



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Alt Key 3828607*

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>2024-0295</i>	County	<i>Lake</i>
		Tax year	<i>2024</i>
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: <i>American Homes 4 Rent, LLC; AR Leasing Company</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>14-19-26-0051-000-02800 547 Bluff Pass Drive</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2. Reason for Petition			
Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type: _____			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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

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 # 2024-0295	Alternate Key: 3828607	Parcel ID: 14-19-26-0051-000-02800
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 547 BLUFF PASS DR EUSTIS	<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
1. Just Value, required	\$ 254,718	\$ 254,718
2. Assessed or classified use value, *if applicable	\$ 230,800	\$ 230,800
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 230,800	\$ 230,800

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

Last Sale Date 10/3/2014 **Price:** \$123,000 Arm's Length Distressed Book 4536 Page 1250

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3828607	3928488	3276931	3553497
Address	547 BLUFF PASS DR EUSTIS	CENTER ST EUSTIS	1026 WOODWARD OAKS CIR	39 TOWNHILL DR EUSTIS
Proximity		0.40 MILE	0.64 MILE	0.67 MILE
Sales Price		\$318,900	\$338,000	\$264,500
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.80%	4.40%
Adjusted Sale		\$276,167	\$296,764	\$236,463
\$/SF FLA	\$169.93 per SF	\$200.41 per SF	\$177.70 per SF	\$194.30 per SF
Sale Date		8/21/2023	5/25/2023	1/23/2023
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	1,499	1,378	6050	1,670	-8550	1,217	14100
Year Built	2006	2023	-15000	1989		1996	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2		2.0		2.0	
Garage/Carport	2 CAR	2 CAR		2 CAR		1.5 CAR	5000
Porches	YES	YES		YES		YES	
Pool	N	N	0	N	0	N	0
Fireplace	0	0	0	0	0	0	0
AC	Central	Central	0	Central	0	Central	0
Other Adds	NONE	NONE		HOT TUB	-5000	NONE	
Site Size	1 LOT	1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 3.2%	-8950	-Net Adj. 4.6%	-13550	Net Adj. 8.1%	19100
		Gross Adj. 7.6%	21050	Gross Adj. 4.6%	13550	Gross Adj. 8.1%	19100
Adj. Sales Price	Market Value \$254,718	Adj Market Value	\$267,217	Adj Market Value	\$283,214	Adj Market Value	\$255,563
	Value per SF 169.93						

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.

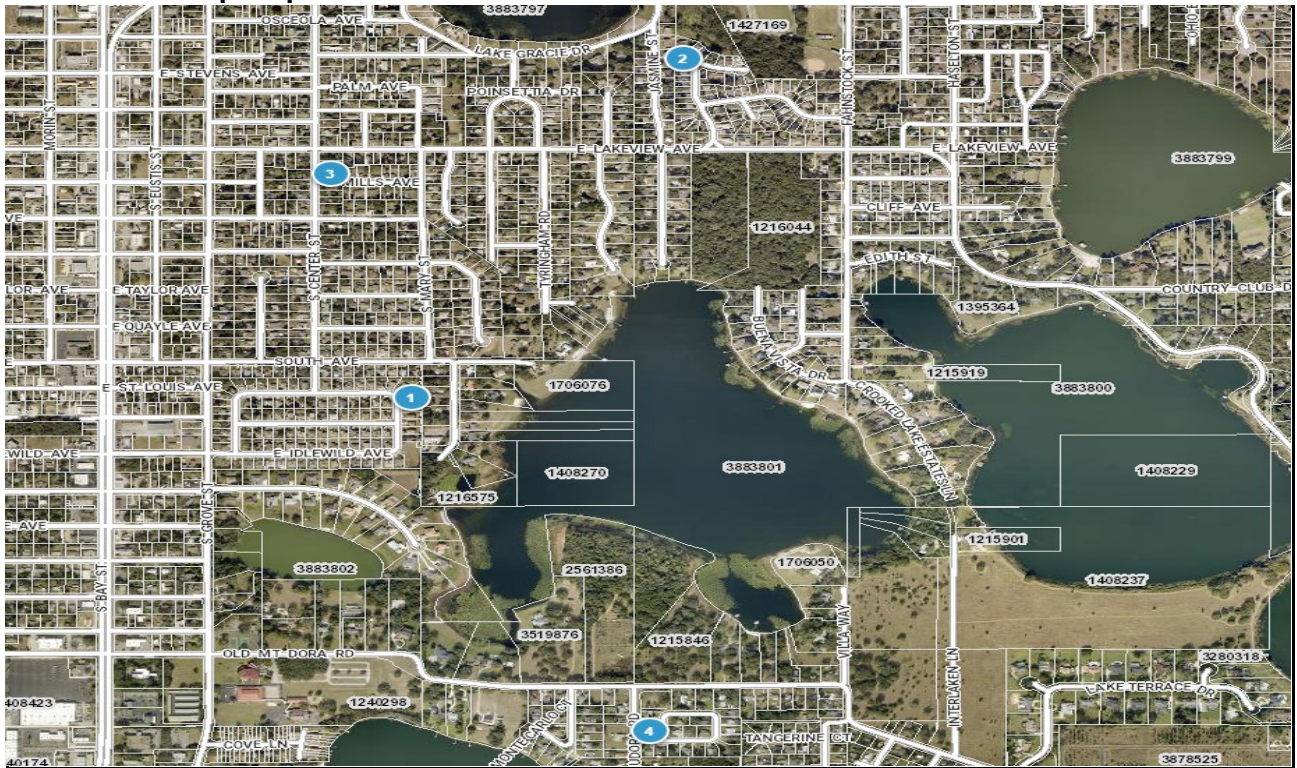
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0295 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3828607	547 BLUFF PASS DR EUSTIS	-
2	COMP 3	3553497	39 TOWNHILL DR EUSTIS	0.67 MILE
3	COMP 1	3928488	CENTER ST EUSTIS	0.40 MILE
4	COMP 2	3276931	1026 WOODWARD OAKS CIR EUSTIS	0.64 MILE
5				
6				
7				
8				

Alternate Key 3828607
 Parcel ID 14-19-26-0051-000-02800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0295 Subject
 PRC Run: 12/2/2024 By

Card # 1 of 1

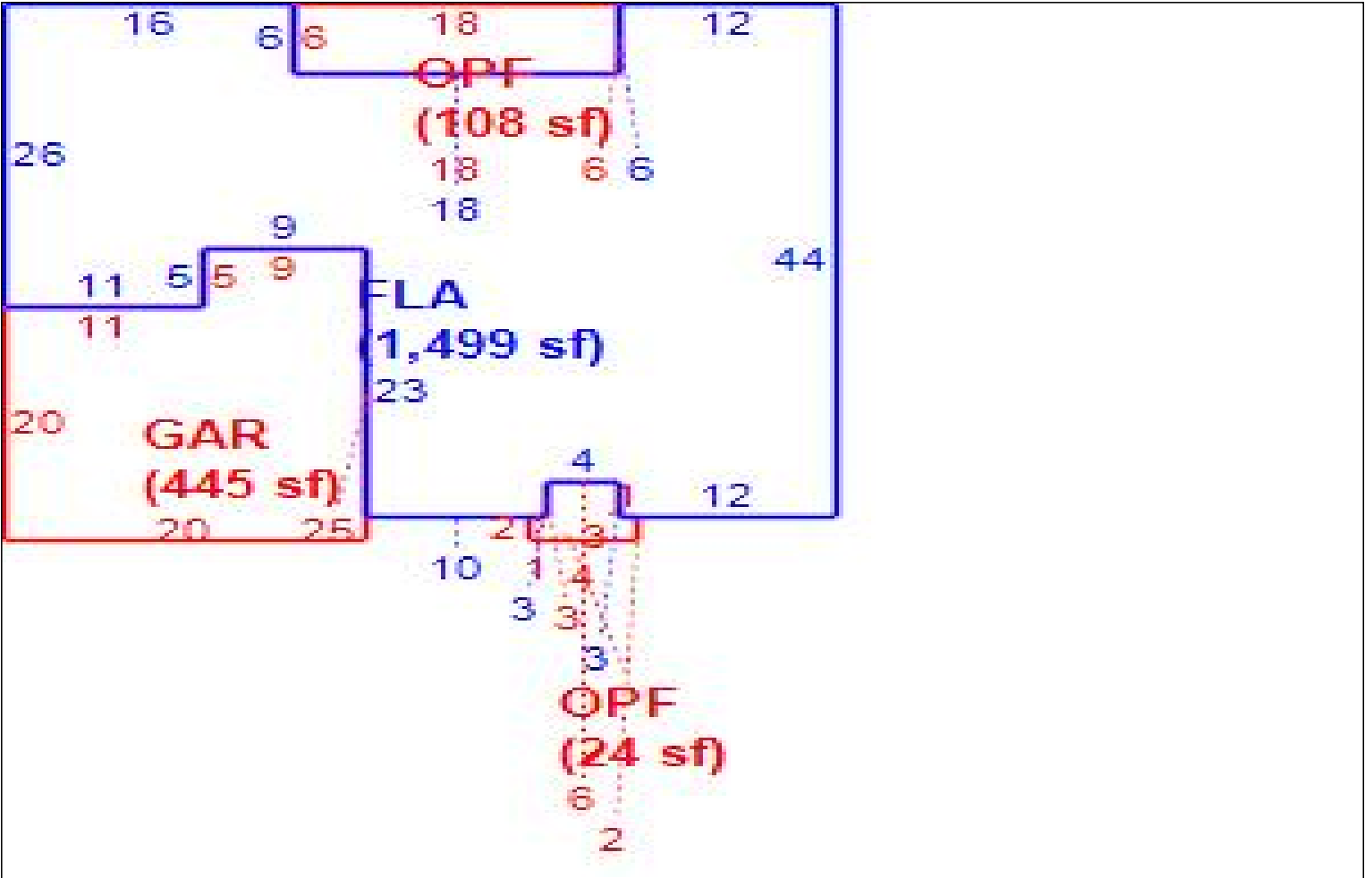
Current Owner
 AMERICAN RESIDENTIAL LEASING COMPA
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

Property Location
 Site Address 547 BLUFF PASS DR
 EUSTIS FL 32726
 Mill Group 000E NBHD 0607
Property Use **Last Inspection**
 00100 SINGLE FAMILY PJF 01-01-202

Legal Description
 BRAC BLUFF PASS PHASE 2 HORIZON OAKS PB 52 PG 62-63 LOT 28 ORB 4536 PG 1250

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	30,000.00	0.0000	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 200,740 Deprec Bldg Value 194,718 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	1,499	1,499	1499	2006	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	445	0	107.87	Quality Grade	665	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	132	0	200,740	Wall Type	03	Heat Type	6	
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
TOTALS		1,499	2,076	1,499	Building RCNLD	194,718				

Alternate Key 3828607
 Parcel ID 14-19-26-0051-000-02800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0295 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	SALE	01-01-2014	04-28-2015	1	0099	CHECK VALUE	04-28-2015		
2007	20051327	01-27-2006	06-29-2006	163,200	0000	SFR FOR 07	06-29-2006		
2006	20051327	08-08-2005	01-27-2006	163,200	0000	SFR 3/BR 547 BLUFF PASS DR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
	4536	1250	10-03-2014	WD	Q	Q	I	123,000				
	3927	1109	07-12-2010	WD	U	U	I	95,500				
	3898	1950	04-13-2010	CT	U	U	I	0				
	3074	2200	01-25-2006	WD	Q	Q	I	162,600				
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	
60,000	194,718	0	254,718	838	253880	0.00	253880	254718	254,718	

Parcel Notes

3074/2200 DEED LEGAL CALLS FOR PH 3 PB AND PG ARE FOR PH 2 THERE IS NOT A PH 3 AT THIS TIME OK TO SC PER TITLE CO
 3898/1950 CT VS MARK H ESLINGER PROP SOLD TO FEDERAL NATIONAL MORTGAGE ASSN SAME PROBLEM AS REF DEED
 3927/1109 FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSN TO NICOLE TESTON SINGLE
 4536/1250 NICOLE TESTON & JUSTIN ROWE TO AMERICAN RESIDENTIAL LEASING CO LLC
 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 3928488
 Parcel ID 14-19-26-1300-001-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0295 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

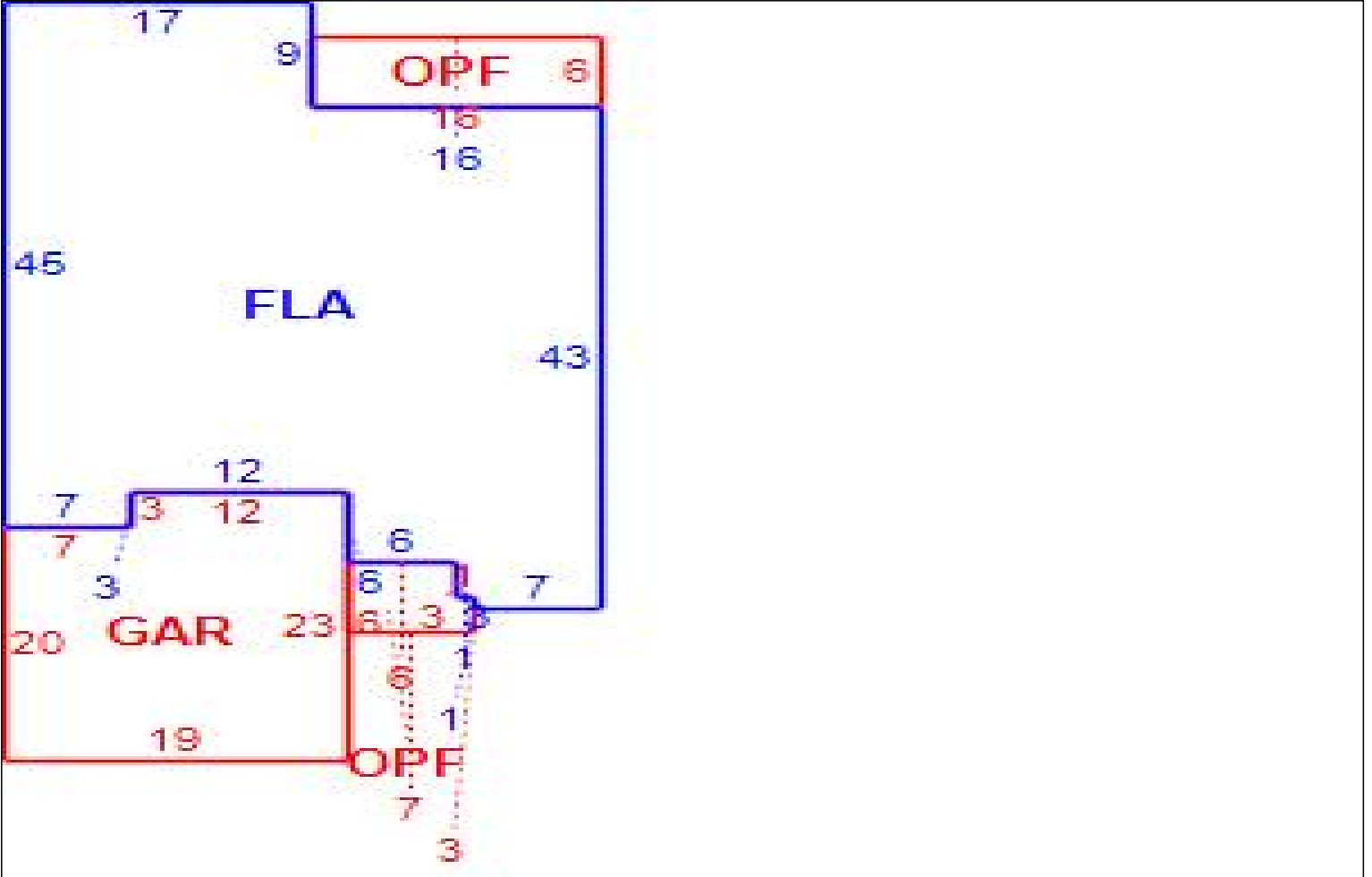
Current Owner		
KUMPEE PRADAB & KAYSOUN CHANRUAN		
1221 S CENTER ST		
EUSTIS	FL	32726

Property Location			
Site Address CENTER ST			
EUSTIS		FL 32726	
Mill Group	000E	NBHD	0607
Property Use		Last Inspection	
00100	SINGLE FAMILY	JDB	11-08-202

Legal Description
 EUSTIS, LEONARD'S PB 4 PG 26 THE SOUTH 11.92 FEET OF LOT 14, AND LOT 15 BLK 1 ORB 6199 PG 2399

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	63	144		9,072.00 FD	500.00	1.0720	1.25	1.000	1.000	0	42,210	
Total Acres				0.21	JV/Mkt		0	Total Adj JV/Mkt				42,210	
Classified Acres				0	Classified JV/Mkt		42,210	Classified Adj JV/Mkt				0	

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 207,608 Deprec Bldg Value 207,608 Multi Story



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms
FLA	FINISHED LIVING AREA	1,378	1,378	1378	2023	1378	No Stories	1.00	3
GAR	GARAGE FINISH	0	416	0	120.29		Quality Grade	680	2
OPF	OPEN PORCH FINISHE	0	135	0	207,608		Wall Type	03	6
					VG		Foundation	3	Fireplaces
					100.00		Roof Cover	3	Type AC
					Functional Obsol				03
TOTALS		1,378	1,929	1,378	207,608				

Alternate Key 3928488
 Parcel ID 14-19-26-1300-001-01500

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0295 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	
2024	23-00352	03-02-2023	11-08-2023	250,000	0001	SFR 1925SF 1221 S CENTER ST	11-14-2023		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023103974	6199 2399	08-21-2023	WD	Q	03	I	318,900					
2022121136	6020 2037	08-31-2022	WD	Q	05	V	110,000					
2022121134	6020 2033	08-24-2022	CN	U	11	V	0					
2021099902	5755 1380	07-02-2021	WD	Q	05	V	67,000					
	0 0	01-01-1900		U	U		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	
42,210	207,608	0	249,818	0	249818	0.00	249818	249818	249,818	

Parcel Notes

21 THIS AK CREATED FROM AK3701151 AS PER OWNERS REQ ON 080321 SK 080421
 21 LAND OK TJW 090321
 5755/1380 M SALE INCL AK3701151 AK3928488 RYAN BENAGLIO TO VINATTA INVESTMENT GROUP LLC
 6020/2037 M SALE INCL AK3701151 AK3928488 VINATTA INVESTMENT GROUP LLC TO ZILER MANAGEMENT GROUP LLC
 6082/1827 CITY OF EUSTIS APPROVAL OF LOT LINE ADJUSTMENT PORTION OF AK3701151 COMBINED WITH THIS AK SK 012423
 6199/2399 ZILER MANGEMENT GROUP LLC TO PRADAB KUMPEE & KAYSOUN CHANRUANG HW
 6020/2033 POST DEED ONLY M SALE INCL AK3701151 AK3928488 CURATIVE NOTICE FOR 1456/192 1475/2335 5056/1134 5677/1911 5755/1380 TO CORRECT LEGAL GRANTEE NO LONGER OWNER

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 3276931
 Parcel ID 24-19-26-0950-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0295 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

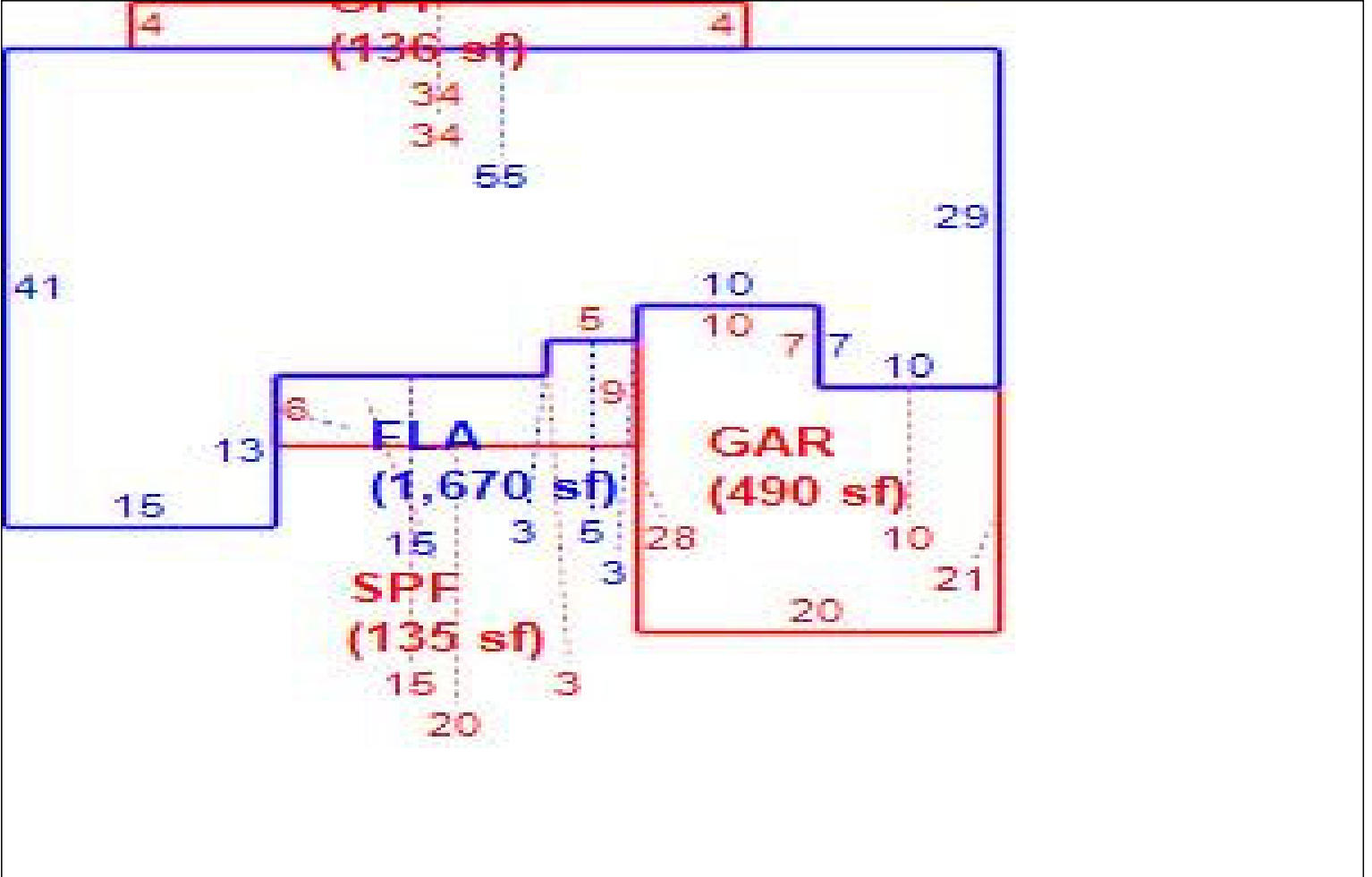
Current Owner		
MIDDLETON SARAH S & BERNARD M CASS		
1026 WOODWARD OAKS CIR		
EUSTIS	FL	32726

Property Location		
Site Address 1026 WOODWARD OAKS CIR		
EUSTIS FL 32726		
Mill Group 000E	NBHD 0625	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
 EUSTIS, LAKE WOODWARD OAKS LOT 12 PB 30 PGS 11-12 ORB 6151 PG 1937

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	35,000.00	0.0000	1.46	1.000	1.000	0	51,100
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		51,100		
Classified Acres		0		Classified JV/Mkt		51,100		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 199,899 Deprec Bldg Value 181,908 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	1,670	1,670	1670	1989	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	490	0	96.44	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	136	0	VG	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	135	0	91.00	Foundation	3	Fireplaces	0
TOTALS		1,670	2,431	1,670	0	Roof Cover	3	Type AC	03

Alternate Key 3276931
 Parcel ID 24-19-26-0950-000-01200

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0295 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
HTB1	HOT TUB/SPA	1.00	UT	4000.00	1988	1988	4000.00	50.00	2,000
PLD2	POOL/COOL DECK	616.00	SF	5.38	1988	1988	3314.00	70.00	2,320
SEN1	SCREEN ENCLOSED STRUCTURE	1336.00	SF	1.55	1988	1988	2071.00	40.00	828

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2012	2011125	02-15-2011	02-06-2012	8,400	0002	REROOF	02-06-2012		
2005	SALE	01-01-2004	06-07-2005	1	0000	CHECK VALUE			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064739	6151	1937	05-25-2023	WD	Q	01	I	338,000	039	HOMESTEAD	2024	25000
	2725	0001	12-20-2004	WD	Q	Q	I	188,000	059	ADDITIONAL HOMESTEAD	2024	25000
	1065	1823	06-01-1990	WD	Q	Q	I	114,500				
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	
51,100	181,908	5,148	238,156	0	238156	50,000.00	188156	213156	238,156	

Parcel Notes

01 QG FROM 450 FER 0401
 03 QG FROM 475 FER 020603
 2725/1 WILLIAM R & CAROL L SEABREASE TO DAVID P & DIANE E THOMAS HW
 05FC OPF3 TO SPF NPA MB 060705
 12FC COND FROM 3 SFR IS STUCCO WITH SIDING ON FRONT HTB GR FROM 3 SEN FROM GR 2 HTB IS EMPTY SEN IS IN POOR COND TJW 020612
 6151/1937 DAVID P & DIANE E THOMAS TO SARAH SAMANTHA MIDDLETON & BERNARD MARIO CASSAR HW
 24CC EFILE HX APP CP 082324

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 3553497
 Parcel ID 12-19-26-3150-000-03900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0295 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

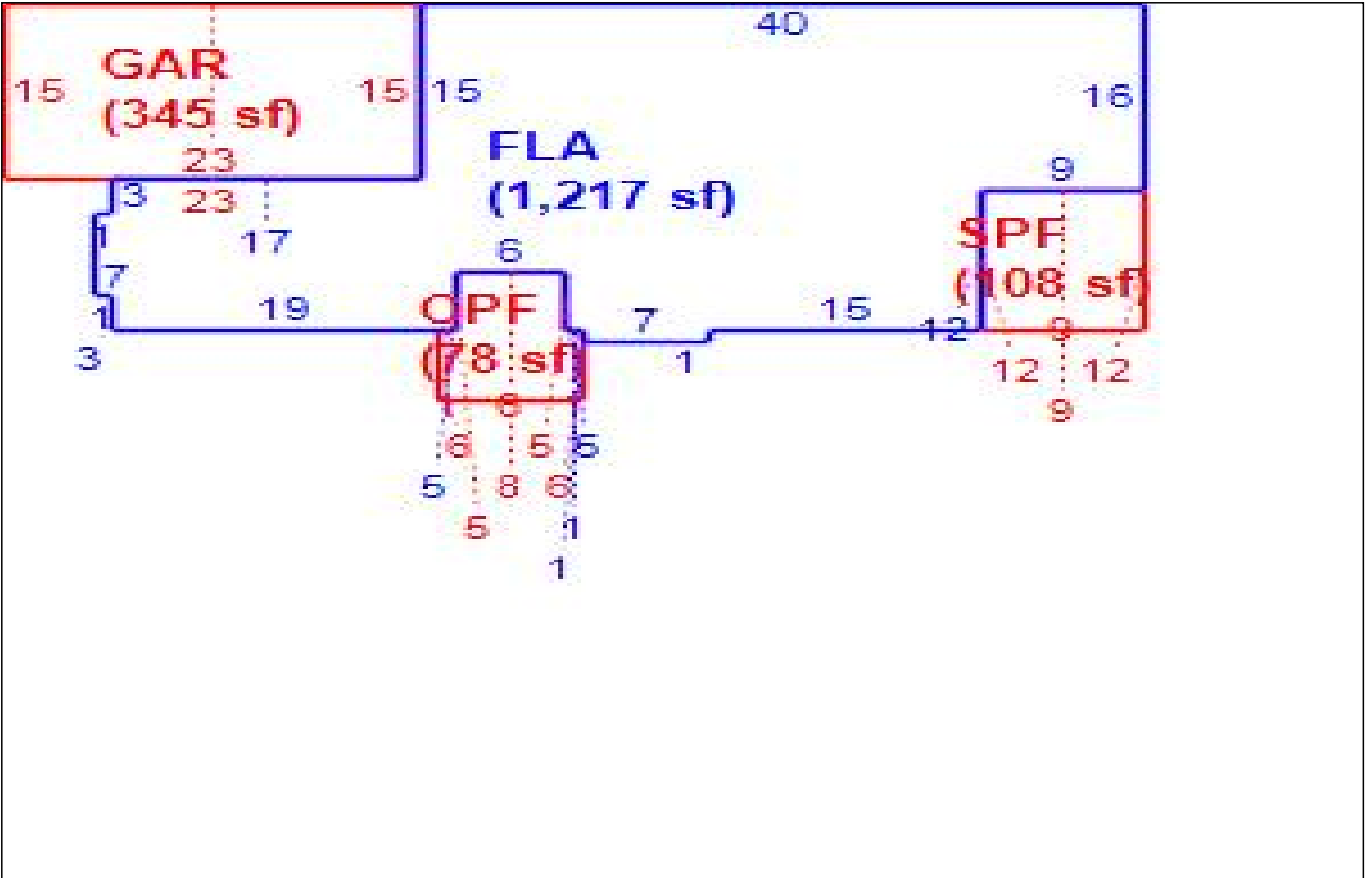
Current Owner		
CHAMPION DOYLE M & VALERIE E		
39 TOWNHILL DR		
EUSTIS	FL	32726

Property Location			
Site Address 39 TOWNHILL DR			
EUSTIS FL 32726			
Mill Group	000E	NBHD	0630
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	01-01-202

Legal Description
EUSTIS, TOWNHILL SUB LOT 39 PB 25 PGS 91-92 ORB 6085 PG 1526

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	55,000.00	0.0000	1.00	1.000	1.000	0	55,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,000		
Classified Acres		0		Classified JV/Mkt		55,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg	1	Sec	1 of 1
Replacement Cost	165,774		Deprec Bldg Value 160,801
Multi Story	0		



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	2
FLA	FINISHED LIVING AREA	1,217	1,217	1217	1996	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	345	0	1217	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	78	0	106.74	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	108	0	165,774	Foundation	3	Fireplaces	0
TOTALS		1,217	1,748	1,217	EX	Roof Cover	3	Type AC	03
					Condition				
					% Good				
					97.00				
					Functional Obsol				
					0				
					Building RCNLD				
					160,801				

Alternate Key 3553497
 Parcel ID 12-19-26-3150-000-03900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0295 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

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

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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2024	23-00668	04-27-2023	04-23-2024	6,330	0002	REPL WINDOWS 5	04-23-2024	
2012	20111026	12-06-2011	03-27-2012	6,800	0002	REROOF SHINGLE	03-27-2012	
2007	SALE	01-01-2006	11-30-2006	1	0000	CHECK VALUES	11-30-2006	
2007	SALE	01-01-2006	02-15-2007	1	0000	CHECK VALUES	02-15-2007	
2003	0001	10-08-2002	01-30-2003	1	0000	RAISE QG		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023010609	6085 1526	01-23-2023	WD	Q	01	I	264,500	003	DISABILITY VETERAN	2024	5000
	3943 0947	08-26-2010	WD	Q	Q	I	125,000	006	SENIOR EXEMPTION - CO	2024	50000
	3925 1166	05-06-2010	PO	U	U	I	0	039	HOMESTEAD	2024	25000
	3323 1450	12-08-2006	WD	Q	Q	I	212,000	059	ADDITIONAL HOMESTEAD	2024	25000
	3121 1324	03-24-2006	WD	Q	Q	I	172,500				
Total											105,000.00

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
55,000	160,801	0	215,801	70451	145350	105,000.00	40350	115350	215,801

Parcel Notes

00 SHP FROM 55 FER 020200
 01 SHP FROM 70 MB 122800
 02 QG FROM 500 TO UPDATE VALUE MB 040602
 2132/1314 TINA L BROGLIN TO RODNEY R & BRIDGETTE F MAHAIR HW
 04FC NO CHANGES LG JWP 072903
 05FC QG FROM 575 BASED ON SALES MB 011905
 05 LAND FROM FF FER 012405
 06FC LOC LAND SUB UPDATED MB 103105
 3121/1324 RODNEY R & BRIDGETTE F MAHAIR TO DKR PROPERTIES INC
 07FC NO ADDS SFR FSBO MB 113006
 3323/1450 DKR PROPERTIES INC TO EDWARD JOSEPH SCHERBIN JR
 07FC QG FROM 600 NO ADDS MB 021507
 09X EDWARD JOSEPH SCHERBIN JR 66 DECEASED 062309 FL DEATH LIST
 3925/1166 ORDER DET HX FOR EST OF EDWARD J SCHERBIN JR PROP TO PATRICK E SCHERBIN 50%INT AND JOAN PACINI 50%INT ONLY
 3943/947 PATRICK E SCHERBIN AND JOAN PACINI TO JAMES R & MARTHA E KHOENLE HW
 12FC SFR GOOD COND HAS NEW ROOF NO OTHER CHGS JDB 032712
 17IT NCI LPD 012317
 6085/1525 JAMES R KHOENLE 89 DECEASED 010322 DC
 6085/1526 MARTHA E KHOENLE TO DOYLE M & VALERIE ELLEN CHAMPION HW
 24CC EFILE HX PORT APP CP 122823
 24X RECD VA LETTER ATTACHED TO APP DB 010324
 24CC MAILED SOS APP ACS 010924
 24CC SUBMITTED SOS APP WITH 2023 INCOME TAX RETURN CS 031124

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.