

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes AH Key 3930 701

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

incorporated, by reference, in Rule 120-10.					
	CHERK OF THE VA	The vonceunient (	30/ARD (N	(AB))	1.5g.
Petition# 2024-0258	County Lake		ear <b>2024</b>	Date received	9-12-24
	COMPLETED BY T	HE PENNIONER			
PART 1. Taxpayer Information			7 A -	1 1	
Taxpayer name: American Homes 4 Rent, LLC; A	MH Development, LLC	Representative: Ryan	, LLC c/o	Robert Peyton	
Mailing address Ryan, LLC for notices 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	priyoical addicoo	22-24-0600 15 Little Bl	0-000-06500 uff Circle	
Phone <b>954-740-6240</b>		Email Res	identialAp	peals@ryan.co	om
The standard way to receive information is I					fax.
I am filing this petition after the petition documents that support my statement.		thed a statement of the	reasons I	filed late and ar	ıy
I will not attend the hearing but would like your evidence to the value adjustment bor evidence. The VAB or special magistrates	ard clerk. Florida law a	illows the property appra	aiser to cros	s examine or ob	ject to your
Type of Property  Res. 1-4 units Indus  ☐ Commercial Res. 5+ units Agricu	trial and miscellaneou Itural or classified use	us High-water recharg	_	listoric, commercia usiness machiner	•
PART 2. Reason for Petition Che	eck one. If more than	one, file a separate p	etition.	. <u>x</u> .	. I [."
<ul> <li>✓ Real property value (check one)</li> <li>✓ Denial of classification</li> <li>✓ Parent/grandparent reduction</li> <li>✓ Property was not substantially complete</li> <li>✓ Tangible personal property value (You material required by s.193.052. (s.194.034)</li> <li>✓ Refund of taxes for catastrophic event</li> </ul>	on January 1 nust have timely filed	Denial of exemption Denial for late filing (Include a date-state) Denial of exemption	g of exemp amped copy ent (s. 193.1	otion or classific of application. 555(5), F.S.) or c	) hange of
Check here if this is a joint petition. At determination that they are substantia  Enter the time (in minutes) you think yo by the requested time. For single joint p group.  My witnesses or I will not be available	ally similar. (s. 194.01 ou need to present you petitions for multiple un	1(3)(e), (f), and (g), F.S ir case. Most hearings t its, parcels, or accounts	S.) ake 15 min s, provide th	utes. The VAB is e time needed fo	
You have the right to exchange evidence we vidence directly to the property appraiser appraiser's evidence. At the hearing, you have the right, regardless of whether yof your property record card containing info information redacted. When the property at to you or notify you how to obtain it online.	with the property approat least 15 days before ave the right to have you initiate the eviden prmation relevant to the	aiser. To initiate the ex re the hearing and mak witnesses sworn. ce exchange, to receiv ne computation of your	change, you change, you can be a written we from the current ass	ou must submit y request for the property appraisessment, with	property iser a copy 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 without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	tion 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.		
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.	y's employee or you are one of the fo	ollowing licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliated	d entity).
A Florida Bar licensed attorney (Florida Bar number	)	
A Florida real estate appraiser licensed under Chapter 47		RD6182).
A Florida real estate broker licensed under Chapter 475,		
A Florida certified public accountant licensed under Chap		
I understand that written authorization from the taxpayer is reappraiser or tax collector.	quired for access to confidential infor	mation from the property
Under penalties of perjury, I certify that I have authorization t am the owner's authorized representative for purposes of filir under s. 194.011(3)(h), Florida Statutes, and that I have read	ng this petition and of becoming an ag	gent for service of process
Robert I. Peyton	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 li	sted in part 4 above.	
☐ I am a compensated representative not acting as one of t AND (check one)	he licensed representatives or emplo	byees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requtaxpayer's authorized signature OR ☐ the taxpayer's author		
☐ I am an uncompensated representative filing this petition	AND (check one)	
☐ the taxpayer's authorization is attached OR ☐ the taxpa	yer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is reappraiser or tax collector.	equired for access to confidential info	ormation 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

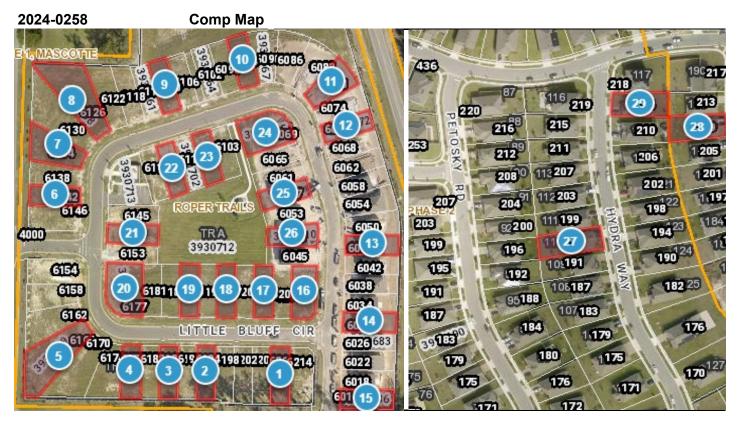
Petition #	:	2024-0258		Alternate K	ey: <b>3930701</b>	Parcel	ID: 11-22-24-06	00-000-06500
Petitioner Name The Petitioner is:  Other, Explain:	Taxpayer of Red	Ryan, LLc cord ☑ Tax	payer's agent	Property Address		LE BLUFF CIF SCOTTE	*additional pa	
Owner Name	e AMH D	Developmen	nt LLc	Value from TRIM Notice	1	re Board Action	i value atter i	Board Action
1. Just Value, red	quired			\$ 298,2	70 \$	298,2°	70	
2. Assessed or c	lassified use val	ue. *if appli	cable	\$ 282,7	70 \$	282,7	70	
3. Exempt value,				\$	-	,		
4. Taxable Value,				\$ 282,7	70 \$	282,7	70	
*All values entered		ty taxable va	lues, School an				•	
Last Sale Date	11/18/2023	Prid	ce:\$1,80	00,000	Arm's Length	Distressed	Book <u>5588</u> l	Page <u>1482</u>
ITEM	Subje		Compara		Compar		Compara	
AK#	39307		3914		3923		3914	
Address	6115 LITTLE B MASCO		195 HYDF GROVE		209 Juno Dr.	. Groveland	214 HYDF GROVE	
Proximity								
Sales Price			\$393,0	000	\$355,	000	\$359,0	000
Cost of Sale			-15 <sup>o</sup>		-15		-15	
Time Adjust			0.00		0.40		0.80	1%
Adjusted Sale			\$334,0		\$303,		\$308,0	
\$/SF FLA	\$150.87 p	er SF	\$175.35		\$170.61	•	\$183.02	
Sale Date			2/29/2	.024	11/7/2	2023	10/17/2	2023
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	1,977		1,905	3600	1,777	10000	1,683	14700
Year Built	2023		2019		2022		2019	
Constr. Type	BLK/STUCCO		BLK/STUCCO	)	BLK/STUCCC	)	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 0		N 0	0	N 0	0	N 0	0
Fireplace AC				0				0
Other Adds	Central NONE		Central NONE	+	Central NONE	0	Central NONE	0
Site Size	.10 AC		.15 AC	-16000	.14 AC	-16000	.14 AC	-16000
	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Location								
View	RESIDENTIAL		RESIDENTIAL		RESIDENTIAI		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
1.	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.)

le

le

le

#### Alternate Key 3930701

Parcel ID 11-22-24-0600-000-06500 Current Owner

AMH DEVELOPMENT LLC

280 E PILOT RD

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

### subject 0258

PRC Run: 11/1/2024 Ву

> Card # 1 of 1

Property Location

Site Address 6115 LITTLE BLUFF CIR

MASCOTTE FL 34753 NBHD 0MA1 3349

Last Inspection

Property Use

Mill Group

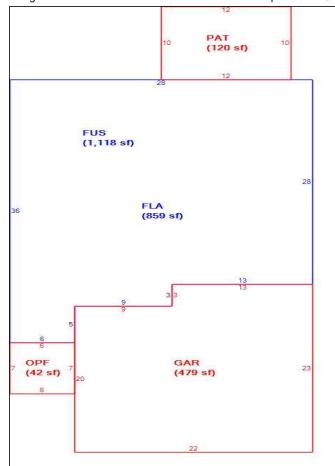
00100 SINGLE FAMILY RBB 10-11-202

Legal Description

ROPER TRAILS PB 76 PG 86-89 LOT 65

Lar	Land Lines														
LL	Use	Front	Depth	Notes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 10110	Борин	Adj	Onito		Price	Factor	Factor	Factor	Factor	Oldoo vai	Value		
1	0100	0	0		1.00	LT	45,000.00	0.0000	1.20	1.000	1.000	0	54,000		
		Total A	oroo	0.00	IL+ I O			Tota	l I Adi JV/Mk	/+ l		54,000			
													34,000		
	Cla	assitied A	cres	υĮ	Classified JV/M	ικτ   54	,000		Classified	d Adj JV/Mk	αμ		0		

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



	Building S				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	4
1	FINISHED LIVING AREA	859	859	859	Effective Area	1977	N - Otavia		Full Datie	_
_	FINISHED AREA UPPER	1,118	1,118	1118	Base Rate	99.18	No Stories	2.00	Full Baths	2
_	GARAGE FINISH	0	479	0	Building RCN	244.270	Quality Grade	670	Half Baths	1
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	42 120	0	Condition	VG	–		–	·
FAI	FATIO UNCOVERED	U	120	o l	% Good	100.00	Wall Type	03	Heat Type	6
					Functional Obsol	100.00	Foundation	3	Fireplaces	
					Functional Obsol			Ü	•	
	TOTALS	1,977	2,618	1,977	Building RCNLD	244,270	Roof Cover	3	Type AC	03

Alternate Key 3930701

54,000

244,270

0

298,270

15500

282770

0.00

282770

298270

35,000

### **LCPA Property Record Card**

PRC Run: 11/1/2024

Ву

Parcei	D 11-22-	24-00	00-000-0	0000		Rol	II Yea	r 202	24 Sta	atus: A			Card #	1 (	OI I
						*Only			laneous F	eatures re reflected l	helow				
Code		Descr	intion		Un		Type		nit Price	Year Blt	Effect Yı	r RCN	%Good	I Ani	r Value
Code		Desci	ірпоп		UII	11.5	туре	- 01	IILFIICE	Teal Dit	LIIECLII	KON	/0G00u	Арі	value
								Pui	ildina Dor	mita					
Roll Year	r Permit	·ID	Issue Da	ate (	omp [	)ate	Am	nount	Ilding Per		Descrip	otion	Review D	ate C	CO Date
2024	419-22-11		11-03-20		0-11-2			169,20		SFR 1990SF		TLE BLUFF CIR	10-11-20		70 2410
2024	==			'	•	-		.00,20			00 =			_	
				_ '	_					1		_			
Inotriu	ment No	D <sub>O</sub>	ok/Page	Sales I		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	mptions	Year	Δmauni
									<del></del>	-	_	Description	n	rear	Amoun
2020	132615	5588	3   1482	11-18-	2020	WD	Q	05	V	1,800,000	)				
													Total		0.0
								Va	lue Sumn	nary					
Land Va	duo Dida	y Value	Mica	Value	Morle	et Valu	O D.	eferred	Amt A	ssd Value	Cnty Ex Aı	nt Co Tax Val	Sch Tax \	/al Bray	ious Val··
Lanu Va	uu <del>c</del> blüg	, value	IVIISC	v alue	iviaiK	cı valu	- D	rienea	Ann A	ssu value	Unity ⊏x Al	iii Go rax vai	SUIT TAX V	∕ai Fiev	ious valu

\*\*\*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

 $\mathsf{FL}$ 

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

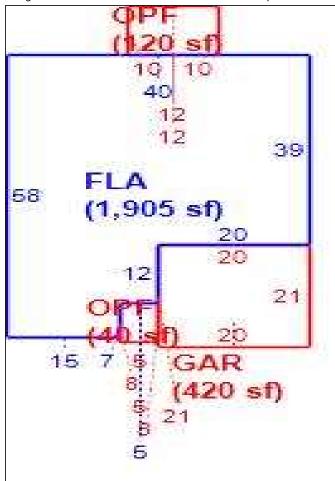
GROVELAND

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

34736

Lan	Land 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 L	Τ.	35,000.00	0.0000	2.00	1.000	1.000	0	70,000		
		L													
		Total A	cres	0.00	JV/Mk					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	Exemptions								
Instrument No	Instrument No Book/Page Sale D					Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024026855 2019137620 2019046591	6296 5384 5270	5384   1316   11-25-2019		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

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

#### Alternate Key 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

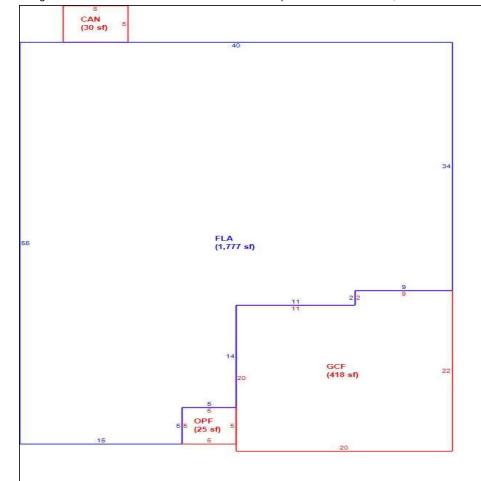
Property Use Last Inspection 00100 SINGLE FAMILY RBB 10-04-202

Legal Description

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

Lan	Land 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			
Classified Acres 0 Classified JV/Mkt 70.000 Classified Adj JV/Mkt												0			
	<u> </u>				5:255:::52 <b>6 17 11</b> 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		Construction 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	Ü	00	ŭ	Condition	VG	Wall Type	03	Heat Type	6
					% Good	100.00	"	00		Ŭ
					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

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Desci	ription	Units	Type Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
				Buila	ling Peri	mits						
Roll Yea	r 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			

	Sales Information Exemptions												
				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	
						Vol	uo Cumm	0 KI /					

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	317 997	0	317007	0.00	317007	317007	310 061

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

Alternate Key 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

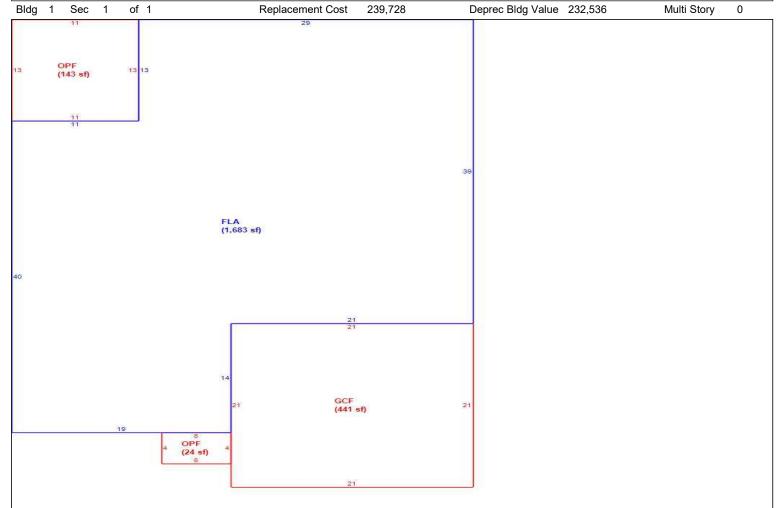
DLS 10-03-201

Legal Description

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

Lan	Land Lines											
LL #	Use Code	Front	Depth	Notes Adi	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0	,	1.00 LT	35,000.00	0.0000	2.00	1.000	1.000	0	70,000
	Total Acres 0.00 JV/Mkt (								l Adj JV/MI			70,000
Classified Acres 0 Classified IV/Mkt 70.0					70 000		Classified	1 Δdi IV//ML	rt	•	0	

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



	Building S	Sub Areas			Building Valuati	Construction 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

-,

Card # 1 of 1

Train town Total 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			

	Building Permits												
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			1	1						

			Sales Informa	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 50,000.0				
	•	•		-	•	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

<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.\*\*\*