

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 AI+ Key 393061Z

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.

COMPLETED BY C			IT BOARD (M	WB)
Petition# 2024-0245	County Lake		x year 2024	Date received 9.12.29
	OVRUETED BY T	HE PENNONER		
PART 1. Taxpayer Information		1.		
Taxpayer name: American Homes 4 Rent, LLC; AM	H Development, LLC	Representative: R	yan, LLC c/o l	Robert Peyton
Mailing address for notices Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	privolcal addices	11-22-24-0600 6070 Little Bl	
Phone 954-740-6240		Email I	ResidentialAp	peals@ryan.com
The standard way to receive information is by		· ·		
I am filing this petition after the petition documents that support my statement.	eadline. I have attac	ched a statement of	the reasons I	filed late and any
 I will not attend the hearing but would like report your evidence to the value adjustment boar evidence. The VAB or special magistrate of the value of Property Res. 1-4 units Industr Commercial Res. 5+ units Agriculture 	rd clerk. Florida law a ruling will occur unde ial and miscellaneou	illows the property aper the same statutory	opraiser to cros y guidelines as harge H	s examine or object to your
PART 2. Reason for Petition Chec	k one. If more than	one, file a separa	te petition.	
☐ Real property value (check one) ☐ decrea ☐ Denial of classification ☐ Parent/grandparent reduction ☐ Property was not substantially complete o ☐ Tangible personal property value (You mureturn required by s.193.052. (s.194.034, ☐ Refund of taxes for catastrophic event	n January 1 st have timely filed	(Include a date a∐Qualifying improv	filing of exemp -stamped copy rement (s. 193.1 ontrol (s. 193.15	otion or classification y of application.)
 Check here if this is a joint petition. Attadetermination that they are substantiall Enter the time (in minutes) you think you by the requested time. For single joint pegroup. My witnesses or I will not be available to You have the right to exchange evidence with 	y similar. (s. 194.01 need to present you titions for multiple un o attend on specific	1(3)(e), (f), and (g), ir case. Most hearing its, parcels, or account dates. I have attach	F.S.) gs take 15 minunts, provide the	utes. The VAB is not bound to time needed for the entire tes.
evidence directly to the property appraiser a appraiser's evidence. At the hearing, you ha	t least 15 days befo ve the right to have	re the hearing and r witnesses sworn.	nake a written	request for the property
You have the right, regardless of whether your property record card containing information redacted. When the property appeto you or notify you how to obtain it online.	mation relevant to th	ne computation of ye	our current ass	sessment, with confidentia

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.

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	PART 3. Taxpayer Signature	<u>:</u>	
□ 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	without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access	tion 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	☐ I authorize the person I appoint in part 5 to have access to	any confidential information related to e property described in this petition an	o this petition. nd that I have read this
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 employee of	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 employee of	PART 4. Employee, Attorney, or Licensed Professional Signature	ınature	
A Florida Bar licensed attorney (Florida Bar number	Complete part 4 if you are the taxpayer's or an affiliated entity representatives.		lowing licensed
A Florida Bar licensed attorney (Florida Bar number	1		
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number	An employee of	(taxpayer or an affiliated	entity).
A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number	A Florida Bar licensed attorney (Florida Bar number		
A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number	A Florida real estate appraiser licensed under Chapter 47	5, Florida Statutes (license number –	RD6182).
A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number	A Florida real estate broker licensed under Chapter 475, l	Florida Statutes (license number).
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 Peyton 9/10/2024 Signature, representative Print name Date	A Florida certified public accountant licensed under Chapt	ter 473, Florida Statutes (license numb	per).
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 Peyton 9/10/2024 Signature, representative Print name Date	I understand that written authorization from the taxpayer is recappraiser or tax collector.	quired for access to confidential inform	nation from the property
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. 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 filling 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 filling 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.	am the owner's authorized representative for purposes of filin	g this petition and of becoming an age	ent for service of process
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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.		equired for access to confidential infor	mation from the property
Signature, representative Print name Date	becoming an agent for service of process under s. 194.011(3		
	Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

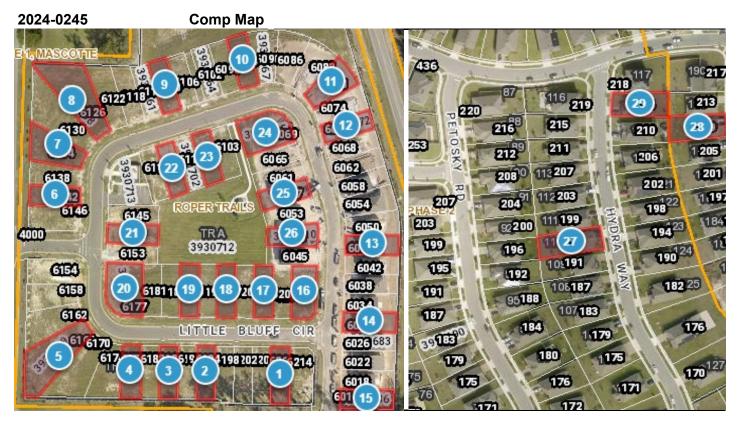
Petition #	!	2024-0245		Alternate K	ey: 3930672	Parcel I	D: 11-22-24-06 0	00-000-03600	
Petitioner Name		Ryan, LLc		D			✓ Check if Mu	ıltiple Parcels	
The Petitioner is:	Taxpayer of Rec	cord 🔽 Tax	payer's agent	Property		LE BLUFF CIR	*additional pa	rcels listed	
Other, Explain:				Address	IVIAS	SCOTTE	•	etition	
Owner Name	AMH C	Developmen	nt LLc	Value from	1	e Board Actio	i value atter i	Board Action	
				TRIM Notice	e Value preser	nted by Prop Appr	. Value alter I	Board 7 totion	
1. Just Value, red	quired			\$ 298,2	70 \$	298,27	0		
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 282,7	70 \$	282,77	0		
3. Exempt value,	*enter "0" if nor	10		\$	-				
4. Taxable Value,	*required			\$ 282,7	70 \$	282,77	0		
*All values entered	d should be count	ty taxable va	lues, School and	d other taxing	authority values	s may differ.			
Last Sale Date	11/18/2023	Pric	ce: \$1,80	0,000	✓ Arm's Length	Distressed	Book <u>5588</u> l	Page <u>1482</u>	
ITEM	Subje	ct	Compara	ıble #1	Compara	able #2	Comparable #3		
AK#	393067		39142		3923	981	39142		
Address	6070 LITTLE B MASCO		195 HYDR GROVE		209 Juno Dr.	Groveland	214 HYDF GROVE		
Proximity									
Sales Price			\$393,0		\$355,		\$359,0		
Cost of Sale			-15 ⁹		-15		-15 ^o		
Time Adjust			0.00		0.40		0.80		
Adjusted Sale	* 450.07		\$334,0		\$303,		\$308,0		
\$/SF FLA	\$150.87 p	er SF	\$175.35		\$170.61		\$183.02		
Sale Date			2/29/2	_	11/7/2		10/17/2	_	
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Malan Adi	Dan andredian		December 1	A -11	B	A -11	D	A -11	
Value Adj. Fla SF	Description 1,977		Description 1,905	Adjustment 3600	Description 1,777	Adjustment 10000	Description 1,683	Adjustment 14700	
Year Built	2023		2019	3000	2022	10000	2019	14700	
Constr. Type	BLK/STUCCO		BLK/STUCCO	+	BLK/STUCCO		BLK/STUCCO		
Condition	GOOD		GOOD		GOOD		GOOD		
Baths	2.1		2.0	3500	2.	3500	2.0	3500	
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE		
Porches	OPF/PAT		OPF/OPF	-2000	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	40000	NONE	40000	NONE	40000	
Site Size	.10 AC		.15 AC	-16000	.14 AC	-16000	.14 AC	-16000	
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	-	RESIDENTIAL	-	
			-Net Adj. 3.3%	-10900	-Net Adj. 0.8%	-2500	Net Adj. 0.1%	200	
			Gross Adj. 7.5%	25100	Gross Adj. 9.7%	29500	Gross Adj. 11.8%	36200	
Adj. Sales Price	Market Value	\$298,270	Adj Market Value	\$323,150	Adj Market Value	\$300,670	Adj Market Value	\$308,222	
Auj. Sales Frice	Value per SF	150.87							

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.

see petition 0229

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: R. Bryan Boone DATE 11/1/2024



Bubble #	Comp #	Alternate Key	Parcel Address	Distance f Subject(r
1-26	subject	multiple	multiple	_
27	1	3914220	195 Hydra Way Groveland	1.55 mi
28	2	3923981	209 Juno Dr. Groveland	1.60 mi
29	3	3914228	214 Hydra Way Groveland	1.60 mi



rom ni.)

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Alternate Key 3930672

Parcel ID 11-22-24-0600-000-03600

Current Owner AMH DEVELOPMENT LLC

280 E PILOT RD

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

subject 0245

PRC Run: 11/1/2024 Ву

> Card # 1 of 1

Property Location

Site Address 6070 LITTLE BLUFF CIR

MASCOTTE FL 34753 NBHD

Mill Group 3349 0MA1 Property Use Last Inspection

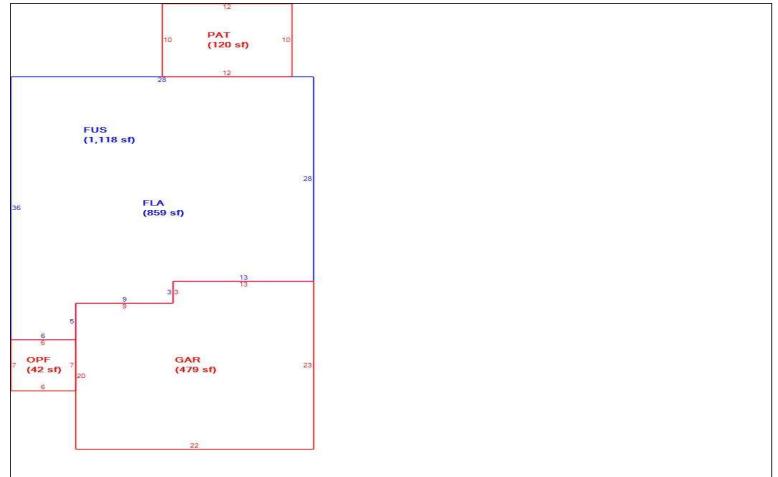
00100 SINGLE FAMILY RBB 07-10-202

Legal Description

ROPER TRAILS PB 76 PG 86-89 LOT 36

Lar	Land Lines														
LL #	Use	Front	Depth	าไ	otes	Units		Unit Price	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code			P	۸dj			Price	Factor	Factor	Factor	Factor		Value	
1	0100	0	0			1.00	LT	45,000.00	0.0000	1.20	1.000	1.000	0	54,000	
	Cla	Total A assified A		0.00		JV/M Classified JV/M		,000			 Adj JV/MI Adj JV/MI			54,000 0	

Sketch Bldg 1 1 of 1 Replacement Cost 244,270 Deprec Bldg Value 244,270 Multi Story 1 Sec



	Building S				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	859	859	859	Effective Area	1977					
FUS	FINISHED AREA UPPER	1,118	1,118	1118	Base Rate	99.18	No Stories	2.00	Full Baths	2	
GAR	GARAGE FINISH	0	479	0	Building RCN	244,270	Quality Grade	670	Half Baths	1	
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	42 120	0	Condition	VG	Wall Type	03	Heat Type	6	
					% Good	100.00	Trail Type	03	riodi Typo	١	
					Functional Obsol		Foundation	3	Fireplaces		
	TOTALS 1,9		2,618	1,977	Building RCNLD	244,270	Roof Cover	3	Type AC	03	

Alternate Key 3930672 Parcel ID 11-22-24-0600-000-03600

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024

Card# of 1

			TX IX	Uli l'Eal	2024	Sia	tus. A								
					cellaneo										
	*Only the first 10 records are reflected below														
Code	Desc	ription	Units	Type	Unit Pri	ice	Year Blt	Effect Yr	RCN	%Good	Apr Value				
		•		• •							·				
					Building	a Porn	nite								
Roll Yea	r Permit ID	Issue Date	Comp Date	Amou		у гет п Гуре		Description	n	Review Date	CO Date				
			†	. 			CED 4070C				CO Date				
2024	132-22-04	04-26-2022	07-10-2023	32	4,562 0	0001	SFK 197951	- 6070 LII ILI	E BLUFF CIR	07-10-2023					

•			•									
			Sales Informa	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	٧	1,800,000				
										Total		0.00
	<u> </u>		i otal	<u> </u>	0.00							

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	244.270	0	298.270	15500	282770	0.00	282770	298270	35.000

^{***}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

Current Owner

CREWS JOHN L JR

195 HYDRA WAY

 FL

LCPA Property Record Card Roll Year 2024 Status: A

comp 1

PRC Run: 11/1/2024 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

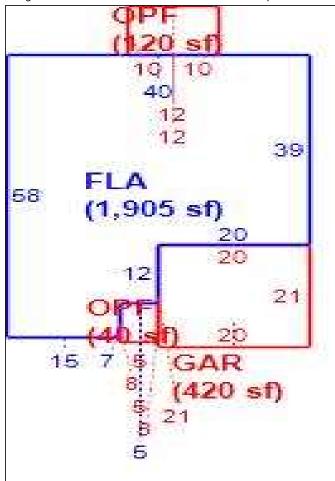
GROVELAND

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

34736

Lan	d Lines													
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIOIIL	Depui	Adj	Units		Price	Factor	Factor	Factor	Factor	Class vai	Value	
1	0100	0	0		1.00 L	Τ.	35,000.00	0.0000	2.00	1.000	1.000	0	70,000	
		L												
		Total A	cres	0.00	(t 0				l Adj JV/Mk			70,000		
Classified Acres 0 Classified JV/Mkt 70,000 Classified Adj JV/Mkt												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		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		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	VVali Type	03	ricat Type	١	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1,905	2,485	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 Roll Year 2024 Status: A

PRC Run: 11/1/2024

By 1

Card#

of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Type Apr Value Description **Building Permits** Roll Year Permit ID Issue Date Review Date CO Date Comp Date Amount Туре Description **IMPS** SFR FOR 2020 01-01-2019 01-17-2020 0001 01-17-2020 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	Q Q U	01 Q M	 	393,000 239,500 549,900					
										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	256.273	0	326.273	25993	300280	0.00	300280	326273	318.020

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Alternate Key 3923981

Parcel ID 12-22-24-0022-000-18800

Current Owner MOHAMMED ADAM A & LISA MANGAR

68 OPAL ST

ELMONT NY 11003 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

PRC Run: 11/1/2024 Ву

> Card # 1 of 1

Property Location

Site Address 209 JUNO DR

GROVELAND FL 34736

Mill Group 00GR NBHD 4537

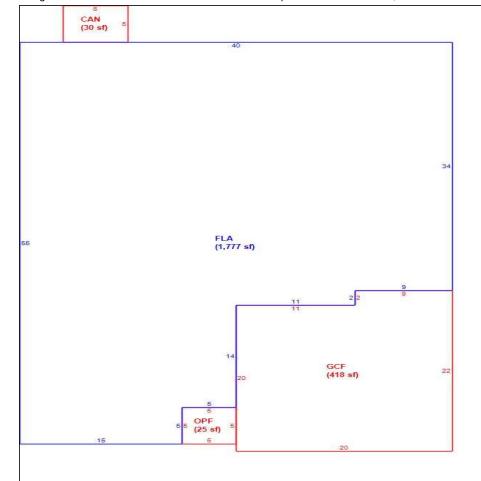
Property Use Last Inspection 00100 SINGLE FAMILY RBB 10-04-202

Legal Description

PRESERVE AT SUNRISE PHASE 3 PB 74 PG 1-6 LOT 188 ORB 6244 PG 1969

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Depui	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/Mk	tl		70,000
	Cla	assified A		0.00	Classified JV/Mkt 70	000	-		d Adj JV/Mk			0
	<u> </u>				5:255:::52 6 17 11 11 17 1	•		C.E.SOIIIO	= <i>7</i> .=, 5 0710110	-1		•
						Sketch						

Multi Story Bldg 1 Sec 1 of 1 247,997 Deprec Bldg Value 247,997 Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2022	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	1,777	1,777		Effective Area	1777	No Otorio		Full Datie	_
_	GARAGE FINISH	0	418	-	Base Rate	116.23	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	25 30	0	Building RCN	247,997	Quality Grade	680	Half Baths	
' ' ' '	TATIO GIVOUVEINED		00	Ŭ	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	"	00		۱ .
					Functional Obsol		Foundation	3	Fireplaces	
	TOTALS	1,777	2,250	1,777	Building RCNLD	247,997	Roof Cover	3	Type AC	03

Alternate Key 3923981 Parcel ID 12-22-24-0022-000-18800

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024

Card # 1 of 1

			*On	Miscella ly the first 10 re			below			
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Buila	ling Peri	mits				
Roll Yea	Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Dat	e CO Date
2023	2106-0330	08-02-2021	10-04-2022	244,062	0001	SFR 209 JU	INO DR		01-01-2023	

			01.11									
			Sales Inform	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023141888	6244	1969	11-07-2023	WD	Q	01	1	355,000				
2023100681	6196	1114	08-10-2023	WD	U	11	1	0				
2022038329	5919	1926	03-11-2022	WD	Q	03	1	358,000				
2021087052	5737	0379	06-22-2021	WD	Q	05	V	10,000				
										Total		0.00
										Total		0.00
						Val	ua Cumm	0 M /				

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	247 997	0	317 007	0	317007	0.00	317007	317007	310.061

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

Alternate Key 3914228 Parcel ID 12-22-24-0021-000-11800

Current Owner
ROTTON COURTNEY AND KYLE WRIGHT

214 HYDRA WAY

GROVELAND FL 34736

LCPA Property Record Card Roll Year 2024 Status: A

comp 3

PRC Run: 11/1/2024 By

Card # 1 of 1

Property Location

Site Address 214 HYDRA WAY

GROVELAND FL 34736 00GR NBHD 4537

Mill Group 00GR NBHD

Last Inspection

Property Use
00100 SINGLE FAMILY

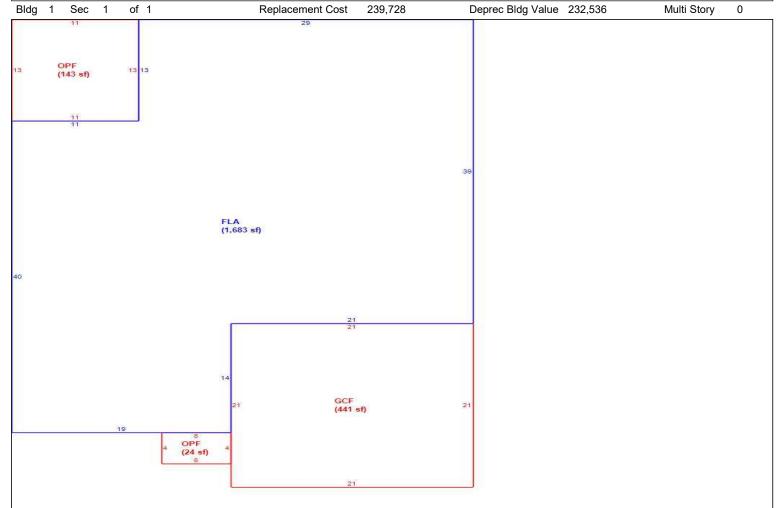
DLS 10-03-201

Legal Description

PRESERVE AT SUNRISE PHASE 2 PB 70 PG 76-79 LOT 118 ORB 6229 PG 1409

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
		Total A	cres	0.00	JV/Mkt 0				Adj JV/MI			70,000
Classified Acres 0 Classified JV/Mkt 70 000 Classified Adi JV/Mkt							•	0				

Classified Acres 0 Classified JV/Mkt 70,000 Classified Adj JV/Mkt Sketch



	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,683	,	1683	Effective Area	1683	No Stories		Full Baths	
GAR	GARAGE FINISH	0	441	0	i Base Rate	116.51	INO Stories	1.00	ruii bairis	2
OPF	OPEN PORCH FINISHE	0	167	0	Building RCN	239,728	Quality Grade	680	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,683	2,291	1,683	Building RCNLD	232 536	Roof Cover	3	Type AC	03

Alternate Key 3914228 Parcel ID 12-22-24-0021-000-11800

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 11/1/2024

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Card # 1 of 1

	Tourism 1911 Outdoor A											
	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
2020	1904-0017	04-10-2019	10-03-2019	227,019	0001	SFR 214 HYDRA WAY	10-07-2019	
	1		l l			I .	1	

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023129015 2019130183 2019033413	6229 5375 5254	1409 0414 1765	10-17-2023 11-08-2019 03-19-2019	WD WD WD	QQU	01 Q M	>	359,000 258,300 319,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
										Total		50,000.00
	•	•	•	•	•	Val	uo Summ					

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	232,536	0	302,536	0	302536	50,000.00	252536	277536	295,222

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