

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes Affilia 346/754

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

DR-486

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 CL			ENT BOWERD	VAB)
Petition# 20	24-0292	County Lake		Tax year <b>2024</b>	Date received 9.12.24
		MPLETIED BY T		<b>3</b>	
PART 1. Taxpaye	er Information				
Taxpayer name: An	merican Homes 4 Rent, LLC; AMH	2015-1	Representative:	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale R Scottsdale, AZ 85254	d, Ste 650	Parcel ID and physical address or TPP account #	14-19-25-046 10218 Joani	
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.com
	to receive information is by				
	petition after the petition de at support my statement.	adline. I have attac	ched a statement	of the reasons	I filed late and any
your evidence t evidence. The Type of Property[	to the value adjustment board VAB or special magistrate ru Res. 1-4 units Industria	d clerk. Florida law a Iling will occur unde al and miscellaneou	allows the property er the same statut	appraiser to cro ory guidelines a	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit
Commercial [	🗌 Res. 5+ units 🔲 Agricultul	ral or classified use	☐ Vacant lots an	dacreage 🔲 1	Business machinery, equipment
PART 2. Reason	for Petition Check	one. If more than	none, file a sepa	rate petition.	
Real property v	value (check one). <mark>⊡</mark> decrea։ ification	se 🗌 increase	☐ Denial of exe	emption Select	or enter type:
Tangible person return required I	arent reduction ot substantially complete on nal property value (You mus by s.193.052. (s.194.034, F s for catastrophic event	t have timely filed	(Include a da aQualifying imp	ate-stamped cop rovement (s. 193. r control (s. 193.1	option or classification by of application.) .1555(5), F.S.) or change of .55(3), 193.1554(5), or
determination  5 Enter the time	f this is a joint petition. Attac n that they are substantially e (in minutes) you think you sted time. For single joint peti	similar. (s. 194.01 need to present you	1(3)(e), (f), and ( ur case. Most hea	g), F.S.) rings take 15 mi	erty appraiser's nutes. The VAB is not bound the time needed for the entire
group.  My witnesses	s or I will not be available to	attend on specific	dates. I have atta	ached a list of d	ates.
evidence directly t appraiser's eviden	t to exchange evidence with to the property appraiser at nce. At the hearing, you hav	least 15 days befo e the right to have	re the hearing an witnesses sworn	d make a writte	n request for the property
of your property re information redact	ecord card containing inform	nation relevant to th	ne computation of	f your current as	e property appraiser a copy ssessment, with confidential and the property record card

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

PART 3. Taxpayer Signature  Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or auth Written authorization from the taxpayer is required for a collector.	norization for representation to this form.	rt 5 to represent you
☐ I authorize the person I appoint in part 5 to have accounder penalties of perjury, I declare that I am the owner petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession Complete part 4 if you are the taxpayer's or an affiliated representatives.	al Signature I entity's employee or you are one of the follo	wing licensed
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chap	oter 475, Florida Statutes (license number <del>- F</del>	RD6182).
A Florida real estate broker licensed under Chapter		
A Florida certified public accountant licensed under	Chapter 473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpaye appraiser or tax collector.	r is required for access to confidential informa	tion from the property
Under penalties of perjury, I certify that I have authorize am the owner's authorized representative for purposes under s. 194.011(3)(h), Florida Statutes, and that I have	of filing this petition and of becoming an ager	nt for service of process
Robert I. Person	Robert Peyton Print name	<u>9/10/2024</u> Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative		may sign that Englished
☐ I am a compensated representative not acting as or AND (check one)		es listed in part 4 above
☐ Attached is a power of attorney that conforms to the taxpayer's authorized signature OR ☐ the taxpayer's a	e requirements of Part II of Chapter 709, F.S., authorized signature is in part 3 of this form.	executed with the
☐ I am an uncompensated representative filing this pe	etition 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 taxpaye appraiser or tax collector.	er is required for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the owned becoming an agent for service of process under s. 194 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	ŧ	2024-0292		Alternate K	ey: <b>3461754</b>	Parcel I	D: <b>14-19-25-04</b> 6	60-000-02500	
Petitioner Name	Rober	t Peyton, Ry	an IIc				Check if Mu	ıltiple Parcels	
The Petitioner is:	Taxpayer of Re		payer's agent	Property		DANIES RUN		·	
Other, Explain:			. , ,	Address	LEE	SBURG			
	A M LL 2014	5-1 BORRO\	MEDILO	Value from	Value hefe	D A-ti-			
Owner Name	AIVIT 2013	D-1 BURRU	WER LLC	TRIM Notice		re Board Actionted by Prop App	· I Vallie aπer i	Board Action	
					· ·				
1. Just Value, red				\$ 245,09		245,09			
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 230,50	00 \$	230,50	00		
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value,	, *required			\$ 230,50	00 \$	230,50	00		
*All values entered	d should be coun	ty taxable va	lues, School and	d other taxing	authority values	may differ.			
			·	<u> </u>	•	-			
Last Sale Date	3/6/2015	Pri	ce:\$1	00	Arm's Length	√ Distressed	Book <u>4599</u> Page <u>2382</u>		
ITEM	Subje	ct	Compara	ahla #1	Compar	ahla #2	Compara	ahla #3	
AK#	34617		3385		3549		Comparable #3 3808109		
	10218 JOAN		10234 JOAN		10300 JOAI		10439 PLEAS		
Address	LEESBU		LEESB		LEESE		DR		
Proximity		<u> </u>	SAME		SAME		0.19 M		
Sales Price			\$385,0		\$360,		\$330,0		
Cost of Sale			-15		-15		-15		
Time Adjust			2.00	1%	2.40	)%	0.40	%	
Adjusted Sale			\$334,9	950	\$314,	640	\$281,8	320	
\$/SF FLA	\$144.00 p	er SF	\$124.98	per SF	\$165.69		\$158.59	per SF	
Sale Date			7/5/20	023	6/12/2	2023	11/20/2	2023	
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	1,702		2,680	-48900	1,899	-9850	1,777	-3750	
Year Built	1993		1992		1994		2004		
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK		
Condition	GOOD		GOOD		GOOD		GOOD		
Baths	2.0		3.5	-11000	2.0		2.0		
Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR		
Porches	PATIO		YES	-5000	YES	-5000	YES	-5000	
Pool	N		N	0	N	0	N	0	
Fireplace	0		1	-2500	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		1 LOT		1 LOT		1 LOT		
			-Net Adj. 20.1%	-67400	-Net Adj. 4.7%	-14850	-Net Adj. 3.1%	-8750	
			Gross Adj. 20.1%		Gross Adj. 4.7%	14850	Gross Adj. 3.1%	8750	
	Market Value	\$245,096	Adj Market Value	\$267,550	Adj Market Value	\$299,790	Adj Market Value	\$273,070	
Adj. Sales Price	IVIAINEL VAIUE	ψ <b>24</b> 3,030	Auj Market Value	ψ201,330	Auj Market Value	φ <b>∠</b> 33,130	Auj warket value	Ψ213,010	

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.

Value per SF

144.00

- 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

# 2024-0292 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3461754	10218 JOANIES RUN LEESBURG	_
2	COMP 3	3808109	10439 PLEASANT VIEW DR LEESBURG	0.19 MILE
3	COMP 2	3549007	10300 JOANIES RUN LEESBURG	SAME SUB
4	COMP 1	3385918	10234 JOANIES RUN LEESBURG	SAME SUB
5				
6				
7				
8				

# Alternate Key 3461754

Parcel ID 14-19-25-0460-000-02500

Current Owner

AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L

AGOURA HILLS CA 91301 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0292 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 10218 JOANIES RUN

**LEESBURG** FL 34788 0001 **NBHD** 4525

Property Use Last Inspection

Mill Group

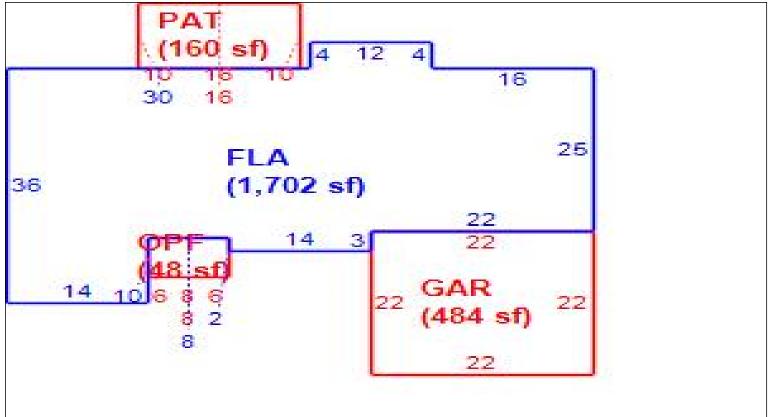
00100 SINGLE FAMILY TRF 10-20-202

Legal Description

QUAIL POINTE AT SILVER LAKE LOT 25 PB 31 PG 63 ORB 4599 PG 2382

Lan	Land Lines													
LL	Use Code	Front	Depth	No:	tes dj	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					lkt 0	1		Tota	Adj JV/MI	kt	1	57,200
Classified Acres 0 Classif					Classified JV/N	1kt   57	,200		Classified	d Adj JV/MI	ct		0	

Sketch Bldg 1 of 1 Replacement Cost 193,707 Deprec Bldg Value 187,896 Multi Story 0 Sec 1



	Building S				Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1993	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA GARAGE FINISH	1,702 0	1,702 484	1702 0	Effective Area	1702	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE PATIO UNCOVERED	0	48 160	0 0	Base Rate Building RCN	93.16 193,707	Quality Grade	645	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	1,702	2,394	1,702	Building RCNLD	187,896	Roof Cover	3	Type AC	03

Alternate Key 3461754 Parcel ID 14-19-25-0460-000-02500

# **LCPA Property Record Card** Roll Year 2025

2024-0292 Subject 12/2/2024 By PRC Run: Ву

Card# 1 of 1

	Non rour 2020 Otatus. A												
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Desci	ription	Units	Type Un	it Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
				Bui	ding Per	mits							
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Dat	e CO Date			
2015 1997 1994	2014040694 0000001 9304063	04-25-2014 09-01-1996 07-01-1993	05-19-2015 12-01-1996 12-01-1993	8,42 1 58,25	0000	REROOF CK VAL; (Q: SFR(10218	G TO 450) JOANIES RU	N)	05-19-201	5			

									_						
				Sales Inform	ation					Exemptions					
Instrume	ent No	Book	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	ı	Year	Amount	
		4599	2382	03-06-2015	WD	U	М	_	100						
		4402	0047	10-22-2013	СТ	U	U	I	117,500						
		1871	2314	09-27-2000	WD	Q	Q	1	108,000						
		1235	0913	06-01-1993	WD	Q	Q	V	15,000						
												Total		0.00	
												Total		0.00	

				Value Su	ummary				
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	187.896	0	245.096	0	245096	0.00	245096	245096	245.096

94 ADD SFR RS 020294

97FC QG FROM 425 RS 011497

03 QG FROM 500 FER 011503

13X JAMES & YOLANDA PRESLEY RENEWAL CARD RETURNED WITH ADDR 5329 EDGEWATER WAY OXFORD 34484 SENT LETTER KM 032713

4402/47 CT VS JAMES C & YOLANDA F PRESLEY PROP SOLD TO 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

15FC SFR GOOD COND NEW ROOF AND EXT PAINT SAD 051915

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 2148

24TR NOT DELIVERABLE AS ADDRESSED ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 2148

<sup>\*\*\*</sup>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 3385918 Parcel ID

29848 COUNTY ROAD 452

14-19-25-0460-000-02100

Current Owner

FL

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

2024-0292 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 10234 JOANIES RUN

**LEESBURG** FL 34748

Mill Group 0001 NBHD 4525 Property Use

Last Inspection 00100 SINGLE FAMILY TRF 10-20-202

LEESBURG

SUGAR LORRAINE

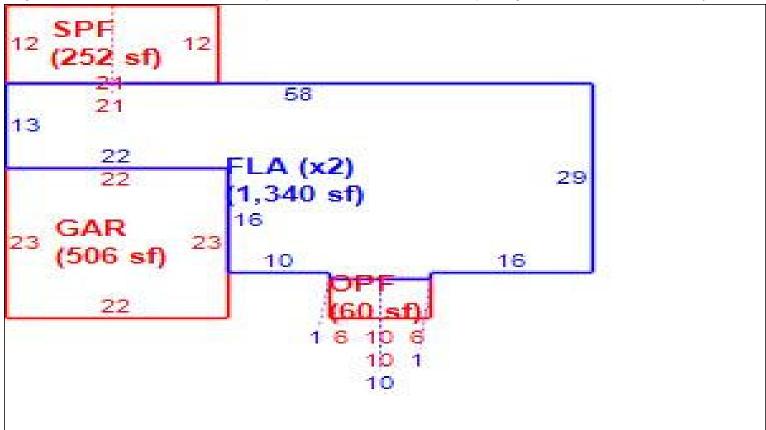
34788

### Legal Description

QUAIL POINTE AT SILVER LAKE LOT 21 PB 31 PG 63 ORB 6178 PG 2307

Lan	Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 L <sup>-</sup>	Т	20,000.00	0.0000	2.86	1.000	1.000	0	57,200	
Total Acres 0.00 JV/Mkt							'		Total Adj JV/Mkt				57,200	
Classified Acres 0 Classified JV/Mkt 57,2							200		Classified	d Adj JV/Mk	t		0	

Sketch Bldg 1 Sec 1 of 1 Replacement Cost 265,563 Deprec Bldg Value 244,318 Multi Story 1



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,680 0	2,680 506	2680 0	Effective Area	2680	No Stories	2.00	Full Baths	3
OPF	OPEN PORCH FINISHE SCREEN PORCH FINIS	0	60 252	0	Base Rate Building RCN	79.70 265.563	Quality Grade	645	Half Baths	1
		· ·		· ·	Condition	VG	Wall Type	03	Heat Type	6
					% Good Functional Obsol	92.00 0	Foundation	3	Fireplaces	1
	TOTALS	2,680	3,498	2,680	Building RCNLD	244,318	Roof Cover	3	Type AC	03

Alternate Key 3385918 Parcel ID 14-19-25-0460-000-02100

# LCPA Property Record Card Roll Year 2025 Status: A

2024-0292 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

	Non real 2020 Otatus. A													
	Miscellaneous Features													
	*Only the first 10 records are reflected below													
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value					
Dailating Dannite														
				Building Per	mits		Ţ.							

				Build	ing Pern	nits					
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре		Descri	otion	Review Date	С	O Date
2025	2023081986	10-12-2023		497,000	0002	COU SFR TO	GROUP	HOME		04-	02-2024
	•	Sal	es Information					Exer	nptions		
Instrum	ent No Bo	ok/Page S	ale Date Insti	r Q/U Code V	/ac/Imp	Sale Price	Code	Description	n Y	'ear	Amount

Instrument No	- 11								- I					
2019116055   5357   1949   10-08-2019   PO   U   U   I   0		Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
		2023087042	6178	2307	07-05-2023	WD	Q	01	I	385,000				
1141   0461   12-20-1991   WD   U   U   I   0		2019116055	5357	1949	10-08-2019	PO	U	U	I	0				
			1141	0461	12-20-1991	WD	U	U	I	0				
Total												Total		0.00
1000	L											10141	<u> </u>	0.00

				Value Sเ	ummary					
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	244.318	0	301.518	0	301518	0.00	301518	301518	301.518	

### Parcel Notes

92 ADD SFR TLG 052693 97FC QG FROM 425 RS 011497 03 QG FROM 500 FER 011503 03FC NO CHG KH 021103 05 QG FROM 535 JWP 050405

19 WILLIAM THOMAS JARVIS 62 DECEASED 101118 STATE DEATH LIST FILE 2018163592 SHH 021219
20 MAILING ADDR CHGD FROM PO BOX 490863 LEESBURG FL 34788 INFO SCANNED CS 011420
5357/1949 ORDER DET HX FOR EST OF WILLIAM THOMAS JARVIS PROP TO KATHY JARVIS DECEDENT SPOUSE
19BILL CORRECTION 2019-1038 TO ALLOW HX & SOH REMOVED IN ERROR DB 022020
6178/2307 KATHY JARVIS & CHARLES MILLER TO LORRAINE SUGAR SINGLE

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Alternate Key 3549007 Parcel ID

FULWILER JOSEPH A & LISA A

14-19-25-0460-000-01400

Current Owner

Roll Year 2025

**LCPA Property Record Card** Status: A

2024-0292 Comp 2 PRC Run: 12/2/2024 By

Card # of 1

**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

LEESBURG

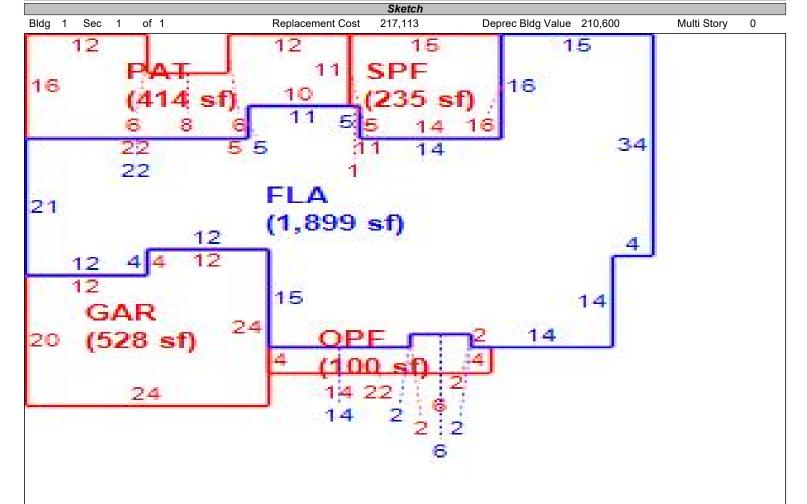
10300 JOANIES RUN

FL 34788

Legal Description

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

Lan	d Lines													
LL	Use Code	Front	Depth	No:	tes dj	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
		cres	0.00		JV/N	lkt 0	1		Tota	Adj JV/MI	kt	1	57,200	
	Classified Acres				(	Classified JV/N	1kt   57	,200		Classified	d Adj JV/MI	ct		0



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,899	1,899	1899	Effective Area	1899				
GAR	GARAGE FINISH	0	528	0	Base Rate	92.71	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	100	0			Quality Grade	645	Half Baths	0
	PATIO UNCOVERED	0	414	0	Building RCN	217,113	Quality Oraco	043	rian Batrio	١
SPF	SCREEN PORCH FINIS	0	235	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00			<b>-</b>	_
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,899	3,176	1,899	Building RCNLD	210,600	Roof Cover	3	Type AC	03

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

# LCPA Property Record Card Roll Year 2025 Status: A

2024-0292 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	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				

				Build	ing Peri	mits			
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date
2024 2009 2003 1995	2023091492 2008040578 SALE 1	09-26-2023 04-29-2008 01-01-2002 06-01-1994	04-23-2024 05-04-2009 01-14-2003 11-01-1994	13,835 7,732 1 70,797	0002 0000	REPL WINDO' REROOF W/S CHECK VALU SFR	WS 13 HINGLES	04-23-2024 05-04-2009	
	_	Sale	es Information				Fye	mntions	

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	Ø	01	ı	360,000	039	HOMESTEAD	2024	
2021134504	5804	1212	09-24-2021	WD	Q	01	1	307,000	059	ADDITIONAL HOMESTEAD	2024	25000
2016080134	4815	2080	07-29-2016	WD	Q	Q	l l	169,000				
	2192	1779	10-15-2002	WD	Q	Q	1	133,000				
	1535	0173	07-24-1997	WD	Q	Q	I	116,500				
										Total		50,000.00
	•	•	•		•		•	•	-			

vai	ue	: Su	mma	ary							ı
					_	_		_	_		

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

 $5804/1212~\mathrm{WARREN}$  & 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

<sup>\*\*\*</sup>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 3808109 Parcel ID

10439 PLEASANT VIEW DR

FL

14-19-25-1500-000-01600 Current Owner

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

2024-0292 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

**Property Location** 

Site Address 10439 PLEASANT VIEW DR FL 34788

SINGLE FAMILY

LEESBURG 0001

NBHD 4525

Property Use

Mill Group

00100

Last Inspection TRF 02-02-202

Legal Description

DYER ANITA

LEESBURG

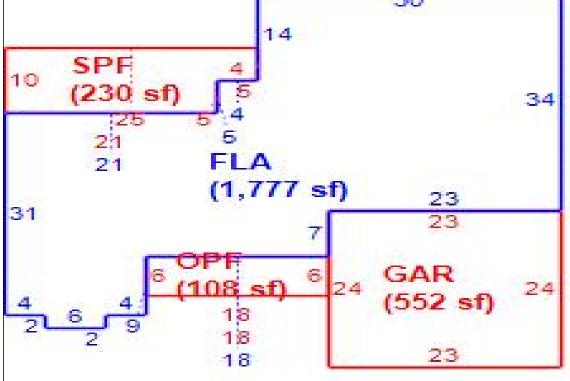
OAKMONT AT SILVER LAKE SUB LOT 16 PB 46 PGS 67-68 ORB 6249 PG 1292

34748

Lai	nd Lines													
LL	Use Code	Front	Depth	Not		Units		Unit Price	Depth Factor	Loc	Shp	Phys	Class Val	Land Value
	Code			'   A	uj			Price	racioi	Factor	Factor	Factor		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/Mi					1kt 0				l Adj JV/MI			55,800	
	Classified Acres 0				Classified JV/M	1kt   55	,800		Classifie	d Adj JV/MI	ct		0	

Bldg 1 1 of 1 198,303 Deprec Bldg Value 192,354 Multi Story Sec Replacement Cost 14

Sketch



	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	1,777	1,777 552		Effective Area	1777	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE		108	-	Base Rate	89.78				-
SPF	SCREEN PORCH FINIS	0	230	0	Building RCN	198,303	Quality Grade	640	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	l oundation	3	i ilepiaces	١
	TOTALS	1,777	2,667	1,777	Building RCNLD	192 354	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

2024-0292 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Unit Price Year Blt Effect Yr Code Units Type RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description Review Date CO Date 2003120691 01-01-2004 06-22-2004 118,096 0000 SFR 2005

Instrument No		Book/Page		Sales Inform Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Exemptions Description	Year	Amount
202314	5651	6249 4013 3473 2265	1625 1319	11-20-2023 03-18-2011 07-16-2007 01-21-2003	WD WD WD WD	Q Q U Q	01 Q U Q	       	330,000 140,000 0 27,900	002 039 059	WIDOW HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	25000
											Tota		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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