

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING Section 194.011, Florida Statutes AIFKey 3930671

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.

	GOMPLEMEDBY	OLERKOF THE VAL	UE ADUSTME	NT EQARD (N	<i>(</i> (AE))	
Petition # 20	24-0244	County Lake	1	ax year 2024	Date received	9.12.24
		COMPLETED BY T	HE PENNIONIER	S.	an a filia a s	
PART 1. Taxpaye						
	erican Homes 4 Rent, LLC;	AMH Development, LLC	Representative: I	Ryan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254		Parcel ID and physical address or TPP account #	. 11-22-24-060 6074 Little B		
Phone 954-740-62	40		Email	ResidentialA	opeals@ryan.co	om
The standard way to	o receive information is	s by US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email	🗌 fax.
	etition after the petitior t support my statemen	n deadline. I have attac it.	hed a statement of	of the reasons I	filed late and a	ny
your evidence to evidence. The V	the value adjustment b AB or special magistra	e my evidence conside oard clerk. Florida law a te ruling will occur unde	llows the property a r the same statuto	appraiser to cros ry guidelines as	ss examine or ob if you were pres	oject to your sent.)
		istrial and miscellaneou cultural or classified use	Is High-water re Vacant lots and	•	listoric, commercia Business machiner	•
PART 2. Reason f	or Petition 👘 Ch	neck one. If more than	one, file a separ	ate petition.	·	•
☑ Real property va ☐ Denial of classifi	alue (check one) // dec	rease 🗌 increase	Denial of exer	mption Select o	or enter type:	
Parent/grandpar	ent reduction substantially complete	on January 1			ption or classific y of application.	
Tangible persona		must have timely filed	a Qualifying impro	ovement (s. 193.) control (s. 193.1		hange of
		Attach a list of units, pa ially similar. (s. 194.01			rty appraiser's	
by the requested group.	ed time. For single joint	you need to present you petitions for multiple un	its, parcels, or acco	ounts, provide th	ne time needed f	
- ·		e to attend on specific				
evidence directly to appraiser's evidenc	the property appraise e. At the hearing, you	with the property appra r at least 15 days befor have the right to have	e the hearing and witnesses sworn.	make a writter	n request for the	property
of your property rec information redacte	ord card containing int	you initiate the eviden formation relevant to th appraiser receives the e.	e computation of	your current as	sessment, 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.**

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	PART 3. Taxpayer Signature		
Under penalties of perjury, 1 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. Image: Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives. Image: Imag	Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or author	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): A nemployee 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. I am (check any box that applies):	Signature, taxpayer	Print name	Date
An employee of			owing licensed
An employee of	l am (check any box that applies);		
A Florida Bar licensed attorney (Florida Bar number). A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number). 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. <u>AFLOWE 1. Paulon</u>		(taxpayer or an affiliated e	ntity).
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number			.,
□ 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.			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 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			
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Signature, representative Print name Date PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed in part 4 above.	am the owner's authorized representative for purposes o	f filing this petition and of becoming an age	nt for service of process
Signature, representative Print name Date PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed in part 4 above.	Robert To Pauto	Robert Pevton	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 I the taxpayer's authorized signature is in part 3 of this form. I am an uncompensated representative filing this petition AND (check one) I the taxpayer's authorization is attached OR I 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.			
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 ☐ 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. 		not listed in part 4 above.	
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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 the 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

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LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #		2024-0244		Alternate K	ey: 3930671	Parcel II	D: 11-22-24-060	0-000-03500
Petitioner Name		Ryan, LLC		Droporty	6074 L ITT		✓ Check if Mu	Itiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property Address		LE BLUFF CIR SCOTTE	*additional par on pe	
Owner Name	AMH C)evelopmen	t LLC	Value from TRIM Notice		re Board Action nted by Prop Appr		Board Action
1. Just Value, rec	uired			\$ 318,1	04 \$	318,10	4	
2. Assessed or c	•	ue *if annli	cable	\$ 302,6		302,60		
3. Exempt value,			Cubic	\$	φ	002,00	•	
4. Taxable Value,				<u>φ</u> \$ 302,60	00 \$	302,60	0	
	-	hu tavahla va	luce Ceheeler				0	
*All values entered	a should be coun	ly laxable va	liues, School an	id other taxing	authonity value	s may diller.		
Last Sale Date	11/18/2020	Pric	ce: \$1,80	00,000	Arm's Length	Distressed	Book <u>5588</u> F	Page <u>1482</u>
ITEM	Subje		Compar		Compar		Compara	
AK#	39306		3914		3914		38643	-
Address	6074 LITTLE B		195 HYDI		206 HYD		315 IRVING	
Ducativeite	MASCO	ITE	GROVE		GROVE		GROVE	
Proximity			1.60 M		1.60		1.20 M	
Sales Price Cost of Sale			\$393, -15		\$399 -15		\$460,0 -15%	
Time Adjust			0.00		3.2		0.00	
Adjusted Sale			\$334,		\$351		\$391,0	
\$/SF FLA	\$141.69 p	er SF	\$175.35		\$184.73		\$200.72	
Sale Date	•••••••		2/29/2		4/25/2		2/26/2	
Terms of Sale			Arm's Length	Distressed	Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,245		1,905	17000	1,905	17000	1,948	14850
Year Built	2023		2019		2019		2020	
Constr. Type	BLK/STUCCO		BLK/STUCCC		BLK/STUCCO	\mathbf{D}	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	N	0	Y	-29788
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	NONE		NONE		PAT	-2000	NONE	40000
Site Size	.14 AC		.15 AC	-16000	.16 AC	-16000	.15 AC	-16000
Location	RESIDENTIAL		RESIDENTIAI		RESIDENTIA		RESIDENTIAL	
View	RESIDENTIAL		RESIDENTIAI	_	RESIDENTIA	L	RESIDENTIAL	
			Net Adj. 1.8%	6000	Net Adj. 1.1%	4000	-Net Adj. 8.3%	-32438
			Gross Adj. 11.4%	6 38000	Gross Adj. 11.4%	6 40000	Gross Adj. 17.7%	69138
	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 3930671 Parcel ID 11-22-24-0600-000-03500

Current Owner

NV

89119

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 By

Card # 1 of

1

1

5

3

6

03

2024-0244 subject

 Property Location

 Site Address
 6074 LITTLE BLUFF CIR

 MASCOTTE
 FL
 34753

 Mill Group
 0MA1
 NBHD
 3349

 Property Use
 Last Inspection

 00100
 SINGLE FAMILY
 RBB
 07-10-202

280 E PILOT RD

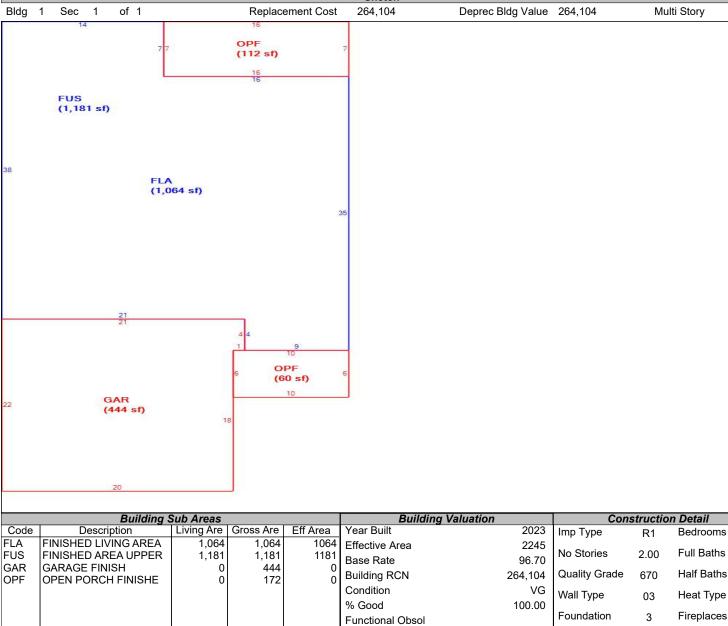
LAS VEGAS

AMH DEVELOPMENT LLC

Legal Description

ROPER TRAILS PB 76 PG 86-89 LOT 35

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		45,000.00	0.0000	1.20	1.000	1.000	0	54,000
	<u> </u>	Total A		0.00	JV/N					l Adj JV/Mk			54,000
	Cla	assified A	cres	0	Classified JV/M	ikt 54	,		Classifie	d Adj JV/Mk	t		0
							Sketch						



264,104

Roof Cover

3

Type AC

2,245

2,861

TOTALS 2,245

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 By

Card # 1 of 1

	Miscellaneous Features												
	*Only the first 10 records are reflected below												
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
2024	63-22-03	03-13-2022	07-10-2023	367,955	0001	SFR 2234SF 6074 LITTLE BLUFF CIR	07-10-2023	

			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2020132615	5588	1482	11-18-2020	WD	Q	05	V	1,800,000				
										Total		0.00
	Value Summary											

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
54,000	264,104	0	318,104	15504	302600	0.00	302600	318104	35,000

Alternate Key 3914220				L	CPA Pro	perty Rec	ord Ca	rd	PRC Run: 10/31/2024 By				
Parcel ID	12-22-2	24-0021-0	00-11000		Roll Year		tus: A				Card #		1
		nt Owner							Site	ddress 195 H	perty Loca		
CREWS JOI	IN L JR								Sile F		VELAND		34736
195 HYDRA	WAY					comp			Mill G			IBHD 45	
GROVELAN	D	FL	34736						001	Property U 00 SINGL	E FAMILY	RBB 01	
Legal Descr	ription												
PRESERVE		ISE PHASE	2 PB 70 PG	76-79 LOT	110 ORB 62	296 PG 363							
Land Lines			Net										
LL Use # Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Lar Val	
1 0100	0	0	,		1.00 LT	35,000.00		2.00	1.000	1.000		0	70,000
	Tatal A		0.001					Tata					70.000
Cl	Total Ad assified Ad		0.00	Classifi	JV/Mkt 0 ed JV/Mkt 7	0,000		Classified	il Adj JV/N d Adj JV/N	ikt			70,000 0
		·	-1			Sketch	<u> </u>		•	•			Ţ
Bldg 1 S	Sec 1	of 1		Replac	ement Cost	264,199		Deprec Bl	ldg Value	256,273	Mu	Iti Story	0
58	0	905	2 sf) 2 2 2 3	0 2	19								
		D	S. 4					- I /*		-			
Code	Descrip	Building Stotes	Sub Areas Living Are	Gross Are	Eff Area	Bu Year Built	uilding V	aluation	2019	Imp Type	onstructio R1	n Detail Bedrooms	3
FLA FINIS	SHED LIV	ING AREA	1,905	1,905	1905	Effective Area	I		1905			Full Baths	, i i i i i i i i i i i i i i i i i i i
	AGE FINI: N PORCH		0	420 160		Base Rate			115.87	No Stories	1.00		-
				100		Building RCN			264,199	Quality Grad	e 680	Half Baths	\$ 0
						Condition % Good			EX 97.00	Wall Type	03	Heat Type	6
						% Good Functional Ob	sol		97.00 0	Foundation	3	Fireplaces	s 0
		TOTALS	1,905	2,485	1,905	Building RCN			256,273	Roof Cover	3	Type AC	03

70,000

256.273

0

326,273

LCPA Property Record Card Roll Year 2024 Status: A

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				

	Building Permits												
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 Inform	ation					Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2024026855 2019137620 2019046591	6296 5384 5270	0363 1316 0819	02-29-2024 11-25-2019 04-23-2019	WD WD WD	QQU	01 Q M	I V V	393,000 239,500 549,900						
									Total					
	Value Summary													
Land Value Blo	lg Value	Misc	Value Mark	et Value	e De	eferred	Amt As	sd Value C	nty Ex Ar	nt Co Tax Val Sch Tax	Val Prev	vious Valu		

300280

0.00

300280

326273

318,020

25993

VEST JERF	Curre	nt Owne	-000-12000 r	Roll Year 2	2024 Sta	itus: A		Site Ac		Card # coperty Location HYDRA WAY	1 of 1 n
206 HYDRA				cor	np 2			Mill Gro	GF	ROVELAND GR NBH	FL 34736 ID 4537 ast Inspectio
GROVELAN	D	FL	34736					0010			RBB 01-17-20
egal Descr	ription										
PRESERVE	AT SUNR	ISE PHA	SE 2 PB 70 PG 7	6-79 LOT 120 ORB 61	31 PG 1154						
and Lines			Notes		Unit	Depth	Loc	Shp	Phys		Land
# Code	Front	Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Value
1 0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,00
Cl	Total A		0.00	JV/Mkt 0 Classified JV/Mkt 70	000		Tota	i Adj JV/Mk d Adj JV/Mk	d d		70,00
		5100			Sketch						
Bldg 1 S	Sec 1	of 1		Replacement Cost	265,214		Deprec Bl	dg Value	257,258	Multi S	Story 0
12	CAN (360 -	ef) 1 0 OPI 0 (120	2 2 5 5 sf) 10 2 40								
•		ł	FLA 1,905 sf)	58	3						
	20 20		12								

	Building S	Sub Areas			Building Valuation	on	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,905	· ·		Effective Area	1905	No. Charrison	1 0 0	Full Datha	2	
GAR	GARAGE FINISH	0	420	-	Base Rate	115.87	No Stories	1.00	Full Baths	2	
OPF PAT	OPEN PORCH FINISHE	0	155 360		Building RCN	265,214	Quality Grade	680	Half Baths	0	
17.1		Ŭ	000	0	Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	Train Type	05	field type	0	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,905	2,840	1,905	Building RCNLD	257,258	Roof Cover	3	Type AC	03	

70,000

257,258

0

327,258

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below													
Code Description Units Type 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						
2024	DENY51 IMPS	01-01-2023 01-01-2019	01-17-2020	1 1	0030	P1 SFR FOR 2020	01-17-2020							

			Sales Inform		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	Q Q U	01 Q M	I I V	399,000 273,800 549,900	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00
	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											

327258

50,000.00

277258

302258

319,005

0

Parce	ID	12-22- Curre	364318 24-0020- ent Owner CHARD & J		LCPA Pro Roll Year	-	ord Ca itus: A		PRC Run: 10/31/2024 By Card # 1 of 1 Property Location Site Address 315 IRVING BEND DR						
		BEND DE			cc	mp 3			Mill Gr	GROVELAND FL 34736 Mill Group 00GR NBHD 4537					
GROV			FL	34736						Property UseLast Inspection00100SINGLE FAMILYRBB0100SINGLE FAMILY					
Legal	Descri	ption							0010						
		AT SUNF	RISE PHAS	E 1 PB 61 PG 8	80-86 LOT 88 ORB 629	92 PG 1240									
	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land			
	Code 0100	0	0	Adj	1.00 LT	Price 35,000.00	Factor 0.0000	Factor 2.00	Factor 1.000	Factor 1.000	0	Value 70,000			
		Total A	cres	0.00	JV/Mkt]0			Tota	i Adj JV/M	d		70,000			
	Cla	ssified A		0.00	Classified JV/Mkt 70			Classified	d Adj JV/M	kt		0,000			
Bldg	1 Se	ec 1	of 1		Replacement Cost	Sketch 261,952		Deprec Bl	dg Value	261,952	Multi S	Story 1			
10					SPF (360 sf) 36 36 36				10						
29 29				12	FLA (804 sf) FUS (1,144 sf)	20 20									
			18 18 9	7 OPF 9 (63 sf) 9	5	GCF (420 sf) 20			21						
	T			g Sub Areas		В	uilding Va	aluation			Construction D				
Code FLA			ption ′ING AREA	Living Are 0		Year Built Effective Area			2020 1948	Imp Type	R1 B	edrooms 3			

	Code	Description	Living Are	Gross Are	Eff Area	Year Built	2020	Imp Type	R1	Bedrooms	3
	FLA	FINISHED LIVING AREA	804	804	804		1948				
	FUS	FINISHED AREA UPPER	1,144	1,144	1144	Base Rate	105.82	No Stories	2.00	Full Baths	2
	GAR	GARAGE FINISH	0	420	0			Quality Crada		Half Baths	
	OPF	OPEN PORCH FINISHE	0	63	0	Building RCN	261,952	Quality Grade	680	nali batris	1
	SPF	SCREEN PORCH FINIS	0	360	0	Condition	VG	Wall Type	03	Heat Type	6
						% Good	100.00	train type	05	field type	0
						Functional Obsol	0	Foundation	3	Fireplaces	0
ł							0				
		TOTALS	1,948	2,791	1,948	Building RCNLD	261,952	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 10/31/2024 By

Card #	1	of	1

						NUI	iiea	1 202	4 316	itus: A						
						*Only			aneous F records a	eatures re reflected b	alow					
Cada	T	Decemin	41 a.m.	T	1.1	-							1	0/ 0 = = =	A	Nalua
Code		Descrip			Uni		Туре		hit Price	Year Blt	Effect Y			%Good	Арі	Value
POL5	SWIMMING		RESIDEN	ITIAL		8.00 6.00			75.00	2022	2022 2022		600.00	97.50		21,060
PLD3	POOL/COOL								7.33	2022			756.00			2,687
HTB3	HOT TUB/SF	A				1.00	Ľ	JT	7000.00	2022	2022	/	000.00	97.50		6,825
	1							Dest								
Roll Ye	ar Permit		Issue Da	to C	omn D	ato	۸m		Iding Per	mits	Descri	otion		Review D		CO Date
			11-22-20	<u></u>				Amount Type 58,000 0003 PO			POL W/SPA & PAVER DECK					
2023 2021	000-00-		07-14-20				3,315 0002 SCRN IN LANA				DECK		04-13-20			
2021	1911-011	-	01-16-20)-15-2			279,57		SFR 315 IRV		D DR		10-15-20	-	
2021								,								
					_											
			(D	Sales In			0/11	0						ptions		
	ument No		/Page	Sale D		Instr	Q/U		Vac/Imp	Sale Price	Code	Des	cription		Year	Amount
	4024044	6292	1240	02-26-2		WD	Q	01		460,000						
	0059774	5480	1036	04-09-2		WD	Q	03		279,600						
-	7109743 6107288	5013 4849	0544 1117	10-13-2 10-13-2		WD WD	U U	M M	V V	1,680,000 1,350,000						
201	010/200	4049		10-13-2		000		IVI	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