

PETITION TO THE VALUE ADJUSTMENT BOARD **REQUEST FOR HEARING** Section 194.011, Florida Statutes Alt Key 35/02/62

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 CUE	RAK OF THE VAL	TARAMATIC	NTEORED (N	(AYEI)			
Petition # 30	24-0288	County Lake		x year 2024	Date received 9. 12.24			
•	and a second sec	MPLEVEDENT	REPENDIONER					
PART 1. Taxpaye								
	erican Homes 4 Rent, LLC; AMH 2	2014-1	Representative: R	yan, LLC c/o	Robert Peyton			
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd Scottsdale, AZ 85254	l, Ste 650	Parcel ID and physical address 14 19 25 2000 000 11200 or TPP account # 33405 Irongate Drive					
Phone 954-740-62	240		Email	ResidentialA	opeals@ryan.com			
	o receive information is by L							
	etition after the petition dea at support my statement.	dline. I have attac	hed a statement of	the reasons I	filed late and any			
your evidence to evidence. The V Type of Property	he hearing but would like my the value adjustment board /AB or special magistrate ruli Res. 1-4 units Industrial Res. 5+ units Agricultura	clerk. Florida law a ing will occur unde and miscellaneou	llows the property a r the same statutor	ppraiser to cros y guidelines as harge	ss examine or object to your			
PART 2. Reason			one, file a separa	ite petition				
 Denial of classif Parent/grandpa 	rent reduction			filing of exem	ption or classification			
Tangible persona return required b	t substantially complete on al property value (You must y s.193.052. (s.194.034, F.S for catastrophic event	have timely filed	a Qualifying improv	vement (s. 193.) ontrol (s. 193.1	y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or			
	this is a joint petition. Attack that they are substantially				rty appraiser's			
by the request group.	(in minutes) you think you ne ted time. For single joint petiti or I will not be available to a	ons for multiple un	its, parcels, or acco	unts, provide tl	nutes. The VAB is not bound he time needed for the entire			
,		•						
evidence directly to	to exchange evidence with the property appraiser at le ce. At the hearing, you have	east 15 days befor	re the hearing and	e exchange, y make a writter	n request for the property			
of your property red information redacted	regardless of whether you cord card containing informa ed. When the property appra now to obtain it online.	ation relevant to th	e computation of y	our current as	sessment, with confidential			

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 a without attaching a completed power of attorney or author Written authorization from the taxpayer is required for acce collector.	zation for representation to this form.	
I authorize the person I appoint in part 5 to have access Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Complete part 4 if you are the taxpayer's or an affiliated en representatives.		llowing licensed
I am (check any box that applies):	(taxpayer or an affiliated	l 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 47).
A Florida certified public accountant licensed under Ch	· · · ·	ıber).
I understand that written authorization from the taxpayer is appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have re	filing this petition and of becoming an ag	gent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	t listed in part 4 above.	
I am a compensated representative not acting as one AND (check one)	of the licensed representatives or emplo	oyees listed in part 4 above
Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR I the taxpayer's authorized signature of taxpayer's authorized signature of the taxpayer's authorized signature of taxpayer's authorised signature of taxpayer's authorize		
I am an uncompensated representative filing this petition	on AND (check one)	
the taxpayer's authorization is attached OR [] the tax	payer's authorized signature is in part 3	of this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential info	rmation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #	L.	2024-0288		Alternate K	ey: 3810262	Parcel I	D: 14-19-25-200	0-000-11200
Petitioner Name	Robert	Peyton, Rya	an LLC	Duou outor			Check if Mu	ltiple Parcels
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property Address		RONGATE DR ESBURG		
Other, Explain:				Address	LC	ESBURG		
Owner Name	AMH 2014	I-1 BORRO	NER LLC	Value from	Value befo	ore Board Actio	n	
	7 1011 201			TRIM Notic		ented by Prop App	I Value atter F	Soard Action
1 Just Value rea								
1. Just Value, rec	•	** 6 1	b I -	\$ 273,5		273,59		
2. Assessed or c			cable	\$ 247,2	00 \$	247,20	0	
3. Exempt value,		ne		\$	-			
4. Taxable Value,	*required			\$ 247,2	00 \$	247,20	00	
*All values entered	d should be coun	ty taxable va	alues, School an	d other taxing	authority value	es may differ.		
Last Sale Date	5/21/2014	Prie	ce:\$^	100	Arm's Length	J Distressed	Book <u>4484</u> F	'age <u>623</u>
ITEM	Subje	ct	Compara	able #1	Compa	rable #2	Compara	ble #3
AK#	38102		3810)184	38101	
Address	33405 IRONO	GATE DR	33446 IRON	IGATE DR	33312 IRO	NGATE DR	33202 IRON	GATE DR
Address	LEESBL	JRG	LEESB	URG	LEES	BURG	LEESBU	JRG
Proximity			SAME	SUB	SAME	SUB	SAMES	
Sales Price			\$280,		\$355		\$395,0	
Cost of Sale			-15			5%	-15%	
Time Adjust				4.00% \$249,200		0%	0.40	
Adjusted Sale	+ / = 0 = 0 =		. ,		\$311	,	\$337,3	
\$/SF FLA	\$152.85 p	ber SF	\$200.97			per SF	\$180.58	
Sale Date			2/14/2	_		2023	11/15/2	2
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,790		1,240	27500	1,880	-4500	1,868	-3900
Year Built	2002		2002		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	N		N	0	N	0	Y	-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	-	RESIDENTIA	L	RESIDENTIAL	
View	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%	6 11500	Gross Adj. 7.1%	23900
	Market Value	\$273,594	Adj Market Value	\$276,700	Adj Market Value	\$300,190	Adj Market Value	\$313,430
Adj. Sales Price	Value per SF	152.85			l			
			·					

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	
'	3003201	5010202	LEESBURG	-
2	COMP 3	3810199	33202 IRONGATE DR	
-		0010100	LEESBURG	SAME SUB
3	COMP 2	3810184	33312 IRONGATE DR	
3		0010104	LEESBURG	SAME SUB
4	COMP 1	3810161	33446 IRONGATE DR	
-		5010101	LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3810262 Parcel ID 14-19-25-2000-000-17 Current Owner AMH 2014-1 BORROWER LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300	1200 Roll Year	perty Record Ca 2025 Status: A	Site A Mill G	PRC Run: 12/2 Proper address 33405 II LEESB roup 0001 Property Use	Card # 1 rty Location RONGATE DR URG NBHD P. Last	of 1 FL 34788 4525 <i>Inspection</i>
CALABASAS CA 91302-40	12		001	00 SINGLE	Family Trf	02-03-202
Legal Description STONEGATE AT SILVER LAKE PB 47 PG	70 70 1 07 440 000 4404 5					
Land LinesLLUse CodeFrontDepthNot10100000		Unit Depth Price Factor 20,000.00 0.0000	Factor Factor	Phys C Factor C 1.000	Class Val	Land Value 65,000
Total Acres 0.00 Classified Acres 0	JV/Mkt[0 Classified JV/Mkt[6	5,000	Total Adj JV/M Classified Adj JV/M	lkt		<u>65,000</u> 0
Bldg 1 Sec 1 of 1	Replacement Cost	Sketch 215,045	Deprec Bldg Value	209 504	Multi Story	/ 0
12 13 12 13 12 144 s 12 12 12 12 12 12 12 12 12 12	15 f) 2 58 sf) 4 5 2 1 7 2 F sf)					
			/- l	-	-	
Building Sub Are Code Description Living	Are Gross Are Eff Area	Building V Year Built	Valuation 2002	Con Imp Type	R1 Bedro	
GAR GARAGE FINISH	790 1,790 1790 0 400 0	Effective Area	1790	No Stories	1.00 Full E	
OPF OPEN PORCH FINISHE SPF SCREEN PORCH FINIS	0 32 0 0 144 0	Base Rate Building RCN	99.36 215,045	Quality Grade	655 Half E	Baths 0
		Condition % Good	EX 97.00	Wall Type	03 Heat	
	0.266 4.700	Functional Obsol	0	Foundation	3 Firep	
TOTALS 1,790	2,366 1,790	Building RCNLD	208,594	Roof Cover	3 Туре	AC 03

LCPA Property Record Card Roll Year 2025

Status: A

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

> Card # 1 of 1

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

	Building Permits														
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	ount	Туре		Descri	ption	Review I	Date	CO Date
2014 2003	SALE 20020205	02	01-01-20 02-21-20		12-11-2 11-20-2	013		104,19	1 0099	CHECK VALU SFR IRONGA			12-11-2	013	
				Sale	s Inform	ation						Exer	nptions		
Instrum	ent No	Boo	k/Page	Sa	le Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	า	Year	Amount
		4484 4364 4345 3549 2218	0899 1779 2365	07- 06- 11-	21-2014 31-2013 25-2013 27-2007 03-2002	WD WD WD WD		∑ C C C C		100 100 153,000 0 141,000			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 RERECD 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 PORTABLITY 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 Parcel ID	Key 3810161 14-19-25-2000 Current Owner	-000-01100	LCPA Prop Roll Year 2	-	rd Card us: A	1	_	PRC Run: 12	24-0288 Co 2/2/2024 Card # erty Locat	Ъу 1 of	1
NUNEZ OS\	VALDO E & MARYBE	LL M					Site A	ddress 33446	IRONGAT	E DR	
33446 IRON	IGATE DR						Mill G		BURG N	FL S BHD 452	34788 5
LEESBURG		34788						Property Us	se	Last Inspe	ection
Legal Descr		34700					0010	00 SINGLE	E FAMILY	TRF 02-0	02-202
		PB 47 PG 72-76	3 LOT 11 ORB 6094 PG	3 200							
Land Lines	T T T	Natao	I	linit	Donth		Chr	Dhua			4
LL Use Code	Front Depth	Notes Adj	Units	Price		Loc Factor	Shp Factor	Phys Factor	Class Val	Lan Valu	le
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/M	kt			65,000
	assified Acres	0	Classified JV/Mkt 65	Sketch	C	Classified	Adj JV/M	ĸt			0
Bldg 1 S	Sec 1 of 1		Replacement Cost	162,733	De	eprec Bld	lg Value	157,851	Mul	ti Story (D
35	FLA (1,24		12 12 8 8 28	-							
1.	19 AR 80 sf)	12	OFF 9 (34 st 3 6 3 7 2 4								
			2 4								
GAR GAR	Building Description SHED LIVING AREA AGE FINISH N PORCH FINISHE	Sub Areas Living Are 0 1,240 0 0	1,240 1240 380 0 130 0	Year Built Effective Area Base Rate Building RCN Condition	lding Valu		2002 1240 103.33 62,733 EX	Imp Type No Stories Quality Grade Wall Type	n <u>struction</u> R1 1.00 € 655 03	n Detail Bedrooms Full Baths Half Baths Heat Type	3 2 0 6
FLA FINIS GAR GAR	Description SHED LIVING AREA AGE FINISH	Living Are 0 1,240 0	1,240 1240 380 0 130 0	Year Built Effective Area Base Rate Building RCN			1240 103.33 62,733	Imp Type No Stories Quality Grade	R1 1.00 9 655	Bedrooms Full Baths Half Baths	2 0

LCPA Property Record Card Roll Year 2025 Status: A

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

Card # 1 of 1

*Only the first 10 records are reflected below Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value											
Apr Value											
CO Date											
<u>/</u>											

Building remitts															
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	ount	Туре		Descri	ption	Review D	Date	CO Date
2003	20020804	83	08-19-20	02	01-06-2	003		76,86	3 0000	SFR LT 11 334	46 IROI	NGATE DR			
	1	I		Sale	es Informa	ation			1			Exer	nptions		
Instrume	ent No	Boo	k/Page	Sa	le Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	1	Year	Amount
202301	8060	6094	0200	02-	14-2023	WD	Q	01		280,000	039	HOMESTEA	D	202	1 25000
		3742	1952		10-2009	QC	Ū	U	Ì	100	059	ADDITIONAL HOM	ESTEAD	202	4 25000
		3742	1951	03-	10-2009	WD	Q	Q	1	140,000					
		2437	0264	10-	23-2003	WD	Q	Q	1	126,500					
													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
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

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.

Parcel ID	-		-000-03400		PA Prop Il Year 2	perty Reco 2025 Sta	ord Ca tus: A	2024-0288 Comp 2 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location						
REYES JOS									Site A	ddress 3331	12 IRONGAT	E DR	0.4700	
33312 IRON	IGATE DR								Mill G		ESBURG)1 N		34788 525	
LEESBURG	i	FL	34788						001	Property 0	Use LE FAMILY	Last Ins TRF 02		
Legal Descr									0010				02-20	
	E AT SILVE	R LAKE PI	3 47 PG 72-7	6 LOT 34 OR	B 6139 PG	67								
Land Lines	Front	Depth	Notes		nits	Unit	Depth	Loc	Shp	Phys	Class Val		ind	
Code 1 0100	0	0	Adj	-	1.00 LT	Price 20,000.00	Factor 0.0000	Factor 3.25	Factor 1.100	Factor 1.000		Va	lue 71,50	
Cl	Total Acr assified Acr		0.00	Classified	JV/Mkt 0 JV/Mkt 71			Tota Classified	l Adj JV/N I Adj JV/N	ikt ikt			71,50	
Bldg 1 S	Sec 1	of 1		Replacem	ent Cost	Sketch 221,983		Deprec Bl	aule// nh	215 324	N.4.	Iti Story	1	
8	0 sf 18)_ ⁸	88: 											
31	15 15	FG FL (1,	Sec. 2. 1	sf)		43								
31 G.	15 15 19 19 AR 99 s 19	FL	A 504	sf) 10 2	PP 36 4 9	43 31) 4								
Code LA FINIS SAR GAR	19 19 AR 99 s	FL (1, sf) z	A 504	10 2	1504 376 0 0	31) 4			2005 1880 96.31 221,983 EX 97.00 0	Imp Type No Stories Quality Grav Wall Type Foundation	03	<i>n Detail</i> Bedroom Full Bath Half Bath Heat Typ Fireplace	s 3 s 0 e 6	

LCPA Property Record Card

	14-1	9-25-2	000-00	0-0340		Ro	ll Yea			atus: A			Card #	1 c	of 1
						*0n4			aneous F	eatures are reflected b					
Code		Descrip	tion		Un	-	Type		it Price	Year Blt	Effect Yr	RCN	%Good	Apr	Value
									lding Per	mits					
Roll Year	Permit		Issue D		Comp D			ount	Туре		Descrip	otion	Review D	ate C	O Date
2006 2005 2005	20040513 20040513 20040508	90	01-01-2 06-23-2 06-11-2	004	07-05-2 12-22-2 12-22-2	004		129,78 129,78 5,00	3 0000	SFR SFR 33312 II RTN 123X3	RONGATE	DR			
				Sales	Inform	ation						Exe	mptions		
Instrum	ent No	Book	k/Page	-	Date	Instr	Q/U	Code	Vac/Imp		Code	Descriptio		Year	Amou
20230	54446	6139 2515	0067 1091		5-2023 7-2004	WD WD	Q Q	01 Q	I V	355,000 36,000		HOMESTE ADDITIONAL HOM		2024 2024	250 250
													Total		50,000.
								Val	ue Sumn	narv	-				
l and \/alı	n Dida	Value	Miaa	Value	Mork	at Valu	- De					nt Co Tax Val	Sch Tax \	/al Drav	
Land Valu 71,500		Value 5,324		Value 0		et Valu 6,824	e De	eferred a	Ami A	ssd Value (286824	Cnty Ex Ar 50,000.00		261824		86,824
								P	arcel Not	٥٥					
5X RAND 139/67 M/ 3CC EFIL	COM 236 FE EE MOREL ARC GEOR E HX APP (E HX APP (. 60 DE0 GE MO CP 0622	CEASED REL TO 223						49						

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.

Parcel ID	(ey 3810199 14-19-25-2000 <i>Current Owner</i> WILLIAM H JR & RE			operty Record C 2025 Status: /		2024-0288 Comp 3 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location					
33202 IRONG	GATE DR					Mill G			FL 3 3HD 452		
LEESBURG	FL	34788				0010	Property Us	FAMILY	Last Inspe		
Legal Descri						0010)2-202	
STONEGATE	AT SILVER LAKE P	B 47 PG 72-7	6 LOT 49 ORB 6358	PG 977							
Land Lines	Front Depth	Notes	Units	Unit Dept		Shp	Phys	Class Val	Land		
1 0100	0 0	Adj	1.00 LT	Price Factor 20,000.00 0.000		Factor 1.100	Factor 1.000		Value	e 71,500	
Cla	Total Acres ssified Acres	0.00	JV/Mkt Classified JV/Mkt	0 71,500	Total Classified	Adj JV/M Adj JV/M	kt kt		1	71,500 0	
Bldg 1 Se	ec 1 of 1		Replacement Cos	Sketch t 223,061	Deprec Bld	g Value	216,369	Multi	i Story 0)	
37		FI (1	9 6 .A ,868 sf	9 (150 8 3 2 8 3	sf) 1 13 13	6					
	20	4				36					
G (4 22	AR 40 sf) 20	22	18	0 6 13 6 5	16						
Code	Description HED LIVING AREA	1,868	Gross Are Eff Area 1,868 1868 440 (Year Built Effective Area	Valuation	2004 1868 00.40	Co. Imp Type No Stories	nstruction R1 1.00	Detail Bedrooms Full Baths	3	
GAR GARA	AGE FINISH N PORCH FINISHE	0	180			99.18	Quality Crad-	055	Half Daths		
GAR GARA				Base Rate Building RCN Condition	2	99.18 23,061 EX	Quality Grade Wall Type	655 03	Half Baths Heat Type	2 0 6	
GAR GARA				Building RCN	2	23,061				0	

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

Parcel ID	14-19	9-25-20	000-000	-04900		Rol	l Yea	r 202	5 Sta	atus: A			Card #	1	of 1
						*Onlv			aneous F records a	eatures are reflected i	below				
Code	[Descript	tion		Unit		Туре		nit Price	Year Blt Effect Yr		r RCN	%Good	AD	r Value
POL2 SW PLD2 PO	'IMMING P OL/COOL I REEN ENC	OOL - F DECK	RESIDEN		320	0.00 2.00	5	SF SF SF	35.00 5.38 3.50	2004 2004 2004	2004 2004 2004	11200.00 2055.00 4946.00) 85.00) 70.00		9,520 1,439 2,473
Dell Veer	Dormit I			to C		ata	A 100		Iding Per	mits	Descriv	ation	Deview) etc. (20 Data
	Permit I SALE		Issue Da 01-01-20	17 04	omp D 1-30-20	018	Am	ount	Type 1 0099	CHECK VAL		ption	Review E 04-30-20)18	CO Date
2005	SALE 200411074 200309108 200402063	12 31	01-01-20 11-10-20 04-22-20 02-17-20	04 03 04 06	5-01-2(3-01-2(3-22-2(3-22-2(005		4,00 101,06 3,80	8 0000	CHECK VAL SCRN POL SFR 26X28 POO	ENCL 31X		05-01-20	014	
2000	200309108		10-15-20		1-22-20			101,06	1	SFR					
		L		Sales In	oforma	ation	1					Exer	nptions		
Instrume			/Page	Sale D		Instr	Q/U	Code	Vac/Imp		Code			Year	Amount
2024077 2023141 2021137 2017077	1484 7995	6358 6244 5809 4973 4427	0977 0938 1281 1728 0548	06-27-2 11-15-2 09-28-2 06-12-2 12-31-2	2023 2021 2017	WD WD WD WD WD	aaaaa	01 01 01 Q Q		440,000 395,000 355,600 205,000 160,000	0 039 0 059 0	DISABILITY VET HOMESTEA ADDITIONAL HOM	.D [2025 2025 2025	5 25000
													Total		55,000.00
								Va	ue Sumn	nary					
Land Value	0	Value	Misc '			et Value	e De	ferred	Amt A		Cnty Ex A		Sch Tax		vious Valu
71,500	216	,369	13,4	432	301	1,301		0		301301	55,000.0	0 246301	27130	1 3	301,425
4397/1317 T. 4427/548 DE 4538/2364 J 4973/1728 D 17X COURT 18X COURT 18 MAILING 5809/1281 A 22CC SUBM 22CC SUBM 6244/938 DA 6358/977 LC	DKE TO OV AX DEED EEP SOUT OAN PAYN OAN FONS DEED ORIG ESY HX C. ADDR CH UBREY & IITTED HX AVID G & A DUISE B & IITTED HX	WNERS VS MAR H REN NE MAR SECA F G RECD ARD SE GD PER DEANN PORT NOIN JAMES (PORT	SON TC RY ANN A TALS LLC RRIED MA KA PAYN IN MAR ENT 0921 ENT 1226 R NCOA IA CULB APP KCH APP KCH ETTE CH S B SHEA VADX AI) EXPLA ANTONE C TO JO, ANUEL F IE & MA ION CO 17 17 17 17 17 1020322 1 020322 1 02032 1 0000 1 0000 1 0000	LLI SC AN PA ONSE NUEL KEYEI V 0802 TO DA TO LC D WILI I VA LE	DLD TC YNE SI CA 10 V FON D THEI 18 VID G UISE LIAM H ETTER) DEE NGLE 1014 SECA R DO & ANT B SHE JR & WILL	AND I AND I SHE RI TO AL C STP OINET AFFEF REBEG SUBM	TH RENT/ MANUEL Y EQUESTE IBREY & I IN SALES TE CHAP R MARRIE CCA BIER IT REBEC	SS UP VALUE ALS LLC V FONSECA S D NAME CH/ DEANNA CUL MAN HW MAN HW	SINGLE JT ANGE JOA BERSON	TWROS AN FONSECA GC 11	0414		
tax ass makes no	essment a o represen	dminist tations	ration in a or warra	accordar nties reg	nce wit arding	h the F the co	lorida mplete	Consti eness a	tution, Sta and accura	atutes, and Ad acy of the data	lministrativ a herein, it	ser for the sole purpo re Code. The Lake C is use or interpretation ed Site Notice on ou	ounty Prop n, the fee	perty Appi or equital	raiser ole title