



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *AK 381577D*

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>A024-0304</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>16-22-25-0325-000-00300 1005 Sandhill 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.**

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 # 2024-0304 | Alternate Key: 3815770 | Parcel ID: 16-22-25-0325-000-00300 |
| Petitioner Name Ryan, LLC c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain: | Property Address 1005 SANDHILL ST GROVELAND | <input type="checkbox"/> Check if Multiple Parcels |
| Owner Name can Homes 4 Rent, LLC; AR Leasing Cor | Value from TRIM Notice | Value before Board Action Value presented by Prop Appr |
| | | Value after Board Action |
| 1. Just Value, required | \$ 305,121 | \$ 305,121 |
| 2. Assessed or classified use value, *if applicable | \$ 260,760 | \$ 260,760 |
| 3. Exempt value, *enter "0" if none | \$ - | |
| 4. Taxable Value, *required | \$ 260,760 | \$ 260,760 |

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

Last Sale Date 10/8/2014 **Price:** \$104,700 Arm's Length Distressed Book 4541 Page 2107

| ITEM | Subject | Comparable #1 | Comparable #2 | Comparable #3 |
|----------------------|-------------------------------|--|--|--|
| AK# | 3815770 | 3790557 | 3815861 | 3790610 |
| Address | 1005 SANDHILL ST GROVELAND | 1514 SARUS AVE GROVELAND | 1212 DEMOISELLE ST GROVELAND | 1750 CROWNED AVE GROVELAND |
| Proximity | | .22 Miles | .12 Miles | .18 Miles |
| Sales Price | | \$380,000 | \$380,000 | \$368,000 |
| Cost of Sale | | -15% | -15% | -15% |
| Time Adjust | | 2.40% | 3.60% | 0.80% |
| Adjusted Sale | | \$332,120 | \$336,680 | \$315,744 |
| \$/SF FLA | \$163.17 per SF | \$208.36 per SF | \$182.98 per SF | \$159.47 per SF |
| Sale Date | | 6/15/2023 | 3/9/2023 | 10/20/2023 |
| 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 | 1,870 | 1,594 | 13800 | 1,840 | 1500 | 1,980 | -5500 |
| Year Built | 2003 | 2002 | 0 | 2003 | 0 | 2002 | 0 |
| Constr. Type | Stucco/Brick | Stucco/Brick | 0 | Stucco/Brick | 0 | Stucco/Brick | 0 |
| Condition | Good | Good | 0 | Good | 0 | Good | 0 |
| Baths | 2.0 | 2.0 | 0 | 2.0 | 0 | 2.0 | 0 |
| Garage/Carport | 2 Car | 2 Car | 0 | 2 Car | 0 | 2 Car | 0 |
| Porches | Patio | Screen | -10000 | Patio | 0 | Patio | 0 |
| Pool | N | Y | -20000 | N | 0 | N | 0 |
| Fireplace | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| AC | Central | Central | 0 | Central | 0 | Central | 0 |
| Other Adds | none | none | 0 | none | 0 | none | 0 |
| Site Size | | | 0 | | 0 | | 0 |
| Location | Subbdivision | Subbdivision | 0 | Subbdivision | 0 | Subbdivision | 0 |
| View | Residential | Residential | 0 | Residential | 0 | Residential | 0 |
| | | -Net Adj. 4.9% | -16200 | Net Adj. 0.4% | 1500 | -Net Adj. 1.7% | -5500 |
| | | Gross Adj. 13.2% | 43800 | Gross Adj. 0.4% | 1500 | Gross Adj. 1.7% | 5500 |
| Adj. Sales Price | Market Value \$305,121 | Adj Market Value | \$315,920 | Adj Market Value | \$338,180 | Adj Market Value | \$310,244 |
| | Value per SF 163.17 | | | | | | |

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.

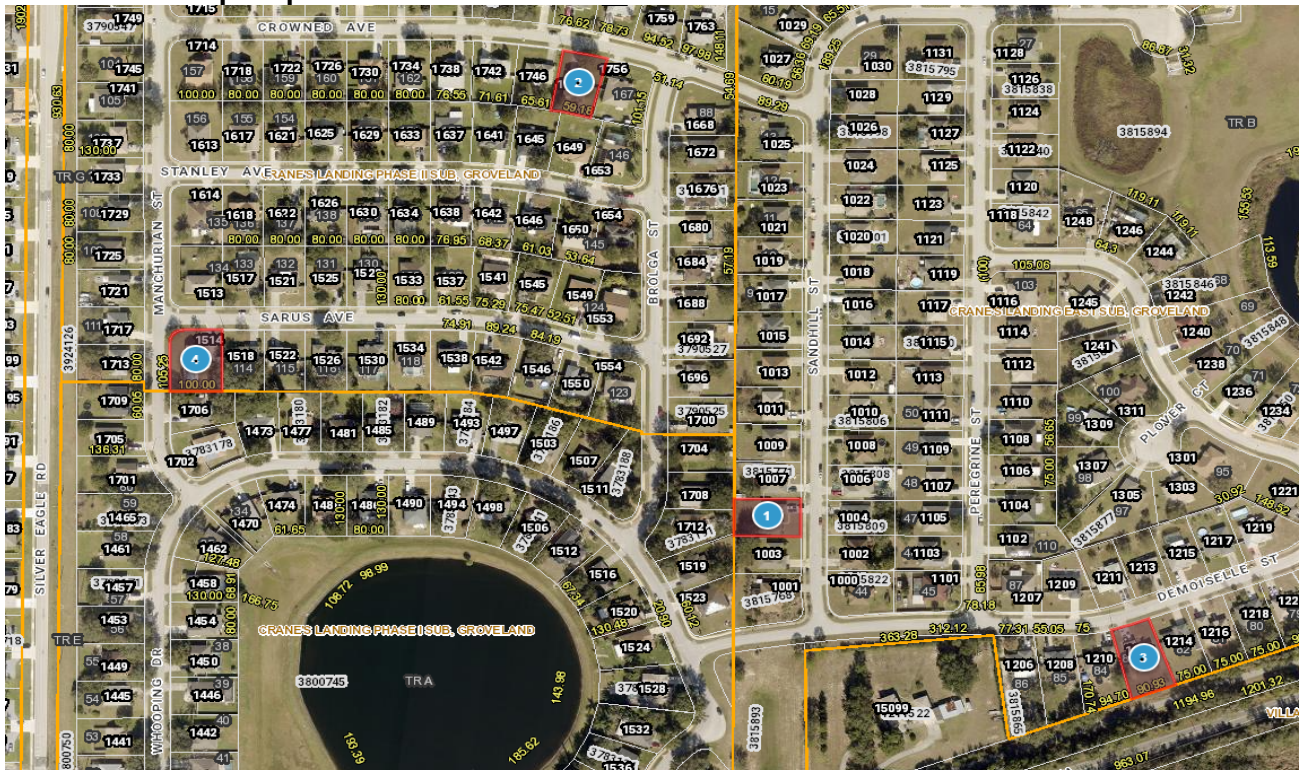
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: MTW

DATE 11/26/2024

2024-0304 Comp Map



| Bubble # | Comp # | Alternate Key | Parcel Address | Distance from Subject(mi.) |
|----------|---------|---------------|---------------------------------|----------------------------|
| 1 | subject | 3815770 | 1005 SANDHILL ST GROVELAND | - |
| 2 | comp 2 | 3815861 | 1212 DEMOISELLE ST GROVELAND | .12 Miles |
| 3 | comp 1 | 3790557 | 1514 SARUS AVE GROVELAND | .22 Miles |
| 4 | comp 3 | 3790610 | 1750 CROWNED AVE GROVELAND | .18 Miles |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| | | | | |

Alternate Key 3815770
 Parcel ID 16-22-25-0325-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2023-0304 Subject
 PRC Run: 12/6/2024 By
 Card # 1 of 1

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

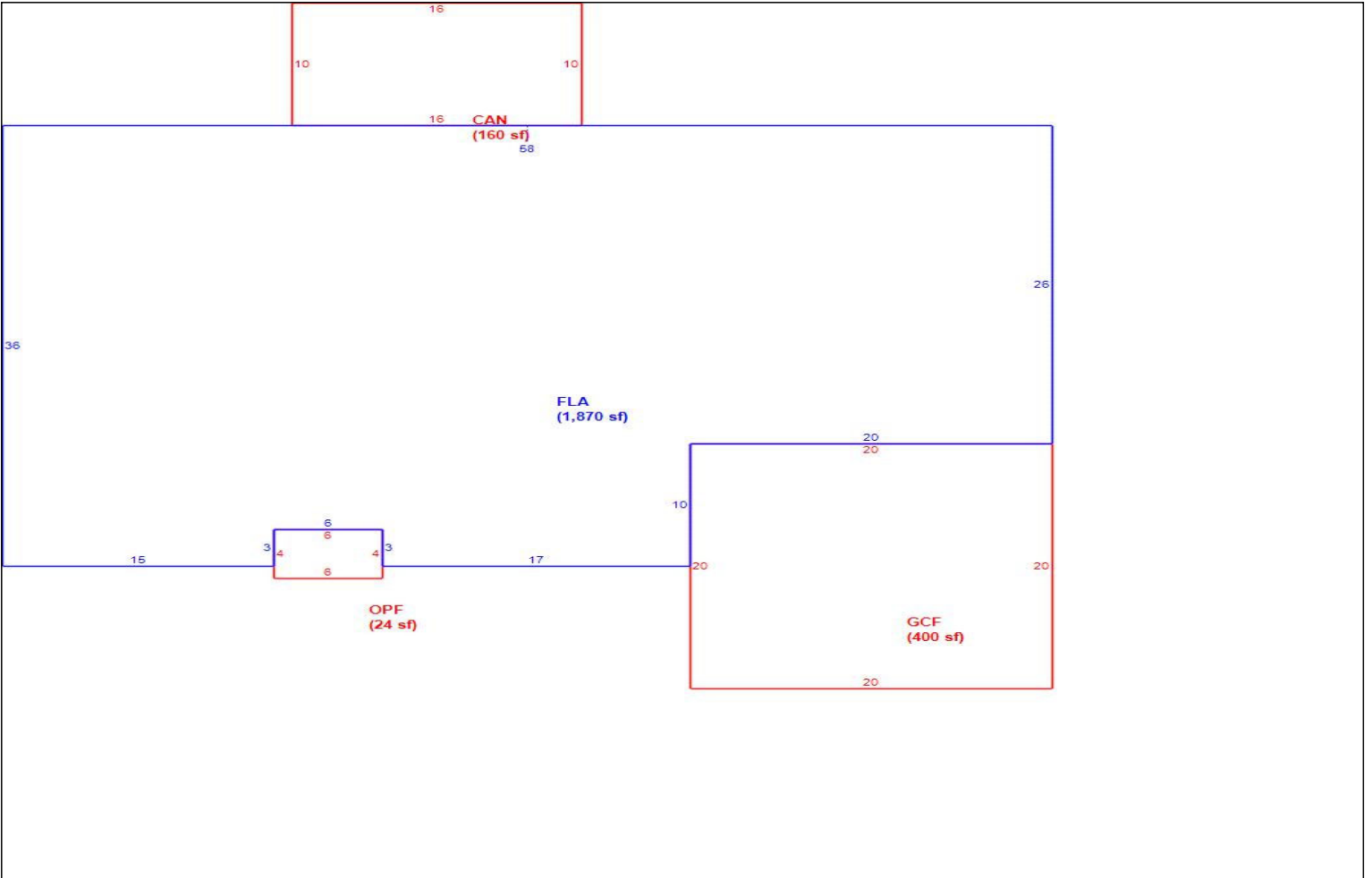
Subject

Property Location
 Site Address 1005 SANDHILL ST
 GROVELAND FL 34736
 Mill Group 00GR NBHD 0532
Property Use **Last Inspection**
 00100 SINGLE FAMILY PJF 01-24-201

Legal Description
 CRANE'S LANDING EAST PB 48 PG 61-62 LOT 3 ORB 4541 PG 2107

| 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 | 2.00 | 1.000 | 1.000 | 0 | 70,000 | |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 70,000 | | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 70,000 | | Classified Adj JV/Mkt | | 0 | | | |

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 242,393 Deprec Bldg Value 235,121 Multi Story 0



| Building Sub Areas | | | | | Building Valuation | | | Construction Detail | | | |
|---------------------------|----------------------|------------|-----------|----------|---------------------------|----------------|-----------|----------------------------|------|------------|----|
| Code | Description | Living Are | Gross Are | Eff Area | Year Built | Effective Area | Base Rate | Imp Type | R1 | Bedrooms | 3 |
| FLA | FINISHED LIVING AREA | 1,870 | 1,870 | 1870 | 2003 | 1870 | 108.77 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 400 | 0 | | | | Quality Grade | 670 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 24 | 0 | 242,393 | | | Wall Type | 03 | Heat Type | 6 |
| PAT | PATIO UNCOVERED | 0 | 160 | 0 | | | | Foundation | 3 | Fireplaces | 0 |
| TOTALS | | 1,870 | 2,454 | 1,870 | | | | Functional Obsol | 0 | | |
| | | | | | Building RCNLD | 235,121 | | Roof Cover | 3 | Type AC | 03 |

Alternate Key 3815770
 Parcel ID 16-22-25-0325-000-00300

LCPA Property Record Card
 Roll Year 2024 Status: A

2023-0304 Subject By
 PRC Run: 12/6/2024
 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 |
|--------------|--------------------|--------------------------|--------------------------|--------------|--------------|--|-------------|---------|
| 2006 2004 | SALE 125-03-04B | 01-01-2005 04-30-2003 | 03-18-2006 10-21-2003 | 1 116,592 | 0000 0000 | CHECK VALUES SFR/3-1005 SANDHILL ST | | |

Sales Information

| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
|---------------|------------------------------|------------------------------|--|----------------------|------------------|------------------|------------------|---|-------------|------|--------|
| | 4541 3052 2406 2308 | 2107 2028 1496 1104 | 10-08-2014 12-27-2005 08-08-2003 04-18-2003 | CT WD WD WD | U Q Q U | U Q Q M | I I I V | 104,700 250,000 150,800 43,000 | | | |
| Total | | | | | | | | | | | 0.00 |

Exemptions

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 |
|------------|------------|------------|--------------|--------------|------------|-------------|------------|-------------|---------------|
| 70,000 | 235,121 | 0 | 305,121 | 44361 | 260760 | 0.00 | 260760 | 305121 | 297,523 |

Parcel Notes

3052/2028 NATHANIEL A & AMY L BREWER TO BILL & ANJANETTE VARGAS HW
 12X BILL VARGAS ADDRESS IS PO BOX 1581 MINNEOLA KM PER ADDR CARD 122112
 13X BILL VARGAS ADDRESS IS 1601 JOHNS LAKE RD CLERMONT 34711 GC PER ADDR CHANGE CARD 092313
 14X VARGAS RENEWAL CARD RETURNED MARKED INSUFFICIENT ADDR CMD 022114
 14X BILL VARGAS HAS CREDENTIALS WITH ADDR OF 1601 JOHNS LAKE RD APT 1335 CLERMONT FL 34711 ANJANETTE VARGAS HAS CREDENTIALS WITH PHYS ADDR CMD 022014
 4541/2107 CT VS BILL & ANJANETTE VARGAS SOLD TO AMERICAN RESIDENTIAL LEASING COMPANY LLC
 15TR REFUSED 7047 E GREENWAY PKWY STE 350 SCOTTSDALE AZ 85254 8117
 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 3790557
 Parcel ID 16-22-25-0305-000-11300

LCPA Property Record Card
 Roll Year 2024 Status: A

2023-0304 Comp 1
 PRC Run: 12/6/2024 By
 Card # 1 of 1

| Current Owner | | |
|-------------------------|----|-------|
| SEALEY JAMES W & LISA M | | |
| 1514 SARUS AVE | | |
| GROVELAND | FL | 34736 |

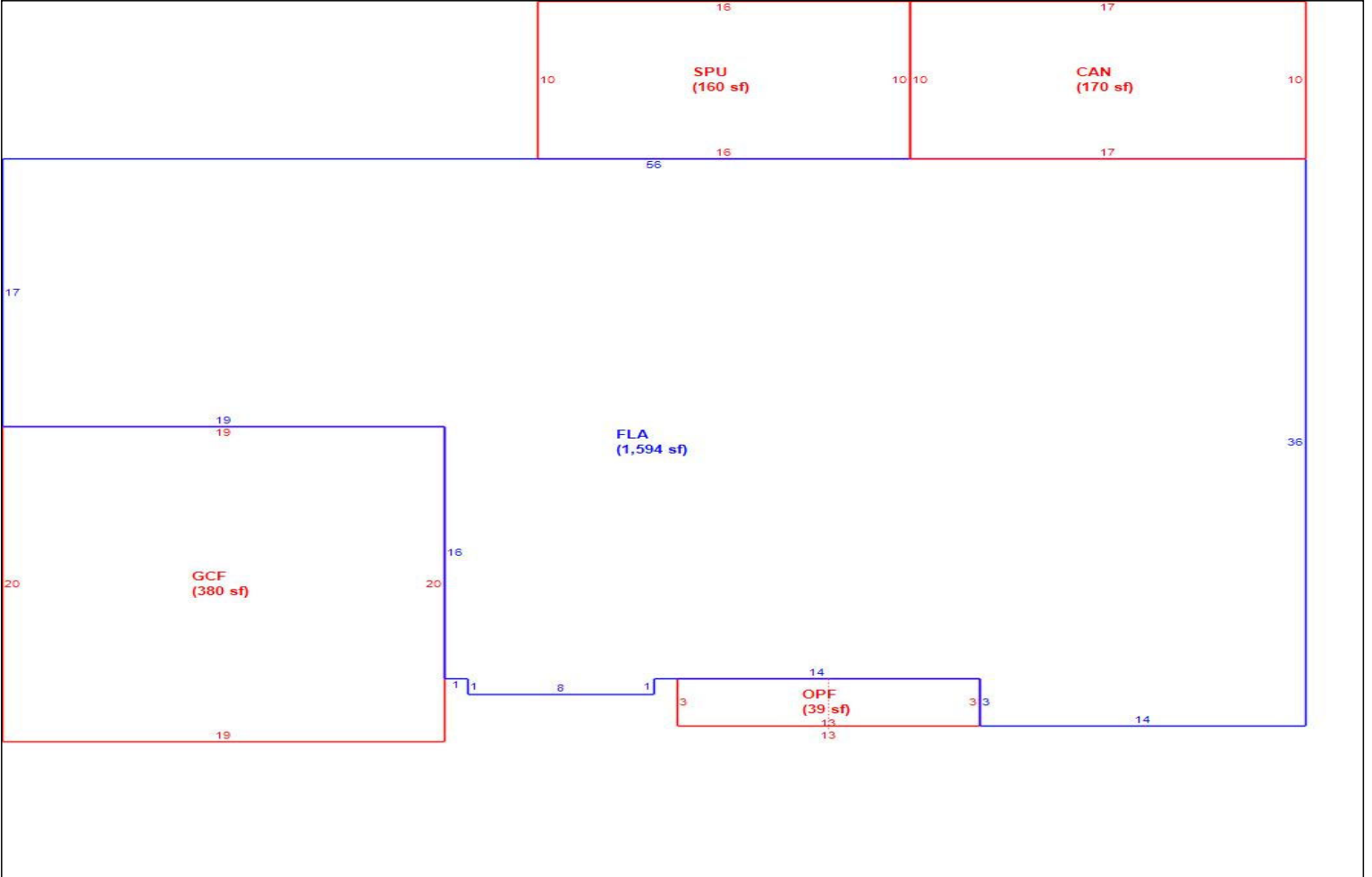
Comp 1

| Property Location | | | |
|-------------------|----------------|-----------------|-----------|
| Site Address | 1514 SARUS AVE | | |
| | GROVELAND | FL | 34736 |
| Mill Group | 00GR | NBHD | 0532 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | LPD | 03-16-201 |

| Legal Description |
|---|
| GROVELAND, CRANE'S LANDING PHASE 2 SUB LOT 113 PB 42 PGS 96-97 ORB 6165 PG 1095 |

| 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 | 2.00 | 1.000 | 1.000 | 0 | 70,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 70,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 70,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | | | |
|--------|-------|------|--------------------------|---------------------------|---------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 214,349 | Deprec Bldg Value 207,919 | 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 | 1,594 | 1,594 | 1594 | 2002 | No Stories | 1.00 | Full Baths | 2 |
| GAR | GARAGE FINISH | 0 | 380 | 0 | 109.59 | Quality Grade | 670 | Half Baths | 0 |
| OPF | OPEN PORCH FINISHE | 0 | 39 | 0 | EX | Wall Type | 03 | Heat Type | 6 |
| PAT | PATIO UNCOVERED | 0 | 170 | 0 | 97.00 | Foundation | 3 | Fireplaces | 0 |
| SPU | SCREEN PORCH UNFIN | 0 | 160 | 0 | 0 | Roof Cover | 3 | Type AC | 03 |
| TOTALS | | 1,594 | 2,343 | 1,594 | 207,919 | | | | |

Alternate Key 3790557
 Parcel ID 16-22-25-0305-000-11300

LCPA Property Record Card
 Roll Year 2024 Status: A

2023-0304 Comp 1
 PRC Run: 12/6/2024 By
 Card # 1 of 1

| Miscellaneous Features | | | | | | | | | |
|--|-----------------------------|--------|------|------------|----------|-----------|---------|-------|-----------|
| *Only the first 10 records are reflected below | | | | | | | | | |
| Code | Description | Units | Type | Unit Price | Year Blt | Effect Yr | RCN | %Good | Apr Value |
| POL2 | SWIMMING POOL - RESIDENTIAL | 220.00 | SF | 35.00 | 2002 | 2002 | 7700.00 | 85.00 | 6,545 |
| PLD2 | POOL/COOL DECK | 767.00 | SF | 5.38 | 2002 | 2002 | 4126.00 | 70.00 | 2,888 |

| Building Permits | | | | | | | | | |
|------------------|-------------|------------|------------|--------|------|--------------------|-------------|---------|--|
| Roll Year | Permit ID | Issue Date | Comp Date | Amount | Type | Description | Review Date | CO Date | |
| 2024 | 2308-0275 | 08-25-2023 | 03-22-2024 | 18,612 | 0002 | REPL WINDOWS 14 | 03-22-2024 | | |
| 2014 | 774-07-13B | 07-09-2013 | 04-14-2014 | 10,000 | 0002 | REPL WINDOWS (13) | 04-14-2014 | | |
| 2009 | SALE | 01-01-2008 | 12-17-2008 | 1 | 0000 | CHECK VALUES | 12-15-2008 | | |
| 2003 | 116-02-04B | 04-15-2002 | 01-29-2003 | 15,575 | 0000 | 11X24 POOL | | | |
| 2003 | 1124-01-12B | 01-01-2002 | 01-29-2003 | 80,278 | 0000 | SFR/1514 SARUS AVE | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|-------------|------|--------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023075776 | 6165 1095 | 06-15-2023 | WD | Q | 01 | I | 380,000 | | | | |
| 2018127230 | 5191 0605 | 10-25-2018 | WD | Q | Q | I | 229,000 | | | | |
| 2018102550 | 5163 0373 | 08-25-2018 | WD | U | U | I | 214,800 | | | | |
| | 3662 0893 | 07-28-2008 | WD | Q | Q | I | 210,000 | | | | |
| | 2094 1272 | 03-29-2002 | WD | Q | Q | I | 131,100 | | | | |
| 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 | |
| 70,000 | 207,919 | 9,433 | 287,352 | 0 | 287352 | 0.00 | 287352 | 287352 | 280,622 | |

Parcel Notes

2094/1272 SUZANNE L OWEN UNMARRIED
 3662/0893 SUZANNE L OWEN TO KENNETH E & LINDA M CUMMINGS HW
 09FC LOC FROM 210 QG FROM 630 MHS 121708
 14X LINDA M CUMMINGS 57 DECEASED 120613 STATE FILE NBR 2013166433
 14FCL SFR IN GOOD EXT COND HAS SEVERAL NEW WINDOWS DN 041414
 5163/373 KENNETH E & ROSALYN ANN CUMMINGS TO OPENDOOR PROPERTY W3 LLC
 5191/605 OPENDOOR PROPERTY W3 LLC TO BRANDON S MESSENGER SINGLE
 19X COURTESY HX CARD SENT 112018
 19X COURTESY HX CARD SENT 010219
 6165/1095 BRANDON S MESSENGER TO JAMES WINSTON & LISA MICHELE SEALEY HW

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Alternate Key 3815861
 Parcel ID 16-22-25-0325-000-08300

LCPA Property Record Card
 Roll Year 2024 Status: A

2023-0304 Comp 2
 PRC Run: 12/6/2024 By
 Card # 1 of 1

| Current Owner | | |
|-------------------------------|----|-------|
| PARDO CAICEDO LILIANA R ET AL | | |
| 1212 DEMOISELLE ST | | |
| GROVELAND | FL | 34736 |

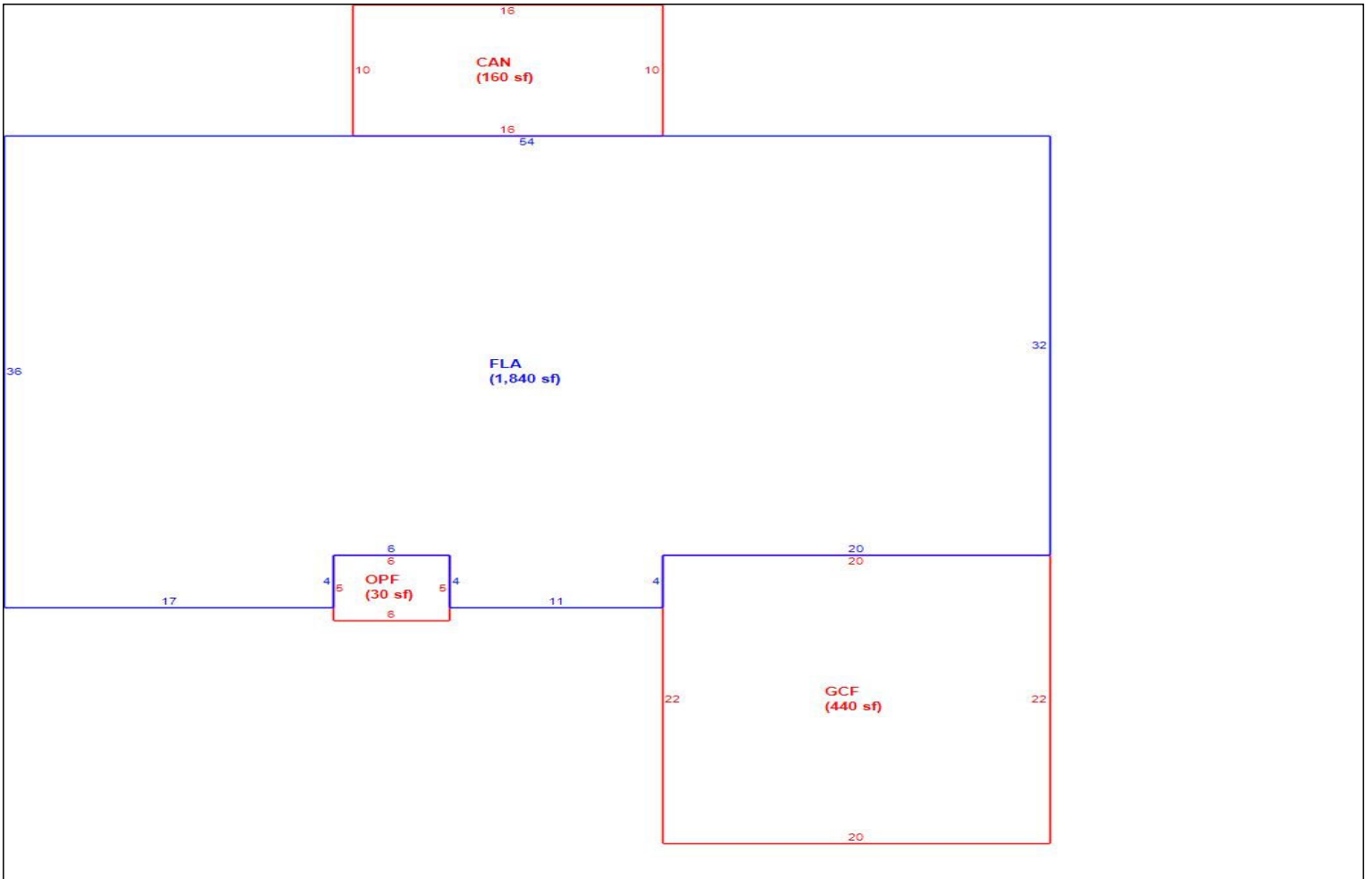
Comp 2

| Property Location | | | |
|---------------------------------|---------------|-----------------|-----------|
| Site Address 1212 DEMOISELLE ST | | | |
| GROVELAND FL 34736 | | | |
| Mill Group | 00GR | NBHD | 0532 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | PJF | 01-24-201 |

| Legal Description |
|---|
| CRANE'S LANDING EAST PB 48 PG 61-62 LOT 83 ORB 6202 PG 1131 |

| 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 | 2.00 | 1.000 | 1.000 | 0 | 70,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 70,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 70,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | |
|--------|-------|------|--|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 240,312 Deprec Bldg Value 233,103 Multi Story 0 |



| 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 | 1,840 | 1,840 | 1840 | 2003 | No Stories | 1.00 | Full Baths | 2 | |
| GAR | GARAGE FINISH | 0 | 440 | 0 | 108.84 | Quality Grade | 670 | Half Baths | 0 | |
| OPF | OPEN PORCH FINISHE | 0 | 30 | 0 | 240,312 | Wall Type | 03 | Heat Type | 6 | |
| PAT | PATIO UNCOVERED | 0 | 160 | 0 | EX | Foundation | 3 | Fireplaces | 0 | |
| TOTALS | | 1,840 | 2,470 | 1,840 | 97.00 | Roof Cover | 3 | Type AC | 03 | |
| | | | | | Functional Obsol | | | | | |
| | | | | | 0 | | | | | |
| | | | | | Building RCNLD | | | | | |
| | | | | | 233,103 | | | | | |

Alternate Key 3815861
 Parcel ID 16-22-25-0325-000-08300

LCPA Property Record Card
 Roll Year 2024 Status: A

2023-0304 Comp 2
 PRC Run: 12/6/2024 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 2004 | DENY39 043-03-03B | 01-01-2023 03-14-2003 | 10-24-2003 | 105,901 | 1 0030 0000 | 11 SFR/4-1212 DEMOISELLE ST,GROVEL | | | |

| Sales Information | | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------|-------------|------|--------|--|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount | |
| 2023106198 | 6202 1131 | 06-30-2023 | WD | Q | 01 | I | 380,000 | | | | | |
| 2023030711 | 6109 0828 | 03-09-2023 | WD | Q | 01 | I | 277,500 | | | | | |
| 2017134231 | 5041 1168 | 06-07-2017 | QC | U | U | I | 100 | | | | | |
| | 4233 1236 | 10-29-2012 | PO | U | U | I | 0 | | | | | |
| | 2441 0357 | 07-09-2003 | WD | Q | Q | I | 139,500 | | | | | |
| 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 | |
| 70,000 | 233,103 | 0 | 303,103 | 0 | 303103 | 0.00 | 303103 | 303103 | 295,651 | |

Parcel Notes

2441/357 MARIO CAZARES MARRIED
 09X MARIO CAZARES 43 DECEASED 062109 DC
 09X AUDREY CAZARES IS THE WIDOW OF MARIO CAZARES
 4233/1236 ORDER DET HX FOR EST OF MARIO CAZARES PROP TO AUDREY CAZARES LE REM ET AL ADRIANA CAZARES AND AMYAH CAZARES AND AUBRIEL CAZARES AND CARLOS CAZARES ONLY
 16IT CK IMPS PJF 061016
 5041/1168 REM ET AL LISTED ABOVE TO AUDREY CAZARES WIDOW
 6109/828 AUDREY J CAZARES TO SAFETYNET GROUP LLC
 6202/1131 SAFTEYNET GROUP LLC TO ET AL LILIANA ROCIO PARDO CAICEDO & HECTOR GIOVANNY MALDONADO TINJACA HW AND LAURA DANIELA RODRIGUEZ PARDO SINGLE DEED STATES THEY ARE ALL TENANTS BY ENTIRETY ONLY
 24CC SUBMITTED HX APP WITH COPIES OF FL DL AND EMPLOYMENT AUTHORIZATION CARDS WILL SUBMIT PERM RESIDENT CARDS BOTH HAVE FILED ASYLUM APPLICATIONS ACS 112723
 24X LEFT VM REQUESTING ASYLUM PAPERWORK OR PERMANENT RESIDENT CARDS ALS 040424
 24X DENY HX PENDING ASYLUM PAPERS OR PERMANENT RESIDENT CARDS FOR BOTH HECTOR AND LILIANA ALS 040424

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Alternate Key 3790610
Parcel ID 16-22-25-0305-000-16600

LCPA Property Record Card
Roll Year 2024 Status: A

2023-0304 Comp 3
PRC Run: 12/6/2024 By

Card # 1 of 1

| Current Owner | | |
|---------------------------|----|-------|
| NEWSOM MATTHEW T & AMANDA | | |
| 1750 CROWNED AVE | | |
| GROVELAND | FL | 34736 |

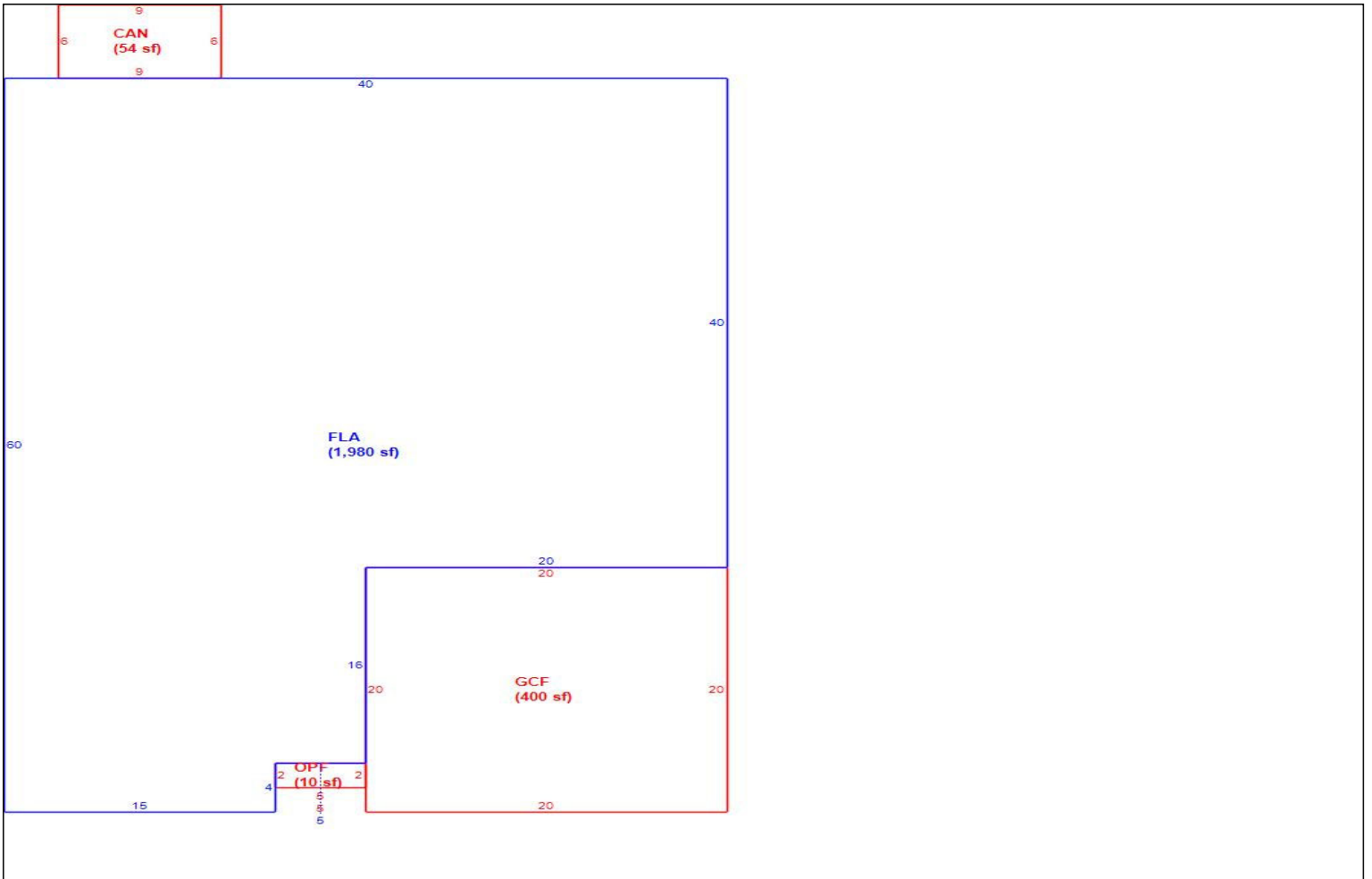
Comp 3

| Property Location | | | |
|-------------------|------------------|-----------------|-----------|
| Site Address | 1750 CROWNED AVE | | |
| | GROVELAND | FL | 34736 |
| Mill Group | 00GR | NBHD | 0532 |
| Property Use | | Last Inspection | |
| 00100 | SINGLE FAMILY | TRF | 01-01-202 |

| Legal Description |
|--|
| GROVELAND, CRANE'S LANDING PHASE II SUB LOT 166 PB 42 PGS 96-97 ORB 6231 PG 1062 |

| 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 | 2.00 | 1.000 | 1.000 | 0 | 70,000 |
| Total Acres | | 0.00 | | JV/Mkt | | 0 | | Total Adj JV/Mkt | | 70,000 | | |
| Classified Acres | | 0 | | Classified JV/Mkt | | 70,000 | | Classified Adj JV/Mkt | | 0 | | |

| Sketch | | | | | |
|--------|-------|------|--------------------------|---------------------------|---------------|
| Bldg 1 | Sec 1 | of 1 | Replacement Cost 253,508 | Deprec Bldg Value 245,903 | Multi Story 0 |



| 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 | 1,980 | 1,980 | 1980 | 2002 | | | | |
| GAR | GARAGE FINISH | 0 | 400 | 0 | | No Stories | 1.00 | Full Baths | 2 |
| OPF | OPEN PORCH FINISHE | 0 | 10 | 0 | 108.47 | Quality Grade | 670 | Half Baths | 0 |
| PAT | PATIO UNCOVERED | 0 | 54 | 0 | 253,508 | Wall Type | 03 | Heat Type | 6 |
| | | | | | Condition | EX | | Fireplaces | 0 |
| | | | | | % Good | 97.00 | | | |
| | | | | | Functional Obsol | 0 | Foundation | 3 | Type AC |
| | | | | | Building RCNLD | 245,903 | Roof Cover | 3 | |
| TOTALS | | 1,980 | 2,444 | 1,980 | | | | | |

Alternate Key 3790610
 Parcel ID 16-22-25-0305-000-16600

LCPA Property Record Card
 Roll Year 2024 Status: A

2023-0304 Comp 3
 PRC Run: 12/6/2024 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 | |
| 2015 | SALE | 01-01-2014 | 04-08-2015 | 1 | 0099 | CHECK VALUE | 04-08-2015 | | |
| 2006 | SALE | 01-01-2005 | 03-18-2006 | 1 | 0000 | CHECK VALUE | | | |
| 2003 | 227-02-07B | 06-25-2002 | 01-31-2003 | 112,047 | 0000 | SFR/1750 CROWNED AVE | | | |

| Sales Information | | | | | | | | Exemptions | | | |
|-------------------|-----------|------------|-------|-----|------|---------|------------|------------|----------------------|------|-----------|
| Instrument No | Book/Page | Sale Date | Instr | Q/U | Code | Vac/Imp | Sale Price | Code | Description | Year | Amount |
| 2023130634 | 6231 1062 | 10-20-2023 | WD | Q | 01 | I | 368,000 | 039 | HOMESTEAD | 2024 | 25000 |
| 2023105291 | 6201 1010 | 08-23-2023 | WD | U | 37 | I | 319,600 | 059 | ADDITIONAL HOMESTEAD | 2024 | 25000 |
| | 4456 2203 | 03-10-2014 | WD | Q | Q | I | 135,000 | | | | |
| | 4131 0038 | 02-18-2012 | WD | U | U | I | 68,000 | | | | |
| | 2804 0645 | 04-01-2005 | WD | Q | Q | I | 200,000 | | | | |
| 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 | |
| 70,000 | 245,903 | 0 | 315,903 | 0 | 315903 | 50,000.00 | 265903 | 290903 | 307,884 | |

Parcel Notes

2206/1393 DARREN J BLACK MARRIED
 2804/645 DARREN J & TRACIE BLACK TO AARTI RAGHUBEER ONLY
 06FC SFR IN VERY GOOD COND QG FROM 615 NO CHANGES DN 020706
 12 CALL FROM NEW OWNER ON VAL PER MLS 05073832 SOLD AS IS PRICE MAY NOT BE SUFFICIENT TO COVER ALL ENCUMBRANCES
 CLOSING COSTS OR OTHER SELLER CHARGES INFO SCANNED SEE SALES AK 3790603 3815795 3815857 3815880 DN 030912
 4131/38 AARTI RAGHUBEER TO MICHAEL & LINDA KEMP HW
 12SALE ORB 4131/38 U SALE LP FILED IN 4104/1849 FER 041312
 13 MAILING ADDR CHGD FROM 15 KAMIAKIN CIR CHEROKEE VILLAGE AR 72529 5603 INFO SCANNED TO AK3790545 TLC 040913
 4456/2203 MICHAEL & LINDA KEMP TO JOHN & CAROLINE MARCIANO HW
 14IT NO CHGS TO SFR IN AERIAL QG FROM 525 DN 041314
 14X COURTESY HX CARD SENT 042114
 15FC LOC FROM 86 QG FROM 550 MHS 040815
 18 MAILING ADDR CHGD FROM LOC PER RETURNED HX RECEIPT RRB 013118
 21 MAILING ADDR CHGD FROM PO BOX 120656 CLERMONT FL 34712 0656 INFO SCANNED KCH 040921
 23 PER OWNER BEDS FROM 3 RBB 061323
 6201/1010 JOHN & CAROLINE MARCIANO TO OPENDOOR PROPERTY TRUST I
 6231/1062 OPENDOOR PROPERTY TRUST I TO MATTHEW TYLER & AMANDA NEWSON HW
 24CC EFILE HX APP CP 030124

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