

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

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

DR-486

Section 194.011, Florida Statutes AH Key 38/0242

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 C			NITE OVER DA	(AB)
Petition# 20	34-0287	County Lake		ax year 2024	Date received 9./2.24
		SOMBITERIED EXAL			-
PART 1. Taxpaye			aribar Ni 143.		
	nerican Homes 4 Rent, LLC; Al	MH 2015-1	Representative: I	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	Rd, Ste 650	Parcel ID and physical address or TPP account #	14 19 25 200 33201 Ironga	
Phone 954-740-6	240		Email	ResidentialA	opeals@ryan.com
The standard way	to receive information is b	y US mail. If possibl	e, I prefer to receive	e information b	y 🗹 email 🗌 fax.
	petition after the petition of at support my statement.	deadline. I have attac	ched a statement o	of the reasons I	filed late and any
your evidence t		ard clerk. Florida law a	allows the property	appraiser to cro	st submit duplicate copies of ss examine or object to your s if you were present.)
	☑ Res. 1-4 units☐ Indust ☐ Res. 5+ units ☐ Agricul	rial and miscellaneo tural or classified use	us High-water re Vacant lots and	•	Historic, commercial or nonprofit Business machinery, equipment
PART 2: Reason	for Petition	ck one. If more than	n one, file a separ	ate petition.	
Denial of classi Parent/grandpa Property was no Tangible person return required to		on January 1 ust have timely filed	Denial for late (Include a dat a Qualifying impro	e-stamped copovement (s. 193. control (s. 193.1	ption or classification y of application.)
determination 5 Enter the time by the reques group.	ted time. For single joint po	Ily similar. (s. 194.01 u need to present you etitions for multiple ur	11(3)(e), (f), and (g ur case. Most heari nits, parcels, or acc	n), F.S.) ngs take 15 mir ounts, provide tl	nutes. The VAB is not bound ne time needed for the entire
☐ My witnesses	s or I will not be available	to attend on specific	dates. I have attac	ched a list of da	ites.
evidence directly to appraiser's eviden You have the right of your property re information redact	ce. At the hearing, you ha , regardless of whether y cord card containing info	at least 15 days befo ave the right to have ou initiate the evider rmation relevant to the	re the hearing and witnesses sworn. nce exchange, to re ne computation of	I make a writter eceive from the your current as	ou must submit your n request for the property e property appraiser a copy sessment, with confidential d the property record card

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 authority without attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to collector.	or representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the propetition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signatu Complete part 4 if you are the taxpayer's or an affiliated entity's er representatives.		owing licensed
I am (check any box that applies):	(taxpayer or an affiliated e	ontity)
		enuty).
A Florida Bar licensed attorney (Florida Bar number		RD6182
A Florida real estate appraiser licensed under Chapter 475, Fl).
☐ A Florida real estate broker licensed under Chapter 475, Florid).
☐ A Florida certified public accountant licensed under Chapter 47	•	
I understand that written authorization from the taxpayer is required appraiser or tax collector.	d for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing this under s. 194.011(3)(h), Florida Statutes, and that I have read this	s petition and of becoming an age	ent for service of process
Robert I. Paylo	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		Fax and a second
Complete part 5 if you are an authorized representative not listed i	n part 4 above.	
☐ I am a compensated representative not acting as one of the lic AND (check one)	ensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirement taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		., executed with the
$\hfill \square$ I am an uncompensated representative filing this petition AND	(check one)	
$\ \square$ the taxpayer's authorization is attached OR $\ \square$ the taxpayer's	authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer is require appraiser or tax collector.	ed for access to confidential inform	mation from the property
Under penalties of perjury, I declare that I am the owner's authorize becoming an agent for service of process under s. 194.011(3)(h), facts stated in it are true.		f filing this petition and of
	Florida Statutes, and that I have	
Signature, representative	Print name	

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0287		Alternate K	ey: 3810242	Parcel I	D: 14-19-25-20 0	0-000-09200				
Petitioner Name	Robert	Peyton, Rya	n LLC				Check if Mu	Iltiple Parcels				
The Petitioner is:	Taxpayer of Rec		payer's agent	Property								
Other, Explain:				Address	LEE	SBURG						
Owner Name	ΛMH 201	5-1 BORRO	WEDID	Value from	Value befor	o Poord Actio	<u> </u>					
Owner Name	AIVIII ZUI	3-1 BONNO	VVLIX LF	TRIM Notice			·· I Value atter i	Board Action				
4 1 434 1						IRONGATE DR						
1. Just Value, red				\$ 309,72	1	•						
2. Assessed or cl			cable	\$ 283,04	40 \$	283,04	10					
3. Exempt value,	*enter "0" if nor	ne		\$	-							
4. Taxable Value,	*required			\$ 283,04	40 \$	283,04	10					
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	may differ.						
					-	-						
Last Sale Date	6/19/2018	Pric	ce:\$ [*]	100	Arm's Length	Distressed	Book <u>5127</u> F	Page <u>2112</u>				
ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	ble #3				
AK#	381024		3810									
	33201 IRONG		33446 IRON									
Address	LEESBU		LEESE									
Proximity			SAME									
Sales Price			\$280,									
Cost of Sale			-15									
Time Adjust			4.00									
Adjusted Sale			\$249,									
\$/SF FLA	\$143.19 p	er SF	\$200.97									
Sale Date			2/14/2	•		·		•				
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	_		Distressed				
						_		_				
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment				
Fla SF	2,163		1,240	46150	1,880	_	1,868	14750				
Year Built	2006		2002		2005							
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	N		N	0	N	0	Υ	-20000				
Fireplace	0		0	0	0	0	0	0				
AC	Central		Central	0	Central	0	Central	0				
Other Adds	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. 18.5%	46150	Net Adj. 2.3%	7150	-Net Adj. 1.6%	-5250				
			Gross Adj. 18.5%	46150	Gross Adj. 6.8%	21150	Gross Adj. 10.3%	34750				
	Market Value	\$309,726	Adj Market Value	\$295,350	Adj Market Value	\$318,840	Adj Market Value	\$332,080				
Adj. Sales Price	Value per SF	143.19	-	. ,	-	. ,-	-	. ,				

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

2024-0287 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3810242	33201 IRONGATE DR LEESBURG	_
2	COMP 3	3810199	33202 IRONGATE DR LEESBURG	SAME SUB
3	COMP 1	3810161	33446 IRONGATE DR LEESBURG	SAME SUB
4	COMP 2	3810184	33312 IRONGATE DR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3810242 Parcel ID

14-19-25-2000-000-09200

LCPA Property Record Card Roll Year 2025 Status: A

2024-0287 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 33201 IRONGATE DR

LEESBURG FL 34788 0001 **NBHD**

Mill Group 4525 Property Use

Last Inspection 00100 SINGLE FAMILY TRF 02-02-202

Current Owner

AMH 2015-1 BORROWER LP ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS

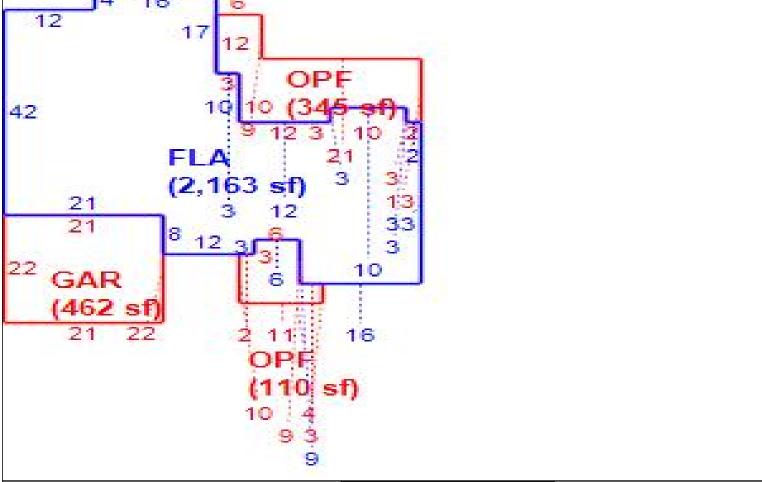
CA 91302-4012

Legal Description

STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 92 ORB 5127 PG 2112

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
	Code	FIORE	Depui	Adj	Units	Price	Factor	Factor	Factor	Factor	Ciass vai	Value		
1	0100	0	0		1.00 LT	20,000.00	0.0000	3.25	1.000	1.000	0	65,000		
				0.00	10 / 10 / 11 / 10				<u> </u>	. 1				
		Total A	cres	0.00	JV/Mkt 0			l ota	ıl Adj JV/Mk	t		65,000		
	Classified Acres 0 Classified JV/Mkt 65,000 Classified Adj JV/Mkt 0													
						Sketch								

Bldg 1 Sec 1 of 1 Replacement Cost 252,295 Deprec Bldg Value 244,726 Multi Story 0 16 12 17



	Building S	Sub Areas			Building Valuation	Cons	Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,163 0	2,163 462	2163 0	Effective Area	2163	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	ő	455	Ö	Base Rate Building RCN	97.24 252.295	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS 2,		3,080	2,163	Building RCNLD	244,726	Roof Cover	3	Type AC	03

Alternate Key 3810242 Parcel ID 14-19-25-2000-000-09200

LCPA Property Record Card Roll Year 2025 Status: A

2024-0287 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Units Year Blt Code Туре Unit Price Effect Yr RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date SALE 01-01-2008 05-04-2009 0000 CHECK VALUE-CK LAND 05-04-2009 2009 2006040250 04-14-2006 11-15-2006 263,676 0000 SFR 33201 IRONGATE DR 2007 2002110006 03-01-2005 03-13-2006 120,208 0000 SFR *PERMIT CANCELLED SEE NOTE 2006 2002110006 01-01-2004 03-01-2005 120,208 0000 **SFR** 2005 2002110006 01-01-2003 01-05-2004 120,208 0000 SFR 2004

				Sales Inform			Exen	nptions						
Ins	strument No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	ı	Year	Amount
2	018071805	5127 4449 4410 3687 3115	0188 1074 2051	06-19-2018 02-04-2014 11-13-2013 09-25-2008 03-14-2006	WD WD CT WD WD	UUUQU	MUUQU	<	100 156,000 100 211,000 60,000					
											<u>L</u>	Total		0.00

				Value Sเ	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
65 000	244 726	0	309 726	0	309726	0.00	309726	309726	309 726

Parcel Notes

04X CLARA KOPPENHAFER WAS MARRIED TO FREDERICK J KOPPENHAFER BUT THEY GOT A DIVORCE IN 2002 AND HER FORMER NAME WAS RESTORED TO CLARA O'NEIL FN 121703

04FC NO SIGNS OF CONST YET JWP 010503

04 LOC FROM 200 FER 012704

05FC NO SIGNS OF CONST YET JWP 030105

06FC NO SFR RESEARCH ON CD PLUS STATES PERMIT WAS CANCELLED WITH NO WORK DONE ON 053003 TJW 031306

09X CIVDX BELONGS TO HERBERT POWELL

09FC NO CHG TJW 050409

4410/1074 CT VS HERBER L & JOYCE A POWELL PROP SOLD TO BANK OF AMERICA NA

4449/188 BANK OF AMERICA NA TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC

5127/2112 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO AMH 2015-1 BORROWER LP

5121/2112 M SALE INCL 16 PARCELS IN MULTI SUBS

19VAB PETITION 2019-061 RR 091719

19VAB PETITION 2019-061 WITHDRAWN NO CHANGE TJW 121319

21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

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Alternate Key 3810161 Parcel ID

NUNEZ OSVALDO E & MARYBELL M

Current Owner

FL

14-19-25-2000-000-01100

LCPA Property Record Card Roll Year 2025 Status: A

2024-0287 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 33446 IRONGATE DR

LEESBURG FL 34788

0001 NBHD 4525

Mill Group

Property Use Last Inspection 00100 SINGLE FAMILY TRF 02-02-202

Legal Description

LEESBURG

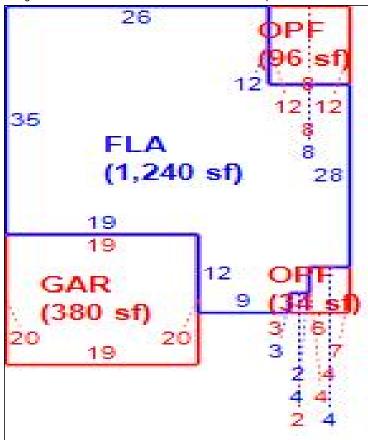
33446 IRONGATE DR

STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 11 ORB 6094 PG 200

34788

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	20,000.00	0.0000	3.25	1.000	1.000	0	65,000		
Total Acres 0.00 JV/Mkt						-		Tota	il Adj JV/Mk	ct	,	65,000		
	Cla	assified A	cres	0	Classified JV/Mkt	65,000	Classified Adj JV/Mkt			0				

Sketch Bldg 1 of 1 Replacement Cost 162,733 Deprec Bldg Value 157,851 Multi Story Sec 1



	Building S	Sub Areas			Building Valuation Cons				struction Detail		
Code	Description	Living Are	Gross Are		Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,240 0	1,240 380	1240 0	Effective Area	1240	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	130	0	Base Rate Building RCN	103.33 162,733	Quality Grade	655	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0	
	TOTALS 1,240 1,750		1,240	Building RCNLD	157,851	Roof Cover	3	Type AC	03		

Alternate Key 3810161 Parcel ID 14-19-25-2000-000-01100

LCPA Property Record Card Roll Year 2025 Status: A

2024-0287 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

	Roll Teal 2020 Status. A													
	Miscellaneous Features *Only the first 10 records are reflected below													
	·													
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
	·	ĺ							-					

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Description	Review Date	CO Date					
2003	2002080483	08-19-2002	01-06-2003	76,868	0000	SFR LT 11 334	46 IRONGATE DR							
		Sale	s Information				Fyor	nntions						

			Sales Inform	ation			Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023018060	6094	0200	02-14-2023	WD	Q	01	1	280,000	039	HOMESTEAD	2024	
	3742	1952	03-10-2009	QC	U	U	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
	3742	1951	03-10-2009	WD	Q	Q	1	140,000				i l
	2437	0264	10-23-2003	WD	Q	Q	1	126,500				i l
												i l
												i l
										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				
65.000	157.851	0	222.851	0	222851	50.000.00	172851	197851	222.851				

Parcel Notes

3742/1946 WILLIAM M LATIMER NAMED AS POA FOR LOIS M LATIMER
3742/1951 HENRY J & ANN PRESUTTI TO WILLIAM M & LOIS M LATIMER HW
3742/1952 ET AL WILLIAM M & LOIS M LATIMER HW AND ROBERT M LATIMER MARRIED JTWROS
17 LOIS MARIE LATIMER 88 DECEASED 100916 STATE DEATH LIST FILE 2016152351 SHH 112216
17 WILLIAM MARSHALL LATIMER 88 DECEASED 111516 STATE DEATH LIST FILE 2016171339 SHH 120816
6094/200 ROBERT M LATIMER TO OSVALDO E & MARYBELLM NUNEZ HW
23CC EFILE HX APP CP 100223

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Alternate Key 3810184 Parcel ID

14-19-25-2000-000-03400

LCPA Property Record Card Roll Year 2025 Status: A

2024-0287 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 33312 IRONGATE DR

LEESBURG FL 34788

0001 NBHD Mill Group 4525 Property Use Last Inspection

00100 SINGLE FAMILY TRF 02-02-202

REYES JOSE M

33312 IRONGATE DR

LEESBURG FL 34788

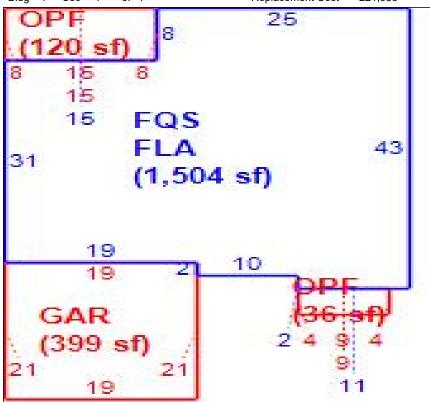
Current Owner

Legal Description

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

Lan	d Lines													
LL	Use Code	Front	Depth	1	tes dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	20,000.00	0.0000	3.25	1.100	1.000	0	71,500	
		Total A	cres	0.00	JV/Mkt 0					Tota	l Adj JV/MI	kt	•	71,500
Classified Acres 0 Classified JV/Mkt 7					1kt 71	,500		Classified	d Adj JV/MI	ct		0		

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



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

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0287 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Total

50,000.00

Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr RCN Code Units Type %Good Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date 2004051390 01-01-2005 07-05-2005 129,783 0000 2006 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 2005 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 039 **HOMESTEAD** 2024 25000 2023054446 6139 0067 05-05-2023 WD Q 01 355,000 059 ADDITIONAL HOMESTEAD 25000 2024 2515 1091 02-27-2004 WD Q 36,000

	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

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Alternate Key 3810199 Parcel ID

14-19-25-2000-000-04900

Current Owner

33202 IRONGATE DR

LEESBURG FL 34788

BIERWIRTH WILLIAM H JR & REBECCA

LCPA Property Record Card Roll Year 2025 Status: A

2024-0287 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 33202 IRONGATE DR

LEESBURG FL 34788

0001 **NBHD** Mill Group 4525

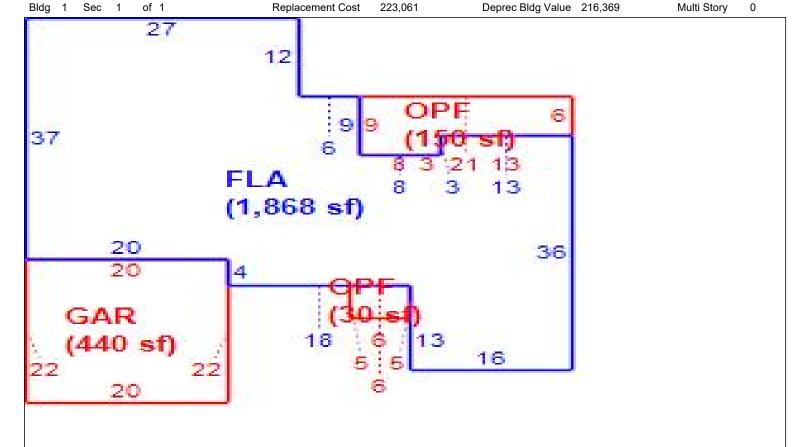
Property Use Last Inspection 00100 SINGLE FAMILY TRF 02-02-202

Legal Description

STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 49 ORB 6358 PG 977

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
				JV/Mkt 0 Classified JV/Mkt 71	500			l II Adj JV/Mk II Adi JV/Mk			71,500 0	

Sketch



	Building S				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
GAR	FINISHED LIVING AREA GARAGE FINISH	1,868 0	1,868 440	1868 0	Effective Area	1868 99.18	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	180	0	Base Rate Building RCN	223,061	Quality Grade	655	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,868	2,488	1,868	Building RCNLD	216,369	Roof Cover	3	Type AC	03

Alternate Key 3810199 Parcel ID 14-19-25-2000-000-04900

LCPA Property Record Card Roll Year 2025 Status: A

2024-0287 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												
POL2	SWIMMING POOL - RESIDENTIAL	320.00	SF	35.00	2004	2004	11200.00	85.00	9,520			
PLD2	POOL/COOL DECK	382.00	SF	5.38	2004	2004	2055.00	70.00	1,439			
SEN2	SCREEN ENCLOSED STRUCTURE	1413.00	SF	3.50	2004	2004	4946.00	50.00	2,473			

	Building Permits												
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date				
2018 2014 2005 2005 2005 2004	SALE SALE 2004110742 2003091081 2004020639 2003091081	01-01-2017 01-01-2013 11-10-2004 04-22-2004 02-17-2004 10-15-2003	04-30-2018 05-01-2014 03-01-2005 06-22-2004 06-22-2004 04-22-2004	1 4,000 101,068 3,800 101,068	0000	CHECK VALU CHECK VALU SCRN POL EN SFR 26X28 POOL E SFR	E NCL 31X28	04-30-2018 05-01-2014					
·		Sale	e Information				Evo	mntions					

			Sales Informa	ation			Exemptions					
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024077120 2023141484 2021137995 2017077067	6358 6244 5809 4973 4427	0977 0938 1281 1728 0548	06-27-2024 11-15-2023 09-28-2021 06-12-2017 12-31-2013	WD WD WD WD WD	00000	01 01 01 Q Q		440,000 395,000 355,600 205,000 160,000	003 039 059	DISABILITY VETERAN HOMESTEAD ADDITIONAL HOMESTEAD	2025 2025 2025 2025	5000 25000 25000
										Total		55,000.00

	Value Summary 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	216 369	13 432	301 301	0	301301	55 000 00	246301	271301	301 425				

Parcel Notes

04FC SFR STILL UC IN 04 JWP 042204

09TRIM SPOKE TO OWNERS SON TO EXPLAIN SOH HOW MARK DOWN ASSESS UP VALUE OK RBB 082709

4397/1317 TAX DEED VS MARY ANN ANTONELLI SOLD TO DEEP SOUTH RENTALS LLC

4427/548 DEEP SOUTH RENTALS LLC TO JOAN PAYNE SINGLE AND MANUEL V FONSECA SINGLE JTWROS

4538/2364 JOAN PAYNE MARRIED MANUEL FONSECA 101014 SHE REQUESTED NAME CHANGE JOAN FONSECA GC 110414

4973/1728 JOAN FONSECA FKA PAYNE & MANUEL V FONSECA TO AUBREY & DEANNA CULBERSON HW

4973/1728 DEED ORIG RECD IN MARION CO KEYED THEIR DOC STP IN SALES

17X COURTESY HX CARD SENT 092117

18X COURTESY HX CARD SENT 122617

18 MAILING ADDR CHGD PER NCOA INFO DW 080218

5809/1281 AUBREY & DEANNA CULBERSON TO DAVID G & ANTOINETTE CHAPMAN HW

22CC SUBMITTED HX PORT APP KCH 020322

22CC SUBMITTED HX PORT APP KCH 020322

6244/938 DAVID G & ANTOINETTE CHAPMAN TO LOUISE B SHEAFFER MARRIED

6358/977 LOUISE B & JAMES B SHEAFFER TO WILLIAM H JR & REBECCA BIERWIRTH HW

24CC SUBMITTED HX PORT VADX APP WITH VA LETTER WILL SUBMIT REBECCA'S DRIVERS LICENSE CS 072324

24X FL DL FOR REBECCA ANNE BIERWIRTH RECD BY EMAIL ALS 072324

^{***}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.***