



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 Att Key 3773913

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 # 2024-0384 County Lake Tax year 2024 Date received 9.12.24

COMPLETED BY THE PETITIONER
PART 1. Taxpayer Information

Taxpayer name: American Homes 4 Rent, LLC; AH4RP Seven, LLC Representative: Ryan, LLC c/o Robert Peyton
Mailing address Ryan, LLC Parcel ID and physical address 14 19 25 0050 000 01200
for notices 16220 North Scottsdale Rd, Ste 650 or TPP account # 10311 Patrick Drive
Scottsdale, AZ 85254
Phone 954-740-6240 Email ResidentialAppeals@ryan.com

The standard way to receive information is by US mail. If possible, I prefer to receive information by [X] email [] fax.

[] 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.

[] 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 [X] Res. 1-4 units [] Industrial and miscellaneous [] High-water recharge [] Historic, commercial or nonprofit
[] Commercial [] Res. 5+ units [] Agricultural or classified use [] Vacant lots and acreage [] Business machinery, equipment

PART 2. Reason for Petition Check one. If more than one, file a separate petition.

[X] Real property value (check one) [X] decrease [] increase [] Denial of exemption Select or enter type:
[] Denial of classification
[] Parent/grandparent reduction [] Denial for late filing of exemption or classification
[] Property was not substantially complete on January 1 (Include a date-stamped copy of application.)
[] Tangible personal property value (You must have timely filed a [] Qualifying improvement (s. 193.1555(5), F.S.) or change of
return required by s.193.052. (s.194.034, F.S.)) ownership or control (s. 193.155(3), 193.1554(5), or
[] Refund of taxes for catastrophic event 193.1555(5), F.S.)

[] 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.)

[5] 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.

[] 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.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
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

Petition # 2024-0284		Alternate Key: 3773913		Parcel ID: 14-19-25-0050-000-01200	
Petitioner Name Robert Peyton, Ryan llc The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		Property Address 10311 PATRICK DR LEESBURG		<input type="checkbox"/> Check if Multiple Parcels	
Owner Name AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC		Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action	
1. Just Value, required		\$ 301,576	\$ 301,576		
2. Assessed or classified use value, *if applicable		\$ 264,700	\$ 264,700		
3. Exempt value, *enter "0" if none		\$ -			
4. Taxable Value, *required		\$ 264,700	\$ 264,700		
*All values entered should be county taxable values, School and other taxing authority values may differ.					

Last Sale Date 12/20/2013 **Price:** \$121,000 Arm's Length Distressed **Book** 4424 **Page** 2299

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3773913	3788220	3810184	3808109
Address	10311 PATRICK DR LEESBURG	33333 KAYLEE WAY LEESBURG	33312 IRONGATE DR LEESBURG	10439 PLEASANT VIEW DR
Proximity		<0.50 MILE	<0.50 MILE	<0.50 MILE
Sales Price		\$309,000	\$355,000	\$330,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	2.80%	0.40%
Adjusted Sale		\$263,886	\$311,690	\$281,820
\$/SF FLA	\$167.08 per SF	\$145.95 per SF	\$165.79 per SF	\$158.59 per SF
Sale Date		11/17/2023	5/5/2023	11/20/2023
Terms of Sale		<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
Fla SF	1,805	1,808	-150	1,880	-3750	1,777	1400
Year Built	1998	2001		2005		2004	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		3.0	-7000	2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	Y	N	20000	N	20000	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		NONE		NONE	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 7.5%	19850	Net Adj. 3.0%	9250	Net Adj. 7.6%	21400
		Gross Adj. 7.6%	20150	Gross Adj. 9.9%	30750	Gross Adj. 7.6%	21400
Adj. Sales Price	Market Value \$301,576	Adj Market Value	\$283,736	Adj Market Value	\$320,940	Adj Market Value	\$303,220
	Value per SF 167.08						

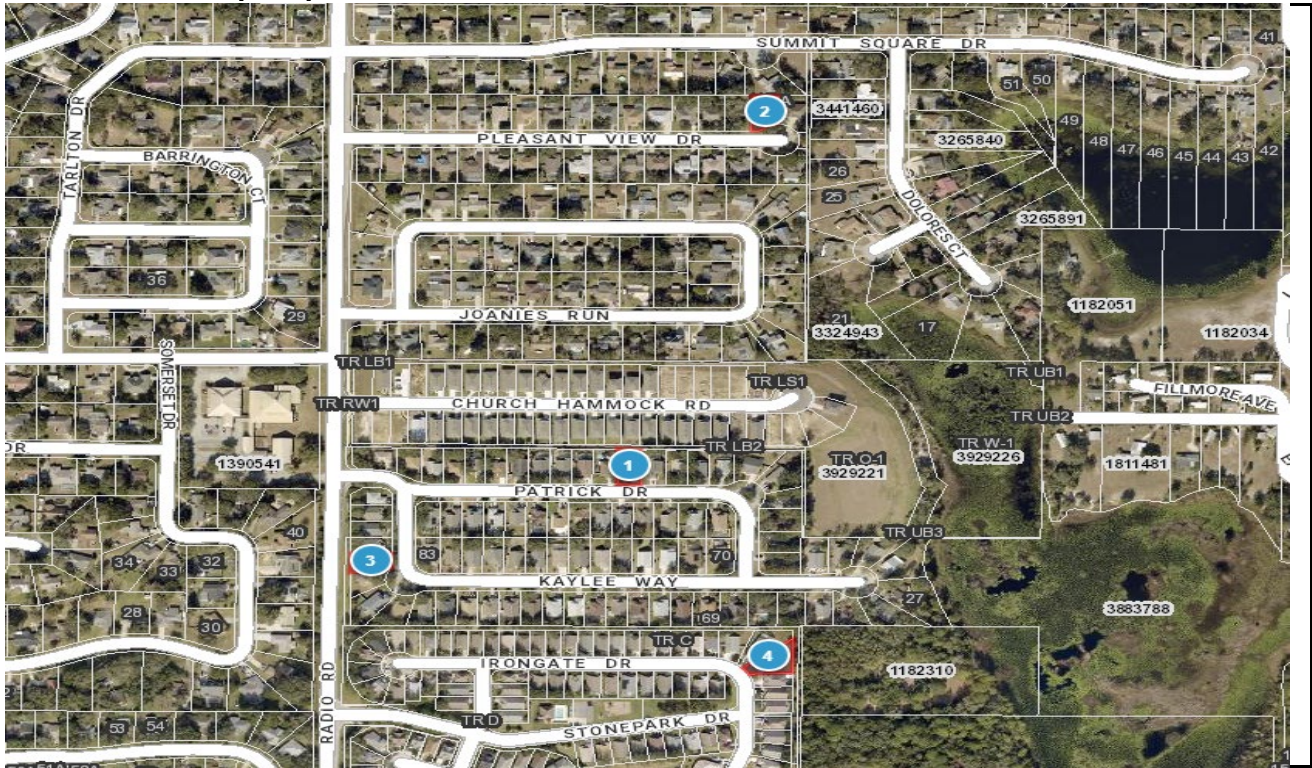
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

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

DEPUTY: CHRISTOPHER QUANTE

DATE 12/2/2024

2024-0284 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3773913	10311 PATRICK DR LEESBURG	-
2	COMP 3	3808109	10439 PLEASANT VIEW DR LEESBURG	<0.50 MILE
3	COMP 2	3810184	33312 IRONGATE DR LEESBURG	<0.50 MILE
4	COMP 1	3788220	33333 KAYLEE WAY LEESBURG	<0.50 MILE
5				
6				
7				
8				

Alternate Key 3773913
Parcel ID 14-19-25-0050-000-01200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0284 Subject
PRC Run: 12/2/2024 By
Card # 1 of 1

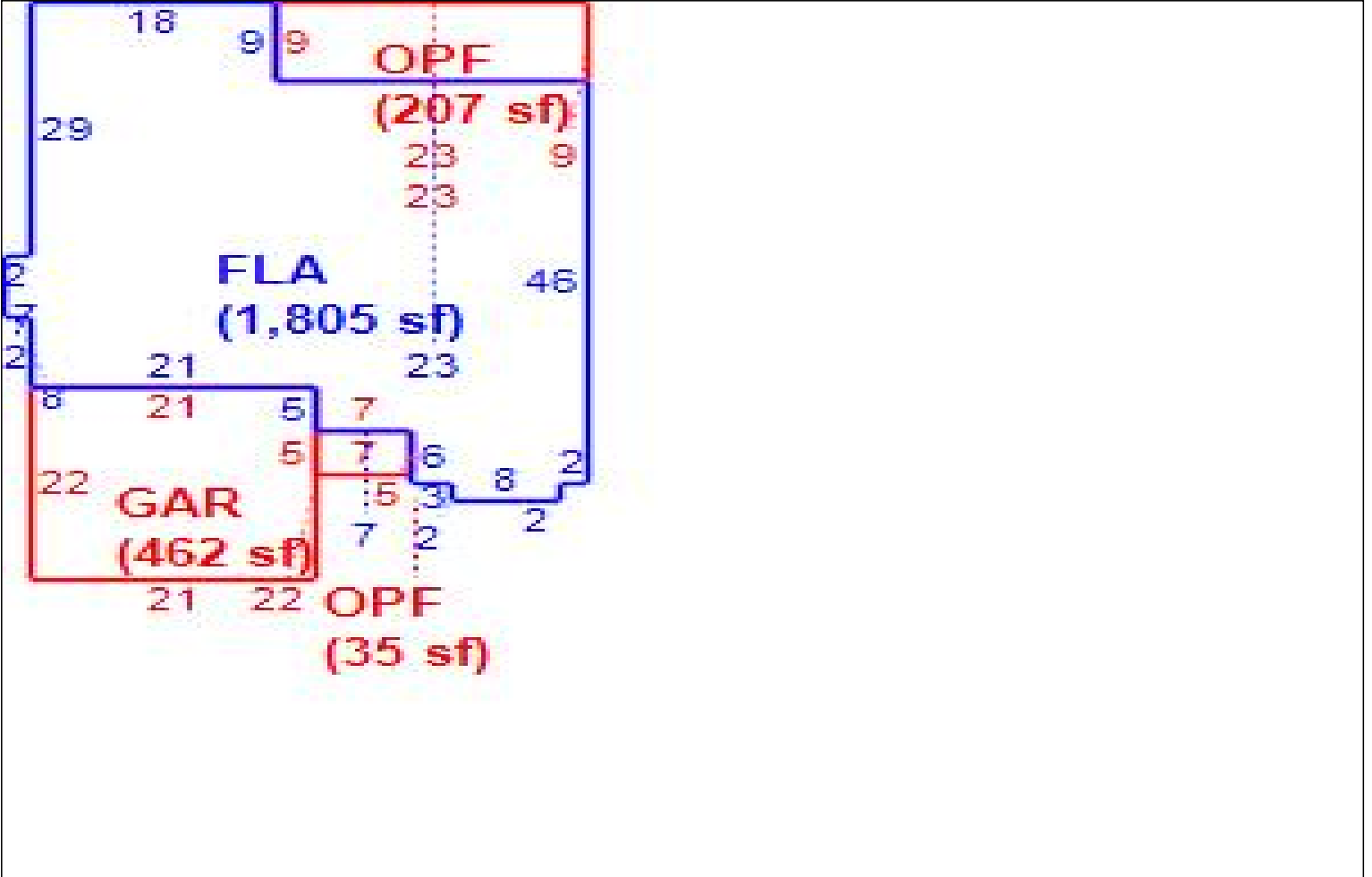
Current Owner
AMERICAN HOMES 4 RENT PROPERTIES S
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

Property Location
Site Address 10311 PATRICK DR
LEESBURG FL 34788
Mill Group 0001 NBHD 4525
Property Use 0010 SINGLE FAMILY
Last Inspection TRF 01-27-202

Legal Description
CHELSEA PARK SUB LOT 12 PB 38 PGS 37-39 ORB 4424 PG 2299

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	20,000.00	0.0000	3.70	1.000	1.000	0	74,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000		
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 225,239 Deprec Bldg Value 218,482 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	1,805	1,805	1805	1998	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	462	0	102.54	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	242	0	225,239	Wall Type	03	Heat Type	6
TOTALS		1,805	2,509	1,805	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					218,482				

Alternate Key 3773913
 Parcel ID 14-19-25-0050-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0284 Subject By
 PRC Run: 12/2/2024
 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
POL2	SWIMMING POOL - RESIDENTIAL	220.00	SF	35.00	1998	1998	7700.00	85.00	6,545
PLD2	POOL/COOL DECK	320.00	SF	5.38	1998	1998	1722.00	70.00	1,205
SEN2	SCREEN ENCLOSED STRUCTURE	960.00	SF	3.50	1998	1998	3360.00	40.00	1,344

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	05-07-2007	1	0000	CHECK VALUES			
2000	9860572	09-14-1999	12-01-1998	97,422	0000	SFR			
2000	9809013	09-02-1999	12-01-1998	1,970	0000	30X18 SEN			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4424	2299	12-20-2013	WD	U	U	I	121,000			
	4412	1648	09-24-2013	CT	U	U	I	100			
	3238	0381	08-14-2006	WD	Q	Q	I	255,000			
	2354	0998	06-30-2003	WD	Q	Q	I	157,000			
	1559	1046	11-03-1997	WD	Q	Q	V	18,400			
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	
74,000	218,482	9,094	301,576	10406	291170	0.00	291170	301576	301,576	

Parcel Notes

02 QG FROM 550 FER 032902
 2354/998 EDWARD E & VALMA B ALLEN TO ROBERT T & CONNIE CHERVENY HW OUR SCREEN HAD EDWARD E & JOYCE ALLEN HW BUT SC PER TITLE CO
 04X VADX BELONGS TO ROBERT CHERVENY
 04 QG FROM 575 JWP 052404
 3238/381 ROBERT T & CONNIE CHERVENY TO JOHN M & ANGELA C JONES HW
 07 QG FROM 620 TJW 050707
 11X JOHN JONES ADDR 290 WOLF SWAMP RD LONGMEADOW MA 01106 PER ADDR CARD 080111
 11X ANGELA C JONES STATES THEY MOVED 052711 290 WOLF SWAMP RD LONGMEADOW MA 01106 TELCON 081211
 12X DENY
 13TR KEYED FORWARDING ADDR OF 3777 NW 78TH AVE APT 11G HOLLYWOOD FL 33024 8342
 4412/1648 CT VS ANGELA C JONES ET AL PROP SOLD TO WELLS FARGO BANK NA TTEE
 4424/2299 WELLS FARGO BANK NA TTEE TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320
 21VAB PETITION 2021-092 TJW 091521

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 3788220
Parcel ID 14-19-25-0055-000-05200

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0284 Comp 1
PRC Run: 12/2/2024 By

Card # 1 of 1

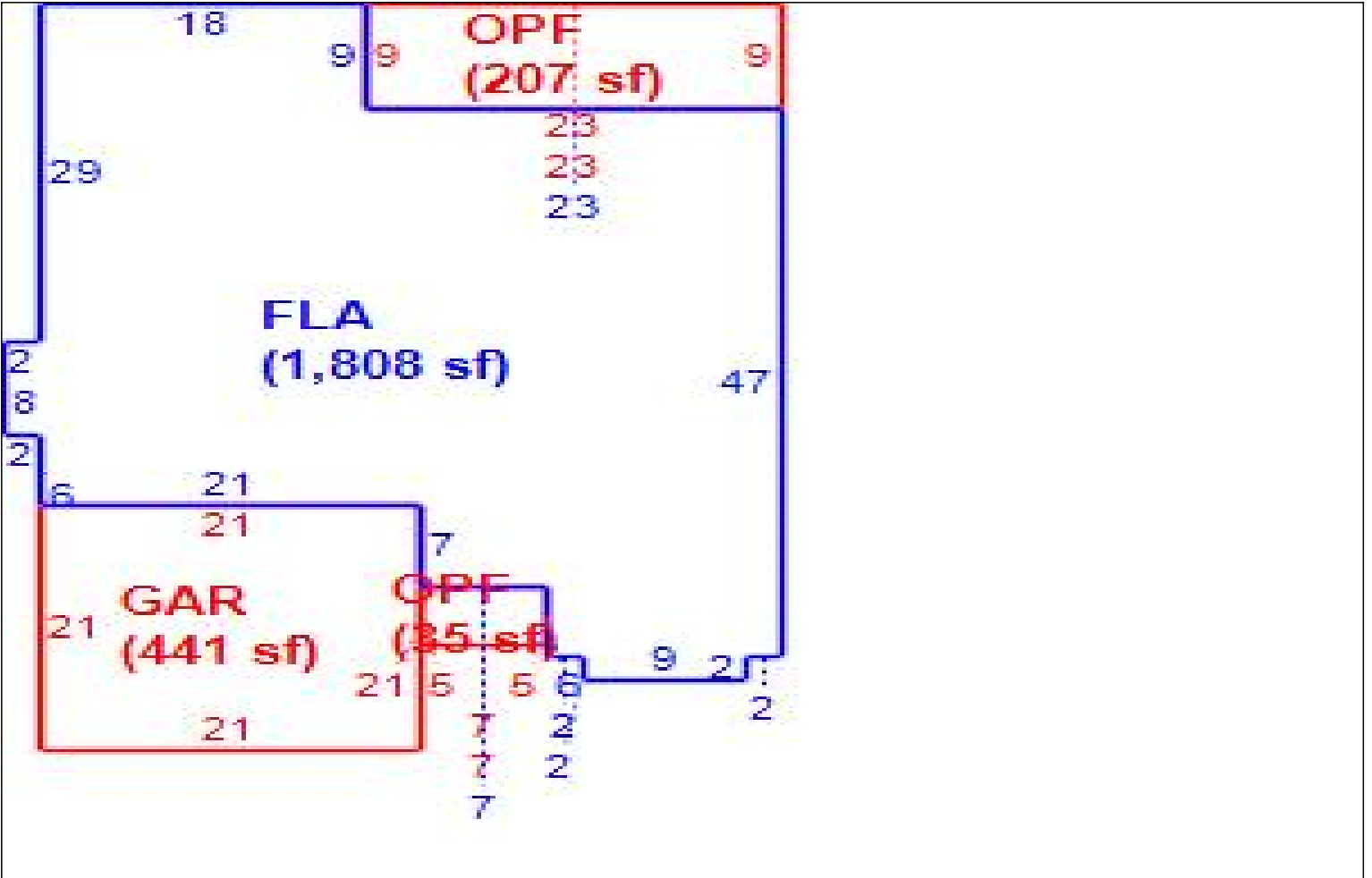
Current Owner		
FUNKHOUSER CRAIG		
33333 KAYLEE WAY		
LEESBURG	FL	34788

Property Location			
Site Address	33333 KAYLEE WAY		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-27-202

Legal Description
CHELSEA PARK II SUB LOT 52 PB 42 PGS 56-57 ORB 6248 PG 1600

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	20,000.00	0.0000	3.70	1.000	1.000	0	74,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		74,000			
Classified Acres		0		Classified JV/Mkt		74,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 225,012
Deprec Bldg Value 218,262		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	2001	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	102.53	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	242	0	225,012	Wall Type	03	Heat Type	6
TOTALS		1,808	2,491	1,808	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					218,262				

Alternate Key 3788220
 Parcel ID 14-19-25-0055-000-05200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0284 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2002	0110219	01-18-2001	08-06-2001	107,976	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023144890	6248 1600	11-17-2023	WD	Q	01	I	309,000	039	HOMESTEAD	2024	25000	
2023043596	6125 1513	04-06-2023	WD	U	19	I	305,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2023024943	2102 1299	02-24-2023	PO	U	11	I	0					
	1890 0616	12-14-2000	WD	Q	Q	V	18,900					
Total											50,000.00	

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	
74,000	218,262	0	292,262	0	292262	50,000.00	242262	267262	292,262	

Parcel Notes

1890/616 ROBERT E & RILLA P KOMAR HW
 03 QG FROM 575 FER 011503
 04 QG FROM 590 JWP 052404
 18CC SUBMITTED WX APP WITH DC CS 061218
 5117/1161 ROBERT EDWARD KOMAR 89 DECEASED 043018 DC
 6102/1298 RILLA P KOMAR DECEASED 120822 PER LETTERS OF ADMIN
 6102/1299 ORDER DET HX FOR EST OF RILLA P KOMAR PROP TO CLARENCE L JEFFERSON
 6125/1513 CLARENCE JEFFERSON TO WILLIAM S LYONS TRS NOT TRUST DATE GIVEN NO TTEE NAMED
 6248/1600 WILLIAM SHERMAN AKA WILLIAM S LYONS INDIV AND AS TTEE TO CRAIG FUNKHOUSER
 24CC EFILE HX APP CP 082924

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 3810184
Parcel ID 14-19-25-2000-000-03400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0284 Comp 2
PRC Run: 12/2/2024 By

Card # 1 of 1

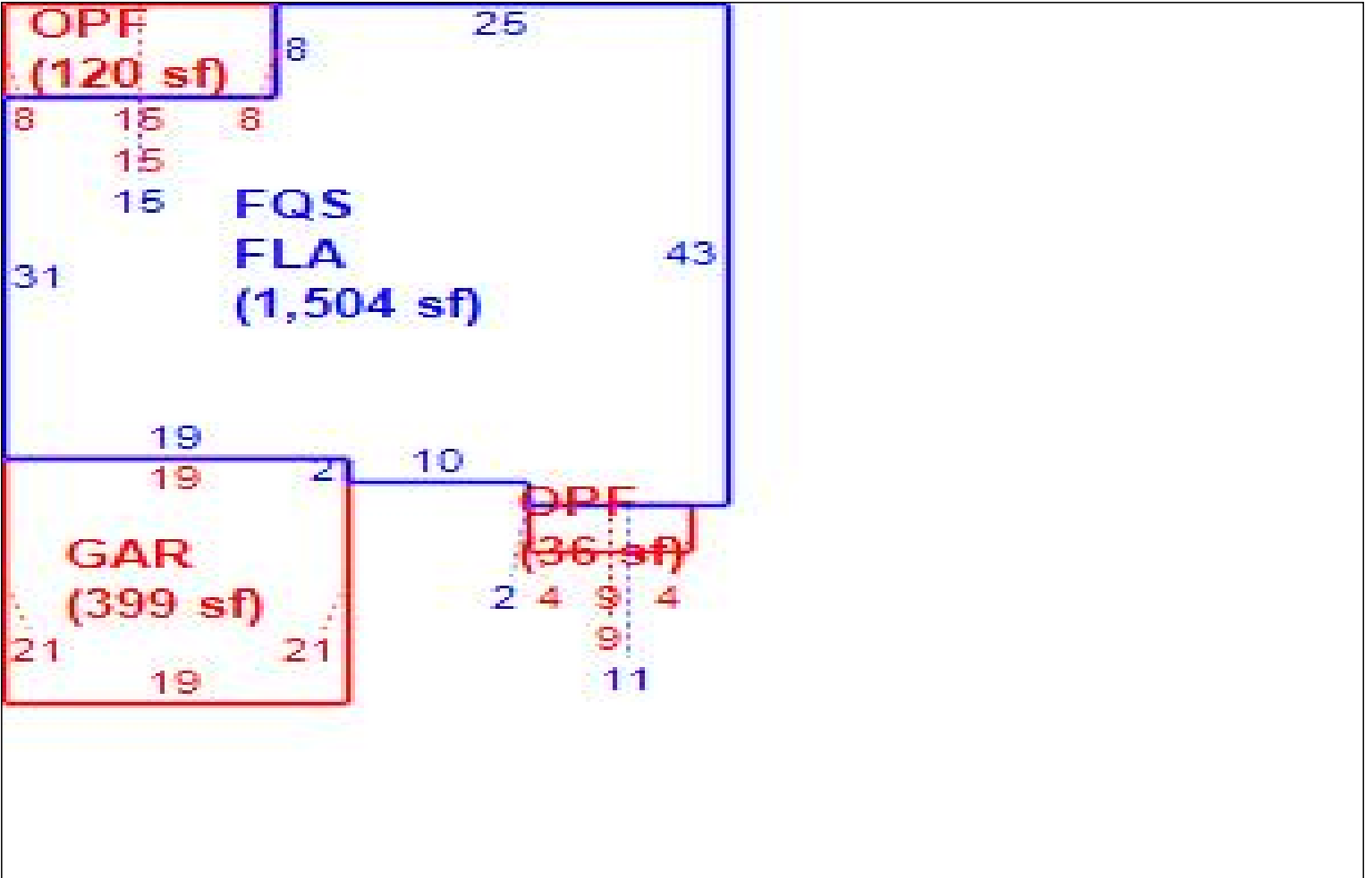
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

Property Location		
Site Address 33312 IRONGATE DR		
LEESBURG FL 34788		
Mill Group	0001	NBHD 4525
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-02-202

Legal Description
STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 34 ORB 6139 PG 67

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	20,000.00	0.0000	3.25	1.100	1.000	0	71,500	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		71,500			
Classified Acres		0		Classified JV/Mkt		71,500		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 221,983 Deprec Bldg Value 215,324 Multi Story 1



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	1,504	1,504	1504	2005					
FQS	FINISHED AREA QUART	376	1,504	376	Effective Area	1880	No Stories	1.25	Full Baths 3	
GAR	GARAGE FINISH	0	399	0	Base Rate	96.31	Quality Grade	655	Half Baths 0	
OPF	OPEN PORCH FINISHE	0	156	0	Building RCN	221,983	Wall Type	03	Heat Type 6	
					Condition	EX	Foundation	3	Fireplaces 0	
					% Good	97.00	Roof Cover	3	Type AC 03	
					Functional Obsol	0				
TOTALS		1,880	3,563	1,880	Building RCNLD	215,324				

Alternate Key 3810184
 Parcel ID 14-19-25-2000-000-03400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0284 Comp 2
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	2004051390	01-01-2005	07-05-2005	129,783	0000	SFR			
2005	2004051390	06-23-2004	12-22-2004	129,783	0000	SFR 33312 IRONGATE DR			
2005	2004050858	06-11-2004	12-22-2004	5,000	0000	RTN 123X3			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023054446	6139	0067	05-05-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
	2515	1091	02-27-2004	WD	Q	Q	V	36,000	059	ADDITIONAL HOMESTEAD	2024	25000
Total											50,000.00	

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	
71,500	215,324	0	286,824	0	286824	50,000.00	236824	261824	286,824	

Parcel Notes

04 LOC FROM 236 FER 012704
 15X RANDEE MOREL 60 DECEASED 040615 STATE FILE NBR2015054449
 6139/67 MARC GEORGE MOREL TO JOSE M REYES UNMARRIED
 23CC EFILE HX APP CP 062223
 24CC EFILE HX APP CP 011924

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 3808109
Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0284 Comp 3
PRC Run: 12/2/2024 By

Card # 1 of 1

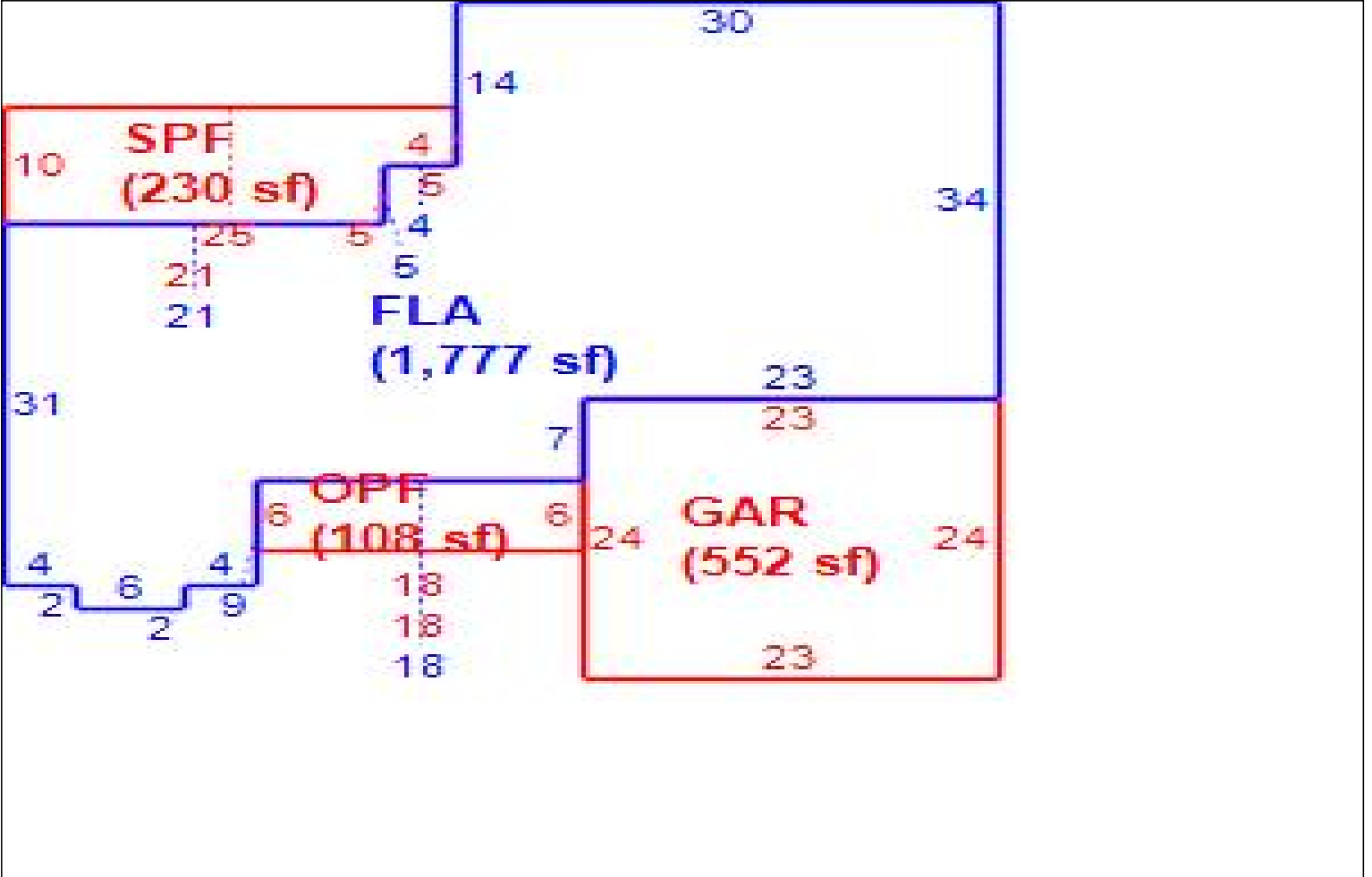
Current Owner		
DYER ANITA		
10439 PLEASANT VIEW DR		
LEESBURG	FL	34748

Property Location			
Site Address 10439 PLEASANT VIEW DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-02-202

Legal Description
OAKMONT AT SILVER LAKE SUB LOT 16 PB 46 PGS 67-68 ORB 6249 PG 1292

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	20,000.00	0.0000	2.79	1.000	1.000	0	55,800	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800			
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 198,303 Deprec Bldg Value 192,354 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	1,777	1,777	1777	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	89.78	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	108	0	198,303	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	230	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,777	2,667	1,777	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					192,354				

Alternate Key 3808109
 Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0284 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	2003120691	01-01-2004	06-22-2004	118,096	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145651	6249	1292	11-20-2023	WD	Q	01	I	330,000	002	WIDOW	2024	5000
	4013	1625	03-18-2011	WD	Q	Q	I	140,000	039	HOMESTEAD	2024	25000
	3473	1319	07-16-2007	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2265	0235	01-21-2003	WD	Q	Q	V	27,900				
Total											55,000.00	

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	
55,800	192,354	0	248,154	0	248154	55,000.00	193154	218154	248,154	

Parcel Notes

03 LOC FROM 145 FER 110702
 03 LOC FROM 170 FD 0403
 04TR ATTEMPTED NOT KNOWN 1538 38TH ST WEST PALM BEACH 33407
 06 SHP FROM 100 TJW 060806
 3473/1319 LELAND C & EDWINITA F NEWELL TO LELAND C & EDWINITA F NEWELL TTEES OF THE LELAND C & EDWINITA F NEWELL FAMILY TRUST DTD 071607 APPROVED CAUTHEN TRUST PER LETTER DTD 081307
 10X EDWINTA NEWELL CALLED ON 100610 AND STATED THAT THEY MOVED IN JULY 2010 AND THEIR NEW ADDRESS IS 4030 SNOWY EGRET DR MELBOURNE 32904
 11X HX IN BREVARD COUNTY FOR 2011 CONFIRMED PER EMAIL JMK 030711
 4013/1625 LELAND C & EDWINITA F NEWELL CO TTEES TO ASHLEY M CHIARIELLO SINGLE
 6249/1292 ASHLEY M CHIARIELLO & KENNETH MICHAEL NORTH TO ANITA DYER UNMARRIED
 24CC EFILE HX APP CP 021124
 24X DENY WX PENDING DC KCH 040324
 24X DC RECD BY EMAIL ALS 050124

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.