



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 Alt Key 3910262

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1: Taxpayer Information, PART 2: Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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

<b>Petition #</b> 2024-0288	Alternate Key: 3810262	Parcel ID: 14-19-25-2000-000-11200	
<b>Petitioner Name</b> 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:	<b>Property Address</b> 33405 IRONGATE DR LEESBURG		<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AMH 2014-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
<b>1. Just Value, required</b>	\$ 273,594	\$ 273,594	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 247,200	\$ 247,200	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 247,200	\$ 247,200	

\*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
<b>AK#</b>	<b>3810262</b>	<b>3810161</b>	<b>3810184</b>	<b>3810199</b>
<b>Address</b>	33405 IRONGATE DR LEESBURG	33446 IRONGATE DR LEESBURG	33312 IRONGATE DR LEESBURG	33202 IRONGATE DR LEESBURG
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$280,000	\$355,000	\$395,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		4.00%	2.80%	0.40%
<b>Adjusted Sale</b>		\$249,200	\$311,690	\$337,330
<b>\$/SF FLA</b>	\$152.85 per SF	\$200.97 per SF	\$165.79 per SF	\$180.58 per SF
<b>Sale Date</b>		2/14/2023	5/5/2023	11/15/2023
<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>	1,790	1,240	27500	1,880	-4500	1,868	-3900
<b>Year Built</b>	2002	2002		2005		2004	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	2.0		3.0	-7000	2.0	
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	YES	YES		YES		YES	
<b>Pool</b>	N	N	0	N	0	Y	-20000
<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>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		Net Adj. 11.0%	27500	-Net Adj. 3.7%	-11500	-Net Adj. 7.1%	-23900
		Gross Adj. 11.0%	27500	Gross Adj. 3.7%	11500	Gross Adj. 7.1%	23900
<b>Adj. Sales Price</b>	Market Value <b>\$273,594</b>	Adj Market Value <b>\$276,700</b>		Adj Market Value <b>\$300,190</b>		Adj Market Value <b>\$313,430</b>	
	Value per SF 152.85						

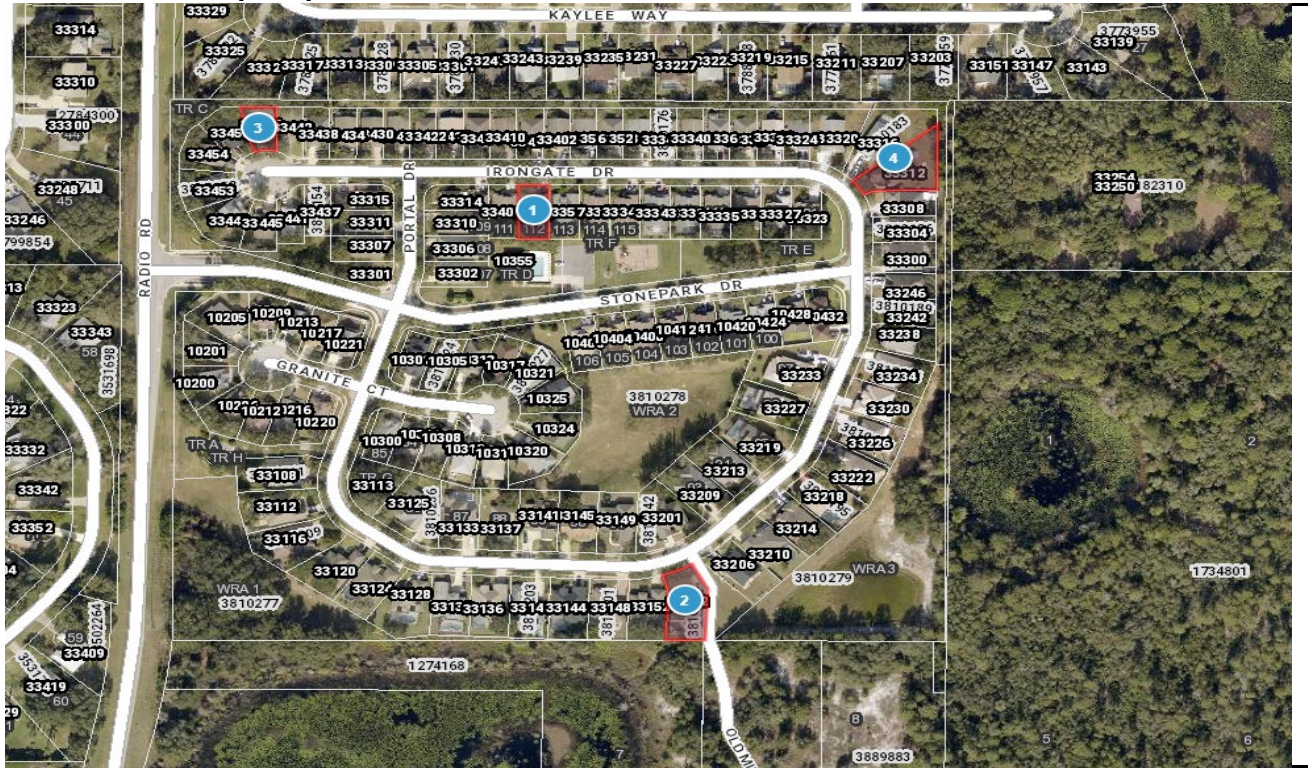
The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication,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

2024-0288 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3810262	33405 IRONGATE DR LEESBURG	-
2	COMP 3	3810199	33202 IRONGATE DR LEESBURG	SAME SUB
3	COMP 2	3810184	33312 IRONGATE DR LEESBURG	SAME SUB
4	COMP 1	3810161	33446 IRONGATE DR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3810262  
 Parcel ID 14-19-25-2000-000-11200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0288 Subject  
 PRC Run: 12/2/2024 By

Card # 1 of 1

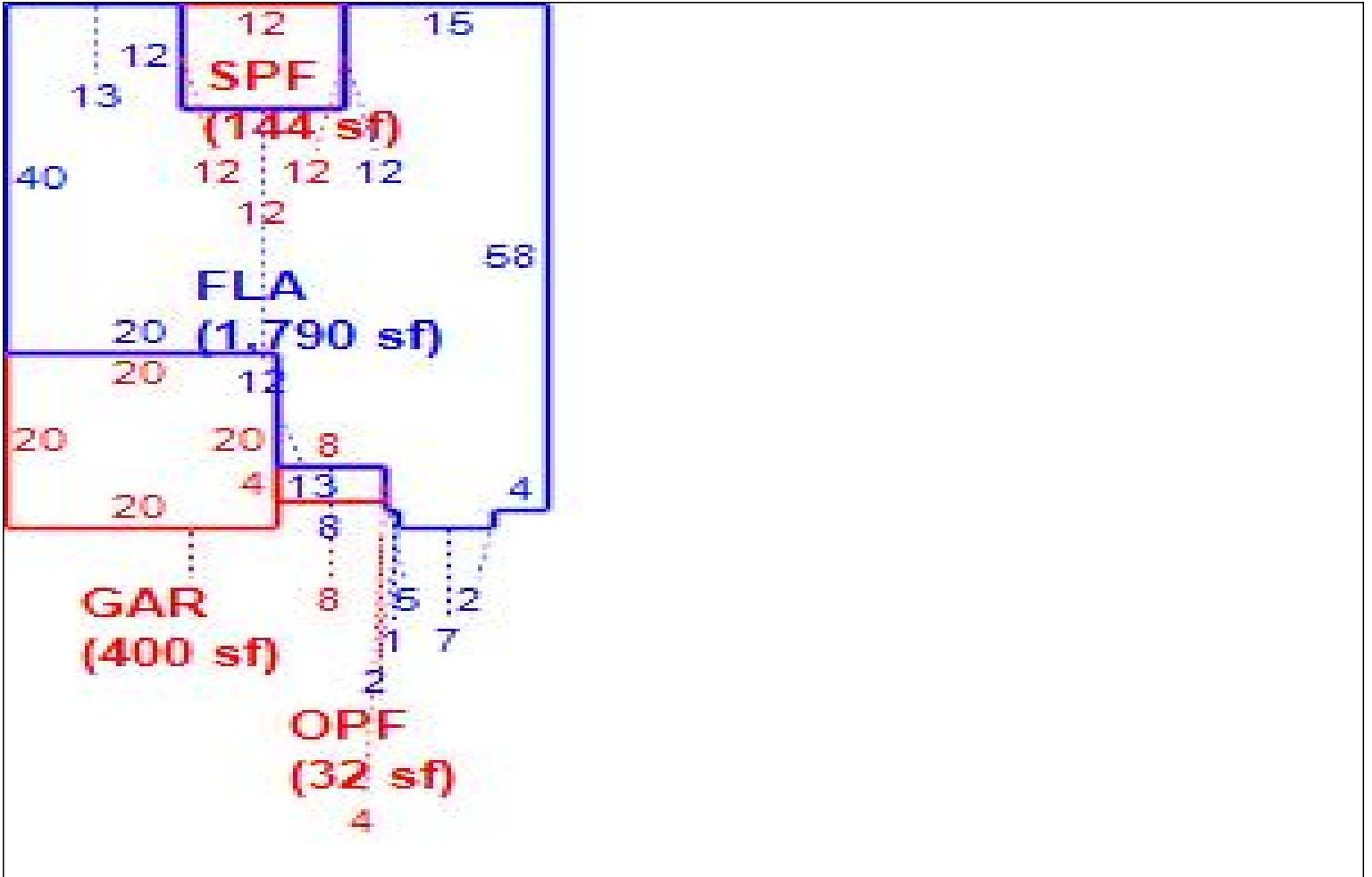
**Current Owner**  
 AMH 2014-1 BORROWER LLC  
 ATTN PROPERTY TAX DEPT  
 23975 PARK SORRENTO STE 300  
 CALABASAS CA 91302-4012

**Property Location**  
 Site Address 33405 IRONGATE DR  
 LEESBURG FL 34788  
 Mill Group 0001 NBHD 4525  
**Property Use** 0010 SINGLE FAMILY  
**Last Inspection** TRF 02-03-202

**Legal Description**  
 STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 112 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	3.25	1.000	1.000	0	65,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		65,000				
Classified Acres		0		Classified JV/Mkt 65,000		Classified Adj JV/Mkt		0				

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 215,045 Deprec Bldg Value 208,594 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	1,790	1,790	1790	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	99.36	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	32	0	215,045	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	144	0	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
TOTALS		1,790	2,366	1,790	208,594				

Alternate Key 3810262  
 Parcel ID 14-19-25-2000-000-11200

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0288 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014 2003	SALE 2002020502	01-01-2013 02-21-2002	12-11-2013 11-20-2002	1 104,192	0099 0000	CHECK VALUE SFR IRONGATE DR	12-11-2013		

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	100			
	4364	0899	07-31-2013	WD	U	U	I	100			
	4345	1779	06-25-2013	WD	Q	Q	I	153,000			
	3549	2365	11-27-2007	WD	U	U	I	0			
	2218	1283	12-03-2002	WD	Q	Q	I	141,000			
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	
65,000	208,594	0	273,594	1674	271920	0.00	271920	273594	273,594	

**Parcel Notes**

2218/1283 TO STEPHEN C O'DELL II & ALYSIA L BERRYMAN AS JTWROS  
 03 QG FROM 600 KH 121002  
 04 LOC FROM 175 FER 012704  
 3549/2365 STEPHEN C II & ALYSIA B O'DELL TO STEPHEN C II & ALYSIA B O'DELL HW  
 4345/1779 STEPHEN C II & ALYSIA B O'DELL TO AMERICAN HOMES FOR RENT PROPERTIES SIX LLC  
 13 MLS IS G4691906 JNH 082113  
 4364/899 WD REREC'D TO CORRECT GRANTEE NAME SB AMERICAN HOMES 4 RENT PROPERTIES SIX LLC  
 14 MAILING ADDR CHGD FROM 22917 PACIFIC COAST HIGHWAY MALIBU CA 90265 INFO SCANNED TO AK3456998 DW 111113  
 14FC SFR IN GOOD COND OPF4 TO SPF JNH 121113  
 14X STEPHEN & ALYSIA O'DELL FILED PORTABILITY ON AK 3246195  
 14 MULTIPLE SALES IN STONEGATE THAT AMERICAN HOMES BOUGHT ALL SOLD FOR A LOT HIGHER THAN OTHER NORMAL Q SALES VALU  
 LOOKS OK JNH 050114  
 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 3810161  
 Parcel ID 14-19-25-2000-000-01100

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0288 Comp 1  
 PRC Run: 12/2/2024 By

Card # 1 of 1

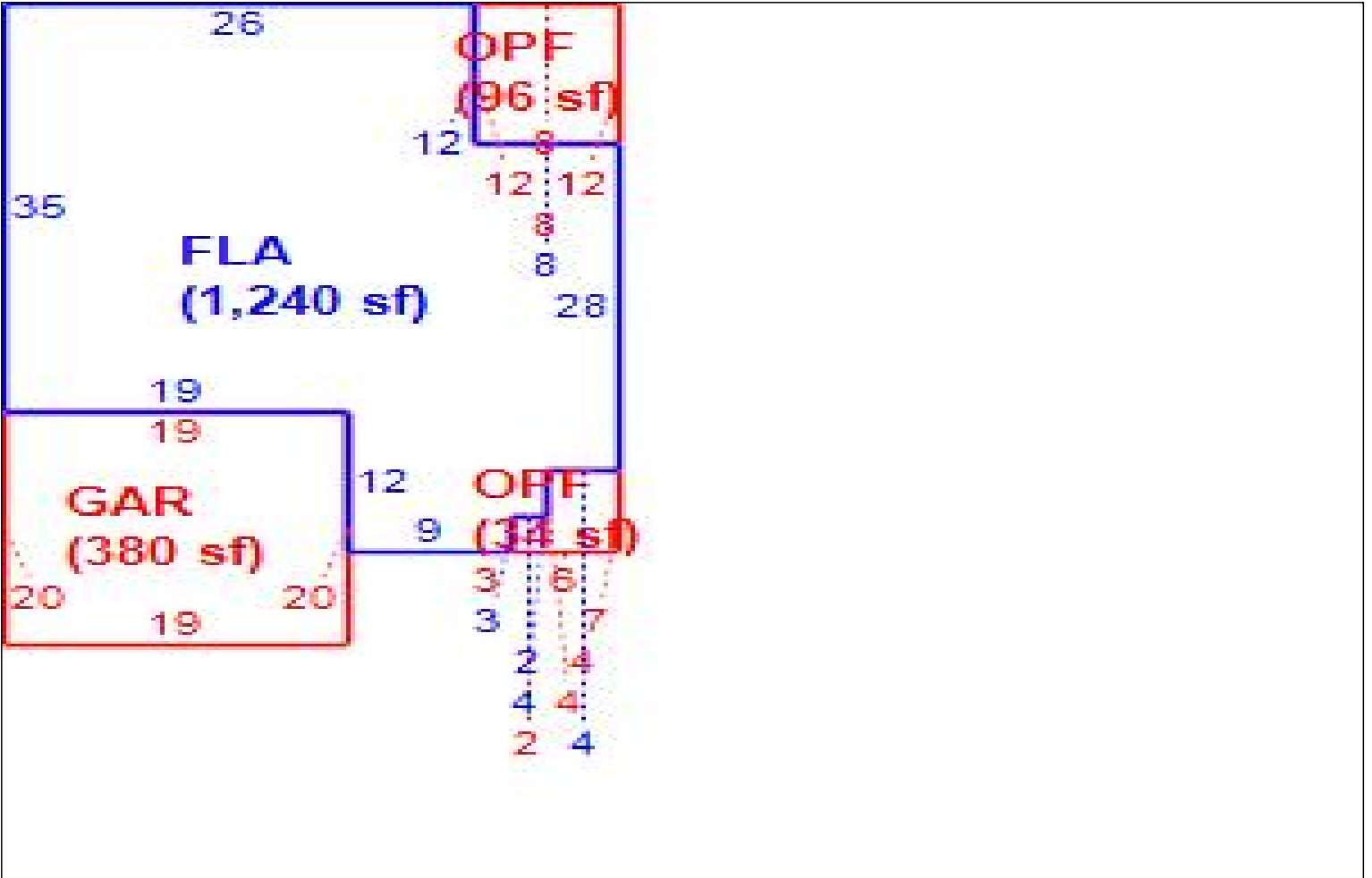
Current Owner		
NUNEZ OSVALDO E & MARYBELL M		
33446 IRONGATE DR		
LEESBURG	FL	34788

Property Location		
Site Address 33446 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 11 ORB 6094 PG 200

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		0		Total Adj JV/Mkt		65,000		
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 162,733
Deprec Bldg Value 157,851		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	1,240	1,240	1240	2002	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	103.33	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	130	0	162,733	Wall Type	03	Heat Type	6
TOTALS		1,240	1,750	1,240	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					157,851				



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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0288 Comp 1  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
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	
2003	2002080483	08-19-2002	01-06-2003	76,868	0000	SFR LT 11 33446 IRONGATE DR			

<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	
2023018060	6094	0200	02-14-2023	WD	Q	01	I	280,000	039	HOMESTEAD	2024	25000
	3742	1952	03-10-2009	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	3742	1951	03-10-2009	WD	Q	Q	I	140,000				
	2437	0264	10-23-2003	WD	Q	Q	I	126,500				
<b>Total</b>											50,000.00	

<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	
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

2024-0288 Comp 2  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

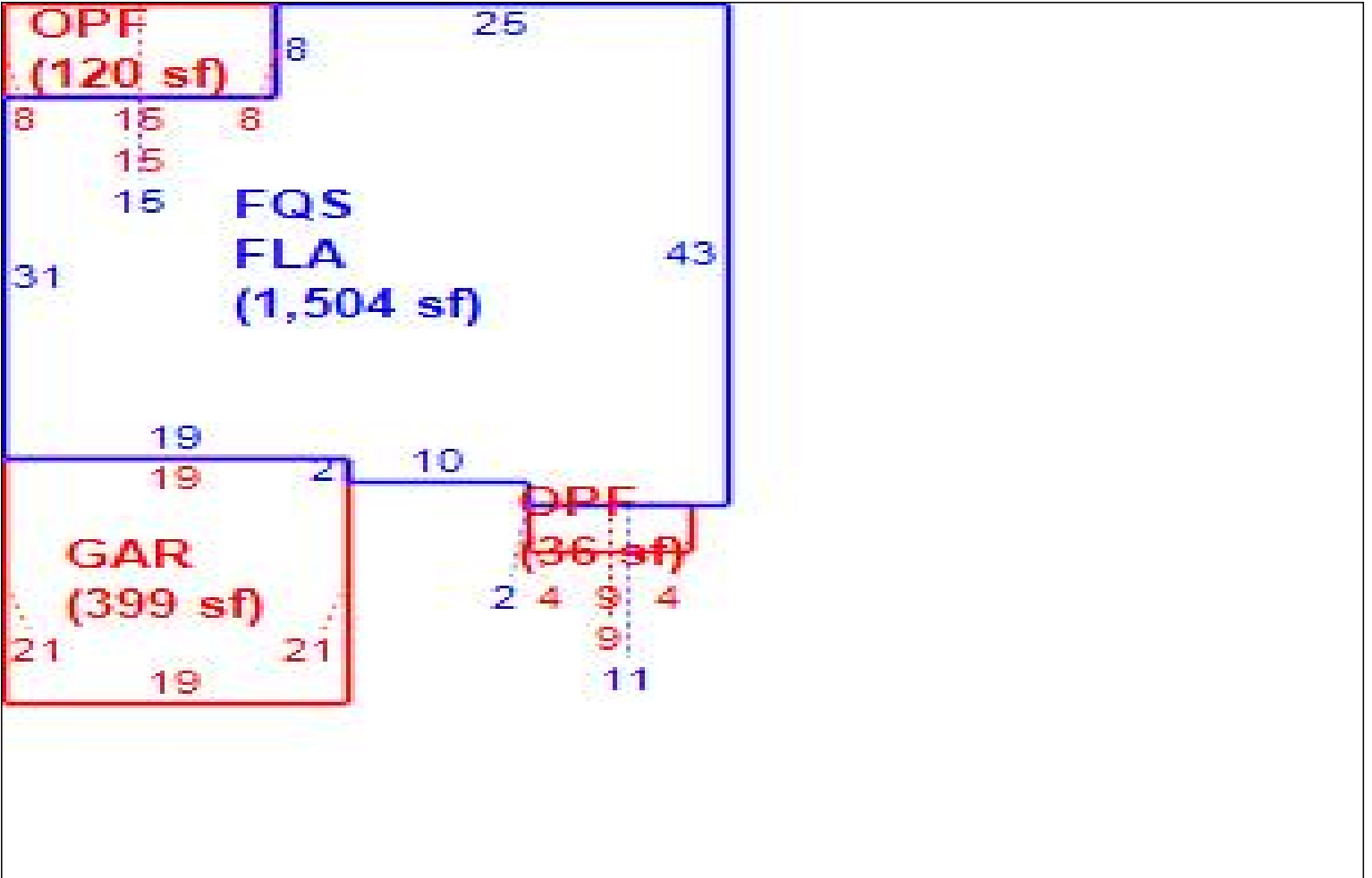
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

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

2024-0288 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

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

**LCPA Property Record Card**  
 Roll Year 2025 Status: A

2024-0288 Comp 3  
 PRC Run: 12/2/2024 By

Card # 1 of 1

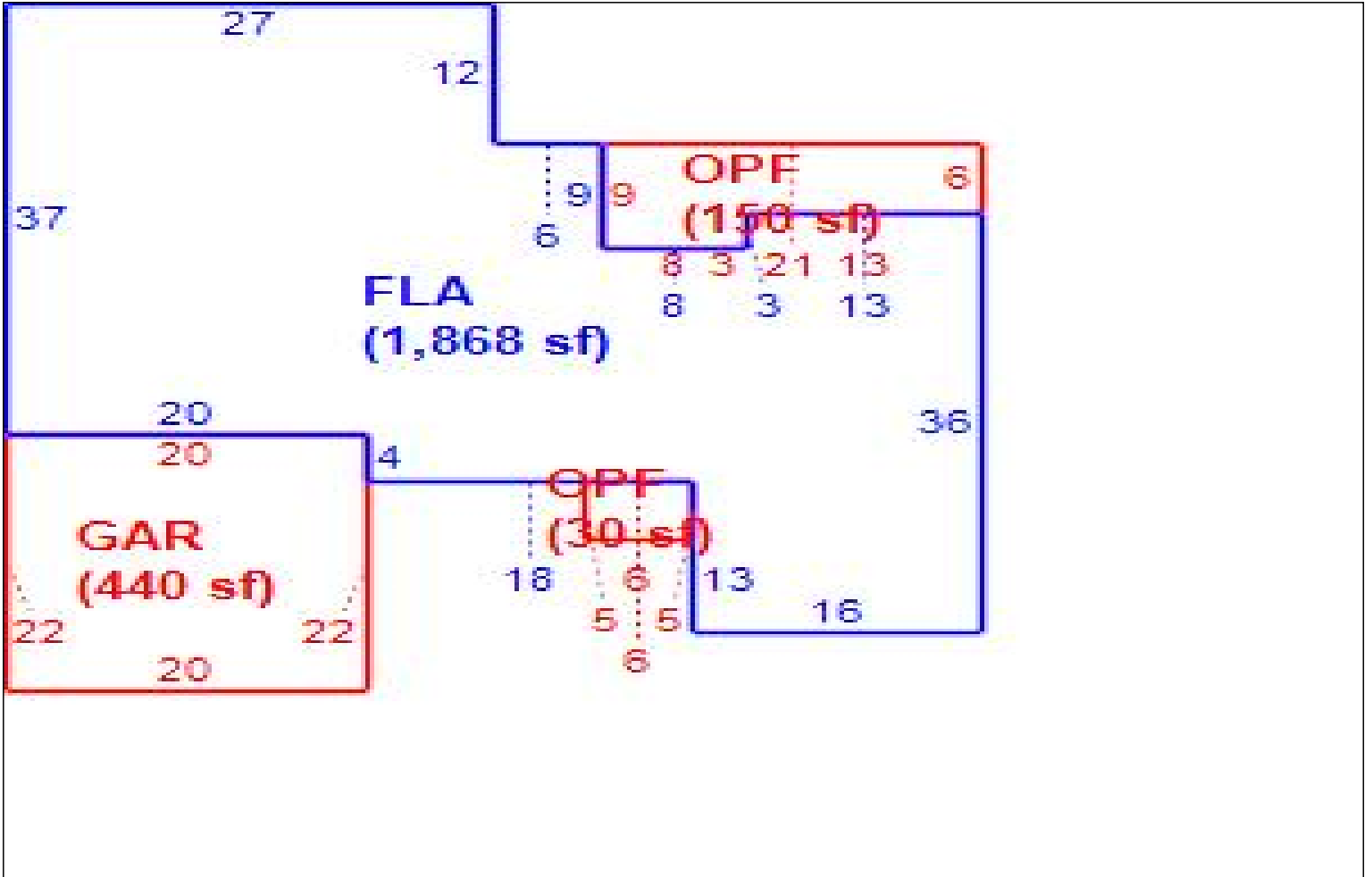
Current Owner		
BIERWIRTH WILLIAM H JR & REBECCA		
33202 IRONGATE DR		
LEESBURG	FL	34788

Property Location		
Site Address 33202 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 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
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 223,061 Deprec Bldg Value 216,369 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	1,868	1,868	1868	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Effective Area	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	180	0	Base Rate	Wall Type	03	Heat Type	6
TOTALS					223,061	Foundation	3	Fireplaces	0
					216,369	Roof Cover	3	Type AC	03

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	SALE	01-01-2017	04-30-2018	1	0099	CHECK VALUE	04-30-2018		
2014	SALE	01-01-2013	05-01-2014	1	0099	CHECK VALUE	05-01-2014		
2005	2004110742	11-10-2004	03-01-2005	4,000	0000	SCRN POL ENCL 31X28			
2005	2003091081	04-22-2004	06-22-2004	101,068	0000	SFR			
2005	2004020639	02-17-2004	06-22-2004	3,800	0000	26X28 POOL ENCLOSURE			
2004	2003091081	10-15-2003	04-22-2004	101,068	0000	SFR			

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

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

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