



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Att Key 3808106*

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>2024-0293</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Company		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 #	14-19-25-1500-000-01400 10427 Pleasant View 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 checked="" 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 # 2024-0293	Alternate Key: 3808106	Parcel ID: 14-19-25-1500-000-01400
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input checked="" type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 10427 PLEASANT VIEW DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMERICAN RESIDENTIAL LEASING COMPANY LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 282,681	\$ 282,681
2. Assessed or classified use value, *if applicable	\$ 270,750	\$ 270,750
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 270,750	\$ 270,750

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

Last Sale Date 4/17/2024 **Price:** \$135,800 Arm's Length Distressed Book 4470 Page 1503

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3808106	3808109	3808099	3808126
Address	10427 PLEASANT VIEW DR	10439 PLEASANT VIEW DR	10337 PLEASANT VIEW DR	10306 PLEASANT VIEW DR
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$330,000	\$359,900	\$319,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.40%	4.40%	2.40%
Adjusted Sale		\$281,820	\$321,751	\$278,806
\$/SF FLA	\$142.84 per SF	\$158.59 per SF	\$168.81 per SF	\$154.81 per SF
Sale Date		11/20/2023	1/19/2023	6/23/2023
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	1,979	1,777	10100	1,906	3650	1,801	8900
Year Built	2003	2004		2002		2002	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2.0		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		YES	
Pool	Y	N	20000	Y	0	N	20000
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	HOT TUB	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. 10.7%	30100	Net Adj. 1.1%	3650	Net Adj. 10.4%	28900
		Gross Adj. 10.7%	30100	Gross Adj. 1.1%	3650	Gross Adj. 10.4%	28900
Adj. Sales Price	Market Value \$282,681	Adj Market Value	\$311,920	Adj Market Value	\$325,401	Adj Market Value	\$307,706
	Value per SF 142.84						

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.

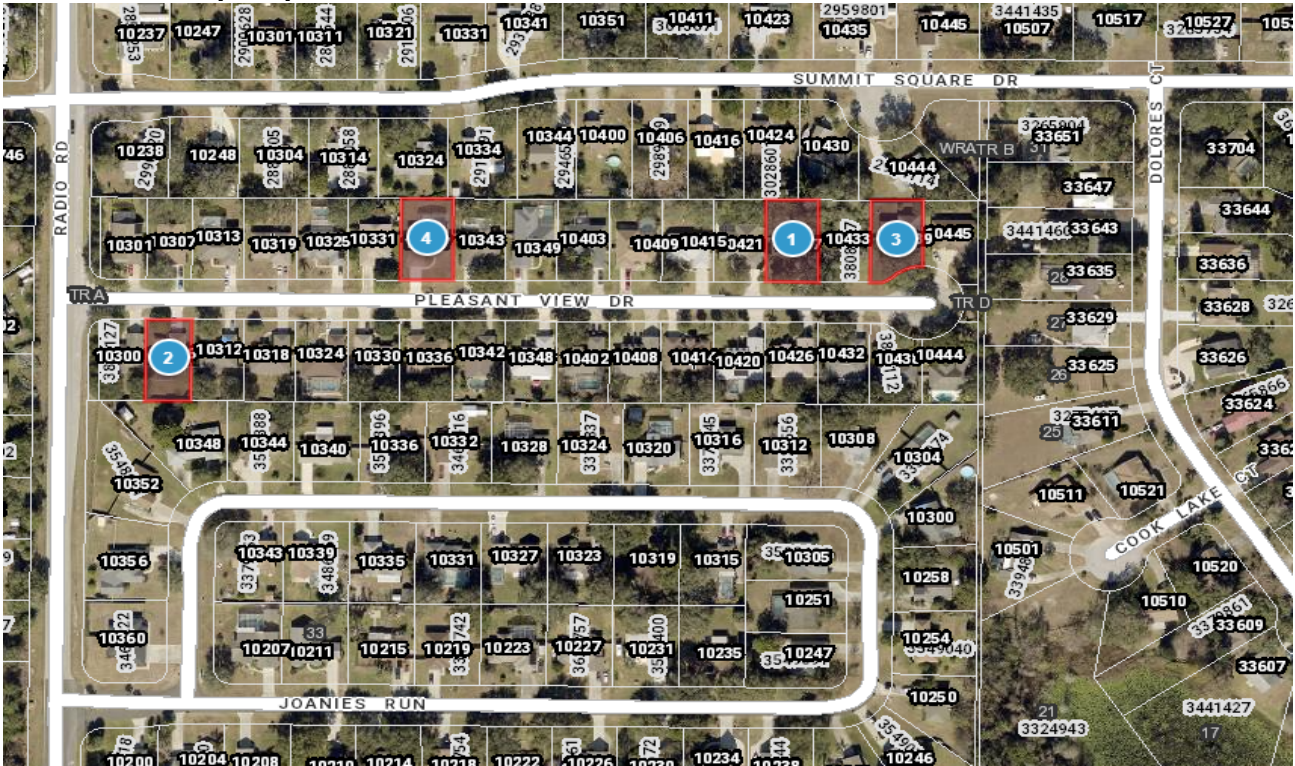
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0293 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3808106	10427 PLEASANT VIEW DR LEESBURG	-
2	COMP 3	3808126	10306 PLEASANT VIEW DR LEESBURG	SAME SUB
3	COMP 1	3808109	10439 PLEASANT VIEW DR LEESBURG	SAME SUB
4	COMP 2	3808099	10337 PLEASANT VIEW DR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3808106
 Parcel ID 14-19-25-1500-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0293 Subject
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner
 AMERICAN RESIDENTIAL LEASING COMPA
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

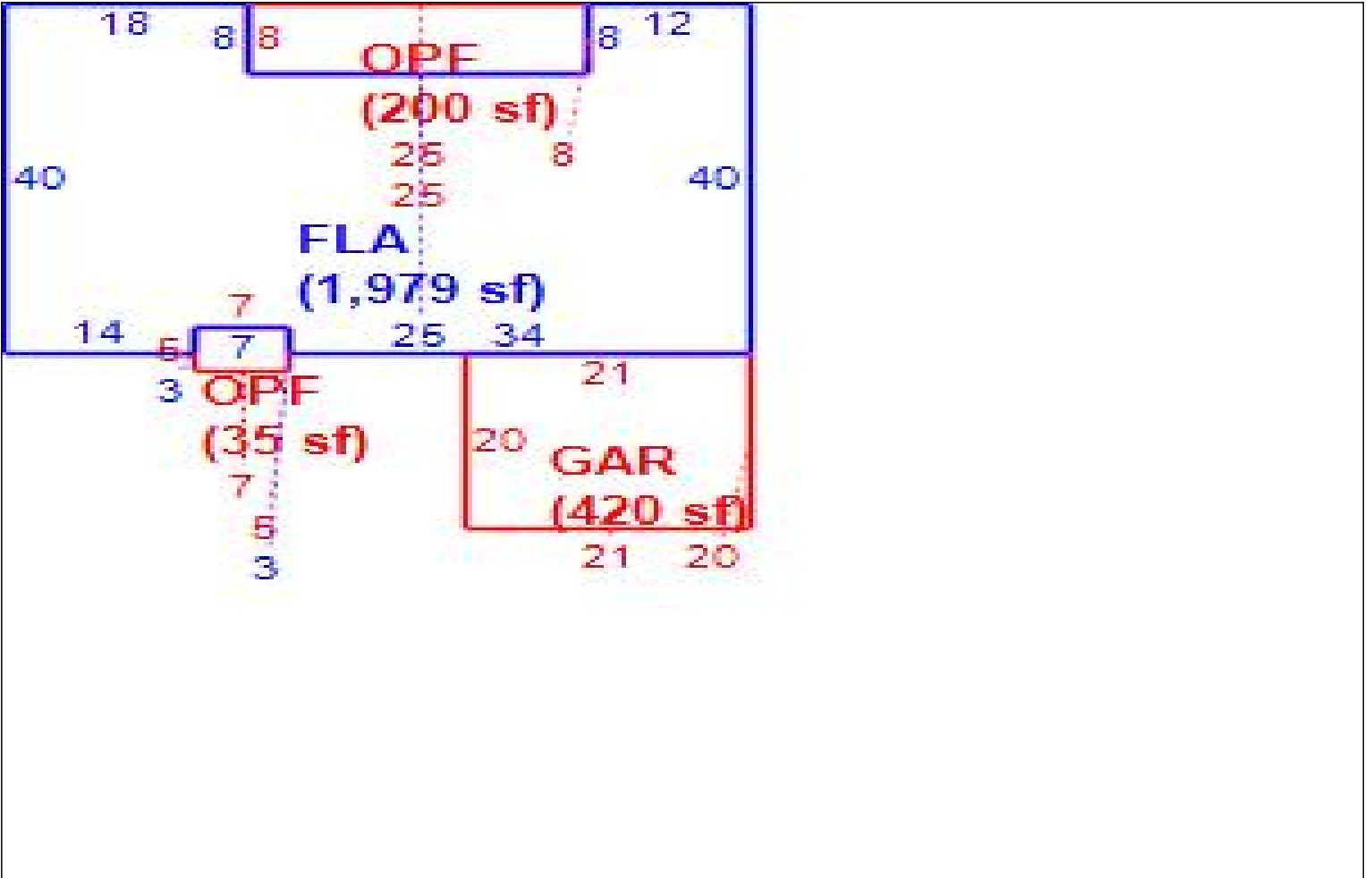
Property Location
 Site Address 10427 PLEASANT VIEW DR
 LEESBURG FL 34788
 Mill Group 0001 NBHD 4525
Property Use **Last Inspection**
 00100 SINGLE FAMILY TRF 02-02-202

Legal Description
 OAKMONT AT SILVER LAKE SUB LOT 14 PB 46 PGS 67-68 ORB 4470 PG 1503

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 211,246 Deprec Bldg Value 204,909 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,979	1,979	1,979	2003	1,979	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	89.33	211,246	Quality Grade	640	Half Baths	0
OPF	OPEN PORCH FINISHE	0	235	0	EX	97.00	Wall Type	03	Heat Type	6
					% Good	0	Foundation	3	Fireplaces	0
					Functional Obsol	204,909	Roof Cover	3	Type AC	03
TOTALS		1,979	2,634	1,979	Building RCNLD					

Alternate Key 3808106
 Parcel ID 14-19-25-1500-000-01400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0293 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
POL2	SWIMMING POOL - RESIDENTIAL	390.00	SF	35.00	2006	2006	13650.00	85.00	11,603
PLD2	POOL/COOL DECK	645.00	SF	5.38	2006	2006	3470.00	70.00	2,429
SEN2	SCREEN ENCLOSED STRUCTURE	1945.00	SF	3.50	2006	2006	6808.00	55.00	3,744
HTB3	HOT TUB/SPA	1.00	UT	7000.00	2006	2006	7000.00	55.00	3,850

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015	SALE	01-01-2014	05-19-2015	1	0099	CHECK VALUE	05-19-2015		
2007	2006051473	06-05-2006	05-10-2007	7,332	0000	SEN 43X25	05-10-2007		
2007	2005080795	04-29-2006	05-10-2007	30,000	0000	POOL 45X23 DECK SPA FOR 07	05-10-2007		
2006	2005080795	08-16-2005	04-29-2006	30,000	0000	POOL 45X23 W/DECK & SPA			
2004	2003050611	06-03-2003	01-06-2004	116,116	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4470 1503	04-17-2014	CT	U	U	I	135,800				
	2445 0878	10-16-2003	WD	Q	Q	I	159,200				
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	
55,800	204,909	21,626	282,335	0	282335	0.00	282335	282335	282,681	

Parcel Notes

03 LOC FROM 145 FER 110702
 04 LOC FROM 170 FER 012704
 06 SHP FROM 100 TJW 060806
 07FC ADD MISC TJW 051007
 4470/1503 CT VS CHRISTOPHER L MULLEN ET AL SOLD TO AMERICAN RESIDENTIAL LEASING COMPANY LLC
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 15FCL SFR GOOD COND NEWER ROOF AND PAINT NEEDS LANDSCAPE IMPS SAD 051915
 16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516
 17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.

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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0293 Comp 1
PRC Run: 12/2/2024 By

Card # 1 of 1

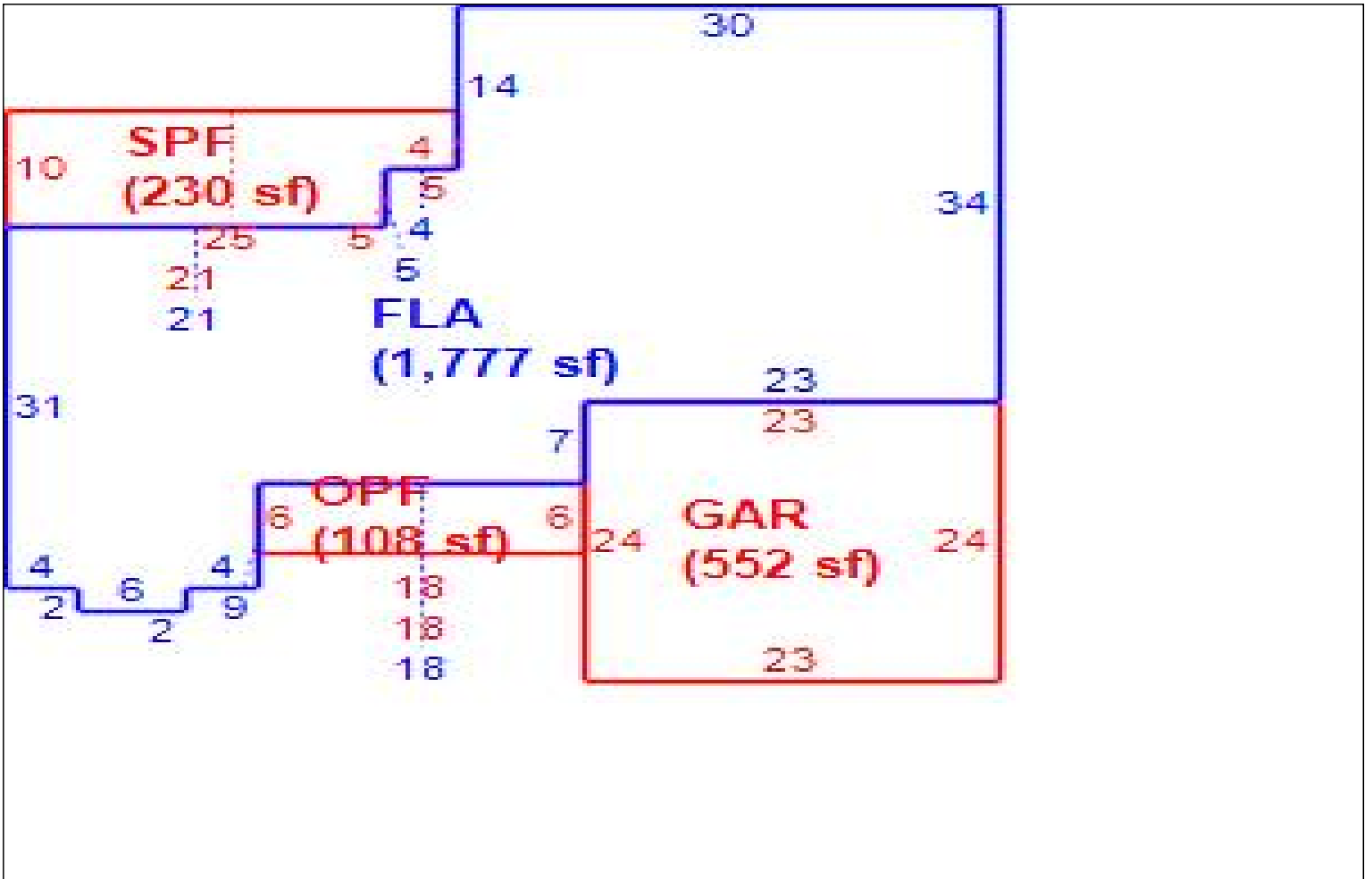
Current Owner		
DYER ANITA		
10439 PLEASANT VIEW DR		
LEESBURG	FL	34748

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

2024-0293 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	
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 3808099
Parcel ID 14-19-25-1500-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0293 Comp 2
PRC Run: 12/2/2024 By

Card # 1 of 1

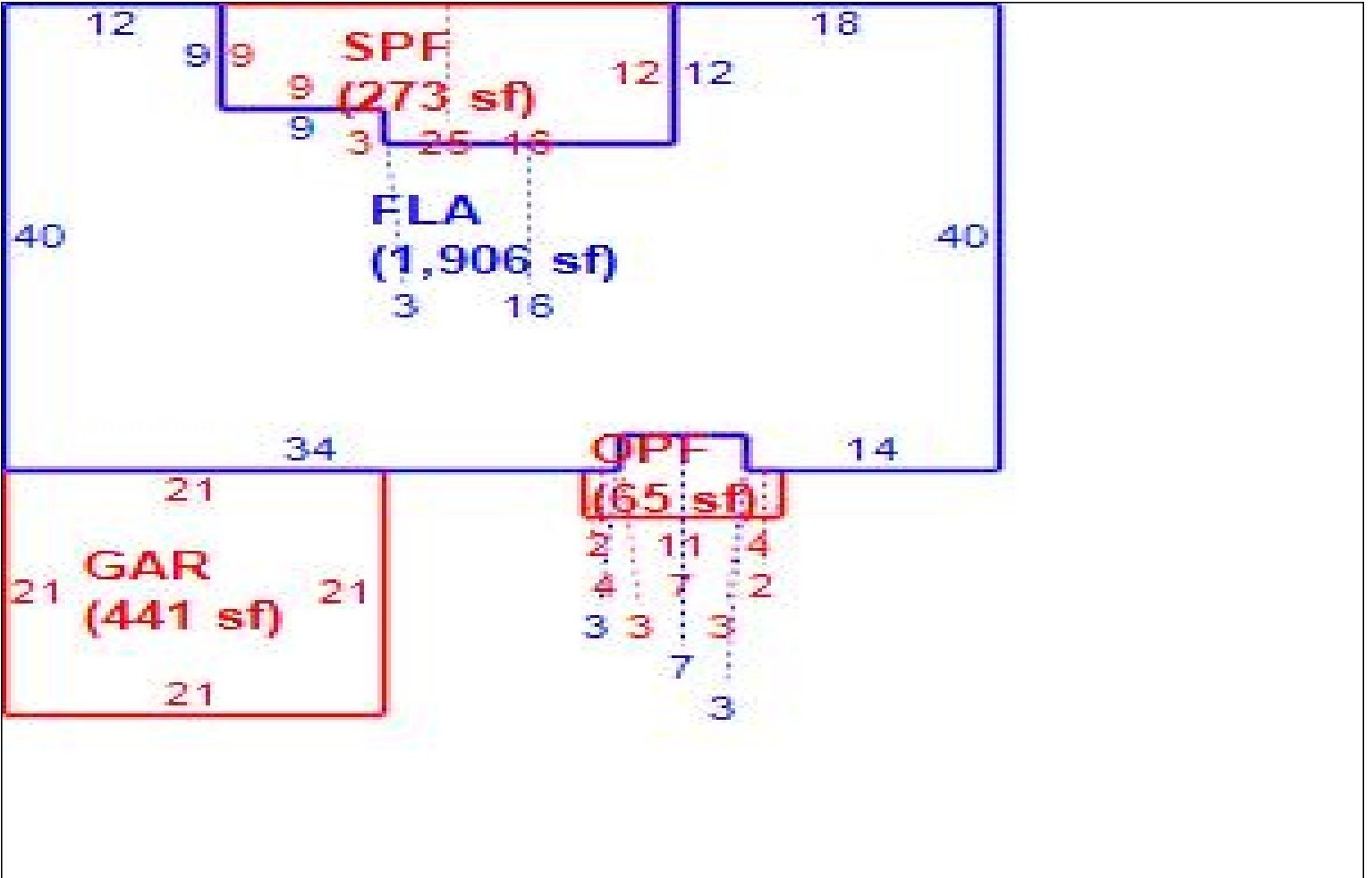
Current Owner		
LAVERGNE LOREE J LIFE ESTATE		
10337 PLEASANT VIEW DR		
LEESBURG	FL	34788

Property Location			
Site Address 10337 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 7 PB 46 PGS 67-68 ORB 6083 PG 1489 ORB 6137 PG 670

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 207,305 Deprec Bldg Value 201,086 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,906	1,906	1906	Effective Area	1906	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	Base Rate	89.49	Quality Grade	640	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	65	0	Building RCN	207,305	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	273	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good			97.00	Functional Obsol			0		
		Building RCNLD			0	Roof Cover			3	Type AC	03
TOTALS		1,906	2,685	1,906	Building RCNLD	201,086					

Alternate Key 3808099
Parcel ID 14-19-25-1500-000-00700

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0293 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
POL2	SWIMMING POOL - RESIDENTIAL	336.00	SF	35.00	2009	2009	11760.00	85.00	9,996
PLD2	POOL/COOL DECK	607.00	SF	5.38	2009	2009	3266.00	70.00	2,286
SEN2	SCREEN ENCLOSED STRUCTURE	1726.00	SF	3.50	2009	2009	6041.00	62.50	3,776

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2010	2009070076	07-14-2009	03-24-2010	28,336	0003	SEN	03-24-2010		
2010	2009060290	06-17-2009	03-24-2010	18,000	0003	POL	03-24-2010		
2003	2001080850	02-26-2002	11-19-2002	102,960	0000	SFR			
2002	2001080850	08-30-2001	02-26-2002	102,960	0000	SFR/7 PLEASANT VIEW DR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023052984	6137	0670	05-03-2023	WD	U	11	100	039	HOMESTEAD	2024	25000
2023008780	6083	1489	01-19-2023	WD	Q	01	359,900	059	ADDITIONAL HOMESTEAD	2024	25000
2020072301	5499	1570	07-03-2020	WD	Q	01	241,000				
	3767	2177	05-08-2009	WD	Q	Q	160,000				
	2076	0603	02-22-2002	WD	Q	Q	156,500				
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	
55,800	201,086	16,058	272,944	0	272944	50,000.00	222944	247944	273,095	

Parcel Notes

02FC SFR UC FOR 2003 KH 022602
 2076/603 WILLIAM E & ANGELA D KUDLETS HW
 03 LOC FROM 145 FER 110702
 04 LOC FROM 170 FER 012704
 07X WILLIAM E KUDLETS STATED THAT LEESBURG IS PERMANENT ADDRESS ALSO HAD ADDRESS OF PO BOX 4655 MARYVILLE TN 97802
 08X ANGELA KUDLETS STATED THAT ON 010108 PO BOX 4655 MARYVILLE TN 37802 IS PERMANENT MAILING ADDRESS MOVED 052607 THEIR PERMANENT ADDRESS IS 9141 HARLAXTON CT KNOXVILLE TN 37923 AND THEIR MAILING ADDRESS IS PO BOX 4655 MARYVILLE TN 37802 PER LETTER DTD 020908
 08 FOR SALE 254900 TJW 012508
 08X RENEWAL CARD RETURNED WITH ADDRESS PO BOX 4655 MARYVILLE TN 37802
 3767/2177 WILLIAM E & ANGELA D KUDLETS TO JEANNE M WHITNEY UNMARRIED AND CYNTHIA A LEANDRO MARRIED JTWROS
 09X DUANE PARKER WHITNEY 69 DECEASED 102905 DC
 19FC ADD POL MISC TJW 032410
 5499/1570 JEANNE M WHITNEY AND CYNTHIA A LEANDRO TO ARTHUR R & MADELEINE N HUDON HW
 20X COURTESY HX CARD SENT 092120
 21 MLS G5029836 NPD 092220
 21X COURTESY HX CARD SENT 122120
 22CC SUBMITTED HX APP GG 121621
 6083/1489 A RTHUR R & MADELEINE N HUDON TO LOREE J LAVERGNE SINGLE
 23CC EFILE HX APP CP 050823
 6137/670 LOREE J LAVERGNE ENHANCED LE REM BRITNEY HERRERA MARRIED

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Alternate Key 3808126
 Parcel ID 14-19-25-1500-000-03300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0293 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

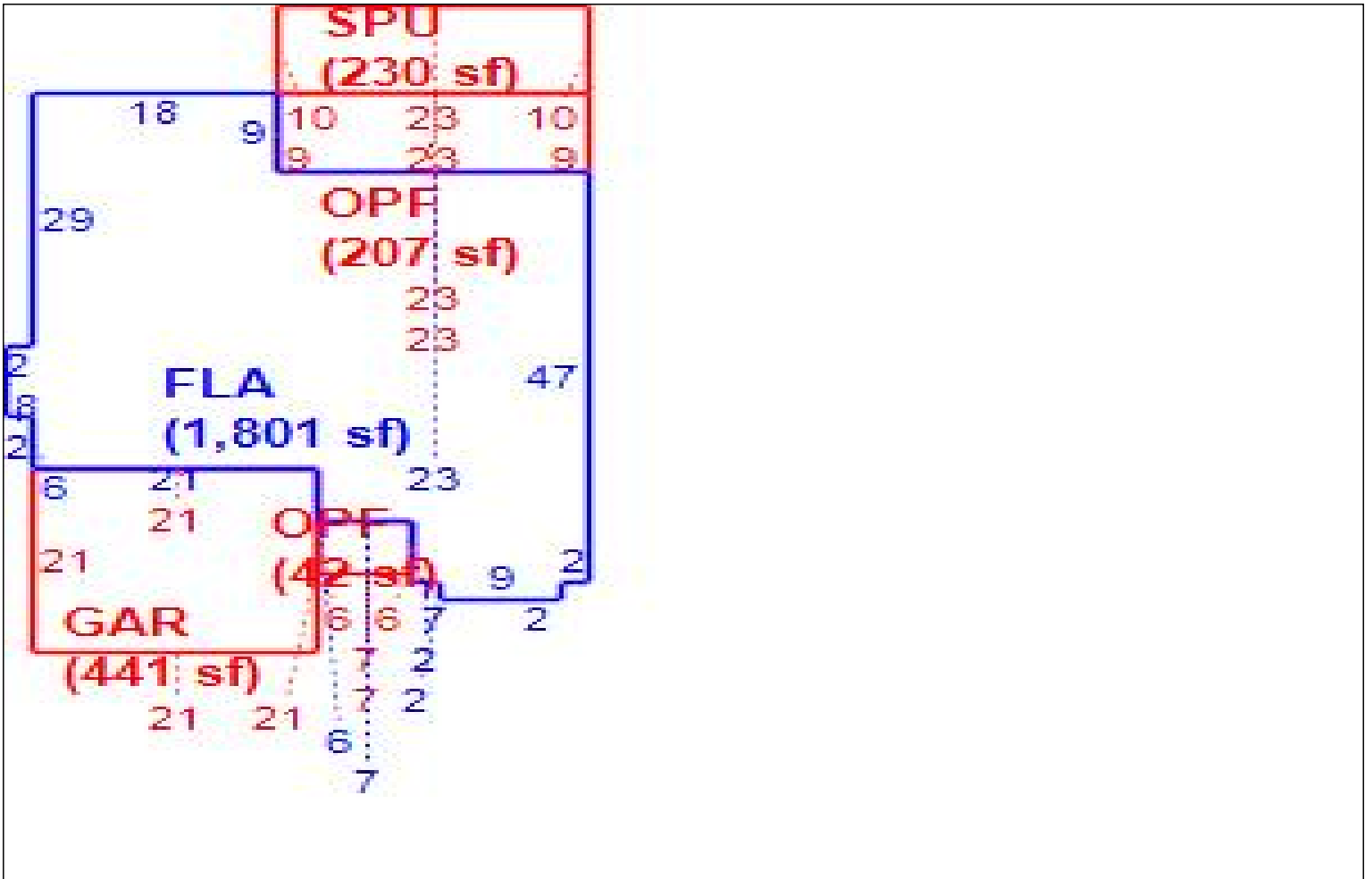
Current Owner		
DESHA VICKI S		
10306 PLEASANT VIEW DR		
LEESBURG	FL	34788

Property Location			
Site Address 10306 PLEASANT VIEW DR			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	4525
Property Use		Last Inspection	
00100	SINGLE FAMILY	SKB	02-25-201

Legal Description
OAKMONT AT SILVER LAKE SUB LOT 33 PB 46 PGS 67-68 ORB 6180 PG 562

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	198,193		Deprec Bldg Value	192,247	
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	1,801	1,801	1801	2002	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	441	0	89.72	Quality Grade	640	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	249	0	198,193	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	230	0	EX	Foundation	3	Fireplaces	0	
					% Good	97.00				
					Functional Obsol	0				
TOTALS		1,801	2,721	1,801	Building RCNLD	192,247	Roof Cover	3	Type AC	03

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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	
2019	SALE	01-01-2018	05-02-2019	1	0099	CHECK VALUE	02-26-2019		
2018	SALE	01-01-2017	04-30-2018	1	0099	CHECK VALUE	04-30-2018		
2003	2002080352	08-16-2002	11-18-2002	2,760	0000	10X23 SCRNM RM/10306 PLEASANT VIE			
2003	2001080973	02-26-2002	11-18-2002	108,856	0000	SFR			
2002	2001080973	08-31-2001	02-26-2002	108,856	0000	SFR/LT 33 PLEASANT VIEW DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023088071	6180 0562	06-23-2023	WD	Q	01	I	319,000	039	HOMESTEAD	2024	25000	
2018129024	5193 1080	11-01-2018	WD	Q	Q	I	215,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2017118017	5022 2253	10-31-2017	WD	Q	Q	I	200,000					
	4214 2391	09-14-2012	WD	Q	Q	I	137,000					
	2769 0501	02-24-2005	WD	U	U	I	173,000					
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	
55,800	192,247	0	248,047	101307	146740	50,000.00	96740	121740	248,047	

Parcel Notes

03 LOC FROM 145 FER 110702
 04 LOC FROM 170 FER 012704
 2769/501 DANIEL G & PAT I BEASLEY TO RONALD & CHRISTY MAURIELL HW
 4214/2391 RONALD & CHRISTY MAURIELL TO PHILLIP & BRITTON LYN FUDGE HW
 5022/2253 PHILLIP & BRITTON LYN FUDGE TO CHRISTOPHER & MERIANNA WEGMANN HW
 18X COURTESY HX CARD SENT 122617
 5193/1080 CHRISTOPHER & MERIANNA WEGMANN TO MARCUS A & KAREN L FELDER HW
 19X COURTESY HX CARD SENT 112018
 19X COURTESY HX CARD SENT 010219
 19 MLS G5006297 SKB 122818
 19FC SFR GOOD COND NEW BATHS KITCHEN PAINT 3FIX FROM 0 4FIX FROM 2 SKB 022519
 6180/562 MARCUS A & KAREN L FELDER TO VICKI SEWELL DESHA SINGLE
 23CC EFILE HX PORT APP CP 082523

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