

# 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 XII Key 3833725

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 ref	erence, in Rule 12D-16.002			575×64500 00					
	COMBREMED BAGR	The state of the s							
Petition# 802	14-0281	County Lake	<u> </u>	x year 2 <mark>024</mark>	Date received 9-12-24				
		MAS GENETICIN		• •					
PART 1. Taxpaye	r Information			4 1.					
	erican Homes 4 Rent, LLC; AR L	easing Company	Representative: Ry	<u>/an, LLC c/o F</u>	Robert Peyton				
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Ro Scottsdale, AZ 85254	d, Ste 650	Parcel ID and physical address 13-22-24-1200-000-05900 or TPP account # 1100 Bluegrass Drive						
Phone 954-740-62	240		Email F	ResidentialApr	peals@ryan.com				
The standard way to	o receive information is by	US mail. If possible	e, I prefer to receive	information by	email fax.				
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement of	the reasons I f	iled late and any				
your evidence to	he hearing but would like my the value adjustment board /AB or special magistrate ru	l clerk. Florida law a	llows the property ap	opraiser to cross	s examine or object to your				
Type of Property ☐  Commercial	☑ Res. 1-4 units☐ Industria ☑ Res. 5+ units ☐ Agricultur	al and miscellaneou al or classified use	ıs∏ High-water rech	•	storic, commercial or nonprofit usiness machinery, equipment				
PART 2. Reason	for Petition Check	one. If more than	one, file a separat	e petition.					
☐ Denial of classif☐ Parent/grandpal☐ Property was not☐ Tangible personal return required by		January 1 t have timely filed a	(Include a date- a _Qualifying improv	filing of exempt stamped copy ement (s. 193.15 ontrol (s. 193.15	tion or classification of application.)				
determination  5 Enter the time	this is a joint petition. Attac that they are substantially (in minutes) you think you n ed time. For single joint petit	similar. (s. 194.01 need to present you	1(3)(e), (f), and (g), r case. Most hearing	F.S.) gs take 15 minu	ites. The VAB is not bound				
1	or I will not be available to	attend on specific	dates. I have attach	ed a list of date	es.				
evidence directly to appraiser's evidence	to exchange evidence with the property appraiser at l ce. At the hearing, you have	east 15 days before the right to have	e the hearing and n witnesses sworn.	nake a written ı	request for the property				
of your property rec information redacte	regardless of whether you cord card containing informated. When the property appra- how to obtain it online.	ation relevant to th	e computation of yo	our current asse	essment, 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 au without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to collector.	n for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to a 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 Sign	ature	:
Complete part 4 if you are the taxpayer's or an affiliated entity's representatives.	employee or you are one of the follo	owing licensed
I am (check any box that applies):  An employee of	(taxpayer or an affiliated e	entity).
	(12.00)	
A Florida Bar licensed attorney (Florida Bar number	Florida Chabutas (liannas murahas	RD6182
A Florida real estate appraiser licensed under Chapter 475		
A Florida real estate broker licensed under Chapter 475, Fl	•	· · · · · · · · · · · · · · · · · · ·
A Florida certified public accountant licensed under Chapte		
I understand that written authorization from the taxpayer is requappraiser or tax collector.	ired for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filing under s. 194.011(3)(h), Florida Statutes, and that I have read t	this petition and of becoming an age	nt 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 list	ed in part 4 above.	
I am a compensated representative not acting as one of the AND (check one)	e licensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the require taxpayer's authorized signature OR ☐ the taxpayer's authorized		., executed with the
☐ I am an uncompensated representative filing this petition A	ND (check one)	
the taxpayer's authorization is attached OR  the taxpayer	r's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential inforr	nation from the property
Under penalties of perjury, I declare that I am the owner's authoecoming an agent for service of process under s. 194.011(3) facts stated in it are true.	orized representative for purposes o (h), Florida Statutes, and that I have	f filing this petition and of read this petition and the
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

TEOIDEITTIAL											
Petition #	!	2024-0281		Alternate Ke	ey: <b>3833725</b>	Parcel I	D: <b>13-22-24-120</b>	0-000-05900			
Petitioner Name		RYAN, LLC		D	4400 DI III		Check if Mul	tiple Parcels			
The Petitioner is:  Other, Explain:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property Address		EGRASS DR ÆLAND					
Owner Name	American	Residential	Leasing	Value from TRIM Notice		e Board Actio ed by Prop Appi	i value aller e	oard Action			
1. Just Value, red	uired			\$ 331,764 \$ 331,76			64				
2. Assessed or c		ue, *if appli	cable	\$ 263,67		263,67					
3. Exempt value,				\$	- '	· · · · · · · · · · · · · · · · · · ·					
4. Taxable Value,		_		\$ 263,67	70 \$	263,67	0				
*All values entered	-	tv taxable va					- (				
Last Sale Date	2/2//2014		ce: \$91,		Arm's Length	_	Book <u>4449</u> P	age <u>2122</u>			
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Comparable #3				
AK#	38337		38336		38409	28	38267				
Address	1100 BLUEGI GROVEL		2022 NEWTO GROVEL	_	2080 NEWT GROVEL		1128 STRAT GROVEL				
Proximity			.13 MI		.17 MI		.52 MI				
Sales Price			\$340,0		\$345,0		\$342,5				
Cost of Sale			-15%		-15%		-15%				
Time Adjust			4.409		3.20° \$304,2		3.20° \$302,0				
Adjusted Sale \$/SF FLA	\$146.15 p	or SE	\$303,9 \$161.51 p		\$167.56 j		\$165.53 p				
Sale Date	Ψ140.10 μ	i oi	1/27/20		4/12/20		4/13/20				
Terms of Sale			√ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed			
			<u> </u>	<u>,                                      </u>	<u> </u>		<u> </u>	<u>,                                      </u>			
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment			
Fla SF	2,270		1,882	19400	1,816	22700	1,825	22250			
Year Built	2005		2005		2006		2004				
Constr. Type	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO		BLK/STUCCO				
Condition	GOOD		GOOD		GOOD		GOOD				
Baths	2.1		2.0	3500	2.0	3500	2.0	3500			
Garage/Carport	GARAGE		GARAGE		GARAGE		GARAGE				
Porches	OPF/OPF		OPF/SPF	-1000	OPF/PAT	2500	OPF/SPF	-1000			
Pool	N		N	0	N	0	<u>N</u>	0			
Fireplace AC	0 Control		0 Control	0	0 Control	0	0 Control	0			
Other Adds	Central NONE		Central NONE	U	Central NONE	U	Central NONE	U			
Site Size	.19 AC		.14 AC	5600	.14 AC	5600	.22 AC	-1400			
Location	RESIDENTIAL		RESIDENTIAL	0000	RESIDENTIAL	0000	RESIDENTIAL	1100			
	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL				
View	KEOIDEIVIIAL							007-7			
			Net Adj. 9.0%	27500	Net Adj. 11.3%	34300	Net Adj. 7.7%	23350			
			Gross Adj. 9.7% Adj Market Value	29500	Gross Adj. 11.3%	34300	Gross Adj. 9.3%	28150			
	Market Value	Market Value \$331,764		\$331,460	Adj Market Value	\$338,590	Adj Market Value	\$325,435			

Adj. Sales Price

Value per SF

146.15

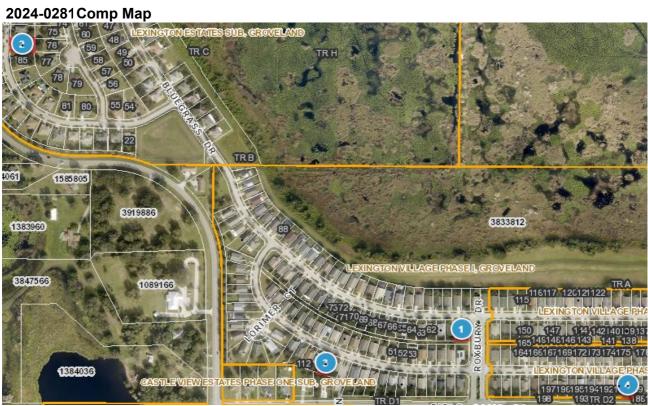
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

Petitioners comp 1 is one of the lowest per SF sales in sub, comps 2 & 3 justify the subjcts value.

approved mass appraisal standards.

DEPUTY: R. Bryan Boone DATE 11/4/2024



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3833725	1100 BLUEGRASS DR GROVELAND	-
2	3	3826783	1128 STRATTON AVE. GROVELAND	.52 MILE
3	1	3833649	2022 NEWTON RD. GROVELAND	.13 MILE
4	2	3840928	2080 NEWTON RD. GROVELAND	.17 MILE
5				
6				
7				
8				

#### Alternate Key 3833725 Parcel ID 13-22-24-1200-000-05900

Current Owner AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

**CALABASAS** CA 91302-4012 **LCPA Property Record Card** Roll Year 2024 Status: A

### subject

2024-0281 Subject PRC Run: 11/4/2024 By bboone

Card # 1 of

**Property Location** 

Site Address 1100 BLUEGRASS DR

GROVELAND FL 34736 NBHD 00GR 4537

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 04-11-202

#### Legal Description

LEXINGTON VILLAGE PHASE I PB 53 PG 40-42 LOT 59 ORB 4449 PG 2122

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	1.60	1.100	1.000	0	61,600
				JV/Mkt 0				 al Adj JV/MI d Adi JV/MI			61,600	

Sketch Bldg 1 of 1 278,520 Multi Story 1 Sec 1 Replacement Cost Deprec Bldg Value 270,164

12	SPF (108 sf) 12 12		10		
	9	6	J		
32		FLA (1,490 sf) 32	FUS (780 sf)	36 42	
	13	6 6 6 8 9 9	6 6	12	
		20	GCF (492 sf)	26	
			21		

	Building S	Sub Areas			Building Valuation	Construction Detail							
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2005	Imp Type	R1	Bedrooms	4			
FLA	FINISHED LIVING AREA	1,490	,		Effective Area	2270			E. II D. H.	_			
FUS	FINISHED AREA UPPER	780			Base Rate	100.46	No Stories	1.50	Full Baths	2			
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	492 36	-	Building RCN	278,520	Quality Grade	670	Half Baths	1			
SPF	SCREEN PORCH FINIS	١	108	-	Condition	EX	Mall Torra		Heat Torre				
011	CORLEIVI CROTT INIC		100	O	% Good	97.00	Wall Type	03	Heat Type	6			
					Functional Obsol	07.00	Foundation	3	Fireplaces	0			
			0.070		U			_ `	-				
	TOTALS	2,270	2,906	2,270	Building RCNLD	270.164	Roof Cover	3	Type AC	03			

Alternate Key 3833725 Parcel ID 13-22-24-1200-000-05900

61,600

270,164

331,764

68094

263670

0.00

263670

331764

298,260

### LCPA Property Record Card Roll Year 2024 Status: A

2024-0281 Subject PRC Run: 11/4/2024 By bboone

Parcel ID	13-22-	24-120	0-000-0	05900		Ro	II Yea	r 202	24 Sta	atus: A			Card #	1	of 1
						*Only			laneous F	eatures are reflected b	helow				
Code		Descrip	otion		Un		Type		nit Price	Year Blt	Effect Y	RCN	%Goo	d l d	or Value
							- 77								
								Bu	ilding Per	mits					
Roll Year	Permit 652-05-07		1ssue Da 05-12-20		Comp [ 02-02-2		Am	ount 94,88	Type 88 0000	SFR 1100 BL	Descrip		Review	Date	CO Date
				Solon	lufo von	ation									
In a ferrors	4 N.I -	D I	·/D		Inform		0/11	0-1-	11///	Cala Daia	Orde		emptions		
Instrum	ent No	4449 3087 2833	2122 0462 1016	02-25 12-07	Date -2014 -2005 -2005	CT WD WD	Q/U U Q U	Code U Q M	Vac/Imp I I V	Sale Price 91,000 196,100	)	Descri		Year	Amount
													Total		0.00
								Va	lue Sumn	nary					
Land Valu	ie Bldg	y Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Va	al Sch Tax	Val Pre	vious Valu

<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 3833649 Parcel ID 13-22-24-1200-000-01400

Current Owner

KOVALEV KARA M & CANNON HERBERT

2022 NEWTOWN RD

**GROVELAND**  $\mathsf{FL}$ 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 1

2024-0281 Comp 1 PRC Run: 11/4/2024 By

Card # 1 of 1

**Property Location** 

Site Address 2022 NEWTOWN RD

GROVELAND FL 34736 NBHD 00GR 4537

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY PJF 04-11-202

Legal Description

LEXINGTON VILLAGE PHASE I PB 53 PG 40-42 LOT 14 ORB 6086 PG 381

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		1.00 LT	35,000.00	0.0000	1.60	1.000	1.000	0	56,000		
		Total A	cres	0.00	JV/Mkt 0			Tota	Adj JV/MI	ct		56,000		
	Cla	assified A	cres	0	Classified JV/Mkt 56	000		Classified	IM/VI. ibA h	ct		0		

Sketch Bldg 1 248,793 Multi Story 0 Sec 1 of 1 Replacement Cost Deprec Bldg Value 241,329

SPF (160 sf) FLA (1,882 sf) GCF (460 sf) (142 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2005	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,882	1,882	1882	Effective Area	1882	l			
GAR	GARAGE FINISH	0	460	0	Base Rate	108.73	No Stories	1.00	Full Baths	2
OPF SPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	142 160	0	Building RCN		Quality Grade	670	Half Baths	0
SFI	SCREEN FORCITFINIS	0	100	U	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	ricat Type	U
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,882	2,644	1,882	Building RCNLD	241,329	Roof Cover	3	Type AC	03

Alternate Key 3833649

56,000

241,329

### **LCPA Property Record Card**

2024-0281 Comp 1 PRC Run: 11/4/2024 By

Parcel ID	13-22-	24-120	0-000-0	01400	Ro	II Yea	r 202	24 Sta	atus: A			Card #	1	of	1
					*Only			laneous F	eatures are reflected b	nelow					
Code		Descrip	tion	T (	Jnits	Type		nit Price	Year Blt	Effect Y	r RCN	%Good		Apr V	/alue
3343		Descrip	tion.		Anne -	Турс		11100	i dai Bit	Litost	1301	7,0000		ipi v	arac
	Building Permits														
Roll Year	Permit		Issue Da		Date	An	nount	Туре		Descrip		Review [	Date	CO	Date
2006	622-05-06	)B	01-01-20		-2005		75,82	25 0000	SFR 2022 NI						
			<u></u>	Sales Infor		0/11		1.7 //	0 1 0 :			mptions			^ 1
202301 202009	11135	6086 5531 3015 2739	0381 0300 1647 0295	Sale Date 01-27-2023 08-20-2020 11-14-2005 12-30-2004	WD WD WD	Q/U Q Q Q U	01 01 Q M	Vac/Imp I I V	Sale Price 340,000 238,000 190,000		Descriptio	ın	Yea	- ,	Amount
											•	Total			0.00
							Va	lue Sumn	nary						
Land Valu	e Bldg	y Value	Misc	Value Ma	rket Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val P	revio	us Valu

297329

0.00

297329

297329

289,707

297,329

<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 3840928 Parcel ID 13-22-24-1202-000-18900

Current Owner WERNER BETHANY & WARREN

2080 NEWTOWN RD

**GROVELAND** FL 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 2

2024-0281 Comp 2 PRC Run: 11/4/2024 By

Card # 1 of 1

**Property Location** 

Site Address 2080 NEWTOWN RD GROVELAND FL 34736

Mill Group NBHD 00GR 4537

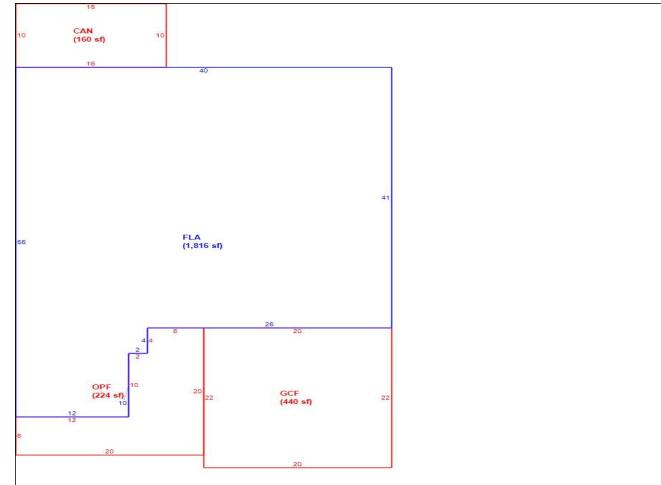
Property Use Last Inspection 00100 SINGLE FAMILY PJF 04-12-202

Legal Description

LEXINGTON VILLAGE PHASE III PB 56 PG 15-16 LOT 189 ORB 6127 PG 1307

Lan	Land Lines													
LL #	Use Code	Front	Depth	Not Ad		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	1.60	1.000	1.000	0	56,000
	Total Acres 0.00 JV/Mkt								Tota	i Adj JV/MI	ct		56,000	
	Classified Acres 0			0	Classified JV/Mkt 56,000					Classified Adj JV/Mkt				0

Sketch Bldg 1 of 1 240,147 Deprec Bldg Value 232,943 Multi Story 0 1 Sec Replacement Cost



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,816	1,816	1816	Effective Area	1816			- " D "	
-	GARAGE FINISH	0	440	0	Base Rate	108.91	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	224 160	0	Building RCN	240,147	Quality Grade	670	Half Baths	0
	TATIO ONGOVERED	O	100	O	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,816	2,640	1,816	Building RCNLD	232,943	Roof Cover	3	Type AC	03

Alternate Key 3840928 Parcel ID 13-22-24-1202-000-18900

#### LCPA Property Record Card Roll Year 2024 Status: A

2024-0281 Comp 2 PRC Run: 11/4/2024 By

Card # 1 of 1

	Miscellaneous Features															
					*Onl				re reflected b	elow						
Code		Descrip	tion	U	nits	Туре	Uı	nit Price	Year Blt	Effect Yr	RCN	%Good	A	or Value		
								ilding Per	mits							
Roll Yea		: ID	Issue Da			Am	nount	Туре	1	Descript	ion	Review D		CO Date		
2017	SALE 085-06-0	1R	01-01-20 01-01-20				76,22	1 0099	CHECK VALUE SFR 3/BR 20		WN PD	05-04-20 07-25-20				
2007	003-00-0	' <sup>'</sup>	01-01-20	07-23	2000		10,22	27 0000	31 K 3/BK 20	OO INLVVIC	WIN IND	07-23-20				
				0-1 1-6	4:						_					
Instru	ument No	Bool	k/Page	Sales Information  Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	e <i>mptions</i> on Year Am				
	3044912	6127	1307	04-12-2023	WD	Q	01	v ac/imp	345,000		Description	1	ı caı	Amount		
	3044912 3005142	4729	1056	01-11-2016		Q	Q	i	142,000							
1		1207		00 20 2012		1 11	1 11	1 .	05,000							

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023044912 2016005142	6127 4729 4207 4184 3212	1307 1056 2481 2184 1761	04-12-2023 01-11-2016 08-28-2012 05-17-2012 05-26-2006	WD WD WD WD	00000	01 Q U U Q		345,000 142,000 85,000 200,800 237,700				
							Luc Cumana			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
56,000	232,943	0	288,943	0	288943	0.00	288943	288943	281,565

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#### Alternate Key 3826783

Parcel ID 12-22-24-1200-000-08600

Current Owner

GARDNER STEPHEN W & BARBARA A

1128 STRATTON AVE

**GROVELAND**  $\mathsf{FL}$ 34736 **LCPA Property Record Card** Roll Year 2024 Status: A

comp 3

2024-0281 Comp 3 PRC Run: 11/4/2024 By

Card # of 1

**Property Location** 

Site Address 1128 STRATTON AVE GROVELAND FL 34736

00GR **NBHD** Mill Group 4537

> Property Use Last Inspection

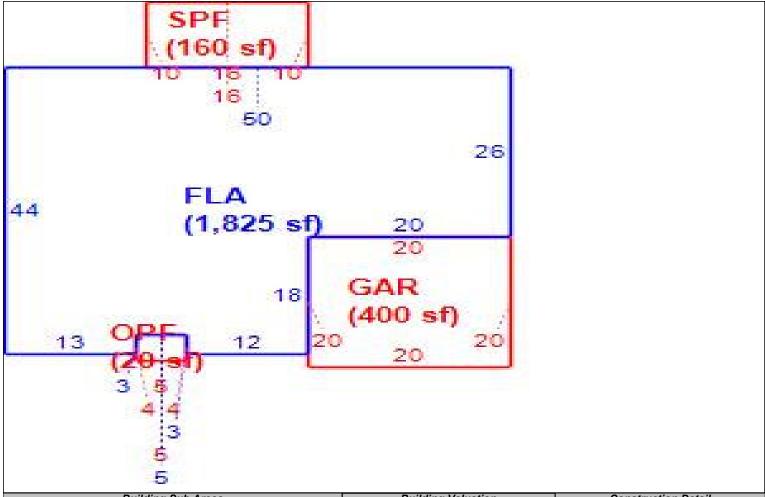
00100 SINGLE FAMILY PJF 04-08-202

Legal Description

LEXINGTON ESTATES PB 51 PG 82-88 LOT 86 ORB 6126 PG 96

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor Factor		Class vai	Value		
1	0100	0	0		1.00 LT	35,000.00	0.0000	1.80	1.000	1.000	0	63,000		
					D (0.41.11.0			L	1			00.000		
		Total A	cres	0.00	JV/Mkt 0				ıl Adj JV/MI			63,000		
	Classified Acres 0 Classified JV/Mkt 63.000 Classified Adi JV/Mkt									0				

Sketch Bldg 1 1 of 1 Replacement Cost 239,709 Deprec Bldg Value 232,518 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,825	1,825	1825	Effective Area	1825				
GAR	GARAGE FINISH	0	400	0	Base Rate	108.90	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	20	0	Building RCN	239.709	Quality Grade	670	Half Baths	0
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX		0,0		١ .
					-		Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	•	Fireplaces	
					Functional Obsol	0	Foundation	3	riiepiaces	0
	TOTALS	1,825	2,405	1,825	Building RCNLD	232,518	Roof Cover	3	Type AC	03

Alternate Key 3826783 Parcel ID 12-22-24-1200-000-08600

## LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0281 Comp 3 PRC Run: 11/4/2024 By

Card # 1 of 1

	Miscellaneous Features  *Only the first 10 records are reflected below  Code Description Units Type Unit Price Year Rit Effect Vr. RCN %Good Apr Value														
Code	e Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Va														
	Building Permits														
				Build	ing Peri	mits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description		Review Date	e CO Date					
2005	381-04-09BEP	08-03-2004	01-05-2005	180,525	0000	SFR 1128 S	STRATTON AVE								
		Cal	os Information					F	nntions						

			Sales Inform	ation					Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023043983	6126 4133 4097 2745 2635	0096 0028 0455 1642 2354	04-13-2023 02-29-2012 11-10-2011 01-06-2005 07-19-2004	WD WD CT WD WD	Q U U Q U	01 U U Q M	>	342,500 97,500 0 157,200	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000	
										Total		50,000.00	
						Val	ue Summ	arı/					

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
63 000	232.518	0	295 518	0	295518	50 000 00	245518	270518	288.102

<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.\*\*\*