
	TATIO GIVEOVERED	"	00		Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,801	2,321	1,801	Building RCNLD	201.174	Roof Cover	3	Type AC	03

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

# LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0240 Comp 2 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															
Code	Descr	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
				Build	ling Per	mits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio		Review Date	e CO Date					
2020	286-19-07	07-10-2019	11-27-2019	271,971	0001	SFR 3BR 15	5717 PINE SIS	SKIN LOOP	12-02-2019						
		Sala	es Information					Evon	nntions						

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023127409 2020018546 2019065550 2017040402 2017002132	6227 5421 5293 4929 4886	1550 1006 0881 1980 0588	10-13-2023 02-10-2020 06-05-2019 04-12-2017 12-27-2016	WD WD WD WD WD	Q Q U U U	01 01 M M M	  -   V   V	340,000 230,500 292,200 2,658,300 3,656,300	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000
Total												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
73.000	201.174	0	274.174	0	274174	50.000.00	224174	249174	274.174

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Parcel ID 15-22-24-0010-000-06700

Current Owner GARCIA CAMACHO LUIS R SR & FLOR L

15663 MERLIN AVE

MASCOTTE  $\mathsf{FL}$ 34753 **LCPA Property Record Card** Roll Year 2025 Status: A

#### comp 3

2024-0240 Comp 3 PRC Run: 10/31/2024 By

Card # of 1

**Property Location** 

Site Address 15663 MERLIN AVE

MASCOTTE FL 34753 00MA **NBHD** 0524

Mill Group Property Use Last Inspection

SINGLE FAMILY 00100 RBB 07-10-201

Legal Description

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

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	36,500.00	0.0000	2.00	1.000	1.000	0	73,000	
Total Acres 0.00 JV/Mkt									Adj JV/MI			73,000	
	(3)	assified A	cres	01	Classified JV/Mkt 73		Classifie	M/VL ibA b	(† I		(		

Sketch Bldg 1 1 228,009 Deprec Bldg Value 221,169 Multi Story Sec of 1 Replacement Cost OPF (184 sf)

FLA (1,999 sf) GCF (400 sf)

OPF (77 sf)

	Building S	Sub Areas			Building Valuation	า	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,999	,	1999	Effective Area	1999	N. Otaria		Cull Datha	
GAR			0	Base Rate	95.66	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	261	0	Building RCN	228,009	Quality Grade	650	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00	,,	Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,999	2,660	1,999	Building RCNLD	221,169	Roof Cover	3	Type AC	03

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

#### LCPA Property Record Card Roll Year 2025 Status: A

PRC Run: 2024-0240 Comp 3 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													
Code	Descr	ription	Units	Type Uni	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
				Build	ling Peri	mits								
Roll Yea	ar Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	e CO Date				
2020 2019	338-18-07BEP 338-18-07BEP	01-01-2019 07-10-2018	07-10-2019 12-18-2018	276,759 276,759	0001	SFR FOR 2 SFR 15663			07-15-2019 12-18-2018					

	Colon Información													
			Sales Inform	ation						Exemptions				
Instrument No	o Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023115439 2109034615 2018078250 2017040402 2017002132	5256 5135 4929	1283 0432 1416 1980 0588	09-15-2023 03-13-2019 07-03-2018 04-12-2017 12-27-2016	WD WD WD WD	Q Q U U U	01 Q M M M	 	348,000 234,000 262,900 2,658,300 3,656,300		HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024			
										 Total		50,000.00		
	•	•		•	•	1/-/	ua Cumm				•			

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

<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.\*\*\*