



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *Alt Key 1717973*

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>2024-0297</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>14-19-26-2700-000-02700 1702 S Mary Street</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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0297	Alternate Key: 1717973	Parcel ID: 14-19-26-2700-000-02700
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 1702 S MARY ST 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
		Value after Board Action
1. Just Value, required	\$ 191,720	\$ 191,720
2. Assessed or classified use value, *if applicable	\$ 191,720	\$ 191,720
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 191,720	\$ 191,720

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

Last Sale Date 6/17/2014 **Price:** \$70,800 Arm's Length Distressed Book 4497 Page 79

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1717973	1422761	1717728	1321778
Address	1702 S MARY ST EUSTIS	1219 TYRINGHAM RD EUSTIS	1505 TYRINGHAM RD EUSTIS	111 E ST LOUIS AVE EUSTIS
Proximity		0.35 MILE	0.22 MILE	0.29 MILE
Sales Price		\$270,000	\$250,000	\$233,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.00%	2.80%	2.00%
Adjusted Sale		\$229,500	\$219,500	\$202,710
\$/SF FLA	\$137.73 per SF	\$170.63 per SF	\$162.35 per SF	\$191.96 per SF
Sale Date		12/18/2023	5/8/2023	7/5/2023
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	1,392	1,345	2350	1,352	2000	1,056	16800
Year Built	1979	1968		1965		1976	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.0	2		2.0		1.0	7000
Garage/Carport	2 CAR	1.5 CAR	5000	1.5 CAR	5000	NONE	20000
Porches	YES	YES		YES		NONE	8000
Pool	N	N	0	N	0	N	0
Fireplace	1	0	2500	1	0	0	2500
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	STREET		STREET		STREET	
		Net Adj. 4.3%	9850	Net Adj. 3.2%	7000	Net Adj. 26.8%	54300
		Gross Adj. 4.3%	9850	Gross Adj. 3.2%	7000	Gross Adj. 26.8%	54300
Adj. Sales Price	Market Value \$191,720 Value per SF 137.73	Adj Market Value \$239,350		Adj Market Value \$226,500		Adj Market Value \$257,010	

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

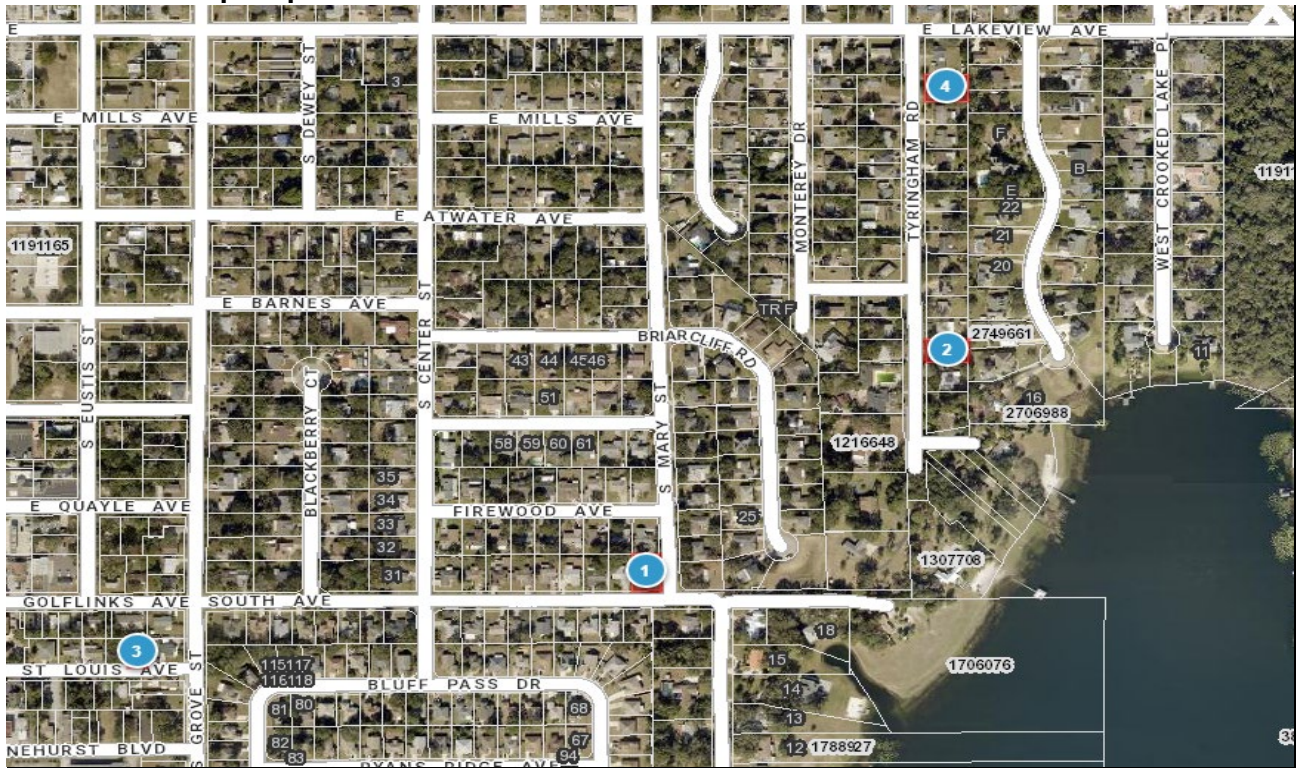
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0297 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	1717973	1702 S MARY ST EUSTIS	-
2	COMP 2	1717728	1505 TYRINGHAM RD EUSTIS	0.22 MILE
3	COMP 3	1321778	111 E ST LOUIS AVE EUSTIS	0.29 MILE
4	COMP 1	1422761	1219 TYRINGHAM RD EUSTIS	0.35 MILE
5				
6				
7				
8				

Alternate Key 1717973
 Parcel ID 14-19-26-2700-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0297 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

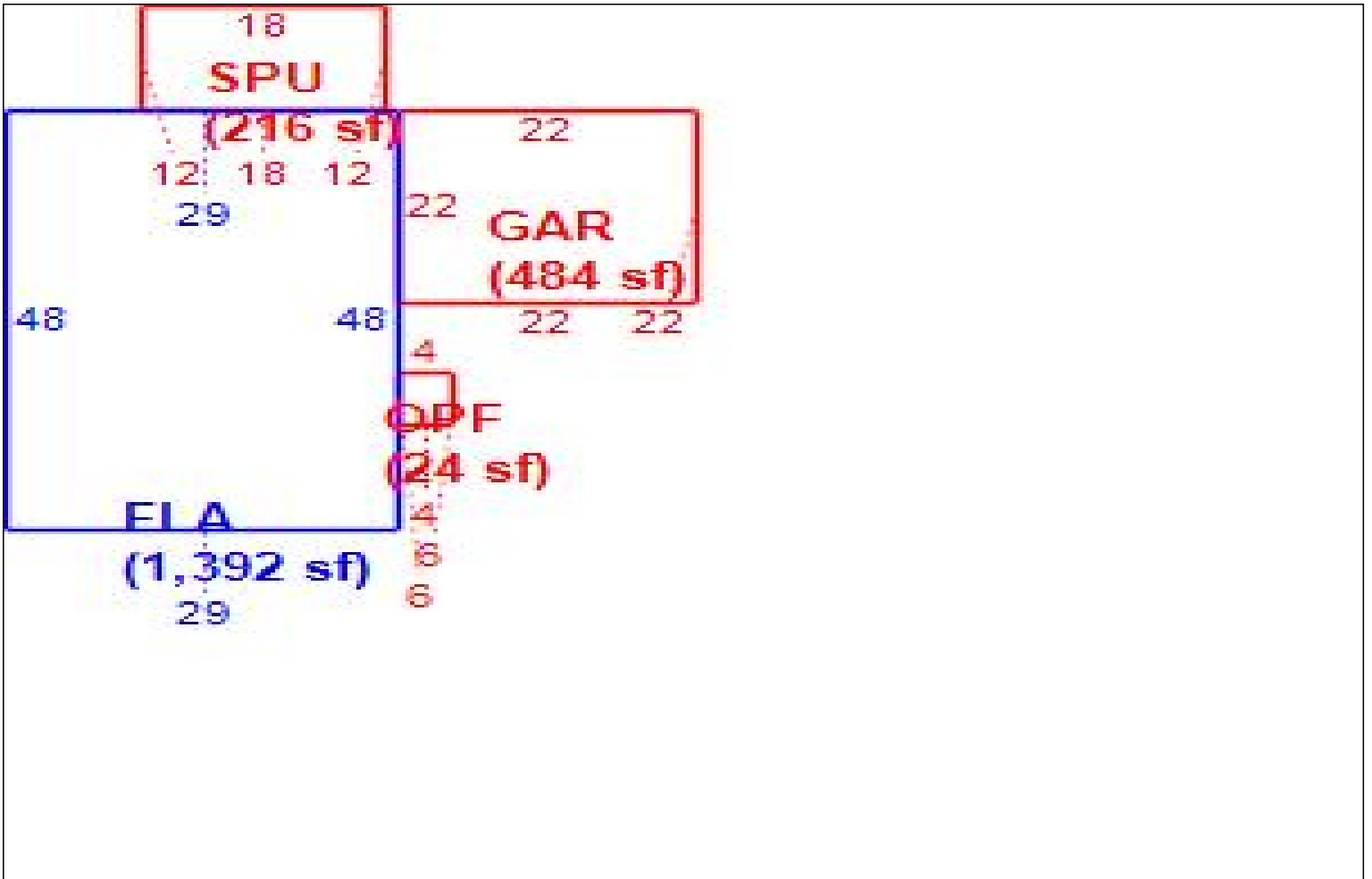
Current Owner
 AMERICAN RESIDENTIAL LEASING COMPA
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

Property Location
 Site Address 1702 S MARY ST
 EUSTIS FL 32726
 Mill Group 000E NBHD 0607
Property Use **Last Inspection**
 00100 SINGLE FAMILY TRF 01-01-202

Legal Description
 EUSTIS, KNOLLWOOD VILLAGE LOT 27 PB 24 PG 17 ORB 4497 PG 79

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	1.20	1.000	1.000	0	36,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		36,000		
Classified Acres		0		Classified JV/Mkt		36,000		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 171,121 Deprec Bldg Value 155,720 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	2	
FLA	FINISHED LIVING AREA	1,392	1,392	1392	1979	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	484	0	96.20	Quality Grade	645	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	24	0	EX	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	216	0	91.00	Foundation	3	Fireplaces	1	
TOTALS		1,392	2,116	1,392	0	Roof Cover	3	Type AC	03	

Alternate Key 1717973
 Parcel ID 14-19-26-2700-000-02700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0297 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	05-21-2015	1	0099	CHECK VALUE	05-12-2015		
2007	SALE	01-01-2006	04-17-2007	1	0000	CHECK VALUES	04-17-2007		
2002	00001	01-01-2001	06-13-2002	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
	4497	0079	06-17-2014	CT	U	U	I	70,800			
	4278	2249	01-09-2012	QC	U	U	I	100			
	3325	1179	12-08-2006	WD	Q	Q	I	197,000			
	3157	0996	04-26-2006	CT	U	U	I	143,900			
	1898	2121	01-03-2001	WD	U	U	I	102,000			
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	
36,000	155,720	0	191,720	0	191720	0.00	191720	191720	191,720	

Parcel Notes

88 NBHD CHANGED FROM 3541
 93X DOROTHY C ROVEY 90 DECEASED 061593 NEWS
 1308/1989 JOHN S ROVEY TO MICHAEL J HAGEN SINGLE
 98FC QG FROM 400 MB 0698
 00 LOC FROM 100 QG FROM 375 FER 0400
 1898/2121 FRANK E GASBARRA & JUNE E GASBARRA ONLY MARRIED PER HX APPLICATION
 1914/312 AFFIDAVIT OF BUYER OF REAL ESTATE PER COPY OF AGREEMENT DTD 101400
 02FC CORRECT SPF TO SPU MB 041602
 02 LOC FROM 120 FER 042902
 04FC LOC FROM 135 EFF FROM 2 QG FROM 400 RWT 072303
 04 LOC FROM 147 EAG FROM 1 FER 111803
 04TR NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 2972 MICAH CT SAINT CLOUD 34772 DJH 111504
 04X DENY FRANK E & JUNE E GASBARRA RENEWAL CARD RETURNED
 05 EAG FROM 2 VALUE UPDATED MB 052505
 06TR ATTEMPTED NOT KNOWN 6250 EDGEWATER DR ORLANDO 32810
 3325/1179 JEREMY C SEARCY SINGLE AND HEATHER R BAUCHMAN SINGLE JTWROS
 07FC LOC FROM 232 QG FROM 600 COND FROM 2 NO ADDS MB 041707
 4278/2249 JEREMY C SEARCY TO HEATHER R SEARCY FKA BAUCHMAN PURSUANT TO MARITAL AGMT
 4497/79 CT VS JEREMY C SEARCY AND HEATHER R BAUCHMAN ET AL PROP SOLD TO AMERICAN RESIDENTIAL LEASING CO LLC
 14TR REFUSED 7047 E GREENWAY PKWY STE 350 SCOTTSDALE AZ 85254 8117
 15FCL NO CHG SFR IN VERY GOOD COND NEW ROOF WINDOWS PAINT BEDS FROM 0 TJW 051215
 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
 19VAB PETITION 2019-050 JDB 091219

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Alternate Key 1422761
 Parcel ID 14-19-26-0700-00A-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0297 Comp 1
 PRC Run: 12/2/2024 By
 Card # 1 of 1

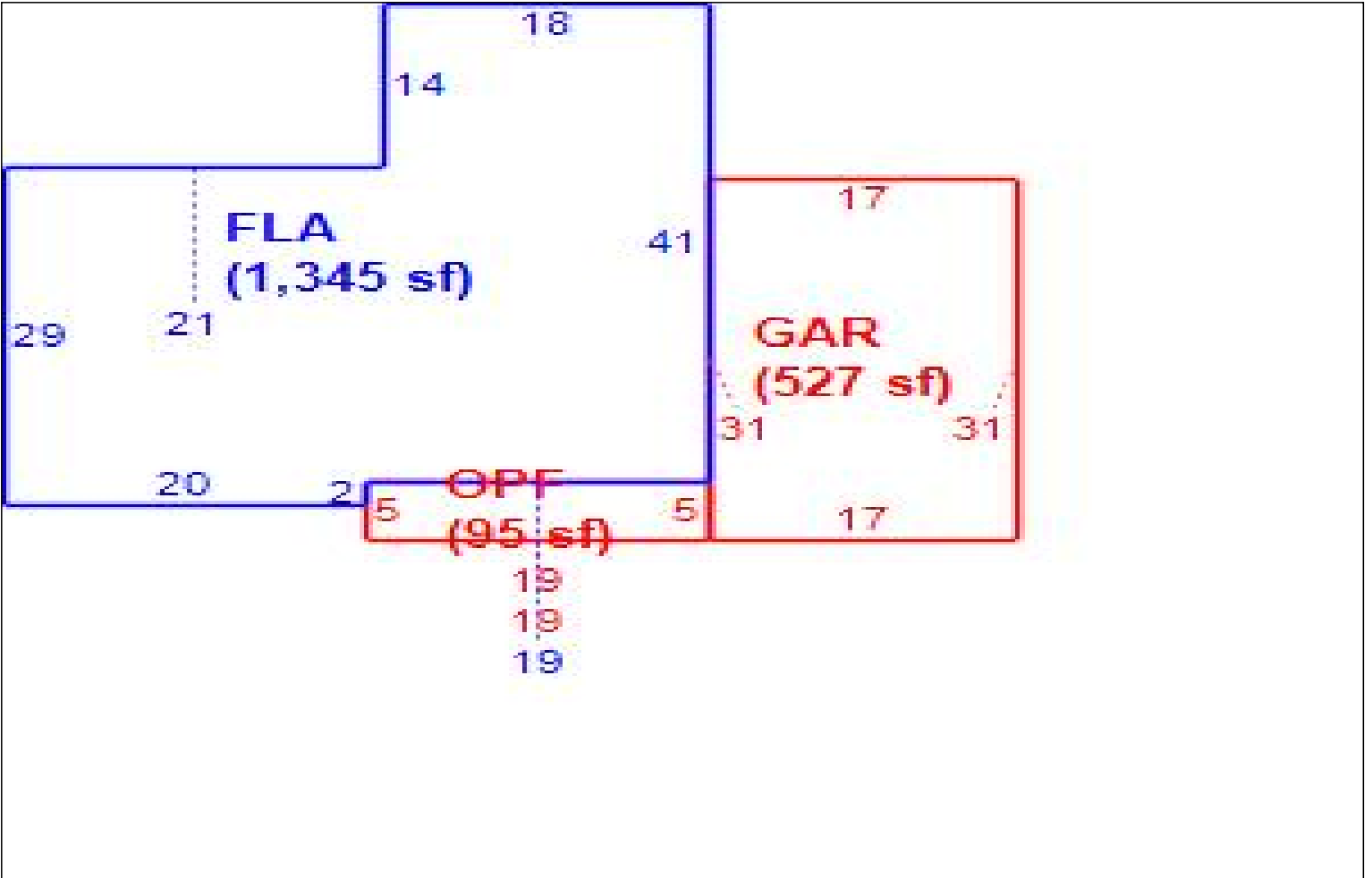
Current Owner		
YAGUAL NINA K AND TANIA E WILLIAMS		
1219 TYRINGHAM RD		
EUSTIS	FL	32726

Property Location		
Site Address 1219 TYRINGHAM RD		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0607
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
 EUSTIS, HEATH TERRACE LOTS 6, 7, 8, N 15 FT OF LOT 9 BLK A PB 4 PG 48 ORB 6259 PG 2202

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	90	125		11,250.00	FD	500.00	1.0150	1.40	1.000	1.000	0	63,945
Total Acres		0.26		JV/Mkt		0		Total Adj JV/Mkt		63,945			
Classified Acres		0		Classified JV/Mkt		63,945		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 161,744 Deprec Bldg Value 147,187 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	1,345	1,345	1345	1968	No Stories	1.00	Full Baths	1
GAR	GARAGE FINISH	0	527	0	99.66	Quality Grade	650	Half Baths	0
OPF	OPEN PORCH FINISHE	0	95	0	161,744	Wall Type	02	Heat Type	6
TOTALS		1,345	1,967	1,345	EX	Foundation	3	Fireplaces	0
					91.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					147,187				

Alternate Key 1422761
 Parcel ID 14-19-26-0700-00A-00600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0297 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
UBF2	UTILITY BLDG FINISHED	100.00	SF	7.50	2016	2016	750.00	80.00	600

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2017	16-00366	03-24-2016	04-17-2017	2,247	0003	SHED 10X10	04-17-2017		
2008	2007981	09-28-2007	04-22-2008	16,462	0000	REROOF & REPAIR TORNADO			
2008	TORN	01-01-2007	12-14-2007	1	0000	TORNADO LIST PAP			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023154191	6259	2202	12-18-2023	WD	Q	01	I	270,000	039	HOMESTEAD	2025	25000
2018078480	5135	2314	06-29-2018	QC	U	U	I	100	059	ADDITIONAL HOMESTEAD	2025	25000
	4715	1124	12-07-2015	TR	U	U	I	101,000				
	3183	0595	06-07-2006	QC	U	U	I	0				
	0363	0415	07-25-1968	WD	Q	Q	I	3,000				
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	
63,945	147,187	600	211,732	0	211732	50,000.00	161732	186732	211,751	

Parcel Notes

88 NBHD CHANGED FROM 3519
 01X DENY SOS MAMIE KUEFFER DID NOT FURNISH INCOME INFORMATION
 03 QG FROM 300 AND EAG FROM 02 TO UPDATE VALUE MB 061103
 04FC EAG FROM 03 QG FROM 425 JMK 061004
 3183/595 MAMIE E KUEFFER WIDOW TTEE OF THE MAMIE E KUEFFER FAMILY TRUST DTD 060706 SUCC TAMMY CRAWFORD AND PHYLLIS GEDDES APPROVED CAUTHEN TRUST PER LETTER DTD 071306
 08TORN ANY DAMAGE FROM STORM IS REPAIRED TJW JSB 121407
 08FC QG FROM 625 TO EQUALIZE NO ADDS SFR HAS NEW ROOF MB 042308
 14X MAMIE KUEFFER GRANTED 25 YEAR SOS ALREADY HAS SOS AW 112113
 15 MAMIE E KUEFFER 96 DECEASED 083015 STATE DEATH LIST FILE 2015127876 JD 091715
 4715/1112 CERT OF TRS NAMES TAMRA ANN CRAWFORD AND PHYLLIS JANE GEDDES AS SUCC CO TTEES OF THE MAMIE E KUEFFER FAMILY TRS DTD 060706
 4715/1113 MAMIE KUEFFER 96 DECEASED 083015 DC
 4715/1124 TAMRA ANN CRAWFORD AND PHYLLIS JANE GEDDES TTEES TO RUTH S & ROBERT W MORRIS WH
 16X COURTESY HX CARD SENT 012716
 16CC HX APP FILED SOS APP SUBMITTED OWNER WILL MAIL FL DL AND VOTER FOR RUTH FL VOTER FOR ROBERT AND INCOME ALT 022216
 16CC SUBMITTED FL DL AND VOTER FOR RUTH AND ROBERT FOR HX AND 1040 FOR SOS SCR 041416
 16CC FL INFO FOR BOTH ROBERT AND RUTH SUBMITTED ALT 070716
 17FCL ADD MISC NO OTHER ADDS SEEN SRC HEAT FROM 0 DLS 041717
 5135/2314 RUTH S & ROBERT W MORRIS ENHANCED LE REM ET AL SAMMY JO RILEY AND LU ANNA JEAN ARGUDIN AND BRUCE CHARLES CURRAN TIC
 6259/2202 RUTH S MORRIS TO NINA K YAGUAL UNMARRIED AND TANIA E WILLIAMS UNMARRIED JTWROS
 6216/178 ROBERT WAYNE MORRIS 85 DECEASED 022523 DC
 24CC EFILE HX APP NT 102124

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Alternate Key 1717728
 Parcel ID 14-19-26-0600-00D-00400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0297 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	23-01612	10-30-2023	04-23-2024	700	0002	ELEC UPGRADE CK IMPS	04-23-2024		
2018	SALE	01-01-2017	06-08-2018	1	0099	CHECK VALUE	02-21-2018		
1991	9000308	06-01-1990	12-01-1990	910	0000	ALUM SOFFIT & FACIA			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023055917	6140 2260	05-08-2023	WD	Q	01	I	250,000				
2020084173	5517 1237	07-29-2020	WD	Q	01	I	180,000				
2017016421	4902 0953	02-01-2017	WD	Q		I	139,000				
	4145 0100	04-03-2012	WD	U	U	I	100				
	1136 0115	11-01-1991	TR	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	
53,130	167,871	0	221,001	0	221001	0.00	221001	221001	221,001	

Parcel Notes

88 NBHD CHANGED FROM 3518 TO 1990 ENCL SPF2 TO EPB LOWER EAG 1 STEP AND RAISE QG 1 STEP TO EQUAL NBHD MB 0291
 1136/115 FIRST UNION NATL TTEE TO FREDERICK H & STELLA T POWERS HW
 02FC QG FROM 350 TO UPDATE VALUE MB 013102
 04 UPDATE QG FROM 375 DN 061004
 08X SOS FREDERICK H & STELLA T POWERS ARE OVER INCOME LIMIT
 09X SOS FREDERICK H & STELLA T POWERS ARE OVER INCOME LIMIT
 4145/100 FREDERICK H & STELLA T POWERS ENHANCED LE REM HOLLEY R MARTIN
 14X FREDERICK & STELLA POWERS GRANTED 25 YEAR SOS ALREADY HAS SOS AW 112113
 4902/953 FREDERICK HENRY & STELLA T POWERS TO SAMANTHA BUNCE AND MARTHA J AMATO JTWROS
 17X COURTESY HX CARD SENT 032117
 17X RENEWAL CARD RETURNED VACANT JMK 032117
 18 MLS G4835275 SFR IN VERY GOOD COND UPDATED HAS METAL ROOF TJW 071217
 18 COND FROM 2 BEDS FROM 2 TJW 071217
 18WEB BEDS FROM 3 DLS 062617
 18FC EPB2 TO EPA ADD CAN5 AND CAN6 NPA SIZE EST FROM FENCE ROOF COVER FROM 3 COND FROM 2 SFR IN AVG COND HAS ORIGINAL GARAGE DOOR DLS 022118
 5517/1237 SAMANTHA BUNCE AND MARTHA J AMATO TO JOSHUA & BROOKE MULBERGER HW
 20X COURTESY HX CARD SENT 092120
 21X COURTESY HX CARD SENT 122120
 6140/2260 JOSHUA & BROOKE MULBERGER TO CARLOS ARABITG & MERCEDES MANNING HW
 24IT ELEC PANEL UPGRADED FROM 100 TO 150 AMP PER EUSTIS PERMIT PORTAL CTQ 042324

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Alternate Key 1321778
 Parcel ID 14-19-26-1900-000-02400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0297 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

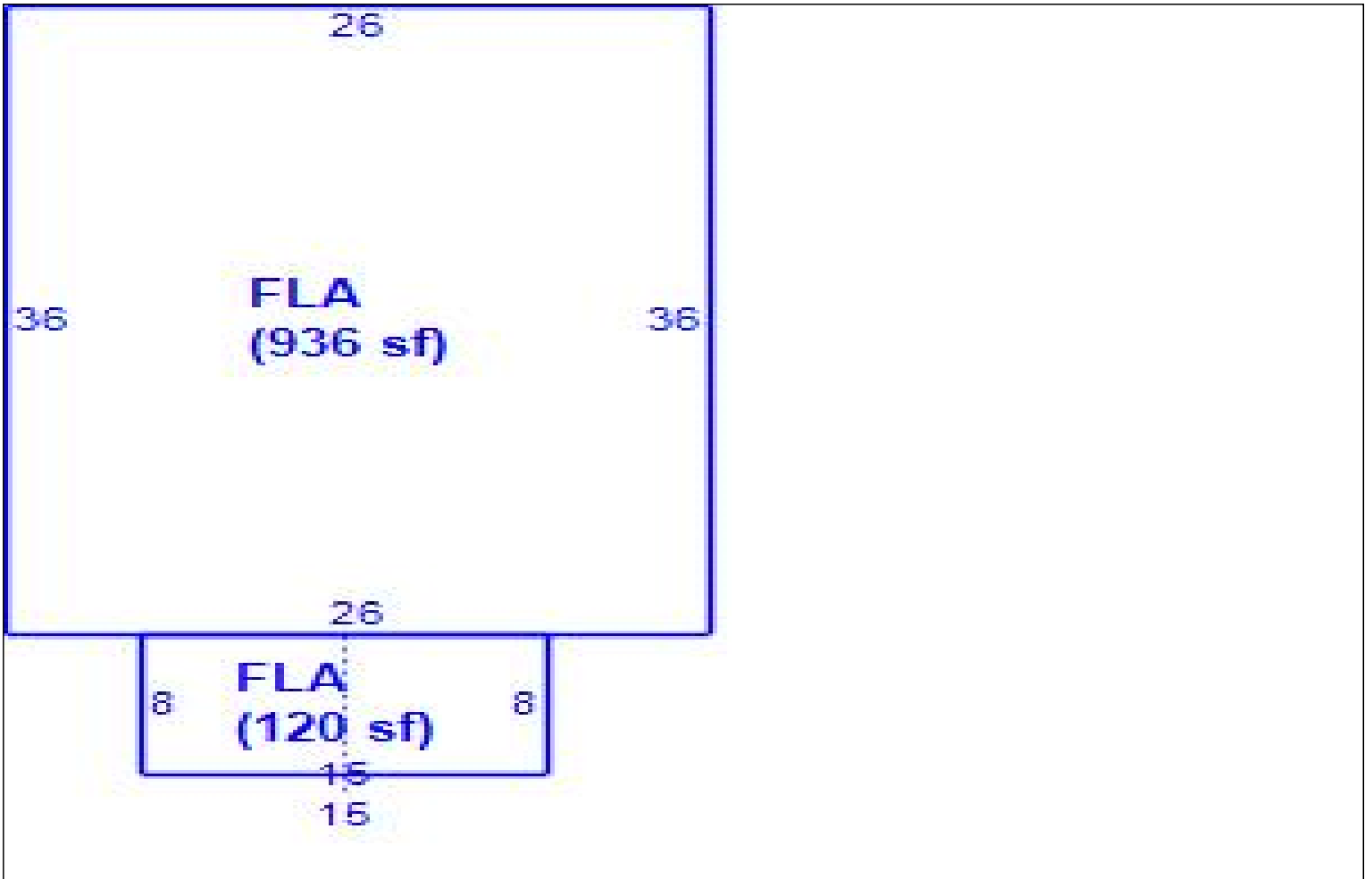
Current Owner		
GREINER BRIANNA & AUSTIN		
111 E ST LOUIS AVE		
EUSTIS	FL	32726

Property Location		
Site Address 111 E ST LOUIS AVE		
EUSTIS FL 32726		
Mill Group	000E	NBHD 0607
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 01-01-202

Legal Description
EUSTIS, REAUME PARK LOT 24 PB 7 PG 50 ORB 6173 PG 244

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	52	100		5,200.00 FD	500.00	0.9333	1.46	1.250	1.000	0	44,285	
Total Acres		0.12		JV/Mkt		0		Total Adj JV/Mkt		44,285			
Classified Acres		0		Classified JV/Mkt		44,285		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 145,035
Deprec Bldg Value 124,730		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	1,056	1,056	1056	1976	No Stories	1.00	Full Baths	1	
					Effective Area	121.37	Quality Grade	680	Half Baths	0
					Base Rate	VG	Wall Type	02	Heat Type	6
					Building RCN	86.00	Foundation	3	Fireplaces	0
					Condition	0	Roof Cover	3	Type AC	03
					% Good	124,730				
					Functional Obsol					
					Building RCNLD					
TOTALS		1,056	1,056	1,056						

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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	18-01244	07-03-2018	05-16-2019	1,500	0002	ELEC UPGRADE CK IMPS	12-04-2018		
2019	SALE	01-01-2018	05-16-2019	1	0099	CHECK VALUE	12-04-2018		
2002	SALE	01-01-2001	06-11-2002	1	0000	CHECK VALUES			
1999	9800140	03-24-1998	12-01-1998	2,000	0000	REROOF CK 4 ADDS			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023082118	6173 0244	07-05-2023	WD	Q	01	I	233,000	039	HOMESTEAD	2024	25000	
2018080830	5138 1331	06-21-2018	WD	Q	Q	I	70,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	1963 2158	06-15-2001	WD	Q	Q	I	54,000					
	1723 1166	06-04-1999	WD	U	U	I	0					
	1425 1038	03-01-1996	WD	Q	Q	I	36,000					
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	
44,285	124,730	0	169,015	0	169015	50,000.00	119015	144015	169,015	

Parcel Notes

88 NBHD CHANGED FROM 3535
 99FC ADD AC NPA EAG FROM 1 COND FROM 2 MB 042099
 1723/1166 DORIS L FRANKLIN TTEE OF HER REVC TRUST DTD 042799
 1963/2158 ET AL JASON RAULERSON SINGLE AND CHARLES M SMITH AND CYNTHIA D SMITH JTWROS
 02FC QG FROM 350 LOC FROM 1.00 MB 041602
 03 QG FROM 450, COND FROM 3 FD 020503
 12TR NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 111 E SAITN LOUIS AVE EUSTIS 32726 6344
 5138/1331 JASON RAULERSON AND CHARLES H AKA CHARLES M & CYNTHIA D SMITH TO TIMOTHY J & NANCY A MORLEY HW
 18X COURTESY HX CARD SENT 092018
 19X COURTESY HX CARD SENT 010219
 19FC SFR IN AVG COND EPB2 TO FLA NEW ELEC BOX UPGRADE HH 112918
 6173/244 TIMOTHY J & NANCY A MORELY TO BRIANNA & AUSTIN GREINER HW
 24CC HX APP FILED DB 122623

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