



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Att Key 3456998*

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>2024-0285</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AMH 2014-1</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>14 19 25 0460 000 04300 10315 Joanies Run</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			
PART 2. Reason for Petition 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"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<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"/> 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"/> Refund of taxes for catastrophic event			
<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 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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0285	Alternate Key: 3456998	Parcel ID: 14-19-25-0460-000-04300
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 10315 JOANIES RUN LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH 2014-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 246,799	\$ 246,799
2. Assessed or classified use value, *if applicable	\$ 241,430	\$ 241,430
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 241,430	\$ 241,430

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

Last Sale Date 5/21/2014 **Price:** \$100 Arm's Length Distressed **Book** 4484 **Page** 623

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3456998	3549007	3385918	3808099
Address	10315 JOANIES RUN LEESBURG	10300 JOANIES RUN LEESBURG	10234 JOANIES RUN LEESBURG	10337 PLEASANT VIEW DR
Proximity		SAME SUB	SAME SUB	0.12 MILE
Sales Price		\$360,000	\$385,000	\$359,900
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.40%	2.00%	4.40%
Adjusted Sale		\$314,640	\$334,950	\$321,751
\$/SF FLA	\$161.73 per SF	\$165.69 per SF	\$124.98 per SF	\$168.81 per SF
Sale Date		6/12/2023	7/5/2023	1/19/2023
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	1,526	1,899	-18650	2,680	-57700	1,906	-19000
Year Built	1993	1994		1992		2002	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		3.5	-11000	2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	Y	N	20000	N	20000	Y	0
Fireplace	0	0	0	1	-2500	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. 0.4%	1350	-Net Adj. 15.3%	-51200	-Net Adj. 5.9%	-19000
		Gross Adj. 12.3%	38650	Gross Adj. 27.2%	91200	Gross Adj. 5.9%	19000
Adj. Sales Price	Market Value \$246,799	Adj Market Value \$315,990		Adj Market Value \$283,750		Adj Market Value \$302,751	
	Value per SF 161.73						

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.

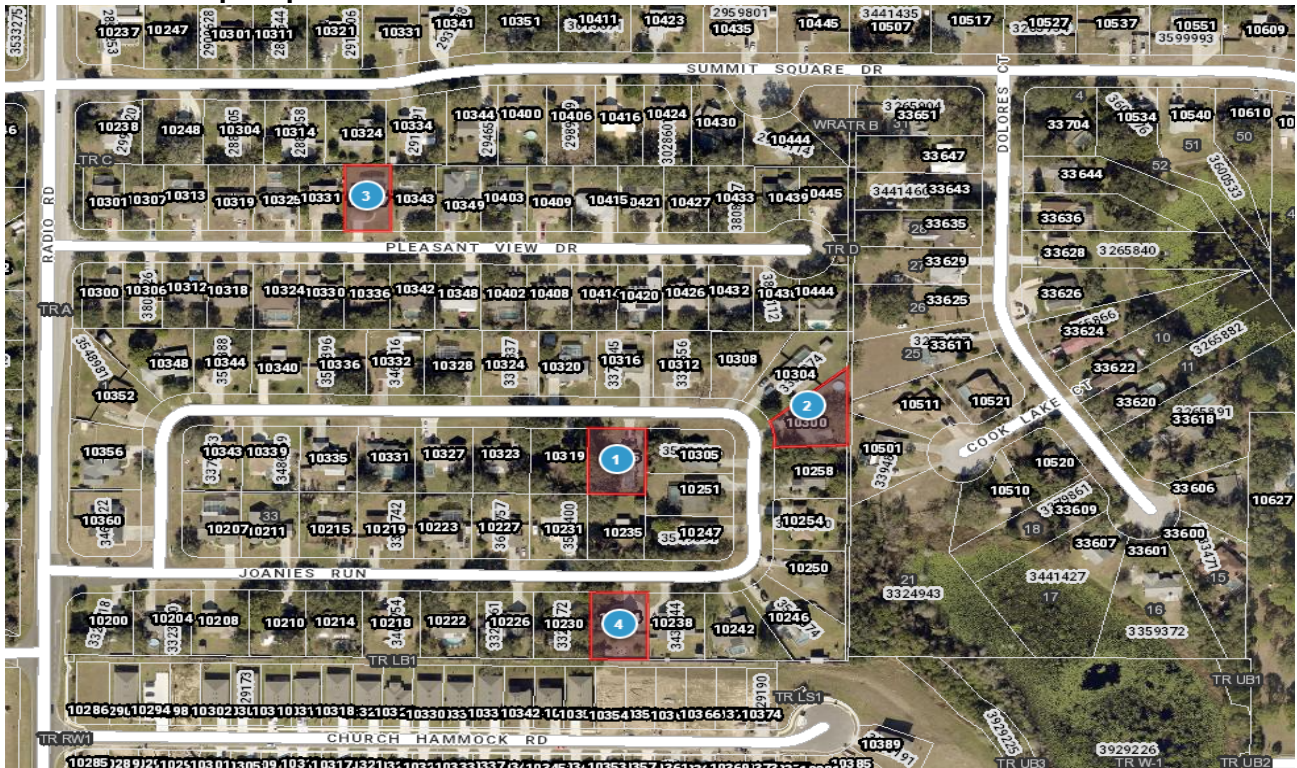
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0285 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3456998	10315 JOANIES RUN LEESBURG	-
2	COMP 2	3385918	10234 JOANIES RUN LEESBURG	SAME SUB
3	COMP 3	3808099	10337 PLEASANT VIEW DR LEESBURG	0.12 MILE
4	COMP 1	3549007	10300 JOANIES RUN LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3456998
Parcel ID 14-19-25-0460-000-04300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0285 Subject
PRC Run: 12/2/2024 By

Card # 1 of 1

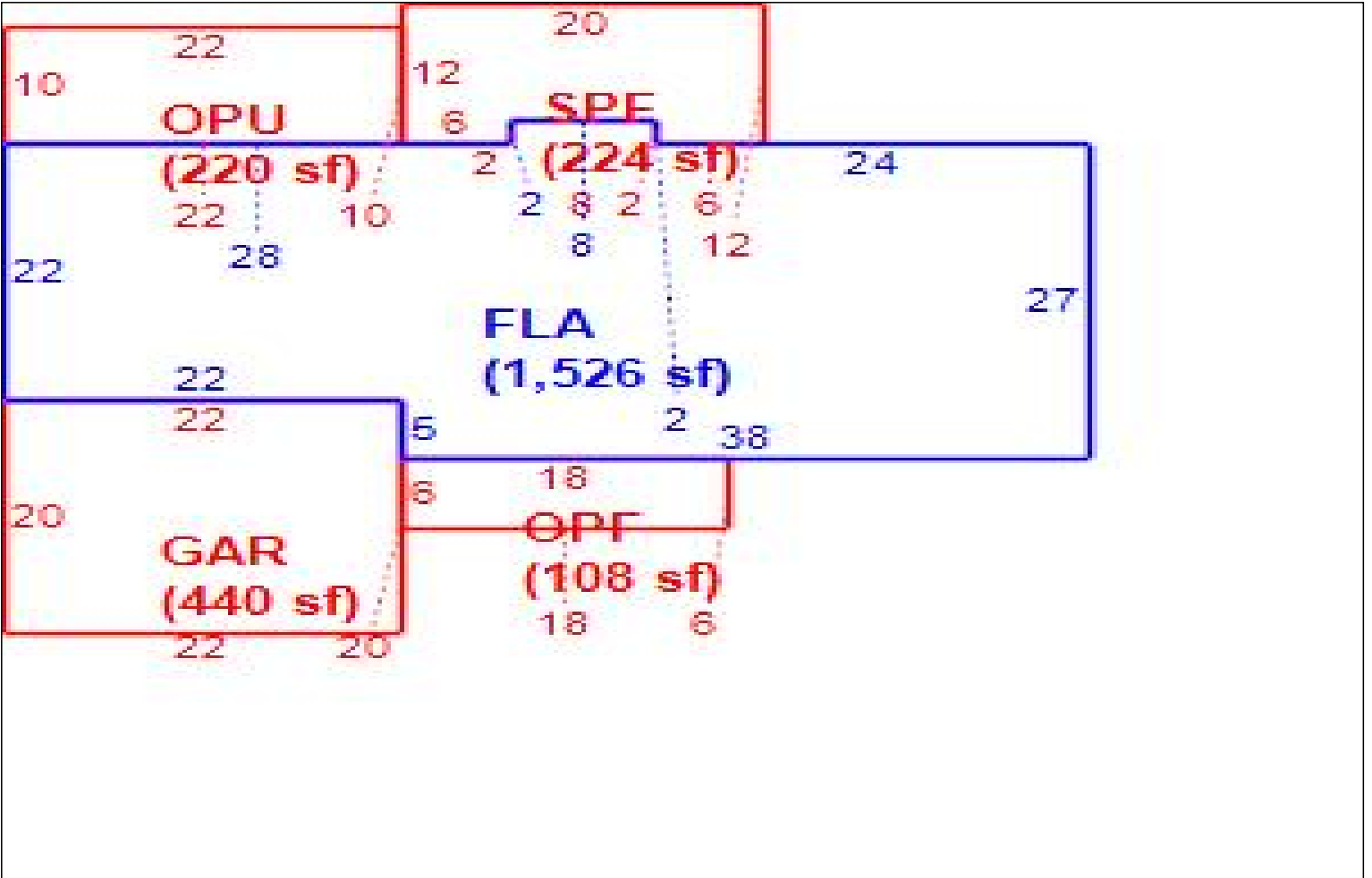
Current Owner
AMH 2014-1 BORROWER LLC
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

Property Location
Site Address 10315 JOANIES RUN
LEESBURG FL 34748
Mill Group 0001 NBHD 4525
Property Use 0010 SINGLE FAMILY
Last Inspection TRF 02-01-202

Legal Description
QUAIL POINTE AT SILVER LAKE LOT 43 PB 31 PG 63 ORB 4484 PG 623

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	2.86	1.000	1.000	0	57,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,200		
Classified Acres		0		Classified JV/Mkt		57,200		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 182,520 Deprec Bldg Value 177,044 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	1,526	1,526	1526	1993	1526	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	94.42	0	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	108	0	182,520	0	Condition	EX	Wall Type	03
OPU	OPEN PORCH UNFINIS	0	220	0	97.00	0	% Good	97.00	Foundation	3
SPF	SCREEN PORCH FINIS	0	224	0	0	0	Functional Obsol	0	Fireplaces	0
TOTALS		1,526	2,518	1,526	177,044	177,044	Roof Cover	3	Type AC	03

Alternate Key 3456998
Parcel ID 14-19-25-0460-000-04300

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0285 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	270.00	SF	35.00	1996	1996	9450.00	85.00	8,033
PLD2	POOL/COOL DECK	522.00	SF	5.38	1996	1996	2808.00	70.00	1,966
SEN2	SCREEN ENCLOSED STRUCTURE	1826.00	SF	3.50	1996	1996	6391.00	40.00	2,556

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1997	6111141	11-01-1996	12-01-1996	3,620	0000	SEN			
1997	6091502	09-01-1996	12-01-1996	16,300	0000	14X28 POOL			
1996	9511851	11-01-1995	12-01-1995	2,100	0000	SC TO EPA			
1994	9303417	06-01-1993	12-01-1993	58,510	0000	SFR(10315 JOANIES RUN)			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4484	0623	05-21-2014	WD	U	M	I				
	4347	1357	07-02-2013	WD	Q	Q	I				
	4212	0981	09-11-2012	WD	U	U	I				
	4123	1654	01-26-2012	CT	U	U	I				
	2002	0465	09-17-2001	QC	U	M	I				
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	
57,200	177,044	12,555	246,799	0	246799	0.00	246799	246799	246,799	

Parcel Notes

1230/1073 JAMES R & DORIS E MUNSON TTEES OF THE PARISH REVC TRS DTD 072588
 93 ADD SFR RS 020294
 94 QG FROM 425 RS 060695
 95 EPA4 FROM SPU RS 011096
 97FC QG FROM 450 ADD SPU5 MISC RS 011497
 97FC CHG SPU5 TO OPU CORRECTED SKETCH RLC 040197
 1669/2312 STEVEN A & DEBORAH A DODSWORTH TO REED M & LAURIE A SAWYER HW
 2002/465 LAURIE A MORGAN FKA LAURIE A SAWYER TO JEFFREY W & LAURIE A MORGAN HW OUR SCREEN SAID REED M & LAURIE A SAWYER BUT SC PER BC SAYS THIS WAS PREPARED BY LAURIE A MORGAN WHO WORKS FOR 1ST LAND TITLE
 03 QG FROM 500 FER 011503
 4123/1654 CT VS JEFFREY W & LAURIE A MORGAN SOLD TO UNITED SOUTHERN BANK
 4212/981 UNITED SOUTHERN BANK TO SEAN R TAYLOR
 4347/1357 SEAN R TAYLOR TO AMERICAN HOMES 4 RENT PROPERTIES SIX LLC
 13 MLS IS G4694505 JNH 082113
 14 MAILING ADDR CHGD FROM 22917 PACIFIC COAST HIGHWAY MALIBU CA 90265 INFO SCANNED DW 111113
 14IT MLS G4694505 HOME IS UPDATED EPA4 TO SPF SPU5 TO OPU PER PICTURES POL FROM 390SF PLD FROM 258SF SEN FROM 1752SF JNH 050114
 4484/623 AMERICAN HOMES 4 RENT PROPERTIES SIX LLC TO AMH 2014-1 BORROWER LLC
 4484/623 M SALE INCL 14 PARCELS IN MULTI SUBS
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

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 3549007
 Parcel ID 14-19-25-0460-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0285 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

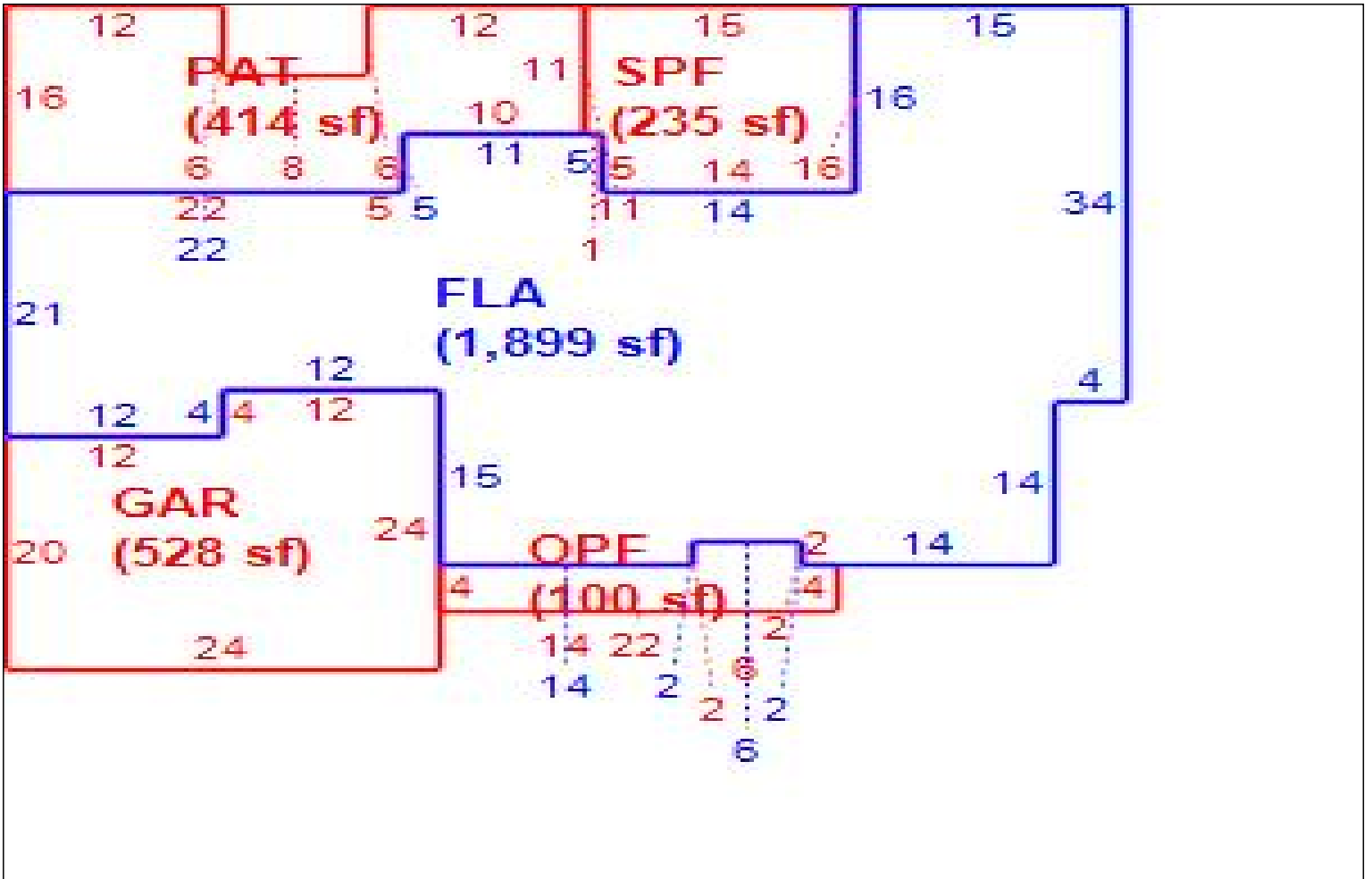
Current Owner		
FULWILER JOSEPH A & LISA A		
10300 JOANIES RUN		
LEESBURG	FL	34788

Property Location			
Site Address 10300 JOANIES RUN			
LEESBURG FL 34788			
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-01-202

Legal Description
 QUAIL POINTE AT SILVER LAKE LOT 14 PB 31 PG 63 ORB 6160 PG 1168

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	2.86	1.000	1.000	0	57,200	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,200			
Classified Acres		0		Classified JV/Mkt		57,200		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 217,113 Deprec Bldg Value 210,600 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,899	1,899	1899	Effective Area	1899	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	Base Rate	92.71	Quality Grade	645	Half Baths	0
OPF	OPEN PORCH FINISHE	0	100	0	Building RCN	217,113	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	414	0	Condition	EX	Foundation	3	Fireplaces	0
SPF	SCREEN PORCH FINIS	0	235	0	% Good	97.00	Roof Cover	3	Type AC	03
TOTALS		1,899	3,176	1,899	Functional Obsol	0	Building RCNLD	210,600		

Alternate Key 3549007
 Parcel ID 14-19-25-0460-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0285 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	
2024	2023091492	09-26-2023	04-23-2024	13,835	0002	REPL WINDOWS 13	04-23-2024		
2009	2008040578	04-29-2008	05-04-2009	7,732	0000	REROOF W/SHINGLES	05-04-2009		
2003	SALE	01-01-2002	01-14-2003	1	0000	CHECK VALUES			
1995	1	06-01-1994	11-01-1994	70,797	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023071686	6160 1168	06-12-2023	WD	Q	01	I	360,000	039	HOMESTEAD	2024	25000	
2021134504	5804 1212	09-24-2021	WD	Q	01	I	307,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2016080134	4815 2080	07-29-2016	WD	Q	Q	I	169,000					
	2192 1779	10-15-2002	WD	Q	Q	I	133,000					
	1535 0173	07-24-1997	WD	Q	Q	I	116,500					
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	
57,200	210,600	0	267,800	116190	151610	50,000.00	101610	126610	267,800	

Parcel Notes

94 ADD SFR RS 110994
 97FC QG FROM 450 RS 011497
 2192/1779 BENNETT J & LORRAINE L STEPHENS TO MARGARET E MC KANE SINGLE
 09FC OPF3 SF FROM 116 ADD CAN5 NPA OPF4 TO SPF TJW 050409
 15X RENEWAL CARD RETURNED NOT DELIVERABLE AS ADDRESSED ALL CREDS WITH THIS ADDRESS
 15X FI JMK 040215
 15X OWNER DID NOT MOVE OR RENT SEND MAIL TO STREET ADDR PER ANSWER TO QUESTIONNAIRE GC 032715
 15CC HX APP SUBMITTED FOR UPDATING PURPOSES DB 041315 ADDED HUSBAND TONY LEE MILLER
 4815/2080 MARGARET E MILLER FKA MC KANE JOINED BY TONY L MILLER TO WARREN & BRENDA ANDERSON HW
 16X COURTESY HX CARD SENT 092116
 15X FI DISCOVERY NOH INFO RECD AK 3323556 MARGARET MC KANE LIVES HERE JMK 040315
 5804/1212 WARREN & BRENDA ANDERSON TO MATTHEW D & LINDSAY M PERREAULT HW
 6160/1168 MATTHEW D & LINDSAY M PERREAULT TO JOSEPH A & LISA A FULWILER HW
 23CC EFILE HX PORT APP CP 081823

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Alternate Key 3385918
Parcel ID 14-19-25-0460-000-02100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0285 Comp 2
PRC Run: 12/2/2024 By

Card # 1 of 1

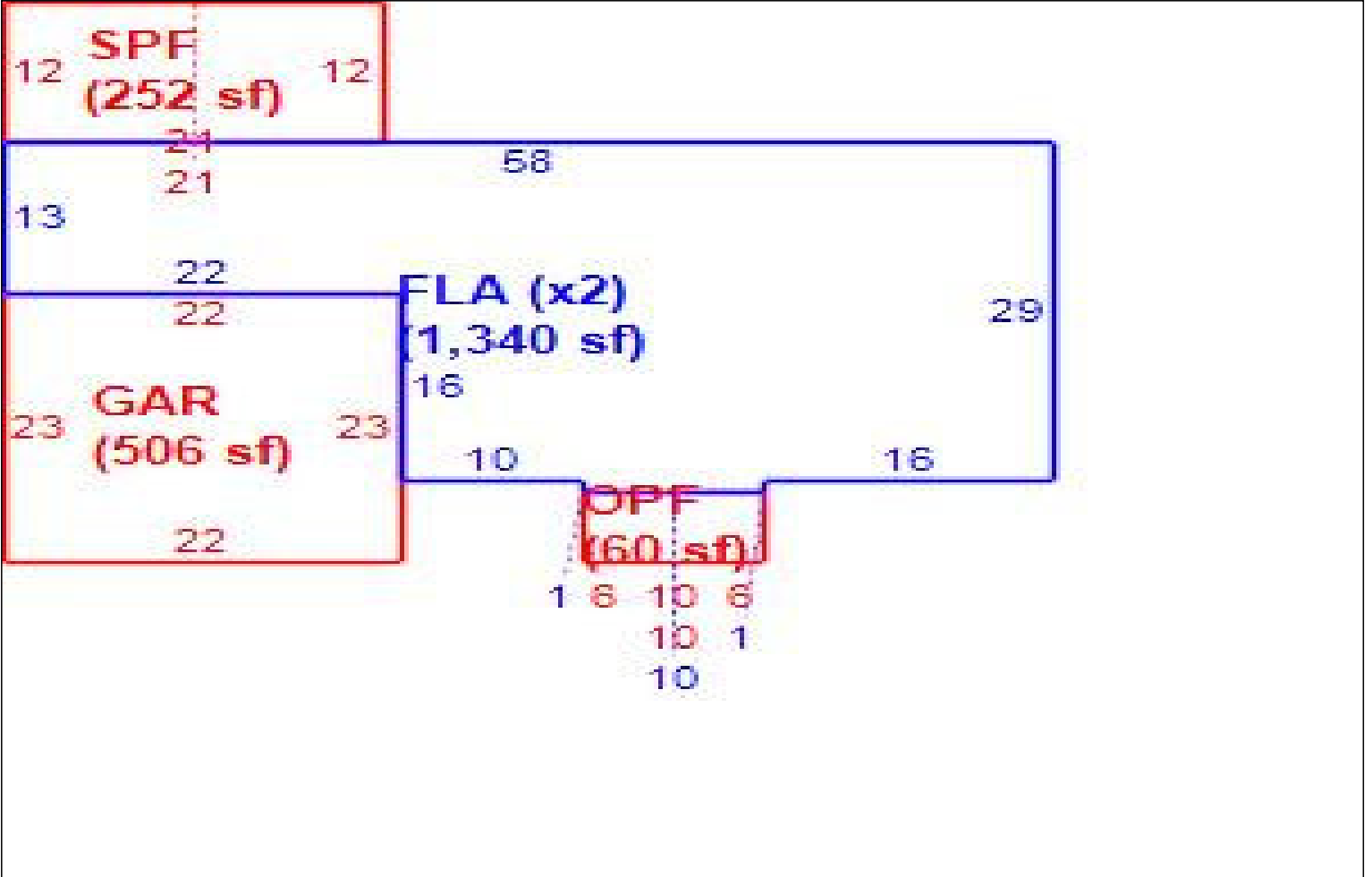
Current Owner		
SUGAR LORRAINE		
29848 COUNTY ROAD 452		
LEESBURG	FL	34788

Property Location		
Site Address 10234 JOANIES RUN		
LEESBURG FL 34748		
Mill Group 0001	NBHD 4525	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 10-20-202

Legal Description
QUAIL POINTE AT SILVER LAKE LOT 21 PB 31 PG 63 ORB 6178 PG 2307

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	2.86	1.000	1.000	0	57,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,200		
Classified Acres		0		Classified JV/Mkt		57,200		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 265,563
Deprec Bldg Value 244,318		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail						
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4			
FLA	FINISHED LIVING AREA	2,680	2,680	2680	1992	No Stories	2.00	Full Baths	3			
GAR	GARAGE FINISH	0	506	0	Base Rate	Quality Grade	645	Half Baths	1			
OPF	OPEN PORCH FINISHE	0	60	0	Building RCN	265,563	Wall Type	03	Heat Type	6		
SPF	SCREEN PORCH FINIS	0	252	0	Condition	VG	Foundation	3	Fireplaces	1		
TOTALS		2,680	3,498	2,680	% Good	92.00	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	244,318						

Alternate Key 3385918
 Parcel ID 14-19-25-0460-000-02100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0285 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
2025	2023081986	10-12-2023		497,000	0002	COU SFR TO GROUP HOME		04-02-2024

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023087042	6178 2307	07-05-2023	WD	Q	01	I	385,000				
2019116055	5357 1949	10-08-2019	PO	U	U	I	0				
	1141 0461	12-20-1991	WD	U	U	I	0				
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
57,200	244,318	0	301,518	0	301518	0.00	301518	301518	301,518

Parcel Notes

92 ADD SFR TLG 052693
 97FC QG FROM 425 RS 011497
 03 QG FROM 500 FER 011503
 03FC NO CHG KH 021103
 05 QG FROM 535 JWP 050405
 19 WILLIAM THOMAS JARVIS 62 DECEASED 101118 STATE DEATH LIST FILE 2018163592 SHH 021219
 20 MAILING ADDR CHGD FROM PO BOX 490863 LEESBURG FL 34788 INFO SCANNED CS 011420
 5357/1949 ORDER DET HX FOR EST OF WILLIAM THOMAS JARVIS PROP TO KATHY JARVIS DECEDENT SPOUSE
 19BILL CORRECTION 2019-1038 TO ALLOW HX & SOH REMOVED IN ERROR DB 022020
 6178/2307 KATHY JARVIS & CHARLES MILLER TO LORRAINE SUGAR SINGLE

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Alternate Key 3808099
Parcel ID 14-19-25-1500-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0285 Comp 3
PRC Run: 12/2/2024 By

Card # 1 of 1

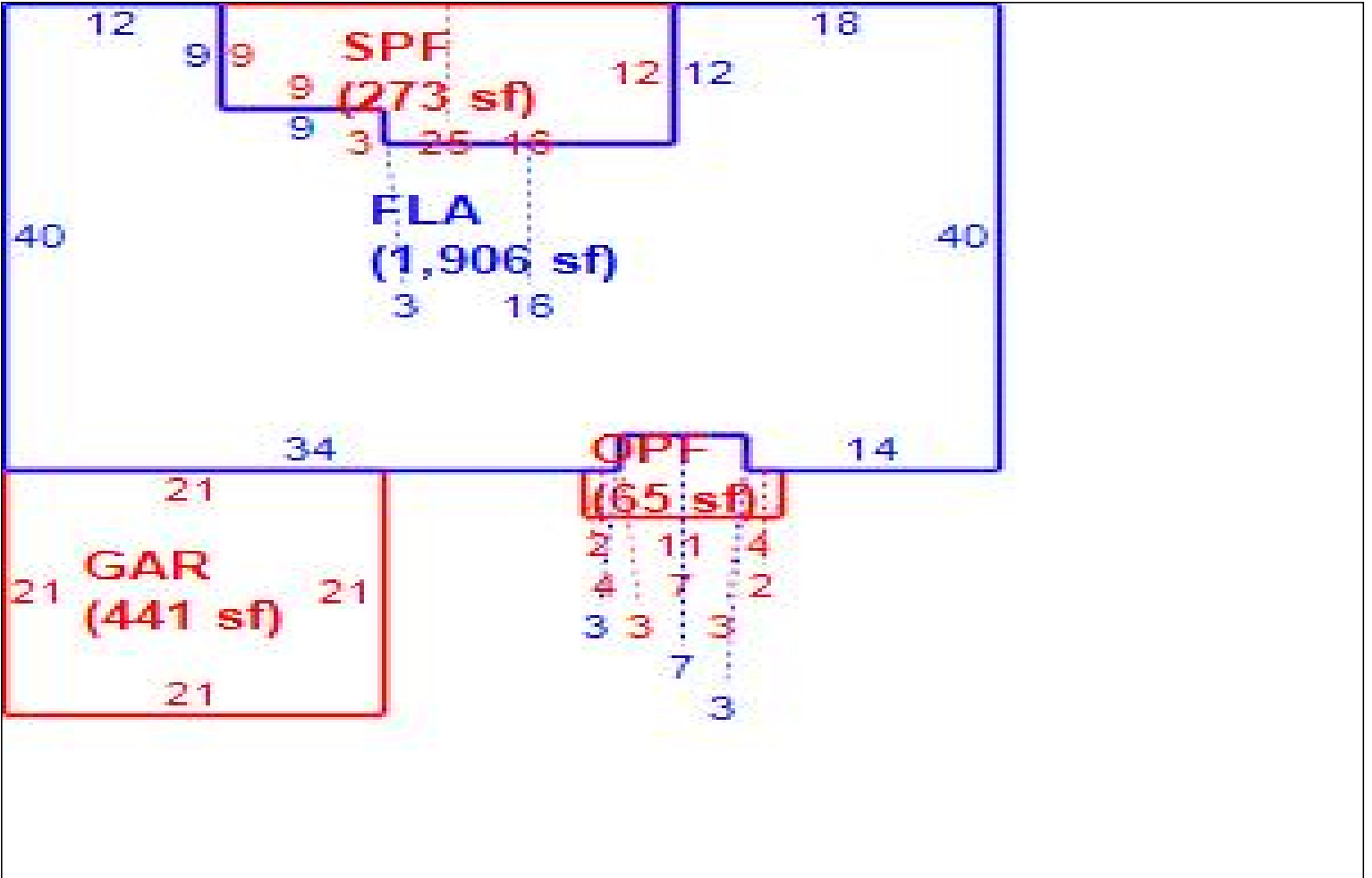
Current Owner		
LAVERGNE LOREE J LIFE ESTATE		
10337 PLEASANT VIEW DR		
LEESBURG	FL	34788

Property Location			
Site Address 10337 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 7 PB 46 PGS 67-68 ORB 6083 PG 1489 ORB 6137 PG 670

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 207,305 Deprec Bldg Value 201,086 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,906	1,906	1906	Effective Area	1906	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	Base Rate	89.49	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	65	0	Building RCN	207,305	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	273	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,906	2,685	1,906	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	201,086			Type AC	03

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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	336.00	SF	35.00	2009	2009	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	607.00	SF	5.38	2009	2009	3266.00	70.00	2,286
SEN2	SCREEN ENCLOSED STRUCTURE	1726.00	SF	3.50	2009	2009	6041.00	62.50	3,776

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2010	2009070076	07-14-2009	03-24-2010	28,336	0003	SEN	03-24-2010		
2010	2009060290	06-17-2009	03-24-2010	18,000	0003	POL	03-24-2010		
2003	2001080850	02-26-2002	11-19-2002	102,960	0000	SFR			
2002	2001080850	08-30-2001	02-26-2002	102,960	0000	SFR/7 PLEASANT VIEW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023052984	6137	0670	05-03-2023	WD	U	11	100	039	HOMESTEAD	2024	25000
2023008780	6083	1489	01-19-2023	WD	Q	01	359,900	059	ADDITIONAL HOMESTEAD	2024	25000
2020072301	5499	1570	07-03-2020	WD	Q	01	241,000				
	3767	2177	05-08-2009	WD	Q	Q	160,000				
	2076	0603	02-22-2002	WD	Q	Q	156,500				
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	
55,800	201,086	16,058	272,944	0	272944	50,000.00	222944	247944	273,095	

Parcel Notes

02FC SFR UC FOR 2003 KH 022602
 2076/603 WILLIAM E & ANGELA D KUDLETS HW
 03 LOC FROM 145 FER 110702
 04 LOC FROM 170 FER 012704
 07X WILLIAM E KUDLETS STATED THAT LEESBURG IS PERMANENT ADDRESS ALSO HAD ADDRESS OF PO BOX 4655 MARYVILLE TN 97802
 08X ANGELA KUDLETS STATED THAT ON 010108 PO BOX 4655 MARYVILLE TN 37802 IS PERMANENT MAILING ADDRESS MOVED 052607 THEIR PERMANENT ADDRESS IS 9141 HARLAXTON CT KNOXVILLE TN 37923 AND THEIR MAILING ADDRESS IS PO BOX 4655 MARYVILLE TN 37802 PER LETTER DTD 020908
 08 FOR SALE 254900 TJW 012508
 08X RENEWAL CARD RETURNED WITH ADDRESS PO BOX 4655 MARYVILLE TN 37802
 3767/2177 WILLIAM E & ANGELA D KUDLETS TO JEANNE M WHITNEY UNMARRIED AND CYNTHIA A LEANDRO MARRIED JTWROS
 09X DUANE PARKER WHITNEY 69 DECEASED 102905 DC
 19FC ADD POL MISC TJW 032410
 5499/1570 JEANNE M WHITNEY AND CYNTHIA A LEANDRO TO ARTHUR R & MADELEINE N HUDON HW
 20X COURTESY HX CARD SENT 092120
 21 MLS G5029836 NPD 092220
 21X COURTESY HX CARD SENT 122120
 22CC SUBMITTED HX APP GG 121621
 6083/1489 A RTHUR R & MADELEINE N HUDON TO LOREE J LAVERGNE SINGLE
 23CC EFILE HX APP CP 050823
 6137/670 LOREE J LAVERGNE ENHANCED LE REM BRITNEY HERRERA MARRIED

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