



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Att Key 3773920*

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>2024-0291</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AMH 2015-1</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>14-19-25-005000000700 10245 Patrick Drive</i>
Phone <i>954-740-6240</i>	Email <i>ResidentialAppeals@ryan.com</i>		
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> 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 # 2024-0291	Alternate Key: 3773900	Parcel ID: 14-19-25-0050-000-00700
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 10245 PATRICK DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMH 2015-1 BORROWER LP	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 293,533	\$ 293,533
2. Assessed or classified use value, *if applicable	\$ 255,030	\$ 255,030
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 255,030	\$ 255,030

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

Last Sale Date 6/19/2018 **Price:** \$100 Arm's Length Distressed Book 5127 Page 2112

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3773900	3810184	3808109	3549007
Address	10245 PATRICK DR LEESBURG	33312 IRONGATE DR LEESBURG	10439 PLEASANT VIEW DR	10300 JOANIES RUN LEESBURG
Proximity		<0.50 MILE	<0.50 MILE	<0.50 MILE
Sales Price		\$355,000	\$330,000	\$360,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	0.40%	2.40%
Adjusted Sale		\$311,690	\$281,820	\$314,640
\$/SF FLA	\$165.28 per SF	\$165.79 per SF	\$158.59 per SF	\$165.69 per SF
Sale Date		5/5/2023	11/20/2023	6/12/2023
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	1,776	1,880	-5200	1,777	-50	1,899	-6150
Year Built	1999	2005		2004		1994	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	3.0	-7000	2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	N	0
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. 3.9%	-12200	Net Adj. 0.0%	-50	-Net Adj. 2.0%	-6150
		Gross Adj. 3.9%	12200	Gross Adj. 0.0%	50	Gross Adj. 2.0%	6150
Adj. Sales Price	Market Value \$293,533	Adj Market Value	\$299,490	Adj Market Value	\$281,770	Adj Market Value	\$308,490
	Value per SF 165.28						

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.

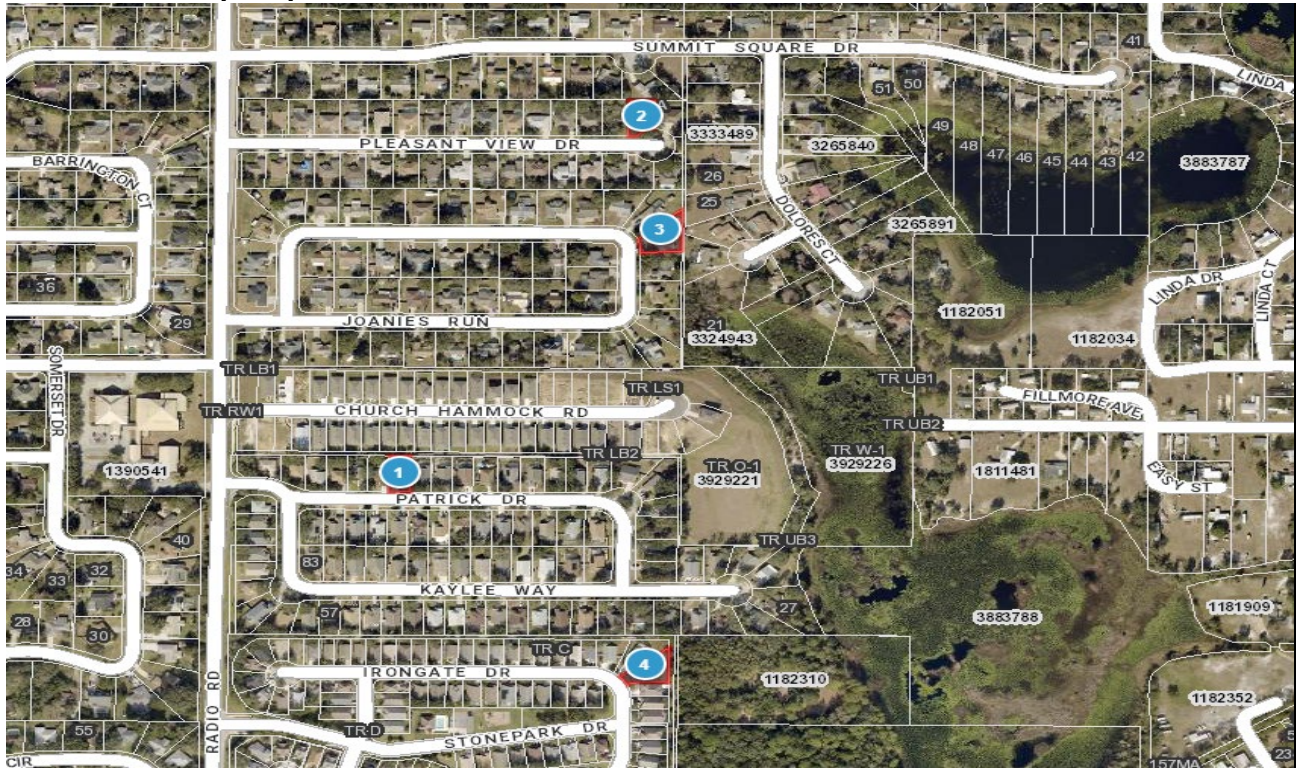
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0291 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3773900	10245 PATRICK DR LEESBURG	-
2	COMP 2	3808109	10439 PLEASANT VIEW DR LEESBURG	<0.50 MILE
3	COMP 3	3549007	10300 JOANIES RUN LEESBURG	<0.50 MILE
4	COMP 1	3810184	33312 IRONGATE DR LEESBURG	<0.50 MILE
5				
6				
7				
8				

Alternate Key 3773900
Parcel ID 14-19-25-0050-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0291 Subject
PRC Run: 12/2/2024 By

Card # 1 of 1

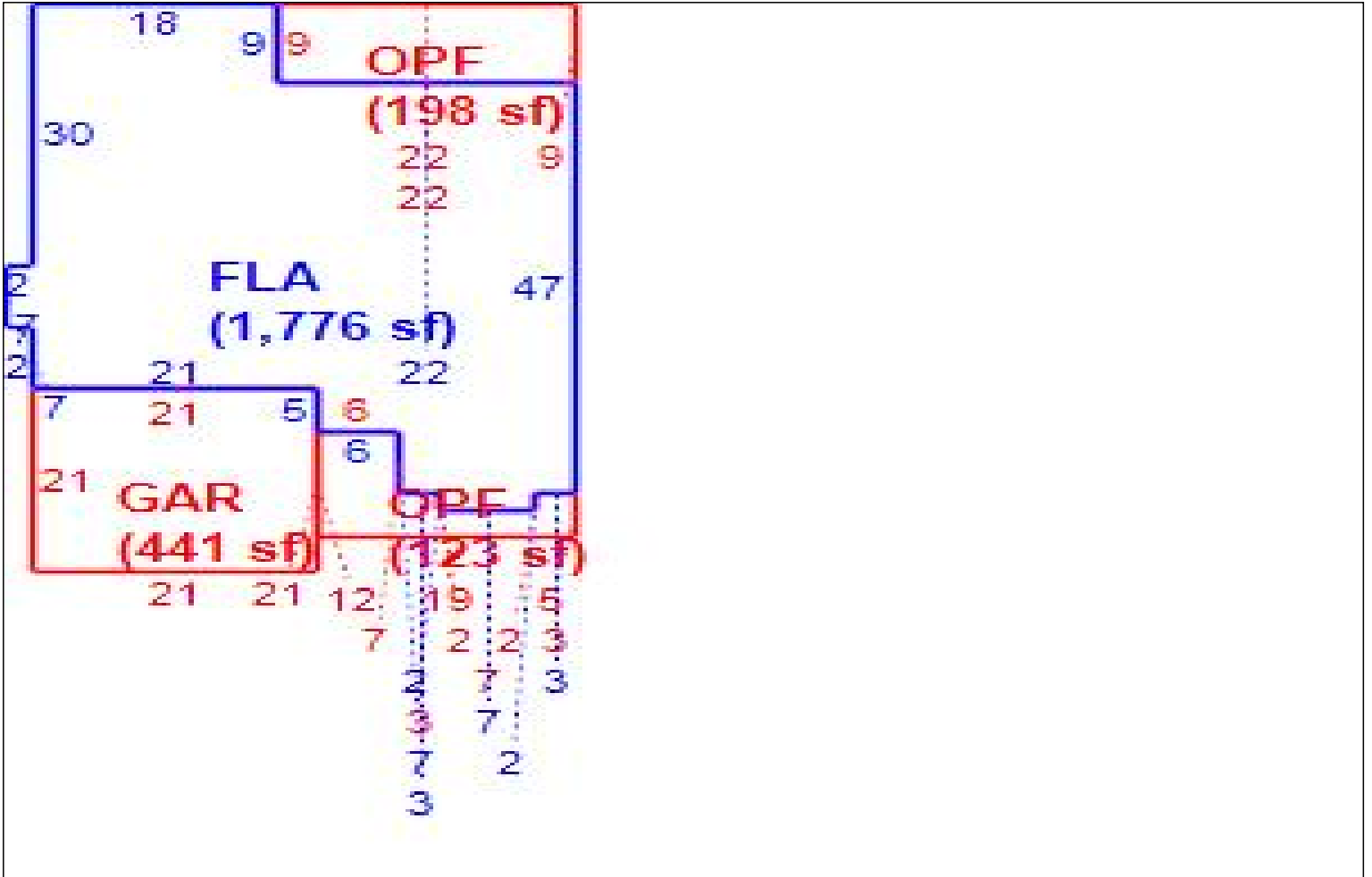
Current Owner
AMH 2015-1 BORROWER LP
ATTN PROPERTY TAX DEPT
23975 PARK SORRENTO STE 300
CALABASAS CA 91302-4012

Property Location
Site Address 10245 PATRICK DR
LEESBURG FL 34788
Mill Group 0001 NBHD 4525
Property Use 0010 SINGLE FAMILY
Last Inspection TRF 01-27-202

Legal Description
CHELSEA PARK SUB LOT 7 PB 38 PGS 37-39 ORB 5127 PG 2112

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	3.70	1.000	1.000	0	74,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		74,000				
Classified Acres		0		Classified JV/Mkt 74,000		Classified Adj JV/Mkt		0				

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 222,714 Deprec Bldg Value 216,033 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	1,776	1,776	1776	1999	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	102.60	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	321	0	222,714	Wall Type	03	Heat Type	6
TOTALS		1,776	2,538	1,776	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					216,033				

Alternate Key 3773900
Parcel ID 14-19-25-0050-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0291 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
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2001	2001	7000.00	50.00	3,500

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2000	9812081	01-01-1999	12-01-1999	98,826	0000	SFR/10245 PATRICK DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018071805	5127	2112	06-19-2018	WD	U	M	I	100			
	4673	2016	08-20-2015	CT	U	U	I	110,500			
	3970	0610	10-28-2010	PO	U	U	I	0			
	1712	2246	04-30-1999	WD	Q	Q	I	118,200			
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	
74,000	216,033	3,500	293,533	13003	280530	0.00	280530	293533	293,533	

Parcel Notes

00 LOUIS O LANGE DECEASED 070896 DC
 01 LOC FROM 130 FER 0501
 02 REMOVED WX PER HX CARD
 02 JEANNE A LANGE MARRIED EDWARD L SNOW JR
 02FC ADD SOLAR PLH HTB RS 061102
 03 QG FROM 550 FER 011403
 09X JEANNE ANNE LANGE SNOW 53 DECEASED 081409 NEWS
 10X MAIL IS IN CO BRIAN LANGE PER NOTE DTD 072210 SENT LETTER TO FIND OUT IF EDWARD STILL LIVES HERE 081210
 3970/610 ORDER DET HX FOR EST OF JEANNE A SNOW PROP TO BRIAN LOUIS LANGE
 11X BRIAN LANGE FILED FOR HX AS MARRIED SENT LETTER REQUESTING INFORMATION FOR HIS SPOUSE
 11X DENY
 13TR KEYED FORWARDING ADDR OF PO BOX 493 ODESSA FL 33556 0493
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 15TR NOT DELIVERABLE AS ADDRESSED PO BOX 493 ODESSA FL 33556 0493
 4673/2016 CT VS EDWARD LEWIS SNOW JR ET AL SOLD 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
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320
 21VAB PETITION 2021-091 TJW 091521

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0291 Comp 1
PRC Run: 12/2/2024 By

Card # 1 of 1

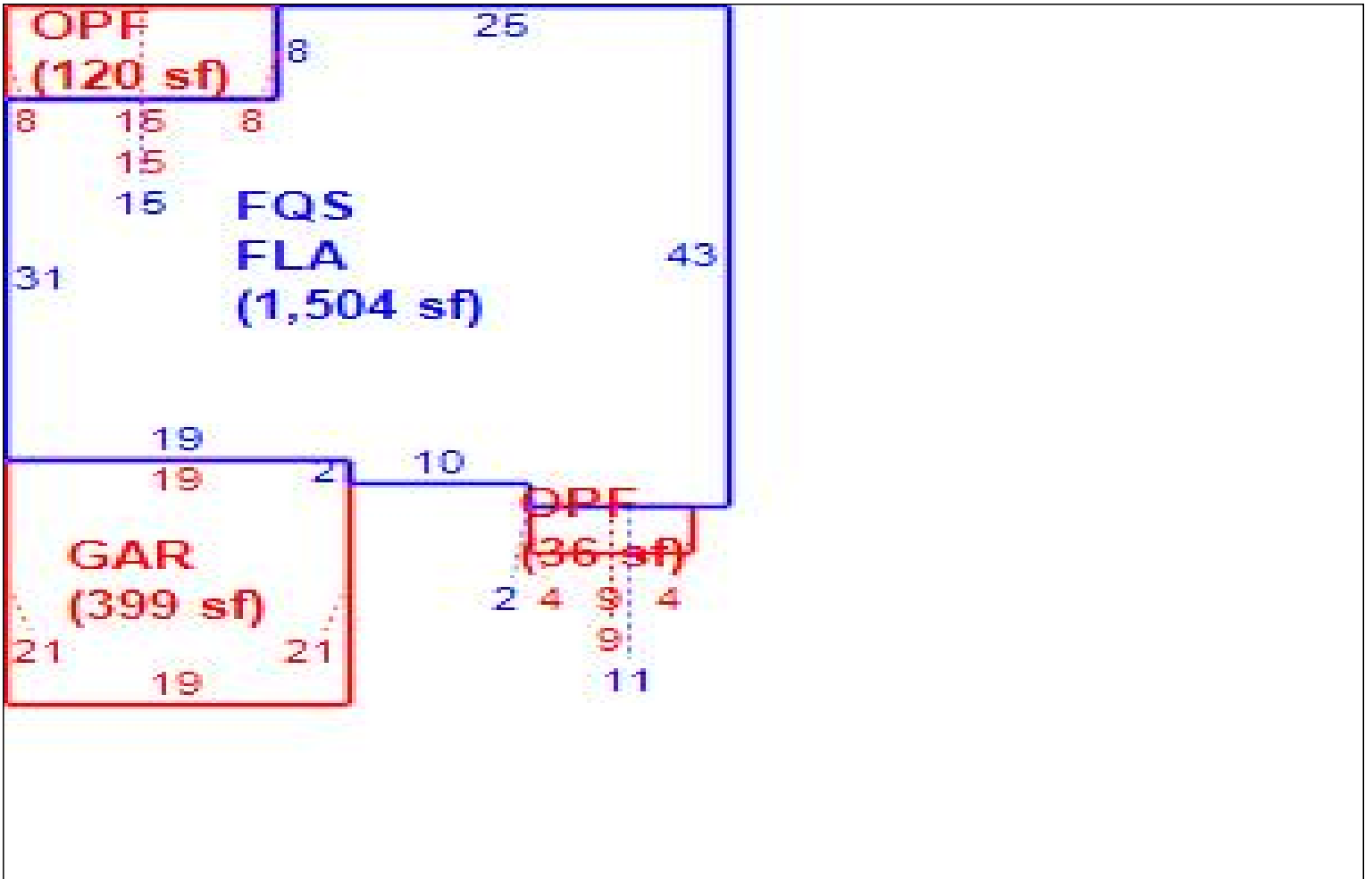
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

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

2024-0291 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
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 3808109
Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0291 Comp 2
PRC Run: 12/2/2024 By
Card # 1 of 1

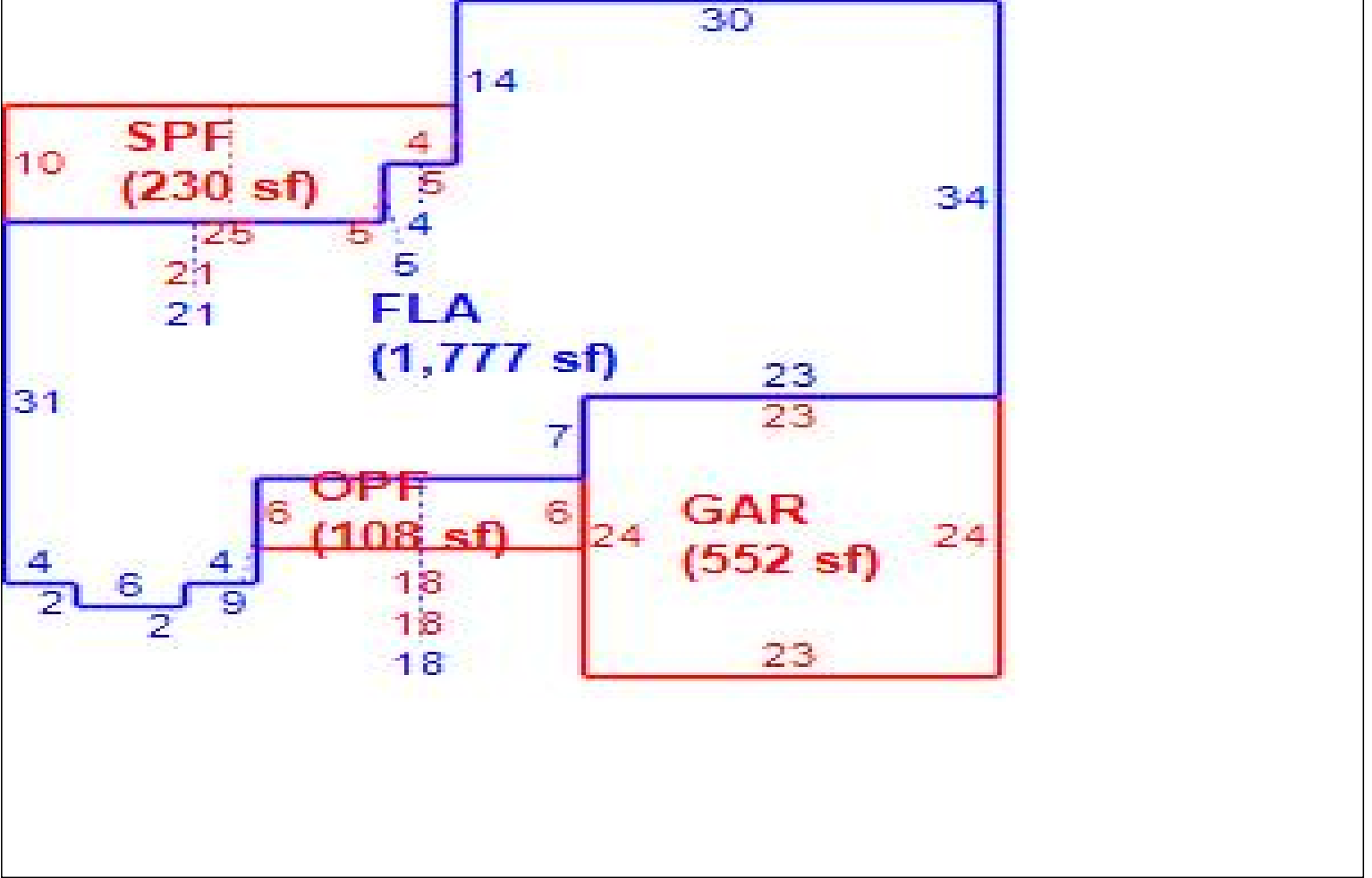
Current Owner		
DYER ANITA		
10439 PLEASANT VIEW DR		
LEESBURG	FL	34748

Property Location			
Site Address 10439 PLEASANT VIEW DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-02-202

Legal Description
OAKMONT AT SILVER LAKE SUB LOT 16 PB 46 PGS 67-68 ORB 6249 PG 1292

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	20,000.00	0.0000	2.79	1.000	1.000	0	55,800
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,800		
Classified Acres		0		Classified JV/Mkt		55,800		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 198,303 Deprec Bldg Value 192,354 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	1,777	1,777	1777	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	552	0	89.78	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	108	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	230	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,777	2,667	1,777	0	Roof Cover	3	Type AC	03

Alternate Key 3808109
 Parcel ID 14-19-25-1500-000-01600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0291 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	
2005	2003120691	01-01-2004	06-22-2004	118,096	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023145651	6249	1292	11-20-2023	WD	Q	01	I	330,000	002	WIDOW	2024	5000
	4013	1625	03-18-2011	WD	Q	Q	I	140,000	039	HOMESTEAD	2024	25000
	3473	1319	07-16-2007	WD	U	U	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	2265	0235	01-21-2003	WD	Q	Q	V	27,900				
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	
55,800	192,354	0	248,154	0	248154	55,000.00	193154	218154	248,154	

Parcel Notes

03 LOC FROM 145 FER 110702
 03 LOC FROM 170 FD 0403
 04TR ATTEMPTED NOT KNOWN 1538 38TH ST WEST PALM BEACH 33407
 06 SHP FROM 100 TJW 060806
 3473/1319 LELAND C & EDWINITA F NEWELL TO LELAND C & EDWINITA F NEWELL TTEES OF THE LELAND C & EDWINITA F NEWELL FAMILY TRUST DTD 071607 APPROVED CAUTHEN TRUST PER LETTER DTD 081307
 10X EDWINTA NEWELL CALLED ON 100610 AND STATED THAT THEY MOVED IN JULY 2010 AND THEIR NEW ADDRESS IS 4030 SNOWY EGRET DR MELBOURNE 32904
 11X HX IN BREVARD COUNTY FOR 2011 CONFIRMED PER EMAIL JMK 030711
 4013/1625 LELAND C & EDWINITA F NEWELL CO TTEES TO ASHLEY M CHIARIELLO SINGLE
 6249/1292 ASHLEY M CHIARIELLO & KENNETH MICHAEL NORTH TO ANITA DYER UNMARRIED
 24CC EFILE HX APP CP 021124
 24X DENY WX PENDING DC KCH 040324
 24X DC RECD BY EMAIL ALS 050124

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0291 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

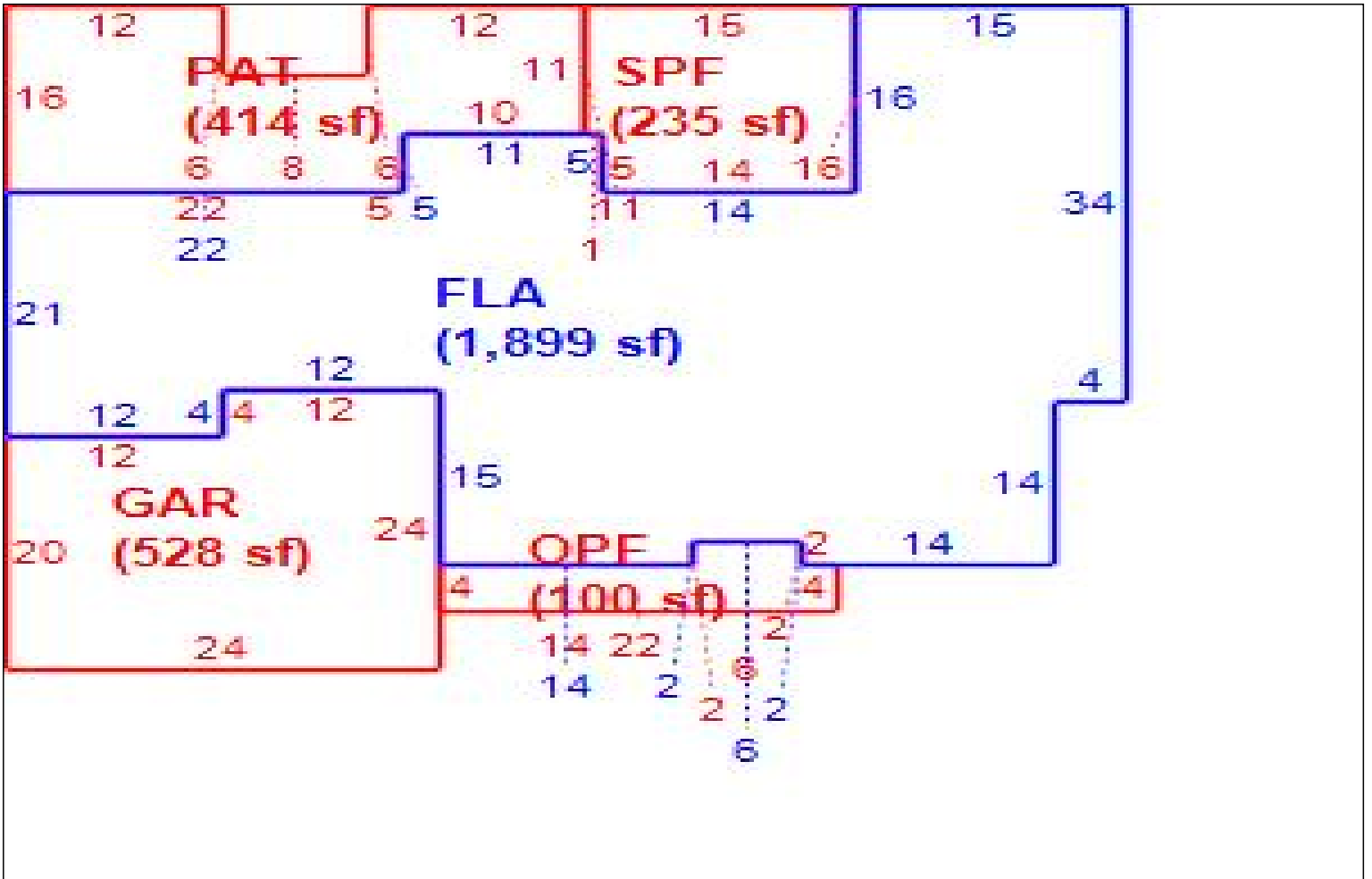
Current Owner		
FULWILER JOSEPH A & LISA A		
10300 JOANIES RUN		
LEESBURG	FL	34788

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

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

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	20,000.00	0.0000	2.86	1.000	1.000	0	57,200
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		57,200		
Classified Acres		0		Classified JV/Mkt		57,200		Classified Adj JV/Mkt		0		

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



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

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0291 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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	2023091492	09-26-2023	04-23-2024	13,835	0002	REPL WINDOWS 13	04-23-2024		
2009	2008040578	04-29-2008	05-04-2009	7,732	0000	REROOF W/SHINGLES	05-04-2009		
2003	SALE	01-01-2002	01-14-2003	1	0000	CHECK VALUES			
1995	1	06-01-1994	11-01-1994	70,797	0000	SFR			

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

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
57,200	210,600	0	267,800	116190	151610	50,000.00	101610	126610	267,800	

Parcel Notes

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

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