



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

Att Key 3810265

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>2024-0289</i>	County	Lake
		Tax year	2024
		Date received	<i>7-12-24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AMH 2015-1		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	14 19 25 2000 000 11500 33347 Irongate Drive
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <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"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<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 # 2024-0289	Alternate Key: 3810265	Parcel ID: 14-19-25-2000-000-11500
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 33347 IRONGATE DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH 2015-1 BORROWER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 262,842	\$ 262,842
2. Assessed or classified use value, *if applicable	\$ 237,010	\$ 237,010
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 237,010	\$ 237,010

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

Last Sale Date 3/16/2015 **Price:** \$100 Arm's Length Distressed Book 4599 Page 2382

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3810265	3810161	3810184	3810199
Address	33347 IRONGATE DR LEESBURG	33446 IRONGATE DR LEESBURG	33312 IRONGATE DR LEESBURG	33202 IRONGATE DR LEESBURG
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$280,000	\$355,000	\$395,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		4.00%	2.80%	0.40%
Adjusted Sale		\$249,200	\$311,690	\$337,330
\$/SF FLA	\$160.66 per SF	\$200.97 per SF	\$165.79 per SF	\$180.58 per SF
Sale Date		2/14/2023	5/5/2023	11/15/2023
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	1,636	1,240	19800	1,880	-12200	1,868	-11600
Year Built	2005	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		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		Net Adj. 7.9%	19800	-Net Adj. 6.2%	-19200	-Net Adj. 9.4%	-31600
		Gross Adj. 7.9%	19800	Gross Adj. 6.2%	19200	Gross Adj. 9.4%	31600
Adj. Sales Price	Market Value \$262,842	Adj Market Value	\$269,000	Adj Market Value	\$292,490	Adj Market Value	\$305,730
	Value per SF 160.66						

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.

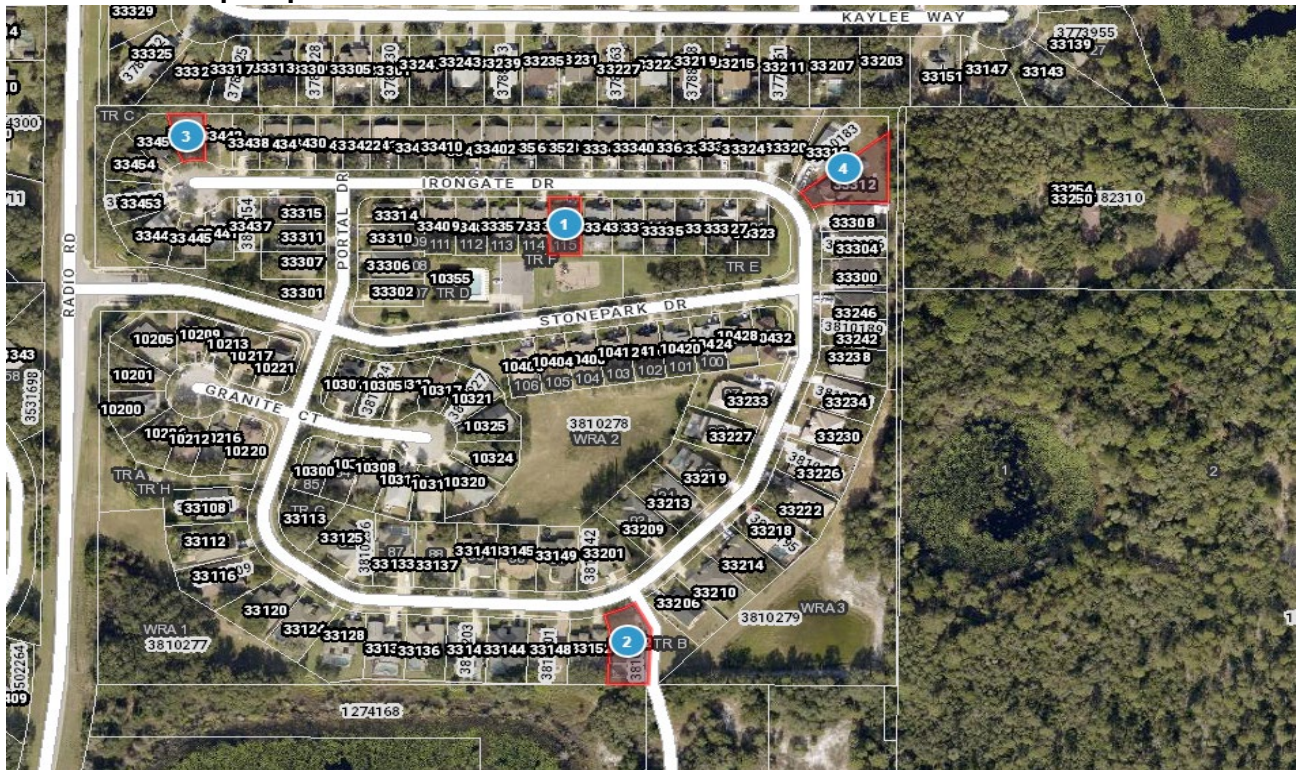
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0289 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3810265	33347 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 3810161
 Parcel ID 14-19-25-2000-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0289 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

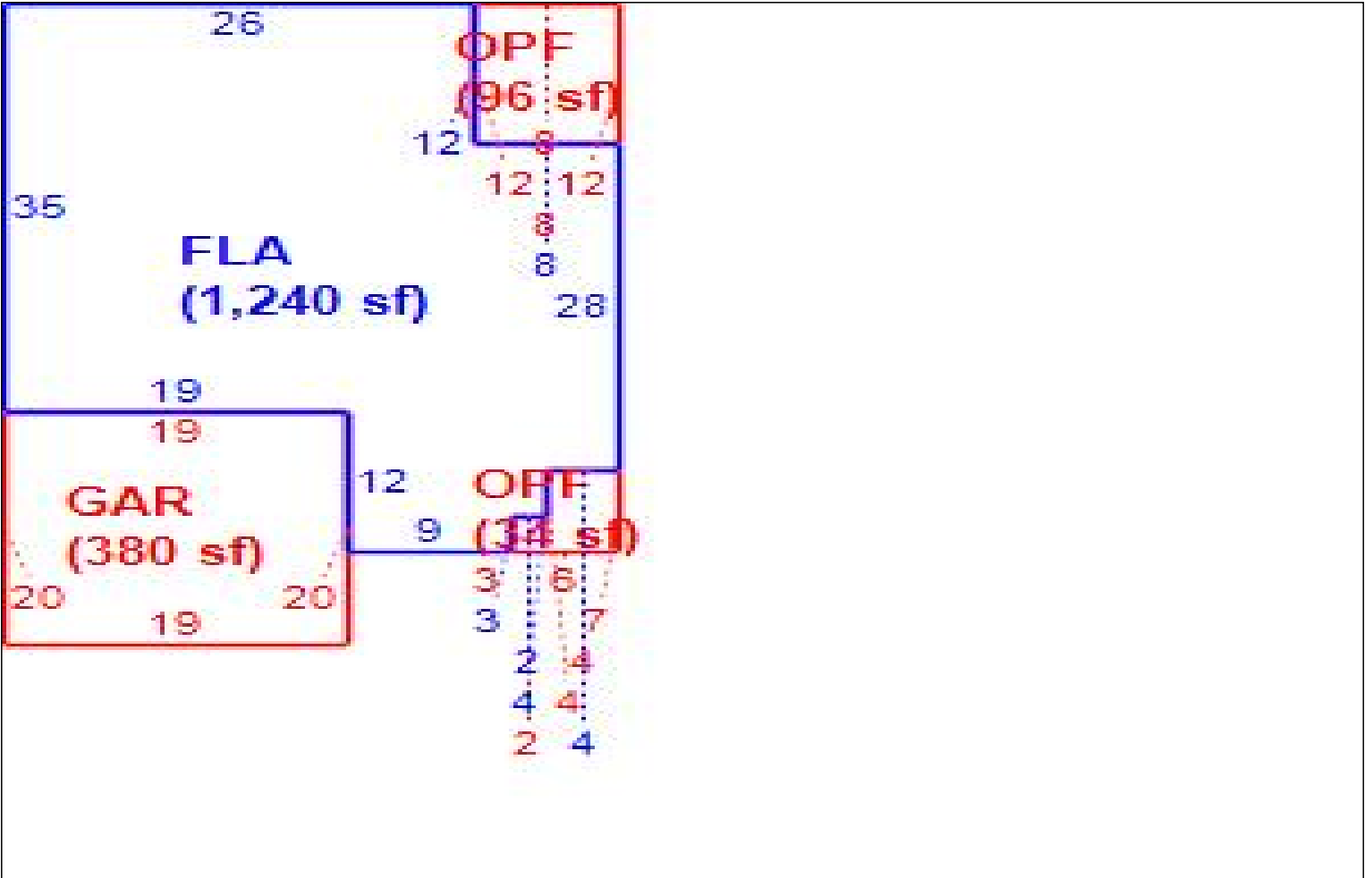
Current Owner		
NUNEZ OSVALDO E & MARYBELL M		
33446 IRONGATE DR		
LEESBURG	FL	34788

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
						Condition	EX	Fireplaces	0
						% Good	97.00	Foundation	3
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	157,851	Type AC	03
TOTALS		1,240	1,750	1,240					

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0289 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
2003	2002080483	08-19-2002	01-06-2003	76,868	0000	SFR LT 11 33446 IRONGATE DR		

Sales Information

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	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				
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

2024-0289 Comp 2
PRC Run: 12/2/2024 By
Card # 1 of 1

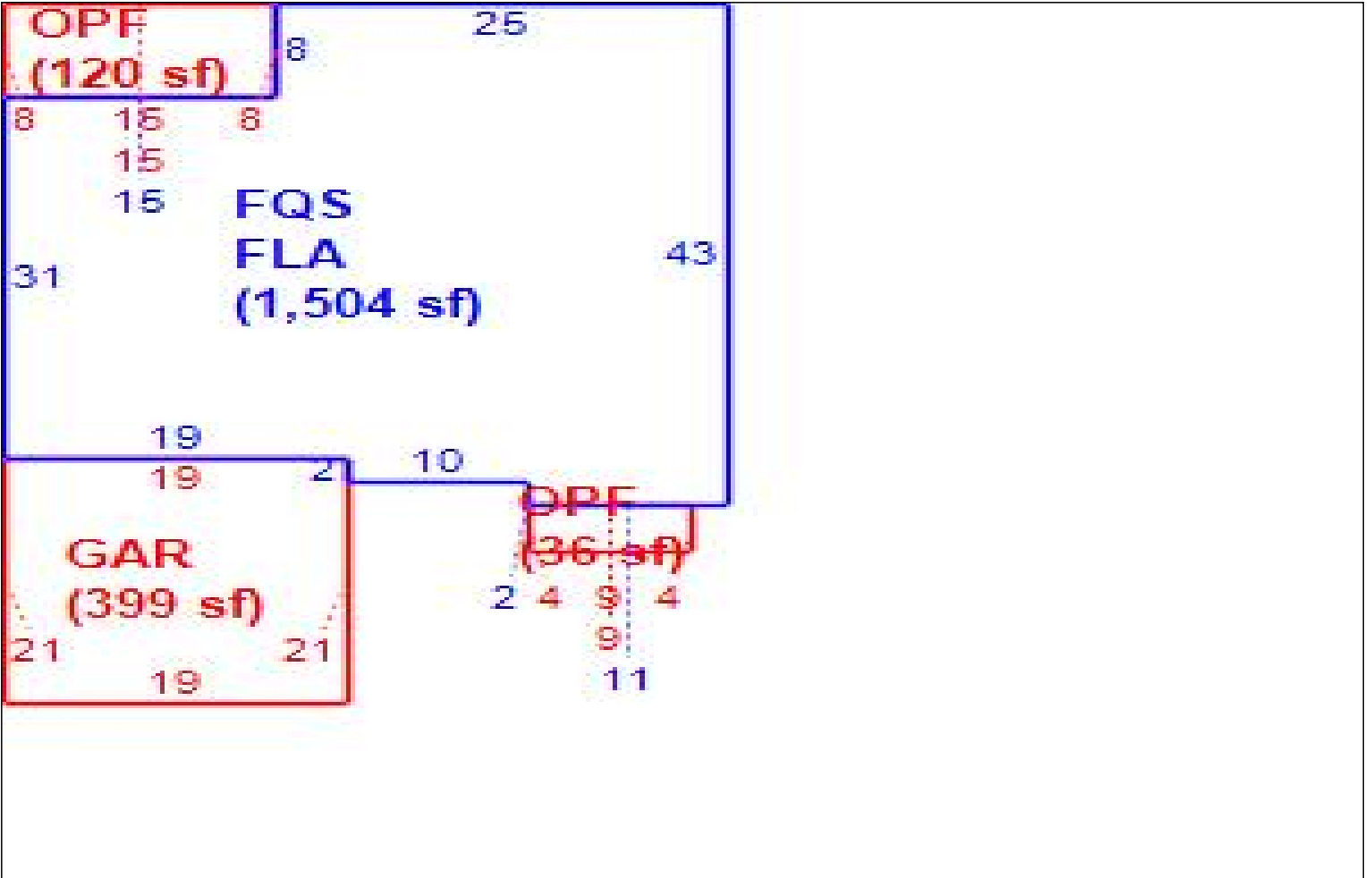
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

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

2024-0289 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

2024-0289 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

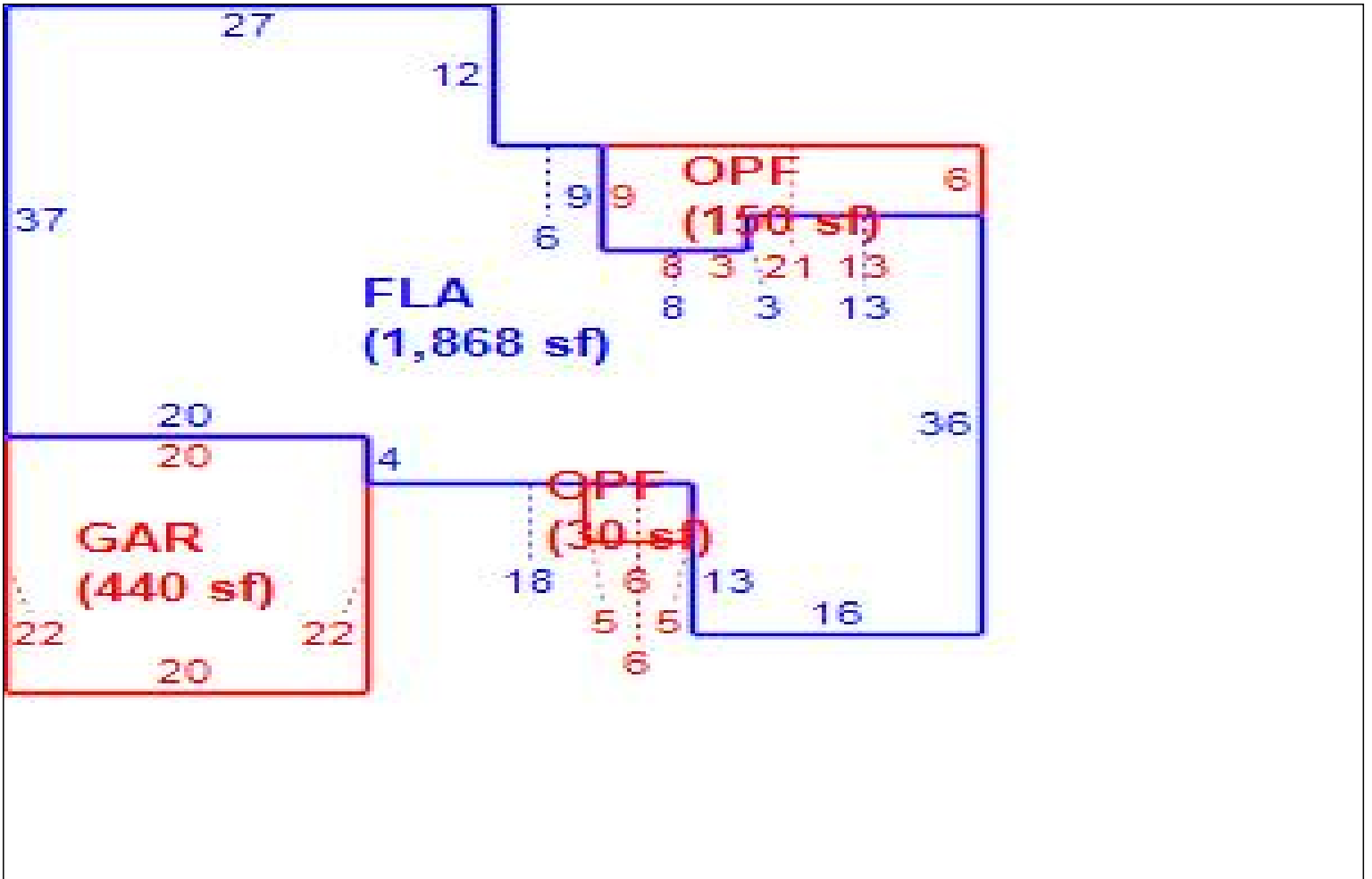
Current Owner		
BIERWIRTH WILLIAM H JR & REBECCA		
33202 IRONGATE DR		
LEESBURG	FL	34788

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				
Total											55,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
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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Alternate Key 3810265
 Parcel ID 14-19-25-2000-000-11500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0289 Subject
 PRC Run: 12/2/2024 By

Card # 1 of 1

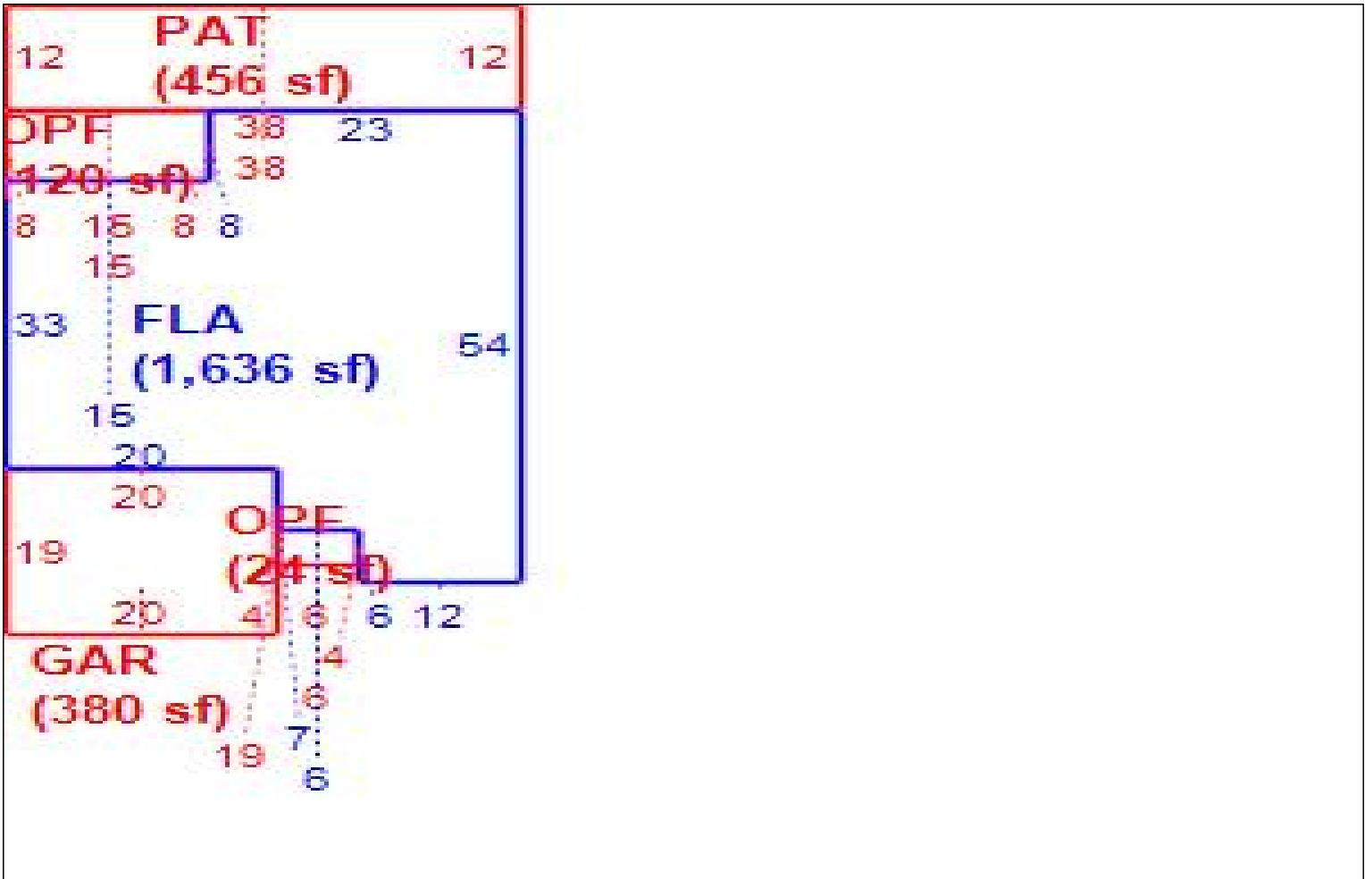
Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location		
Site Address 33347 IRONGATE DR LEESBURG FL 34788		
Mill Group 0001	NBHD 4525	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-03-202

Legal Description
 STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 115 ORB 4599 PG 2382

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 200,074
Deprec Bldg Value 194,072		Multi Story 0	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,636	1,636	1636	2005					
GAR	GARAGE FINISH	0	380	0		No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	144	0		Quality Grade	655	Half Baths	0	
PAT	PATIO UNCOVERED	0	456	0		Condition	EX	Heat Type	6	
						% Good	97.00	Foundation	3	
						Functional Obsol	0	Fireplaces	0	
TOTALS		1,636	2,616	1,636		Building RCNLD	194,072	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
SEN2	SCREEN ENCLOSED STRUCTURE	1436.00	SF	3.50	2013	2013	5026.00	72.50	3,644

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014 2006	SALE 2004120251	01-01-2013 01-06-2005	02-27-2014 07-07-2005	1 95,040	0099 0000	CHECK VALUE SFR 33347 IRONGATE DR	02-27-2014		

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4599	2382	03-06-2015	WD	U	M	I	100			
	4479	1922	11-01-2013	WD	U	U	I	100			
	4401	2236	11-01-2013	WD	Q	Q	I	150,000			
	3746	1741	01-27-2009	WD	Q	Q	I	162,500			
	3746	1739	11-24-2008	WD	Q	Q	I	162,500			
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	194,072	3,644	262,716	2006	260710	0.00	260710	262716	262,842	

Parcel Notes

04 LOC FROM 175 FER 012704
 2896/1125 RICK A CROWLEY SINGLE
 3746/1739 RICK A & JENNIFER LANETTE CROWLEY TO ET AL ELEANORE F WALKER AND JOSEPH T HARTMAN AND TERRELL R JOHNSON TTEES OF THE LAND AMERICA 1STOP INC TR DTD 050103
 3746/1741 ELEANORE F WALKER AND JOSEPH T HARTMAN AND TERRELL R JOHNSON TTEES TO PAMELA P NERAD MARRIED
 12TR NOT DELIVERABLE AS ADDRESSED PO BOX 1497 EUSTIS FL 32727 1497
 13TR VACANT PO BOX 1497 EUSTIS FL 32727 1497
 4401/2236 PAMELA P NERAD TO AMERICAN HOMES 4 RENT PROPERTIES SEVEN
 14FC ADD CAN5 AND SEN SFR IN GOOD COND RENT SIGN IS IN FRONT YARD ADW 022714
 4479/1922 CORRECTIVE DEED FOR 4401/2236 TO CORRECT GRANTEE NAME SB AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
 4599/2382 AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC TO AMH 2015-1 BORROWER LLC
 4599/2382 M SALE INCL OVER 25 PARCELS MULTI SUBS
 22TR NOT DELIVERABLE AS ADDRESSED 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301
 23TR UNABLE TO FORWARD ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301
 24TR NOT DELIVERABLE AS ADDRESSED ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 2148

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