



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Alt Key 3840794*

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition # <i>2024-0283</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>American Homes 4 Rent, LLC; AR Leasing Company</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>13-22-24-1201-000-15200 1110 Bluegrass Drive</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
<b>PART 2. Reason for Petition</b> Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one): <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input checked="" type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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 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 representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- 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>Robert L. Peyton</u>	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 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  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.

Signature, representative	Print name	Date
---------------------------	------------	------

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET

## RESIDENTIAL

<b>Petition #</b> 2024-0283	Alternate Key: 3840794	Parcel ID: 13-22-24-1201-000-15200
<b>Petitioner Name</b> RYAN, LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 1110 BLUEGRASS DR GROVELAND	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AMERICAN RESIDENTIAL LEASING	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 298,659	\$ 298,659
<b>2. Assessed or classified use value, *if applicable</b>	\$ 246,480	\$ 246,480
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 246,480	\$ 246,480

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 9/17/2014 **Price:** \$100,000  Arm's Length  Distressed Book 4533 Page 1321

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3840794	3833649	3840928	3840786
<b>Address</b>	1110 BLUEGRASS DR GROVELAND	2022 NEWTOWN RD GROVELAND	2080 NEWTOWN RD GROVELAND	1126 BLUEGRASS DR GROVELAND
<b>Proximity</b>		.18 MILE	.13 MILE	385 FEET
<b>Sales Price</b>		\$340,000	\$345,000	\$335,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.40%	3.20%	2.40%
<b>Adjusted Sale</b>		\$303,960	\$304,290	\$292,790
<b>\$/SF FLA</b>	\$153.79 per SF	\$161.51 per SF	\$167.56 per SF	\$161.94 per SF
<b>Sale Date</b>		1/27/2023	4/12/2023	6/29/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	1,942	1,882	3000	1,816	6300	1,808	6700
<b>Year Built</b>	2006	2005		2006		2006	
<b>Constr. Type</b>	BLK/STUCCO	BLK/STUCCO		BLK/STUCCO		BLK/STUCCO	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	GARAGE	GARAGE		GARAGE		GARAGE	
<b>Porches</b>	OPF/PAT	OPF/SPF	-4000	OPF/PAT	-2000	OPF/PAT	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	.13 AC	.14 AC		.14 AC		.13 AC	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
		-Net Adj. 0.3%	-1000	Net Adj. 1.4%	4300	Net Adj. 2.3%	6700
		Gross Adj. 2.3%	7000	Gross Adj. 2.7%	8300	Gross Adj. 2.3%	6700
<b>Adj. Sales Price</b>	Market Value <b>\$298,659</b>	Adj Market Value	<b>\$302,960</b>	Adj Market Value	<b>\$308,590</b>	Adj Market Value	<b>\$299,490</b>
	Value per SF 153.79						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

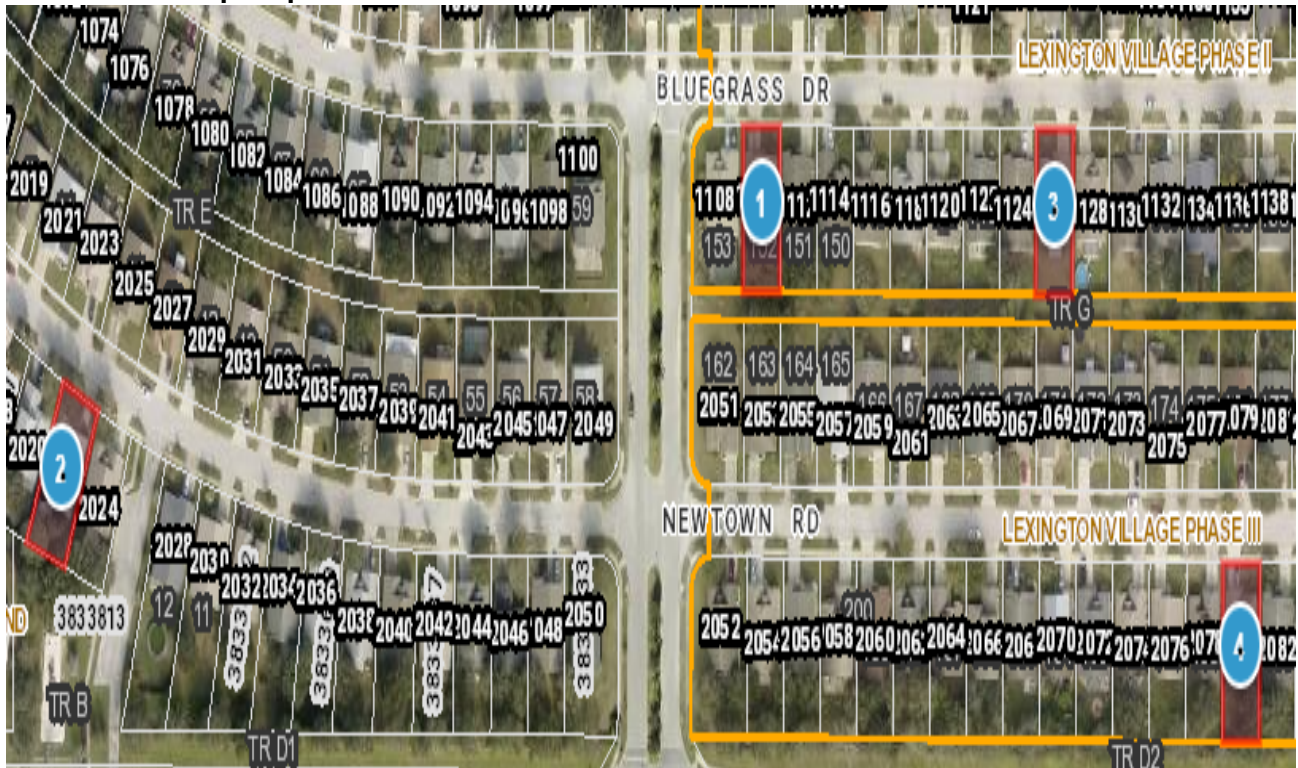
Petitioners comps most prove subject value is good, comp 2 one of the lowest per SF sales in sub comp 3 very low 2024 sale.

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 11/4/2024**

**2024-0283 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3840794	1110 BLUEGRASS DR GROVELAND	-
2	1	3833649	2022 NEWTON RD. GROVELAND	.18 MILE
3	3	3840928	2080 NEWTON RD. GROVELAND	.13 MILE
4	2	3840786	1126 BLUEGRASS DR. GROVELAND	385 FEET
5				
6				
7				
8				

Alternate Key 3840794  
Parcel ID 13-22-24-1201-000-15200

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

2024-0283 Subject By bboone  
PRC Run: 11/4/2024  
Card # 1 of 1

Current Owner		
AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

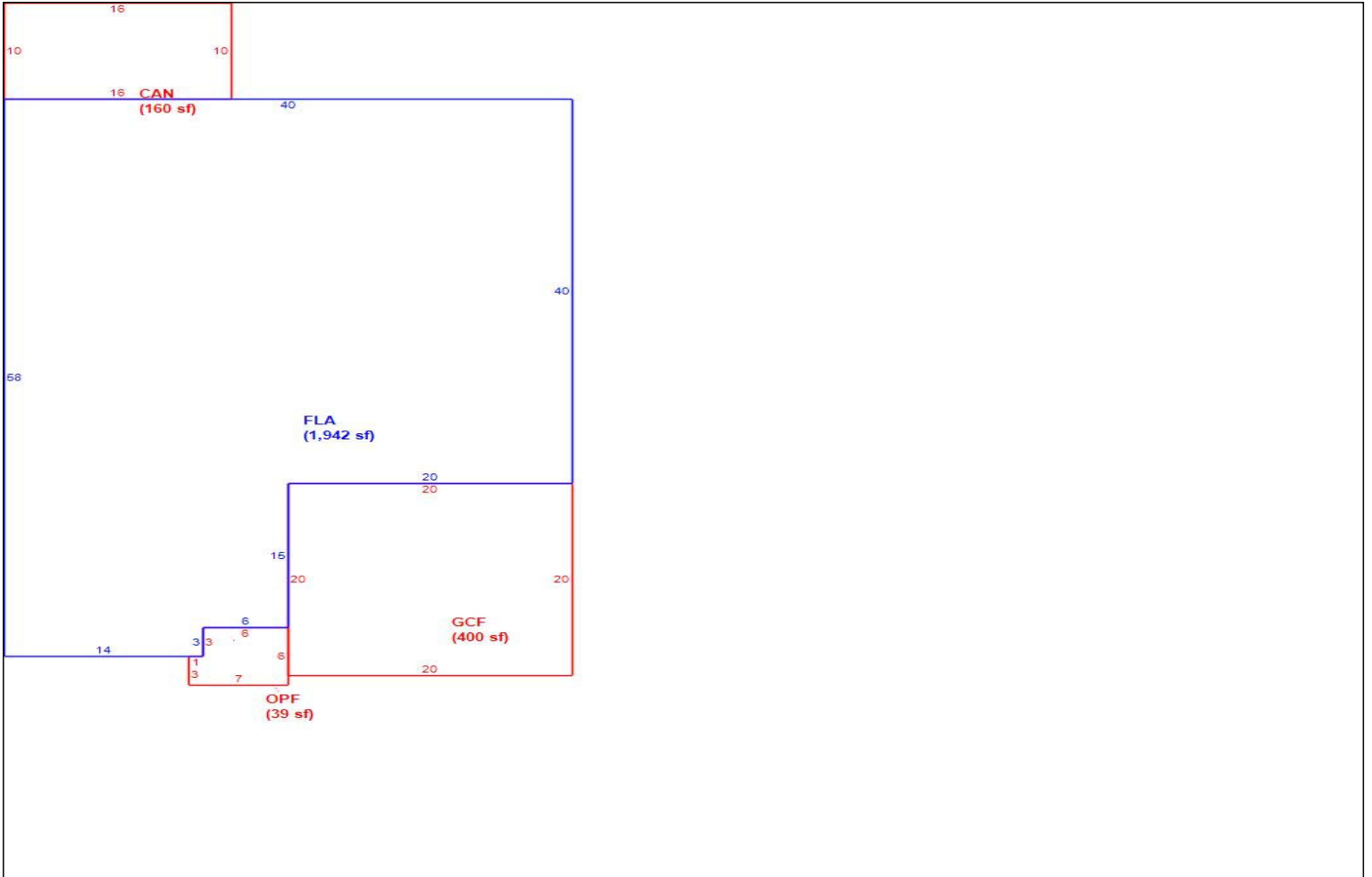
**subject**

Property Location		
Site Address 1110 BLUEGRASS DR GROVELAND FL 34736		
Mill Group 00GR	NBHD 4537	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-12-202

Legal Description
LEXINGTON VILLAGE PHASE II PB 56 PG 7-8 LOT 152 ORB 4533 PG 1321

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 250,164	Deprec Bldg Value 242,659	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,942	1,942	1942	Effective Area	1942	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	108.57	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0	Building RCN	250,164	Condition	EX	Wall Type	03
PAT	PATIO UNCOVERED	0	160	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,942	2,541	1,942	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	242,659				

Alternate Key 3840794  
 Parcel ID 13-22-24-1201-000-15200

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

2024-0283 Subject By bboone  
 PRC Run: 11/4/2024  
 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

**Building Permits**

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2007	987-05-11B	02-06-2006	07-21-2006	75,285	0000	SFR FOR 07	07-21-2006	
2006	987-05-11B	09-27-2005	02-06-2006	75,285	0000	SFR 3/BR 1110 BLUEGRASS DR		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
	4533	1321	09-17-2014	CT	U	U	I	100,000				
	3141	1211	03-31-2006	WD	Q	Q	I	186,500				
	2963	1241	09-22-2005	WD	U	M	V	1				
<b>Total</b>											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	242,659	0	298,659	52179	246480	0.00	246480	298659	290,793

\*\*\*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

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

2024-0283 Comp 1  
 PRC Run: 11/4/2024 By  
 Card # 1 of 1

Current Owner		
KOVALEV KARA M & CANNON HERBERT		
2022 NEWTOWN RD		
GROVELAND	FL	34736

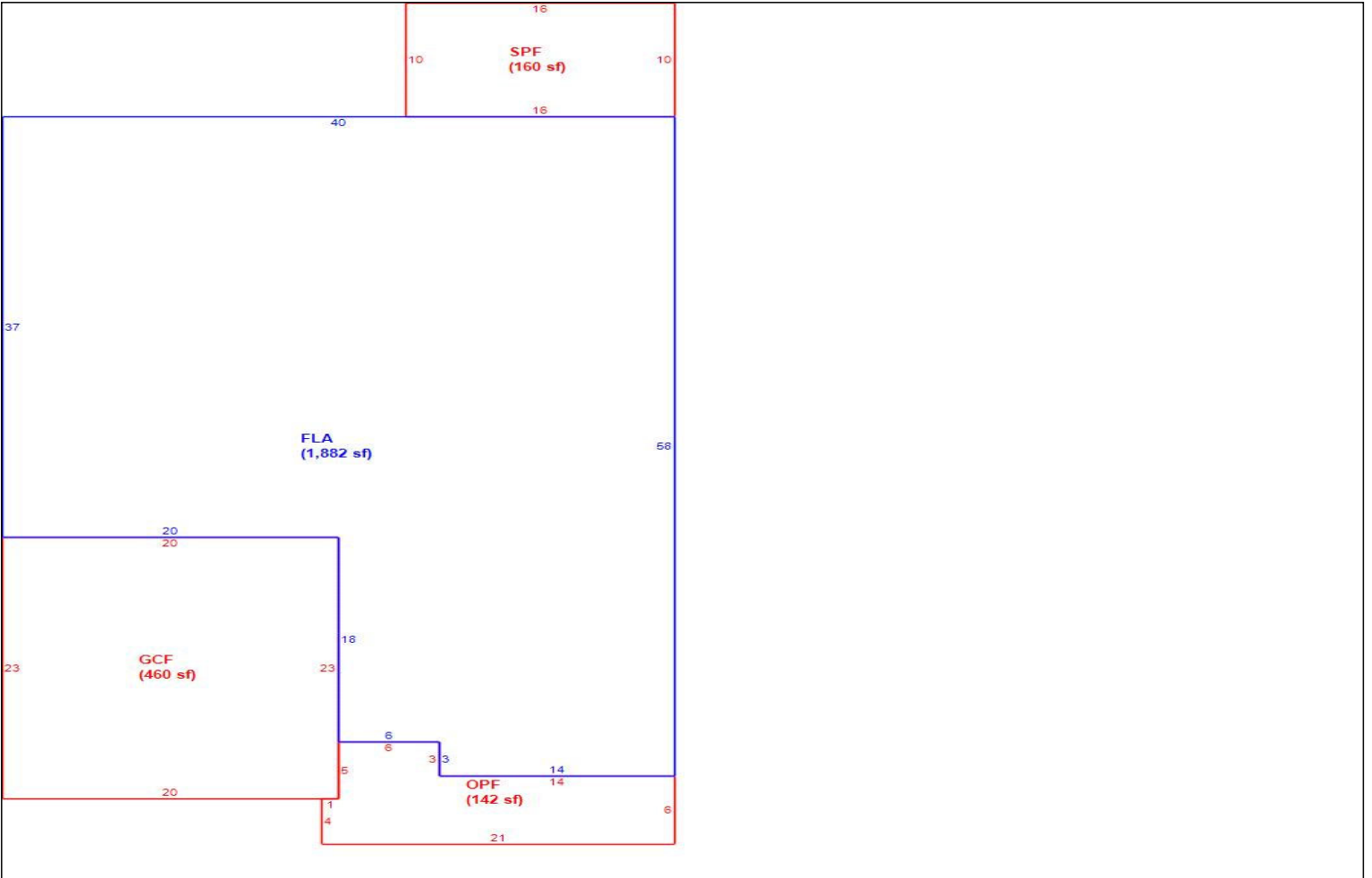
**comp 1**

Property Location			
Site Address	2022 NEWTOWN RD		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	4537
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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

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



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,882	1,882	1882	2005	1882	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0		108.73	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	142	0		248,793	Condition	EX	Wall Type	03
SPF	SCREEN PORCH FINIS	0	160	0		0	% Good	97.00	Foundation	3
TOTALS		1,882	2,644	1,882		0	Functional Obsol	0	Roof Cover	3
					Building RCNLD	241,329	Roof Cover	3	Type AC	03



Alternate Key 3833649  
 Parcel ID 13-22-24-1200-000-01400

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

2024-0283 Comp 1  
 PRC Run: 11/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	622-05-06B	01-01-2005	10-12-2005	75,825	0000	SFR 2022 NEWTOWN RD			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023011135	6086	0381	01-27-2023	WD	Q	01	I	340,000				
2020093558	5531	0300	08-20-2020	WD	Q	01	I	238,000				
	3015	1647	11-14-2005	WD	Q	Q	I	190,000				
	2739	0295	12-30-2004	WD	U	M	V	1				
<b>Total</b>											0.00	

<b>Value Summary</b>										
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	241,329	0	297,329	0	297329	0.00	297329	297329	289,707	

\*\*\*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

LCPA Property Record Card  
 Roll Year 2024 Status: A

2024-0283 Comp 2  
 PRC Run: 11/4/2024 By  
 Card # 1 of 1

Current Owner		
WERNER BETHANY & WARREN		
2080 NEWTOWN RD		
GROVELAND	FL	34736

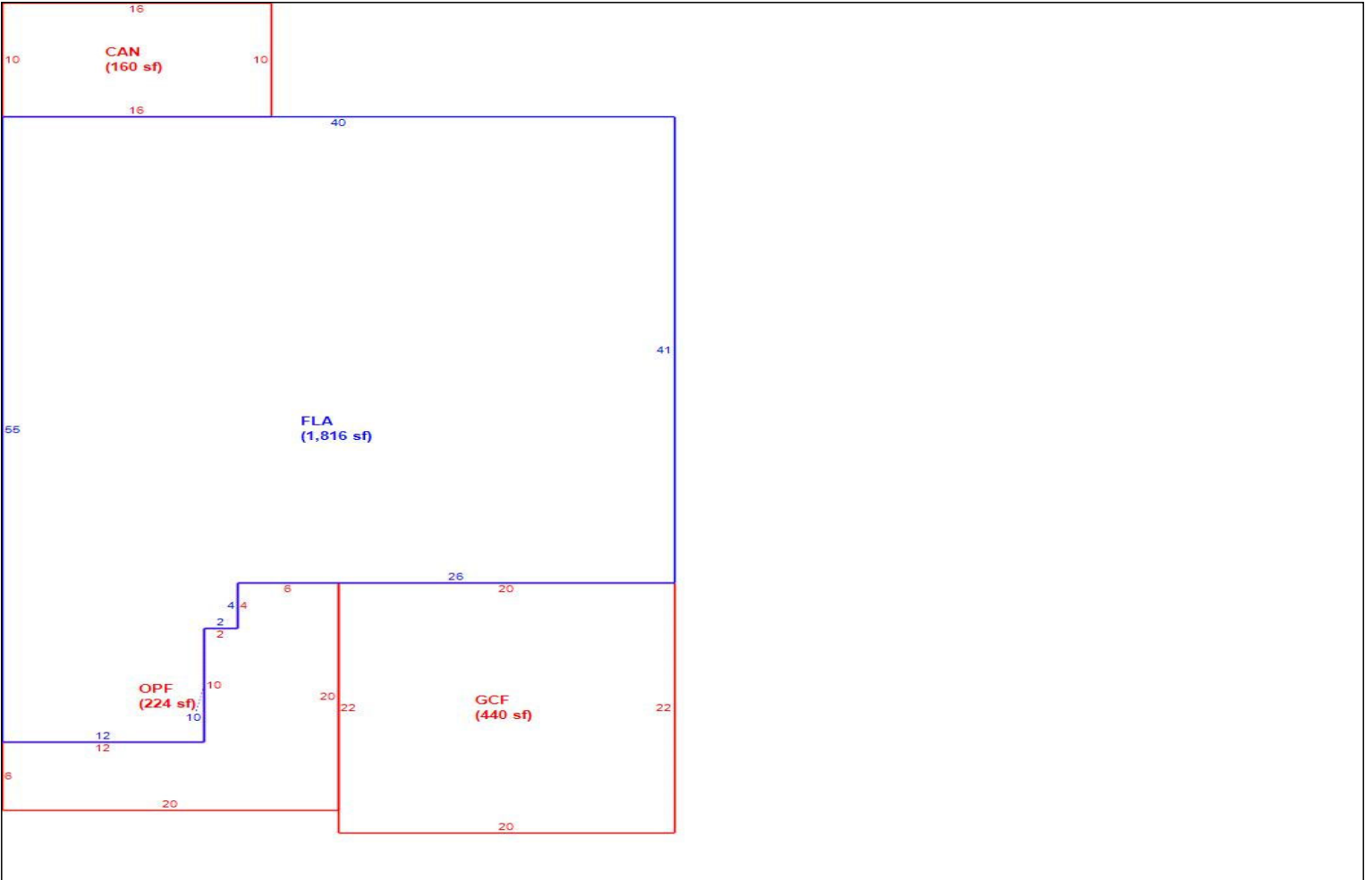
comp 2

Property Location			
Site Address	2080 NEWTOWN RD		
	GROVELAND	FL	34736
Mill Group	00GR	NBHD	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

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 Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		56,000		
Classified Acres		0		Classified JV/Mkt		56,000		Classified Adj JV/Mkt		0		

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



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

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

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

2024-0283 Comp 2  
 PRC Run: 11/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017 2007	SALE 085-06-01B	01-01-2016 01-01-2006	05-12-2017 07-25-2006	1 76,227	0099 0000	CHECK VALUE SFR 3/BR 2080 NEWTOWN RD	05-04-2017 07-25-2006		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023044912	6127 1307	04-12-2023	WD	Q	01	I	345,000					
2016005142	4729 1056	01-11-2016	WD	Q	Q	I	142,000					
	4207 2481	08-28-2012	WD	U	U	I	85,000					
	4184 2184	05-17-2012	WD	U	U	I	200,800					
	3212 1761	05-26-2006	WD	Q	Q	I	237,700					
<b>Total</b>											0.00	

<b>Value Summary</b>										
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	

\*\*\*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 3840786  
Parcel ID 13-22-24-1201-000-14400

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

2024-0283 Comp 3  
PRC Run: 11/4/2024 By  
Card # 1 of 1

Current Owner		
MILLER AMANDA AND ZACHARY NOWLIN-		
1126 BLUEGRASS DR		
GROVELAND	FL	34736

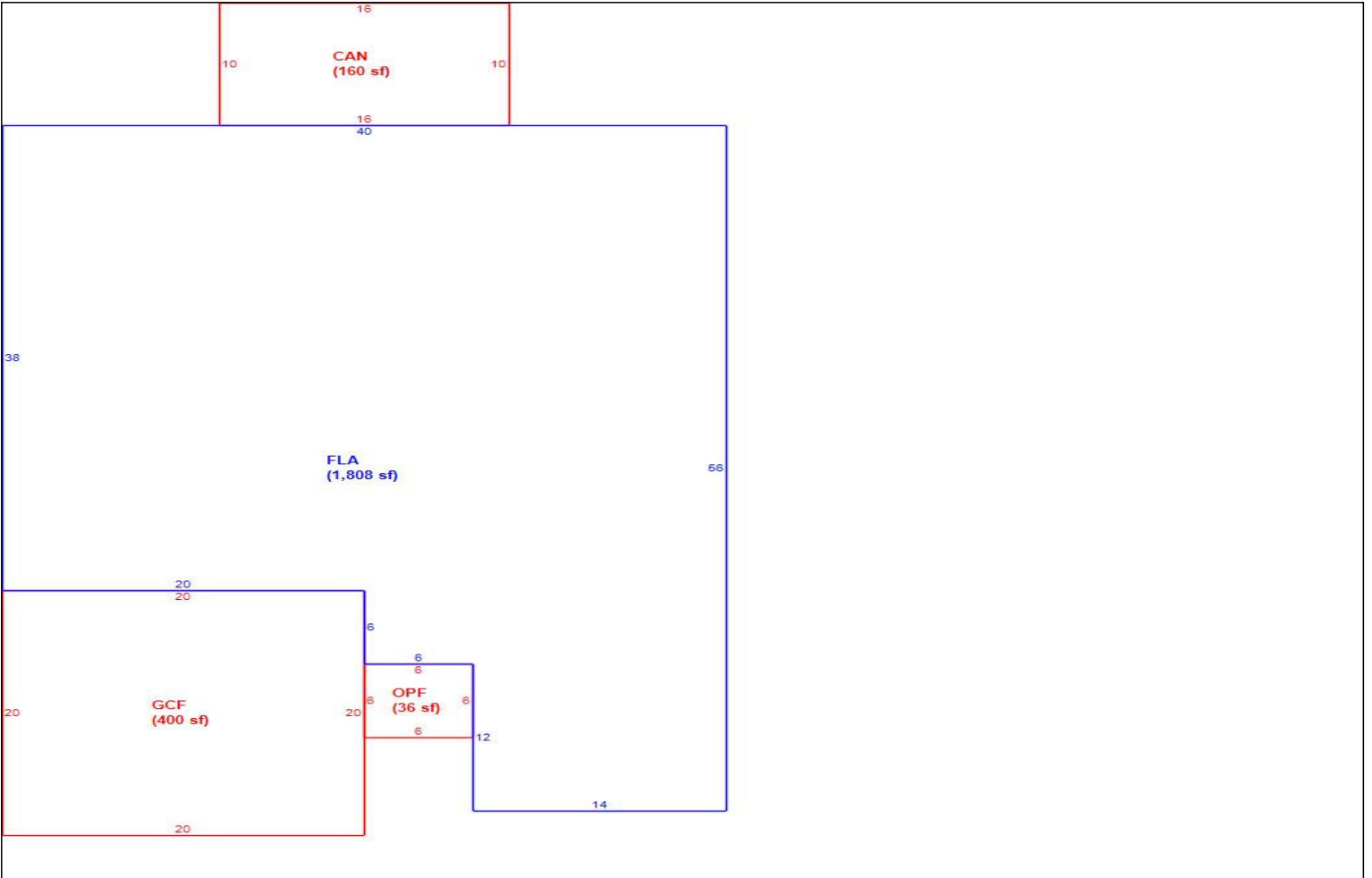
**comp 3**

Property Location		
Site Address 1126 BLUEGRASS DR		
GROVELAND FL 34736		
Mill Group 00GR	NBHD 4537	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 04-12-202

Legal Description
LEXINGTON VILLAGE PHASE II PB 56 PG 7-8 LOT 144 ORB 6174 PG 551

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 Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		56,000				
Classified Acres		0		Classified JV/Mkt 56,000		Classified Adj JV/Mkt		0				

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 235,960	Deprec Bldg Value 228,881	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,808	1,808	1808	2006	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	108.94	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	36	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,808	2,404	1,808	0	Roof Cover	3	Type AC	03

Alternate Key 3840786  
 Parcel ID 13-22-24-1201-000-14400

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

2024-0283 Comp 3  
 PRC Run: 11/4/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008 2007	SALE 1006-05-11B	01-01-2007 09-28-2006	01-12-2008 07-21-2006	1 72,978	0000 0000	CHECK VALUES SFR 3/BR 1126 BLUEGRASS DR	10-22-2007 07-21-2006		

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023083085	6174	0551	06-29-2023	WD	Q	01	I	335,000	039	HOMESTEAD	2024	25000
	4122	0787	01-26-2012	WD	U	U	I	79,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3369	0720	02-08-2007	WD	Q	Q	I	229,900				
	3141	1844	03-20-2006	WD	Q	Q	I	180,900				
	2963	1241	09-22-2005	WD	U	M	V	1				
<b>Total</b>										<b>50,000.00</b>		

<b>Value Summary</b>										
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	228,881	0	284,881	0	284881	50,000.00	234881	259881	277,535	

\*\*\*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.\*\*\*