



# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Att Key 3810154*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0294</i>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>American Homes 4 Rent, LLC; AH4R Properties Two, LLC</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices <b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account # <b>14-19-25-2000-000-00400 33437 Irongate Drive</b>		
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
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			
<b>PART 2. Reason for Petition. Check one. If more than one, file a separate petition.</b>			
<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.**

**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

<b>Petition #</b> 2024-0294	Alternate Key: 3810154	Parcel ID: 14-19-25-2000-000-00400
<b>Petitioner Name</b> 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:	<b>Property Address</b> 33437 IRONGATE DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AH4R PROPERTIES TWO LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 219,655	\$ 219,655
<b>2. Assessed or classified use value, *if applicable</b>	\$ 219,655	\$ 219,655
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 219,655	\$ 219,655

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

**Last Sale Date** 4/23/2021      **Price:** \$207,000       Arm's Length     Distressed    Book 2702 Page 796

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3810154	3810216	3810240	3810184
<b>Address</b>	33437 IRONGATE DR LEESBURG	10200 GRANITE CT LEESBURG	33145 IRONGATE DR LEESBURG	33312 IRONGATE DR LEESBURG
<b>Proximity</b>		SAME SUB	SAME SUB	SAME SUB
<b>Sales Price</b>		\$300,000	\$323,000	\$355,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.20%	4.00%	2.80%
<b>Adjusted Sale</b>		\$264,600	\$287,470	\$311,690
<b>\$/SF FLA</b>	\$181.23 per SF	\$136.74 per SF	\$120.89 per SF	\$165.79 per SF
<b>Sale Date</b>		4/24/2023	2/23/2023	5/5/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,212	1,935	-36150	2,378	-58300	1,880	-33400
<b>Year Built</b>	2004	2004		2004		2005	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.0	3.0	-7000	2.0		3.0	-7000
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR	
<b>Porches</b>	YES	YES		YES		YES	
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	STREET	STREET		STREET		STREET	
		-Net Adj. 16.3%	-43150	-Net Adj. 20.3%	-58300	-Net Adj. 13.0%	-40400
		Gross Adj. 16.3%	43150	Gross Adj. 20.3%	58300	Gross Adj. 13.0%	40400
<b>Adj. Sales Price</b>	Market Value <b>\$219,655</b>	Adj Market Value	<b>\$221,450</b>	Adj Market Value	<b>\$229,170</b>	Adj Market Value	<b>\$271,290</b>
	Value per SF 181.23						

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.

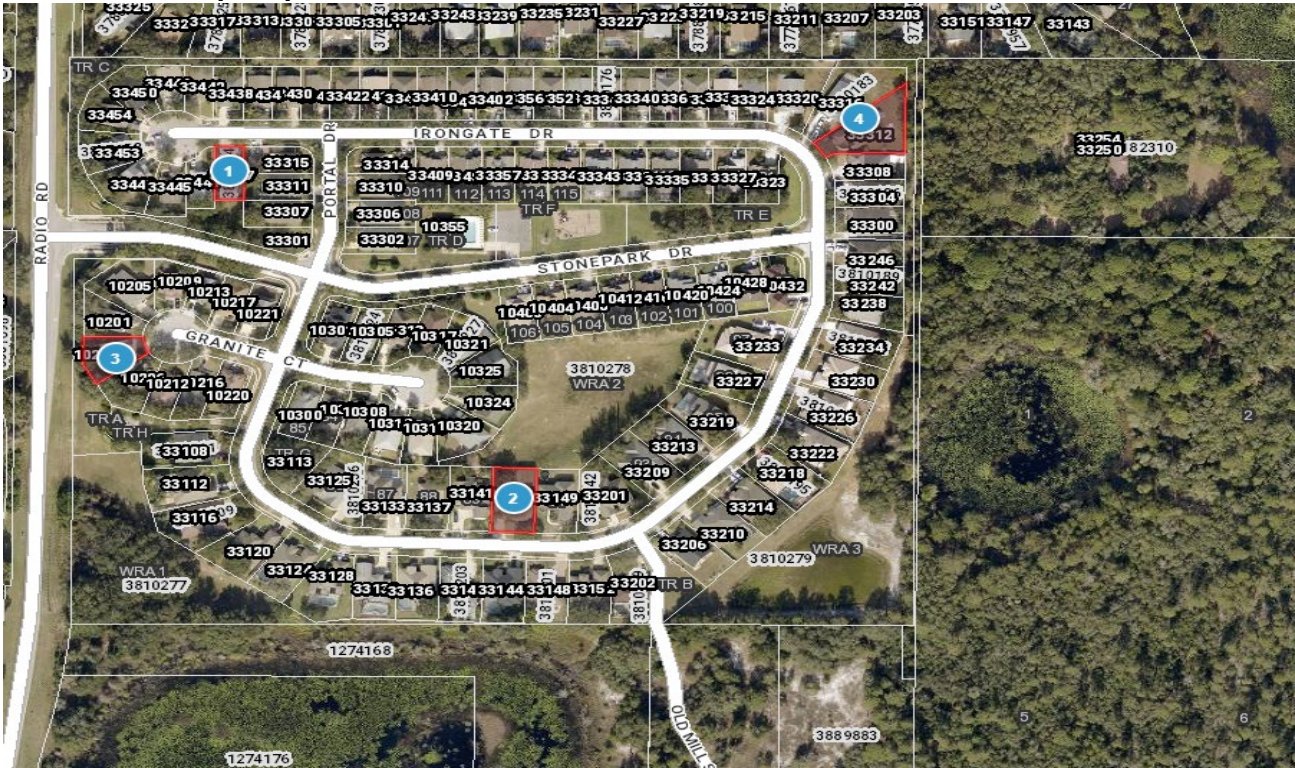
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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**

## 2024-0294 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3810154	33437 IRONGATE DR LEESBURG	-
2	COMP 2	3810240	33145 IRONGATE DR LEESBURG	SAME SUB
3	COMP 1	3810216	10200 GRANITE CT LEESBURG	SAME SUB
4	COMP 3	3810184	33312 IRONGATE DR LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3810154  
 Parcel ID 14-19-25-2000-000-00400

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

2024-0294 Subject  
 PRC Run: 12/2/2024 By  
 Card # 1 of 1

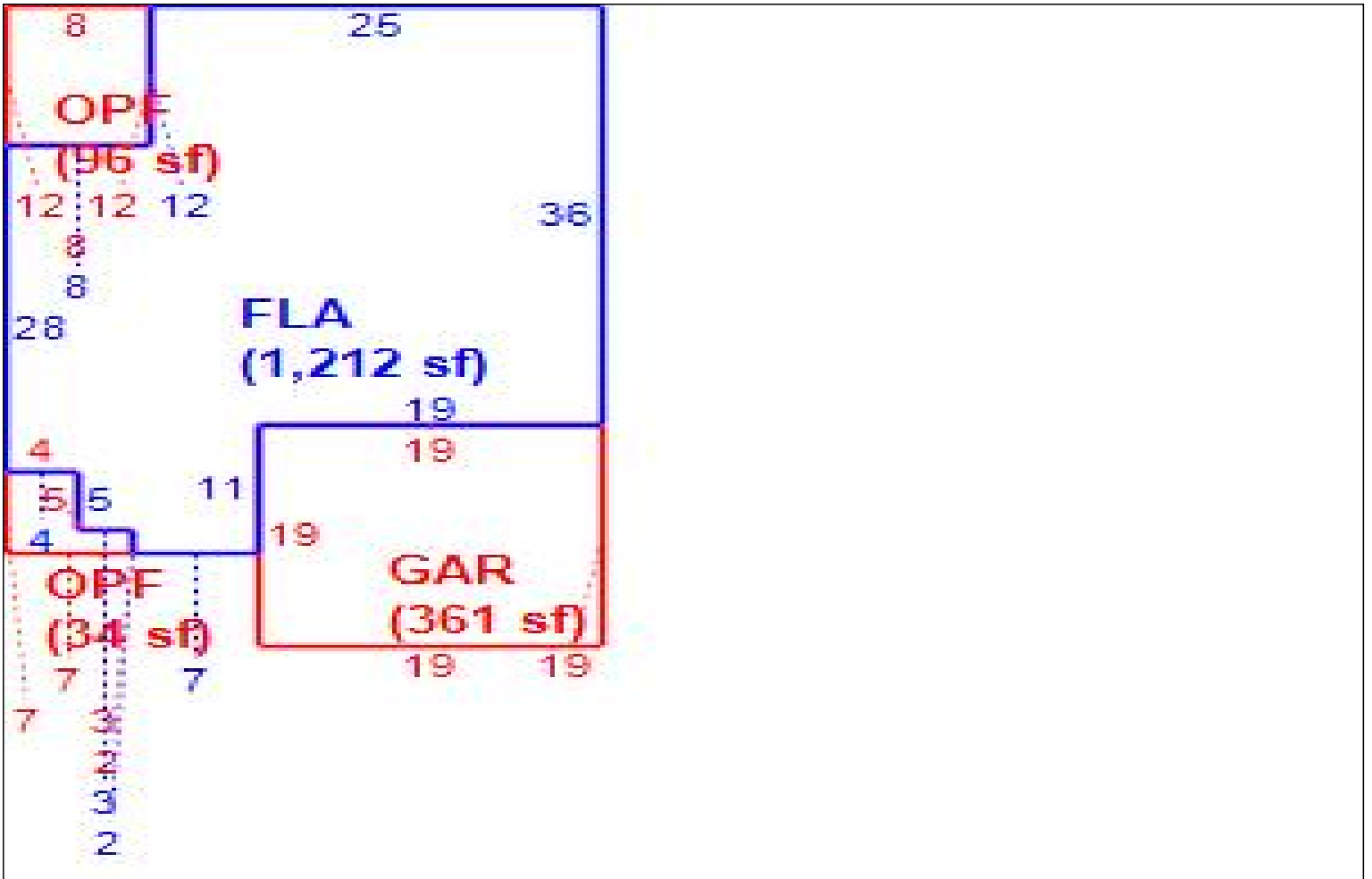
Current Owner		
AH4R PROPERTIES TWO LLC		
23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 33437 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 4 ORB 5702 PG 796

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	20,000.00	0.0000	3.25	1.000	1.000	0	65,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000			
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0			

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 159,438 Deprec Bldg Value 154,655 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	1,212	1,212	1212	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	361	0	103.42	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	130	0	159,438	Wall Type	03	Heat Type	6
TOTALS		1,212	1,703	1,212	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					154,655				

Alternate Key 3810154  
 Parcel ID 14-19-25-2000-000-00400

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

2024-0294 Subject  
 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	2003100469	04-22-2004	08-05-2004	75,724	0000	SFR		
2005	SALE	01-01-2004	11-17-2004	1	0000	CHECK VALUE		
2004	2003100469	10-20-2003	04-22-2004	75,724	0000	SFR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021061785	5702	0796	04-23-2021	WD	Q	01	I	207,000			
	3826	1658	10-02-2009	WD	Q	Q	I	122,000			
	2682	1044	10-14-2004	WD	Q	Q	I	147,000			
	2538	1062	03-30-2004	WD	U	U	I	125,000			
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
65,000	154,655	0	219,655	0	219655	0.00	219655	219655	219,655

**Parcel Notes**

04FC SFR STILL UC IN 04 JWP 042204  
 2682/1044 LAURA B WELLS SINGLE  
 3826/1658 LAURA B WELLS TO VERONICA ANGULA LE REM MIKE R GRANDE AND ELISE M GRANDE AND VERONICA ANGULO JTWROS  
 10X VERONICA SPELLED LAST NAME ANGULO ON APPL  
 5242/787 MICHAEL R GRANDE 82 DECEASED 100818 DC  
 5702/796 VERONICA ANGULO AND ELISE M GRANDE TO AH4R PROPERTIES TWO LLC

\*\*\*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 3810216  
 Parcel ID 14-19-25-2000-000-06600

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

2024-0294 Comp 1  
 PRC Run: 12/2/2024 By

Card # 1 of 1

Current Owner		
HENES JOSHUA & KARI		
10200 GRANITE CT		
LEESBURG	FL	34788

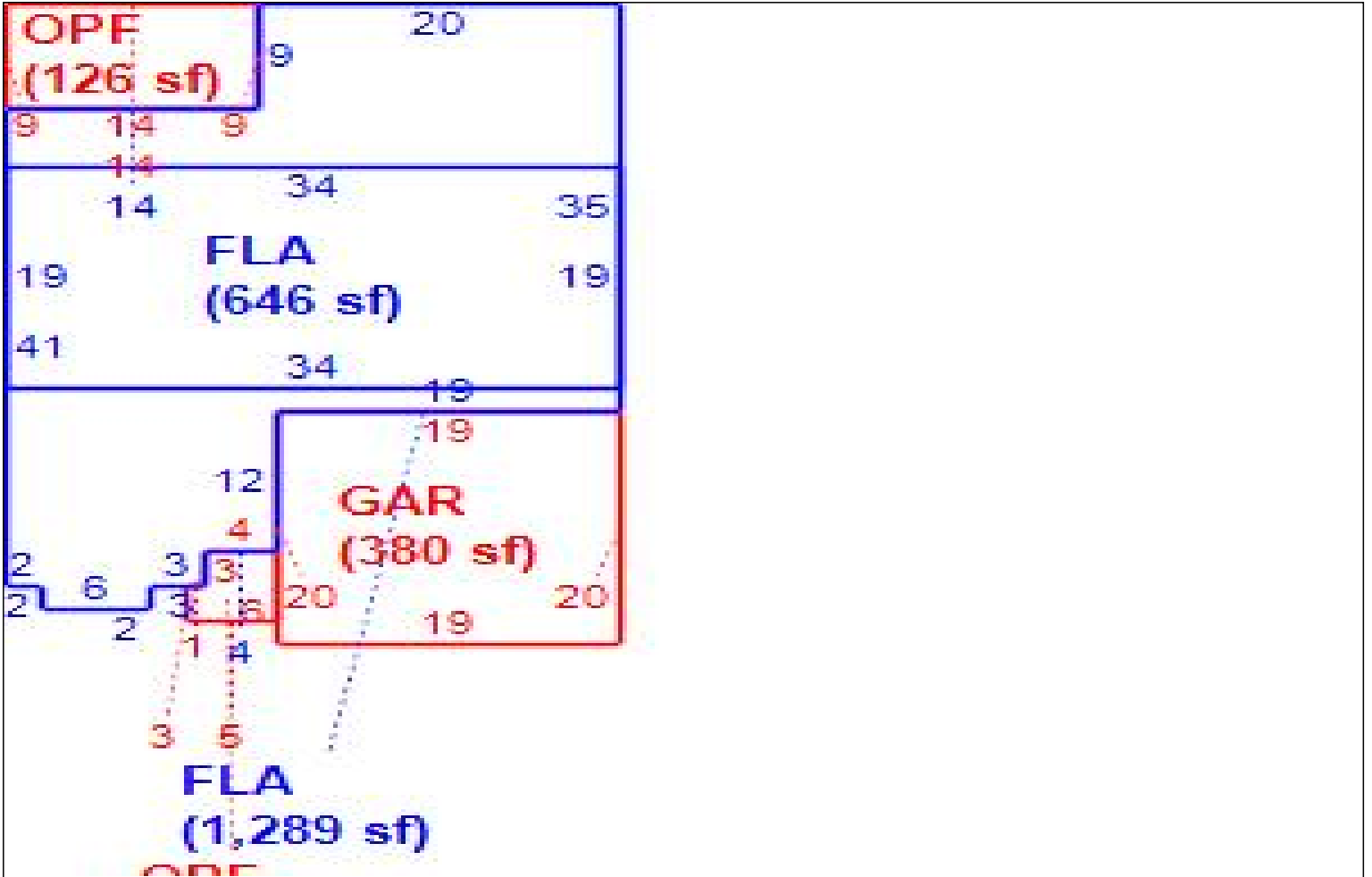
Property Location			
Site Address	10200 GRANITE CT		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	4525

Property Use	Last Inspection
00100 SINGLE FAMILY	TRF 02-02-202

**Legal Description**  
 STONEGATE AT SILVER LAKE PB 47 PG 72-76 LOT 66 ORB 6130 PG 776

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	20,000.00	0.0000	3.25	1.000	1.000	0	65,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000		
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 232,129 Deprec Bldg Value 225,165 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	1,935	1,935	1935	2004	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	380	0	1935	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	153	0	99.01	Wall Type	03	Heat Type	6
TOTALS		1,935	2,468	1,935	232,129	Foundation	3	Fireplaces	0
					EX	Roof Cover	3	Type AC	03
					97.00				
					0				
					Functional Obsol				
					225,165				



Alternate Key 3810216  
 Parcel ID 14-19-25-2000-000-06600

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

2024-0294 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	2003101039	01-01-2004	08-06-2004	103,884	0000	SFR 10200 GRANITE CT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023047422	6130	0776	04-24-2023	WD	Q	01	I	300,000	039	HOMESTEAD	2024	25000
2022085805	5978	2217	06-08-2022	WD	U	37	I	335,800	059	ADDITIONAL HOMESTEAD	2024	25000
	4319	2147	04-26-2013	WD	U	U	I	125,000				
	4312	1588	01-10-2013	WD	U	U	I	100				
	4258	1464	12-27-2012	CT	U	U	I	100				
Total											50,000.00	

Value Summary										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
65,000	225,165	0	290,165	0	290165	50,000.00	240165	265165	290,165	

**Parcel Notes**

2798/1280 TUAN D HOANG & MINH D NGUYEN HW  
 4258/1464 CT VS TUAN D HOANG & MINH D NGUYEN PROP SOLD TO WELLS FARGO BANK NA  
 4312/1588 WELLS FARGO BANK NA TO FEDERAL HOME LOAN MTG CORP  
 4319/2147 FEDERAL HOME LOAN MTG CORP TO JONATHAN E & JAIME M TIMM HW  
 5978/2217 JONATHAN E & JAIME M TIMM TO OPENDOOR PROPERTY TRUST I  
 6130/776 OPENDOOR PROPERTY TRUST I TO JOSHUA & KARI HENES HW  
 24CC EFILE HX APP CP 120723

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Alternate Key 3810240  
Parcel ID 14-19-25-2000-000-09000

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

2024-0294 Comp 2  
PRC Run: 12/2/2024 By

Card # 1 of 1

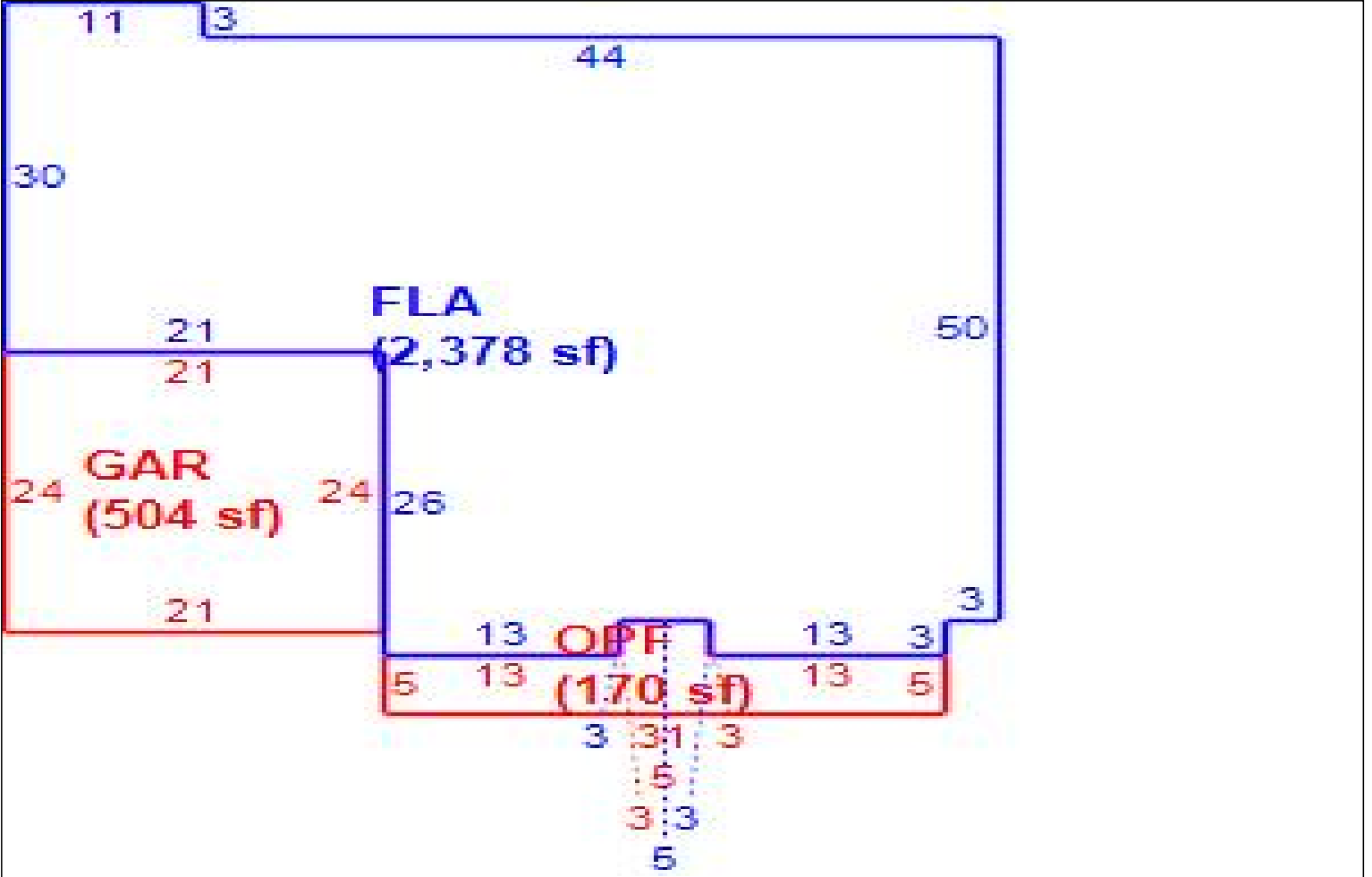
Current Owner		
BROOKS MICHAEL S & CHRISTINA A		
3726 WAVESPRAY CT		
GAINESVILLE	GA	30506

Property Location		
Site Address 33145 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 90 ORB 6093 PG 246

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	20,000.00	0.0000	3.25	1.000	1.000	0	65,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000		
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 266,365
Deprec Bldg Value 258,374		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	2,378	2,378	2378	2004	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	504	0	95.11	Quality Grade	655	Half Baths	0
OPF	OPEN PORCH FINISHE	0	170	0	266,365	Wall Type	03	Heat Type	6
TOTALS		2,378	3,052	2,378	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					258,374				

Alternate Key 3810240  
 Parcel ID 14-19-25-2000-000-09000

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

2024-0294 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	2003080363	01-01-2004	06-22-2004	131,200	0000	SFR		
2004	2003080363	09-04-2003	01-05-2004	131,200	0000	SFR		

**Sales Information**

**Exemptions**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023017357	6093	0246	02-23-2023	WD	Q	01	I	323,000			
	2373	1187	07-30-2003	WD	Q	Q	V	33,500			
Total											0.00

**Value Summary**

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
65,000	258,374	0	323,374	0	323374	0.00	323374	323374	323,374

**Parcel Notes**

04FC SFR UC IN 04 JWP 010504  
 04 LOC FROM 200 FER 012704  
 11X TIEN TUN ADDR 8057 SAINT ANDREWS CIR ORLANDO 32835 PER ADDR CARD  
 11X TUN & SHIH TIEN RENEWAL CARD RETURNED 8057 SAINT ANDREWS CIR ORLANDO 32835  
 11X TUN & SHIH TIEN MOVED 120610 PER LETTER DTD 020711  
 11X TUN & SHIH TIEN FILED HX AND PORTABILITY IN ORANGE COUNTY AT ABOVE ADDR  
 6093/246 TUN J & SHIH CHUN TIEN TO MICHAEL SHANE & CHRISTINA ANN BROOKS HW

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

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

2024-0294 Comp 3  
PRC Run: 12/2/2024 By

Card # 1 of 1

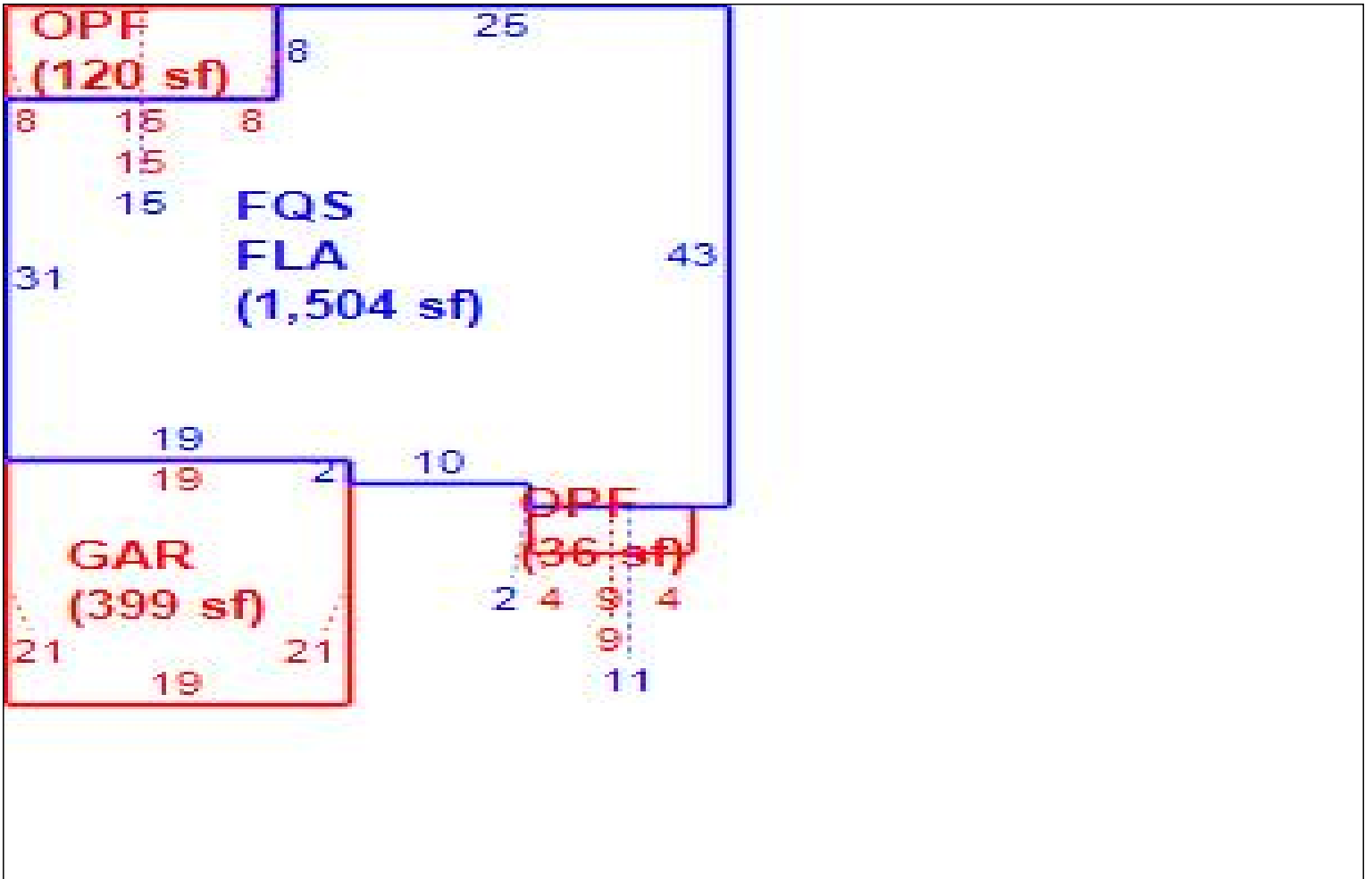
Current Owner		
REYES JOSE M		
33312 IRONGATE DR		
LEESBURG	FL	34788

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	No Stories	1.25	Full Baths	3				
FQS	FINISHED AREA QUART	376	1,504	376	1880	Quality Grade	655	Half Baths	0				
GAR	GARAGE FINISH	0	399	0	96.31	Wall Type	03	Heat Type	6				
OPF	OPEN PORCH FINISHE	0	156	0	221,983	Foundation	3	Fireplaces	0				
TOTALS					1,880	3,563	1,880	Building RCNLD	215,324	Roof Cover	3	Type AC	03

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 Card # 1 of 1

<b>Miscellaneous Features</b> *Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
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			

<b>Sales Information</b>									<b>Exemptions</b>			
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
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
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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