

# PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes &H Kuy 1717973

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.

	GOMPLEMED	BYGLERKOFT	the va	LUE ADJUSTM	ENTRE CARD (N	YAE)
Petition # 20	24-029	7 County			ax year <b>2024</b>	Date received 9. 12.24
			DBYT	HEPENNONER	}	
PART 1. Taxpaye	r Information					
Taxpayer name: Am	erican Homes 4 Rent,	LLC; AR Leasing Com	pany	Representative:	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scot Scottsdale, AZ 8	tsdale Rd, Ste 650 5254		Parcel ID and physical address or TPP account #	14-19-26-270 1702 S Mary	00-000-02700 Street
Phone 954-740-62	240			Email	ResidentialA	ppeals@ryan.com
The standard way t	o receive informati	on is by US mail. If	f possibl	e, I prefer to recei	ve information b	oy 🗹 email 🔲 fax.
	etition after the pe at support my state		ave attac	ched a statement	of the reasons I	I filed late and any
your evidence to evidence. The \ Type of Property	o the value adjustme /AB or special mag Res. 1-4 units	ent board clerk. Flor istrate ruling will oc	ida law a cur unde cellaneou	allows the property er the same statute	appraiser to cro ory guidelines as echarge	st submit duplicate copies of iss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason	for Petition	Check one. If m	ore thar	1 one, file a sepa	rate petition.	
Real property v	ication		Source and the second second second	Denial of exe	emption Select of	
Tangible person return required b	t substantially com	You must have time 4.034, F.S.))		(Include a da aQualifying impr	te-stamped cop ovement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination		stantially similar. (s ink you need to pre	s. 194.01 esent you	1(3)(e), (f), and (g ur case. Most hear	g), F.S.) ings take 15 mir	erty appraiser's nutes. The VAB is not bound he time needed for the entire
group.	or I will not be ava	ilable to attend on	specific	dates. I have atta	ched a list of da	ates.
evidence directly to appraiser's evidence	o the property appr ce. At the hearing,	aiser at least 15 da you have the right	ays befo to have	re the hearing and witnesses sworn.	d make a writter	ou must submit your n request for the property
of your property re	cord card containin ed. When the prope	g information releventy appraiser rece	vant to th	ne computation of	your current as	e property appraiser a copy ssessment, with confidential ad the property record card

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 and	re authorizing a representative listed in pa	rt 5 to represent vou
without attaching a completed power of attorney or authori	zation for representation to this form.	
Written authorization from the taxpayer is required for acce	ess to confidential information from the pro	perty appraiser or tax
collector.		
I authorize the person I appoint in part 5 to have access		
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.		
Cinetum terrores	Drint asses	
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional		
Complete part 4 if you are the taxpayer's or an affiliated er	ntity's employee or you are one of the follo	wing licensed
representatives.		
I am (check any box that applies):		
	(taxpayer or an affiliated er	ntity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapter	475, Florida Statutes (license number	<u>RD6182</u> ).
A Florida real estate broker licensed under Chapter 47	5, Florida Statutes (license number	).
A Florida certified public accountant licensed under Ch	apter 473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer is	required for access to confidential informa	tion from the property
appraiser or tax collector.		
Under penalties of perjury, I certify that I have authorizatio		
am the owner's authorized representative for purposes of f	• • •	-
under s. 194.011(3)(h), Florida Statutes, and that I have re	ead this petition and the facts stated in it a	ie true.
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative no	t listed in part 4 above.	
☐ I am a compensated representative not acting as one of	of the licensed representatives or employe	es listed in part 4 above
AND (check one)		
Attached is a power of attorney that conforms to the re		executed with the
taxpayer's authorized signature OR  the taxpayer's auth		
I am an uncompensated representative filing this petitio		
the taxpayer's authorization is attached OR the tax		
I understand that written authorization from the taxpayer is appraiser or tax collector.	s required for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.01 facts stated in it are true.		
Signature, representative	Print name	Date

## LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #	ł	2024-0297		Alternate K	ey: 1717973	Parcel II	D: <b>14-19-26-270</b>	0-000-02700
Petitioner Name	Rober	t Peyton, Ry	an llc	D	(700.0		Check if Mu	tiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property		S MARY ST USTIS		
Other, Explain:				Address	E	03115		
Owner Name	AMERICAN F			Value from	Value befo	re Board Actior		
	COMPANY			TRIM Notice	Value belo	nted by Prop Appr		Board Action
		LLC						
1. Just Value, rec				\$ 191,72		191,72		
2. Assessed or c			cable	\$ 191,72	20 \$	191,72	0	
3. Exempt value,	*enter "0" if nor	ne		\$	-			
4. Taxable Value,	*required			\$ 191,72	20 \$	191,72	C	
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	authority values	s may differ.		
Last Sale Date	6/17/2014	Pric	<b>ce:</b> \$70	),800	Arm's Length	✓ Distressed	Book <u>4497</u> F	age 79
ITEM	Subje	ct	Compara	able #1	Compar	able #2	Compara	ble #3
AK#	17179		1422		1717		13217	
Address	1702 S MA	RY ST	1219 TYRIN	GHAM RD	1505 TYRIN	GHAM RD	111 E ST LC	UIS AVE
Address	EUST	IS	EUS	TIS	EUS	TIS	EUST	IS
Proximity			0.35 N		0.22 N	/ILE	0.29 M	
Sales Price			\$270,		\$250,		\$233,0	
Cost of Sale			-15		-15		-15%	
Time Adjust			0.00		2.80		2.00	
Adjusted Sale			\$229,		\$219,		\$202,7	
\$/SF FLA	\$137.73 p	per SF	\$170.63		\$162.35		\$191.96	
Sale Date			12/18/		5/8/2	_	7/5/20	_
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	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	_ <b>_</b>	NONE	
Site Size	1 LOT		1 LOT		1 LOT	_ <b>_</b>	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
	Market Value	\$191,720	Adj Market Value	\$239,350	Adj Market Value	\$226,500	Adj Market Value	\$257,010
Adj. Sales Price	Value per SF	137.73						
		-	1					

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

		E LAKEVIEW	AVE
			LAKE
		RINGHAM	
			WEST WEST
	BRIAR CL/157-PO 3 444 45466	2749601 2709980 2709980	
		1216648	
GOLFLINKS AVE SOUTH AVE		1307708	
		5 1705076 14	
NEHURST BLVD		13 12 1788927	Ø

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				

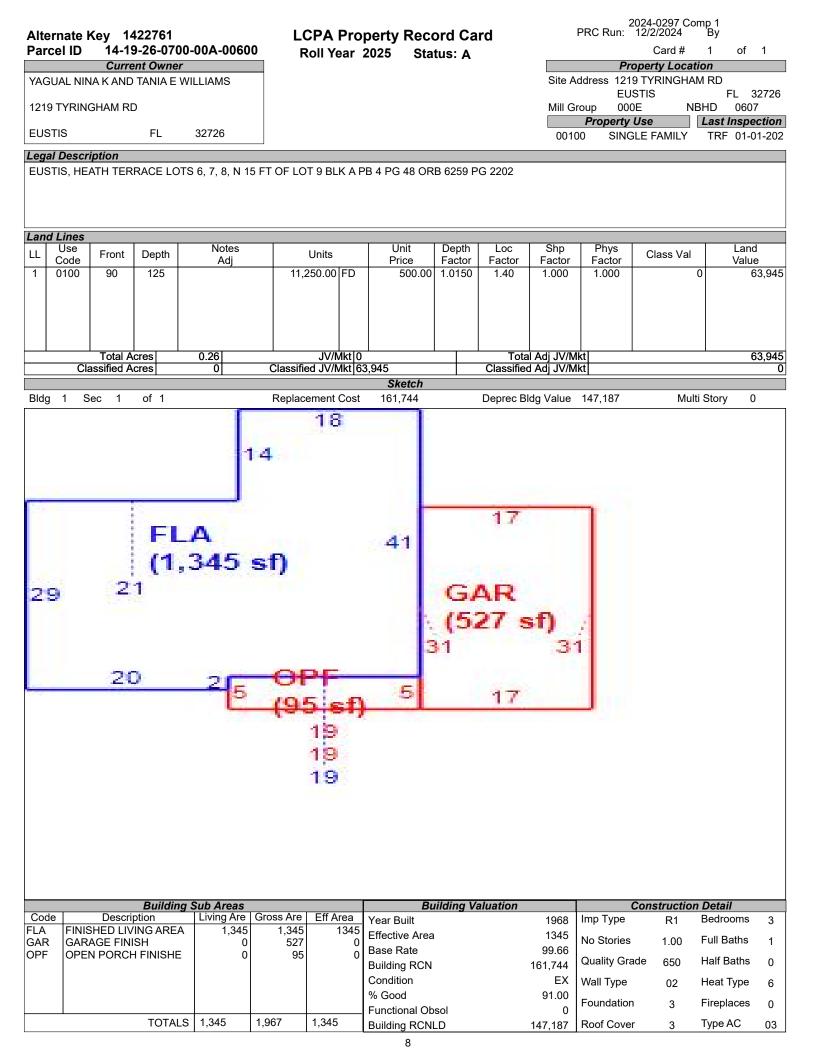
Alternate Key 1717973 Parcel ID 14-19-26-2700-000-02700 Current Owner AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300 CALABASAS CA 91302-4012 Legal Description	LCPA Property Record Card Roll Year 2025 Status: A	2024-0297 Subject       By         PRC Run:       12/2/2024       By         Card #       1       of       1         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
EUSTIS, KNOLLWOOD VILLAGE LOT 27 PB 24 PG	G 17 ORB 4497 PG 79	
Land Lines       LL     Use Code     Front     Depth     Notes Adj       1     0100     0     0	Units Unit Depth Loc Price Factor Factor 1.00 LT 30,000.00 0.0000 1.20	Shp FactorPhys FactorClass ValLand Value1.0001.000036,000
Total Acres 0.00	JV/Mkt 0   Total /	Adj JV/Mkt 36,000
	Classified JV/Mkt 36,000 Classified / Sketch	Adj JV/Mkt 0
Bldg 1 Sec 1 of 1		g Value 155,720 Multi Story 0
(1,392 sf) (216 sf) 12 18 12 23 48 48 48 48 48 48 48 48 48 48	22 GAR (484 sf) 22 22 F 4 sf)	
FLA         FINISHED LIVING AREA         1,392           GAR         GARAGE FINISH         0	ss AreEff Area1,39213924840240Base Rate	Construction Detail1979Imp TypeR1Bedrooms21392No Stories1.00Full Baths296.20100100100100
OPF         OPEN PORCH FINISHE         0           SPU         SCREEN PORCH UNFIN         0	24 0	71,121 Quality Grade 645 Half Baths 0
	% Good	91.00 Foundation 3 Fireplaces 1
TOTALS 1,392 2,11	Functional Obsol           16         1,392           Building RCNLD         11	0 Roof Cover 3 Type AC 03
	6	

#### LCPA Property Record Card

2024-0297 Subject PRC Run: 12/2/2024 By

Street ID         14-19-26-2708-00-02/200         Roll Year 2025         Status: A         Card #         1         of         1           Misceliances Features           Only the first 10 records are rollected balow           Only the first 10 records           Only the first 10 records	arcel l	te Key 17 D 14-1		3 2700-000	)-02700			-	-	ord Card		PRC Rull.	Card #	Бу 1	of 1
Description         Unite         Type         Unit Price         Year Bit         Effect Yr         RCN         %Good         Apr Value           Ind Year         Fermit ID         Issue Date         Comp Date         Amount         Type         Description         Rotice Date         Apr Value           Iol Year         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Rotice Date         CO Date           2015         SNLE         01-01-2414         62-13-2002         1         1         0000         OHECK VALUE         05-12-2013<	u					NU									
Sale         Permit ID         Issue Date         Comp Date         Multifling Permits         Description         Review Date         CO Date           2015         SALE         01-01-2016         05-212         1         00000         CHECK VALUE         02-12-2007         02-12-2007         0000         CHECK VALUE         02-12-2007         0-17-2007         0         00-17-2007         0         0-17-2007         0         0-17-2007         0         0-17-2007         0         0-17-2007         0         0-17-2007         0         0-17-2007         0         0-17-2007         0         0-17-2007         0         0-17-2007         0         0         0-17-2007         0         0         0-17-2007         0         0         0         0-17-2007         0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>y the f</td><td>irst 10 r</td><td>records a</td><td>re reflected b</td><td></td><td></td><td></td><td></td><td></td></t<>							y the f	irst 10 r	records a	re reflected b					
Value         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         Co Date           2015         SALE         01-01-2040         05-12-2015         0         05-12-2017         0	Code		Descri	ption		Units	Туре	Uni	it Price	Year Blt	Effect Y	r RCN	<u>%Good</u>		or Value
Value         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Review Date         Co Date           2015         SALE         01-01-2040         05-12-2015         0         05-12-2017         0															
Value         Permit ID         Issue Date         Comp Date         Amount         Type         Description         Rever Date         CoD Date           2015         SALE         01-01-2040         65-12-2015         1         0.0000         CHECK VALUES         00-1-2001         04-17-2007         04								Buil	ding Per	mits					
2007 2002         SALE 00001         01-01-2006         04-17-2007         1         00000         CHECK VALUES         04-17-2007           2002         00001         01-01-2001         06-13-2002         1         0000         CHECK VALUES         04-17-2007           2002         01-01-2001         06-13-2002         1         0000         CHECK VALUES         04-17-2007           Instrument No         BookPage         Sale Date         Instrument Q/U         Cd         Code         Description         Year         Amou           4278         2249         01-09-2012         QC         U         U         1         70.800         Imstrument No         BookPage         Sale Date         Imstrument No         BookPage         Sale Date         Imstrument No         Variance         Code         Description         Year         Amou           3325         1179         12-08-2002         CT         U         U         1         197.000         Imstrument No         Soft Tax Val         Soft Tax Val         Soft Tax Val         Soft Tax Val         Year         Amou           30.00         155.720         0         191.720         0         191720         191720         191.720         191.720         191.720			: ID			• • • • •	Am		Туре		•	otion			CO Date
Instrument No         Book/Page         Sale Date         Instr         Q/U         Code         Value         Code         Description         Year         Amou           4497         0079         06-17-2014         CT         U         U         1         70,800         Cde         Description         Year         Amou           3325         1179         12-08-2006         CU         U         U         1         197,000         Image	2007	SALE		01-01-20	06 04-1	7-2007			1 0000	CHECK VALU	JES				
Instrument No         Book/Page         Sale Date         Instr         Q/U         Code         Value         Code         Description         Year         Amou           4497         0079         06-17-2014         CT         U         U         1         70,800         Cde         Description         Year         Amou           3325         1179         12-08-2006         CU         U         U         1         197,000         Image					Sales Info	rmation						Exe	mptions		
4278       2249       01-09-2012       QC       U       U       I       100         3357       0996       04-26-2006       CT       U       U       I       143,900         1998       2121       04-26-2006       CT       U       U       I       143,900         1998       2121       04-26-2006       CT       U       U       I       143,900         1998       2121       04-26-2006       CT       U       U       I       143,900         and Value       Bidg Value       Misc Value       Market Value       Deferred Amt       Assd Value       Cnty Ex Amt       Co Tax Val       Sch Tax Val       Previous Val         36,000       155.720       0       191.720       0       191720       0.00       191720       191720       191720         NBHD CHANGED FROM 3541       Sco Go FROM 3541       Sco Go FROM 375 FER 0400       Sog FROM 176 FER 0400       Sog FROM 176 FER 04200       Sco FROM 100 EFE 01602       Sco FROM 100 EFE 01	Instru	ment No	1	1	Sale Date	e Instr			Vac/Imp		Code			Year	Amou
Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Val 36,000 155,720 0 191,720 0 191720 0.00 191720 191720 191720 191,720 Parcel Notes BINED CHANGED FROM 3541 35 DEND CHANGED FROM 3541 35 DOROTHY C ROVEY 90 DECEASED 061593 NEWS 308/1989 JOHN S ROVEY TO MICHAEL J HAGEN SINGLE 3FC QG FROM 400 MB 0698 0 LOC FROM 100 QG FROM 375 FER 0400 198/2121 FRANK E GASBARRA & JUNE E GASBARRA ONLY MARRIED PER HX APPLICATION 194/312 AFFIDAVIT OF BUYER OF REAL ESTATE PER COPY OF AGREEMENT DTD 101400 2FC CORRECT SPF TO SPU MB 041602 2 LOC FROM 132 DFER 7604 20 G FROM 400 RWT 072303 4 LOC FROM 142 FER FROM 2 QG FROM 400 RWT 072303 4 LOC FROM 147 EAG FROM 1 FER 111803 1TR NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 2972 MICAH CT SAINT CLOUD 34772 DJH 111504 1X2 DENY FRANK E & JUNE E GASBARRA RENEVAL CARD RETURNED 5 EAG FROM 2 VALUE UPDATED MB 052505 5TR ATTEMPTED NOT KNOWN 6250 EDGEWATER DR ORLANDO 32810 252/1179 JEREMY C SEARCY SINGLE AND HEATHER R BAUCHMAN SINGLE JTWROS 7FC LOC FROM 232 QG FROM 600 COND FROM 2 NO ADDS MB 041707 278/2249 JEREMY C SEARCY AND HEATHER R BAUCHMAN SINGLE JTWROS 7FC LOC FROM 232 QG FROM 600 COND FROM 2 NO ADDS MB 041707 278/2249 JEREMY C SEARCY AND HEATHER R BAUCHMAN PURSUANT TO MARITAL AGMT 19779 CT VS JEREMY C SEARCY AND HEATHER R BAUCHMAN PURSUANT TO MARITAL AGMT 19779 CT VS JEREMY C SEARCY AND HEATHER R BAUCHMAN FLA LPROP SOLD TO AMERICAN RESIDENTIAL LEASING CO LLC 1TR REFUSED 7047 F GREENWAY PKWY STE 350 SCOTTSDALE AZ 85254 8117 5FCL NO CHG SFR IN VERY GOOD COND NEW ROOF WINDOWS PAINT BEDS FROM 0 TJW 051215 5 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516			4278 3325 3157	2249 1179 0996	01-09-201 12-08-200 04-26-200	2 QC 6 WD 6 CT	U Q U	U Q U		100 197,000 143,900			Total		0
Land Value Bldg Value Misc Value Market Value Deferred Amt Assd Value Cnty Ex Amt Co Tax Val Sch Tax Val Previous Val 36,000 155,720 0 191,720 0 191720 0.00 191720 191720 191720 191,720 Parcel Notes BINED CHANGED FROM 3541 35 DEND CHANGED FROM 3541 35 DOROTHY C ROVEY 90 DECEASED 061593 NEWS 308/1989 JOHN S ROVEY TO MICHAEL J HAGEN SINGLE 3FC QG FROM 400 MB 0698 0 LOC FROM 100 QG FROM 375 FER 0400 198/2121 FRANK E GASBARRA & JUNE E GASBARRA ONLY MARRIED PER HX APPLICATION 194/312 AFFIDAVIT OF BUYER OF REAL ESTATE PER COPY OF AGREEMENT DTD 101400 2FC CORRECT SPF TO SPU MB 041602 2 LOC FROM 132 DFER 7604 20 G FROM 400 RWT 072303 4 LOC FROM 142 FER FROM 2 QG FROM 400 RWT 072303 4 LOC FROM 147 EAG FROM 1 FER 111803 1TR NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD 2972 MICAH CT SAINT CLOUD 34772 DJH 111504 1X2 DENY FRANK E & JUNE E GASBARRA RENEVAL CARD RETURNED 5 EAG FROM 2 VALUE UPDATED MB 052505 5TR ATTEMPTED NOT KNOWN 6250 EDGEWATER DR ORLANDO 32810 252/1179 JEREMY C SEARCY SINGLE AND HEATHER R BAUCHMAN SINGLE JTWROS 7FC LOC FROM 232 QG FROM 600 COND FROM 2 NO ADDS MB 041707 278/2249 JEREMY C SEARCY AND HEATHER R BAUCHMAN SINGLE JTWROS 7FC LOC FROM 232 QG FROM 600 COND FROM 2 NO ADDS MB 041707 278/2249 JEREMY C SEARCY AND HEATHER R BAUCHMAN PURSUANT TO MARITAL AGMT 19779 CT VS JEREMY C SEARCY AND HEATHER R BAUCHMAN PURSUANT TO MARITAL AGMT 19779 CT VS JEREMY C SEARCY AND HEATHER R BAUCHMAN FLA LPROP SOLD TO AMERICAN RESIDENTIAL LEASING CO LLC 1TR REFUSED 7047 F GREENWAY PKWY STE 350 SCOTTSDALE AZ 85254 8117 5FCL NO CHG SFR IN VERY GOOD COND NEW ROOF WINDOWS PAINT BEDS FROM 0 TJW 051215 5 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516			•	•			-	Valı	ue Summ	arv	-				
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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.\*\*\*



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

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

Card # 1 of 1

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LL         Code         Front         Depth         Adj         Onits         Price         Factor         Factor         Factor         Factor         Class for         Clas	nd lue 53,130 53,130 0 0
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Classified Acres         0         Classified JV/Mkt         53,130         Classified Adj         JV/Mkt           Bldg 1 Sec 1 of 1         Replacement Cost         173,063         Deprec Bldg Value         167,871         Multi Story           6         (120 sf)         6         12         PAT         7           44         20         16         12         PAT         18         (147 sf)           32         FLA         30         18         12         PAT         7         21	0
Sketch           Bldg 1 Sec 1 of 1         Replacement Cost         173,063         Deprec Bldg Value         167,871         Multi Story           3         44         20         16         7         17         16         7           32         FLA         30         18         12         PAT         16         12         PAT           32         FLA         30         18         12         21         7         18         12         21         7         12         21	-
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GARGARAGE FINISH03520Base Rate99.64OPFOPEN PORCH FINISHE0200Building RCN173,063Quality Grade650Half BatPATPATIO UNCOVERED02670ConditionEXWall Type02Heat Type	s ()
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### LCPA Property Record Card

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

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***Inf tax a	ormation on assessment :	this Pro adminis	perty Rec tration in	cord Card accordar	i is com	piled the l	and u Florida	sed by Consti	tne Lake tution. Sta	County Prope atutes, and Ad	rty Apprai ministrati	iser for ive Code	the sole pu e. The Lake	rpose of ad v e Countv Pro	valorem	property praiser
make	s no represe	entations	s or warra	inties reg	arding	the co	omplet	eness a	and accur	acy of the dat	a herein,	its use o	or interpreta	ation, the fee	or equi	table title
OV	vnership of t	he prop	erty, and	assumes	no liab	olity a	ssocia	ted with	the use	or misuse. Se	e the pos	sted Site	e Notice on	our website	tor detai	lS.***

Alter Parc	rnate cel ID		9-26-190 ent Owner	0-000-02400	LCPA Prop Roll Year 2	-	tus: A	2024-0297 Comp 3 PRC Run: 12/2/2024 By Card # 1 of 1 <b>Property Location</b>					
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#### LCPA Property Record Card

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

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\*\*\*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.\*\*\*