



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

Handwritten: AH Key 3461754

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.

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

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

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Print name

Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton
Signature, representative

Robert Peyton
Print name

9/10/2024
Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
 - I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0292	Alternate Key: 3461754	Parcel ID: 14-19-25-0460-000-02500
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 10218 JOANIES RUN 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	\$ 245,096	\$ 245,096
2. Assessed or classified use value, *if applicable	\$ 230,500	\$ 230,500
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 230,500	\$ 230,500

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

Last Sale Date 3/6/2015 **Price:** \$100 Arm's Length Distressed **Book** 4599 **Page** 2382

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3461754	3385918	3549007	3808109
Address	10218 JOANIES RUN LEESBURG	10234 JOANIES RUN LEESBURG	10300 JOANIES RUN LEESBURG	10439 PLEASANT VIEW DR
Proximity		SAME SUB	SAME SUB	0.19 MILE
Sales Price		\$385,000	\$360,000	\$330,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.00%	2.40%	0.40%
Adjusted Sale		\$334,950	\$314,640	\$281,820
\$/SF FLA	\$144.00 per SF	\$124.98 per SF	\$165.69 per SF	\$158.59 per SF
Sale Date		7/5/2023	6/12/2023	11/20/2023
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	1,702	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%	67400	Gross Adj. 4.7%	14850	Gross Adj. 3.1%	8750
Adj. Sales Price	Market Value \$245,096	Adj Market Value	\$267,550	Adj Market Value	\$299,790	Adj Market Value	\$273,070
	Value per SF 144.00						

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.

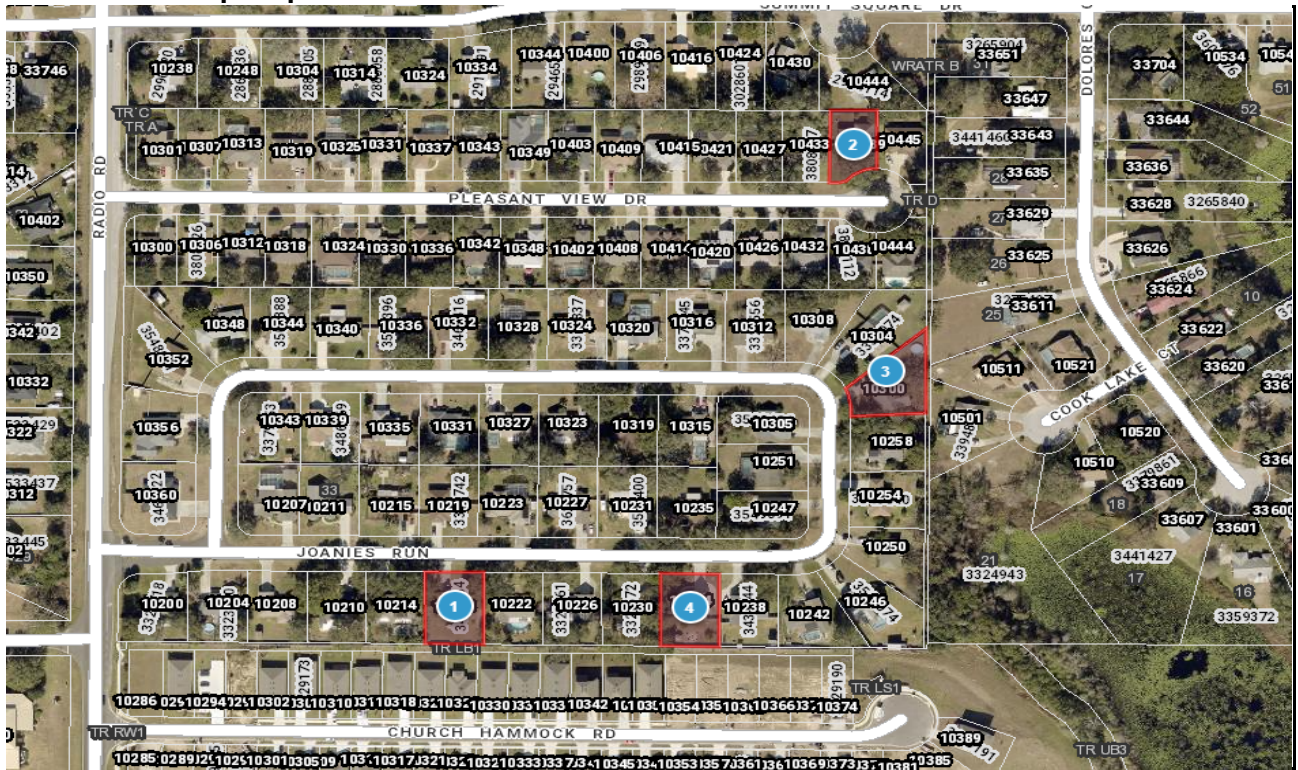
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0292 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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0292 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

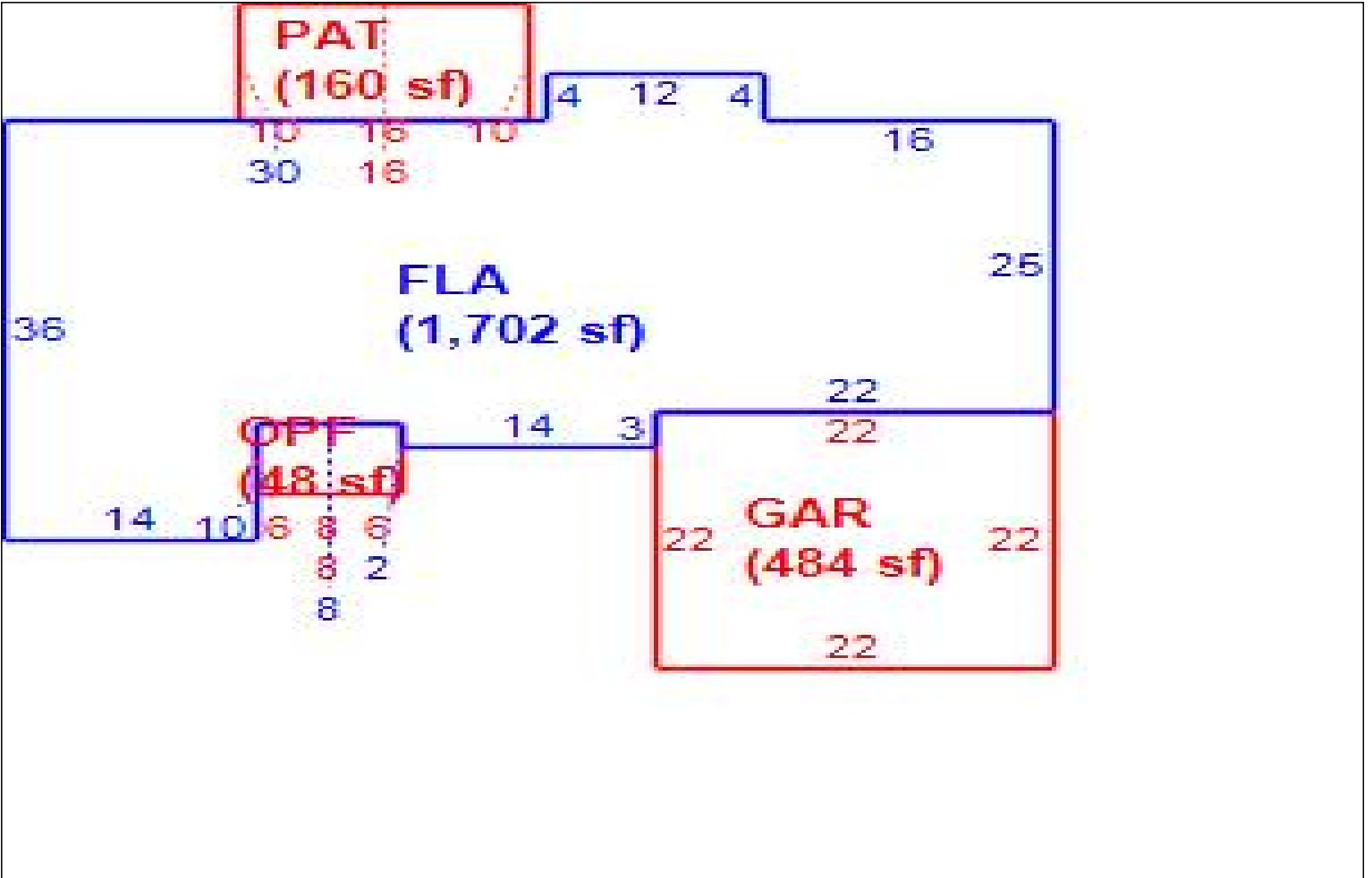
Current Owner		
AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L		
AGOURA HILLS	CA	91301

Property Location		
Site Address 10218 JOANIES RUN LEESBURG FL 34788		
Mill Group 0001	NBHD 4525	
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 10-20-202

Legal Description
 QUAIL POINTE AT SILVER LAKE LOT 25 PB 31 PG 63 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	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 193,707
Deprec Bldg Value 187,896		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	1,702	1,702	1702	1993	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	484	0	93.16	Quality Grade	645	Half Baths	0
OFF	OPEN PORCH FINISHE	0	48	0	EX	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,702	2,394	1,702	0	Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0292 Subject By
 PRC Run: 12/2/2024
 Card # 1 of 1

Miscellaneous Features
**Only the first 10 records are reflected below*

Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2015	2014040694	04-25-2014	05-19-2015	8,425	0002	REROOF	05-19-2015	
1997	0000001	09-01-1996	12-01-1996	10	0000	CK VAL; (QG TO 450)		
1994	9304063	07-01-1993	12-01-1993	58,258	0000	SFR(10218 JOANIES RUN)		

Sales Information

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				
	4402 0047	10-22-2013	CT	U	U	I	117,500				
	1871 2314	09-27-2000	WD	Q	Q	I	108,000				
	1235 0913	06-01-1993	WD	Q	Q	V	15,000				
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
57,200	187,896	0	245,096	0	245096	0.00	245096	245096	245,096

Parcel Notes

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
 13X DENY
 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

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 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

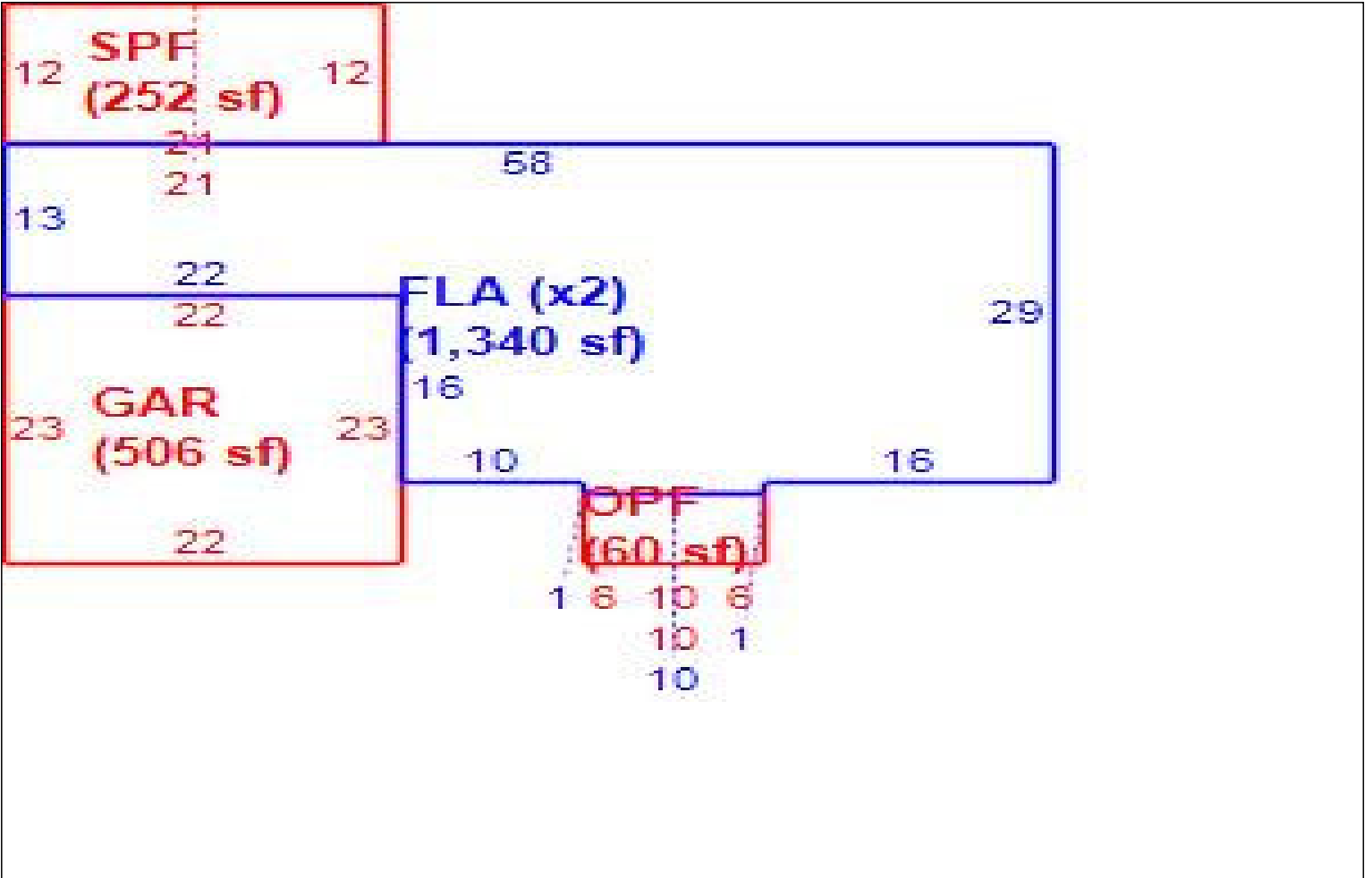
Current Owner		
SUGAR LORRAINE		
29848 COUNTY ROAD 452		
LEESBURG	FL	34788

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

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

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 265,563
Deprec Bldg Value 244,318		Multi Story 1	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,680	2,680	2680	1992	No Stories	2.00	Full Baths	3
GAR	GARAGE FINISH	0	506	0	79.70	Quality Grade	645	Half Baths	1
OPF	OPEN PORCH FINISHE	0	60	0	265,563	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	252	0	VG	Foundation	3	Fireplaces	1
TOTALS		2,680	3,498	2,680	92.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					244,318				

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

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
2025	2023081986	10-12-2023		497,000	0002	COU SFR TO GROUP HOME		04-02-2024

Sales Information

Exemptions

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				
2019116055	5357 1949	10-08-2019	PO	U	U	I	0				
	1141 0461	12-20-1991	WD	U	U	I	0				
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
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

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 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

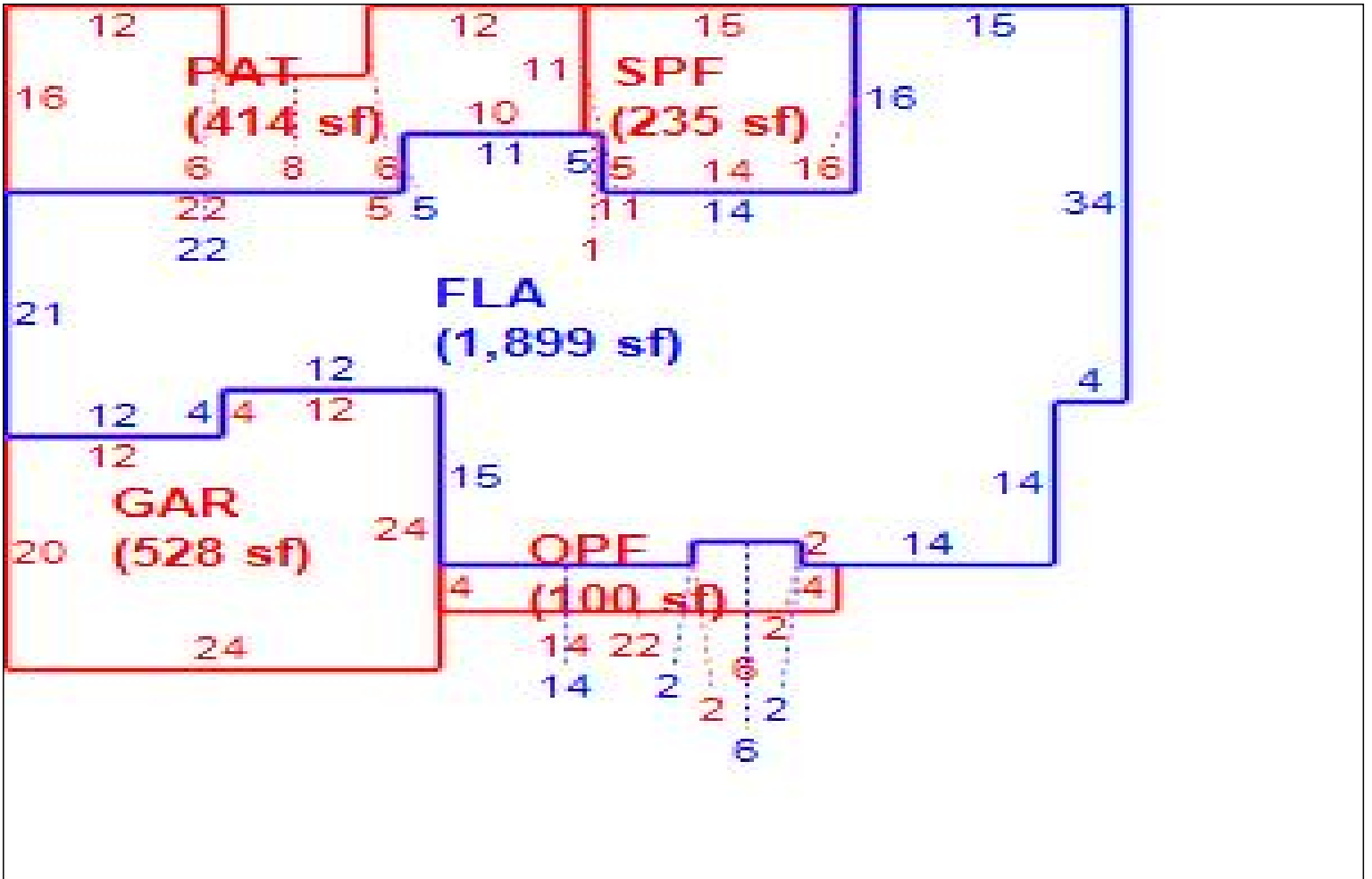
Current Owner		
FULWILER JOSEPH A & LISA A		
10300 JOANIES RUN		
LEESBURG	FL	34788

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

2024-0292 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	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

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 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

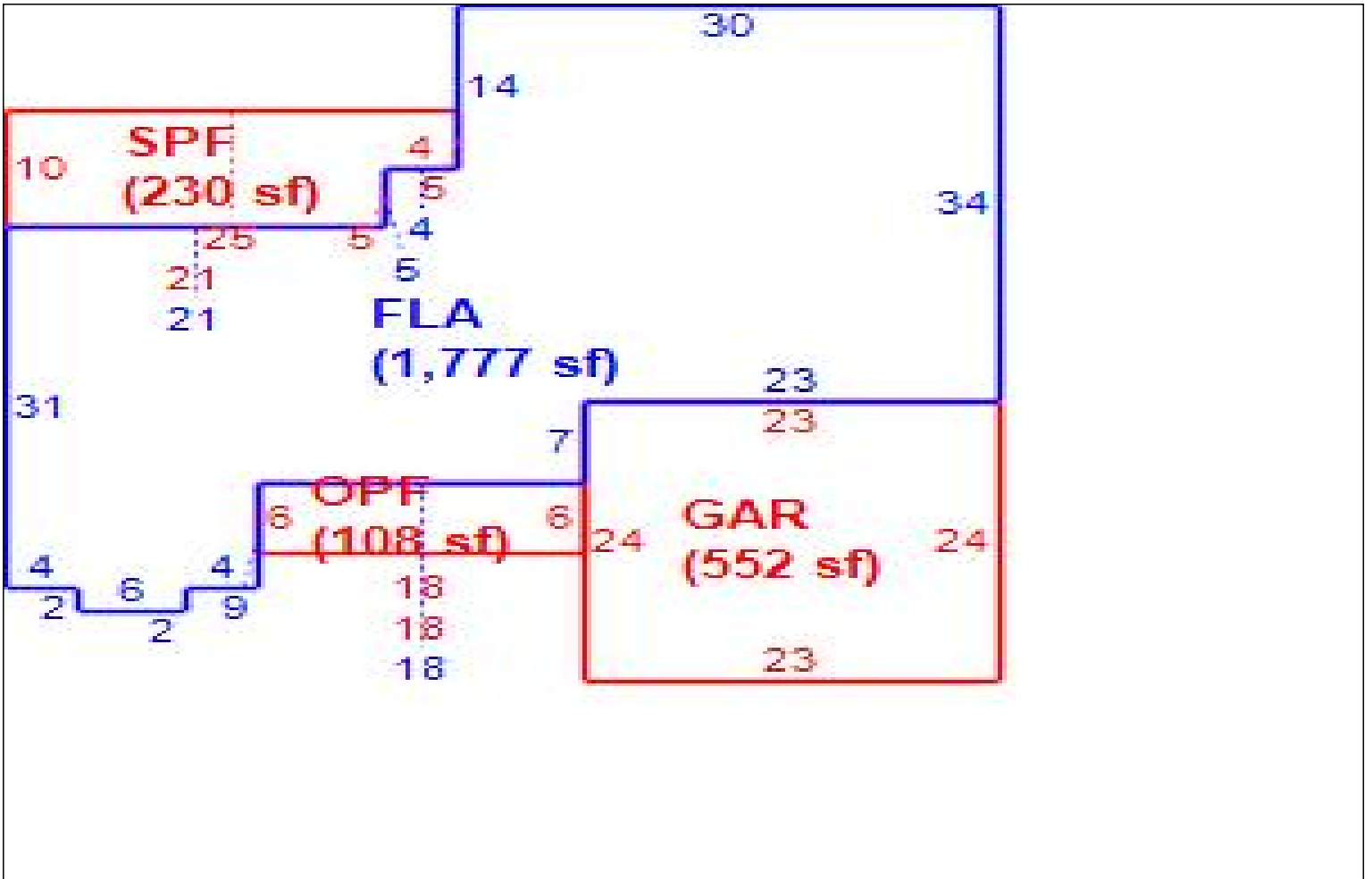
Current Owner		
DYER ANITA		
10439 PLEASANT VIEW DR		
LEESBURG	FL	34748

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	198,303	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	230	0	EX	Foundation	3	Fireplaces	0
TOTALS		1,777	2,667	1,777	97.00	Roof Cover	3	Type AC	03
					Functional Obsol				
					0				
					Building RCNLD				
					192,354				

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									
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

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.