



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes *AK 3815771*

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>2024-0305</i>	County	Lake
		Tax year	2024
		Date received	<i>9.12.24</i>
COMPLETED BY THE PETITIONER			
PART 1: Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AR Leasing Company		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	16-22-25-0325-000-00400 1007 Sandhill Street
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
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 # 2024-0305	Alternate Key: 3815771	Parcel ID: 16-22-25-0325-000-00400
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 1007 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	\$ 297,324	\$ 297,324
2. Assessed or classified use value, *if applicable	\$ 259,450	\$ 259,450
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 259,450	\$ 259,450

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

Last Sale Date 4/15/2014 **Price:** \$123,400 Arm's Length Distressed Book 4470 Page 262

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3815771	3790610	3815861	3790557
Address	1007 SANDHILL ST GROVELAND	1750 CROWNED AVE GROVELAND	1212 DEMOISELLE ST GROVELAND	1514 SARUS AVE GROVELAND
Proximity		.17 Miles	.12 Miles	.22 Miles
Sales Price		\$368,000	\$380,000	\$380,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		0.80%	3.60%	2.40%
Adjusted Sale		\$315,744	\$336,680	\$332,120
\$/SF FLA	\$166.57 per SF	\$159.47 per SF	\$182.98 per SF	\$208.36 per SF
Sale Date		10/20/2023	3/9/2023	6/15/2023
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	1,785	1,980	-9750	1,840	-2750	1,594	9550
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	Patio	0	Patio	0	Screen	-10000
Pool	N	N	0	N	0	Y	-20000
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. 3.1%	-9750	-Net Adj. 0.8%	-2750	-Net Adj. 6.2%	-20450
		Gross Adj. 3.1%	9750	Gross Adj. 0.8%	2750	Gross Adj. 11.9%	39550
Adj. Sales Price	Market Value \$297,324	Adj Market Value	\$305,994	Adj Market Value	\$333,930	Adj Market Value	\$311,670
	Value per SF 166.57						

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.

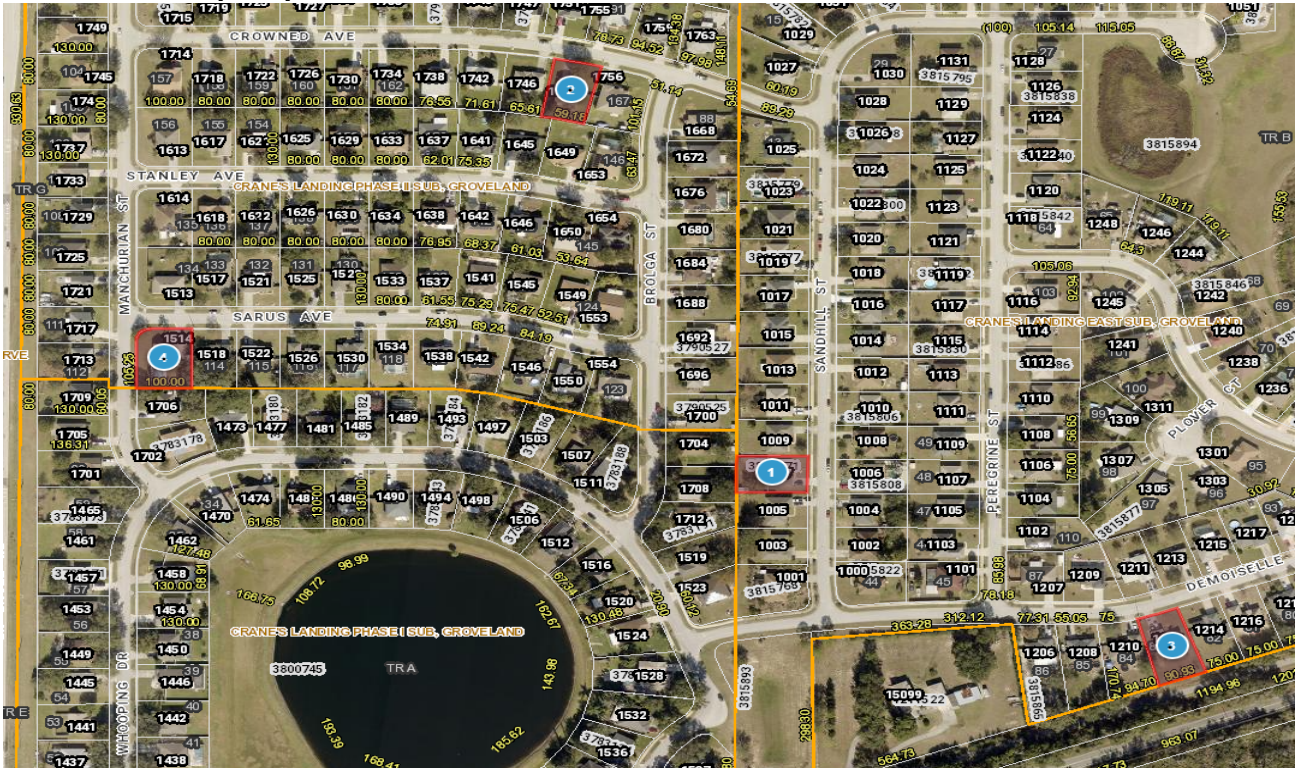
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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

2024-0305 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3815771	1007 SANDHILL ST GROVELAND	-
2	comp 2	3815861	1212 DEMOISELLE ST GROVELAND	.12 Miles
3	comp 1	3790610	1750 CROWNED AVE GROVELAND	.17 Miles
4	comp 3	3790557	1514 SARUS AVE GROVELAND	.22 Miles
5				
6				
7				
8				

Alternate Key 3815771
 Parcel ID 16-22-25-0325-000-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0305 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

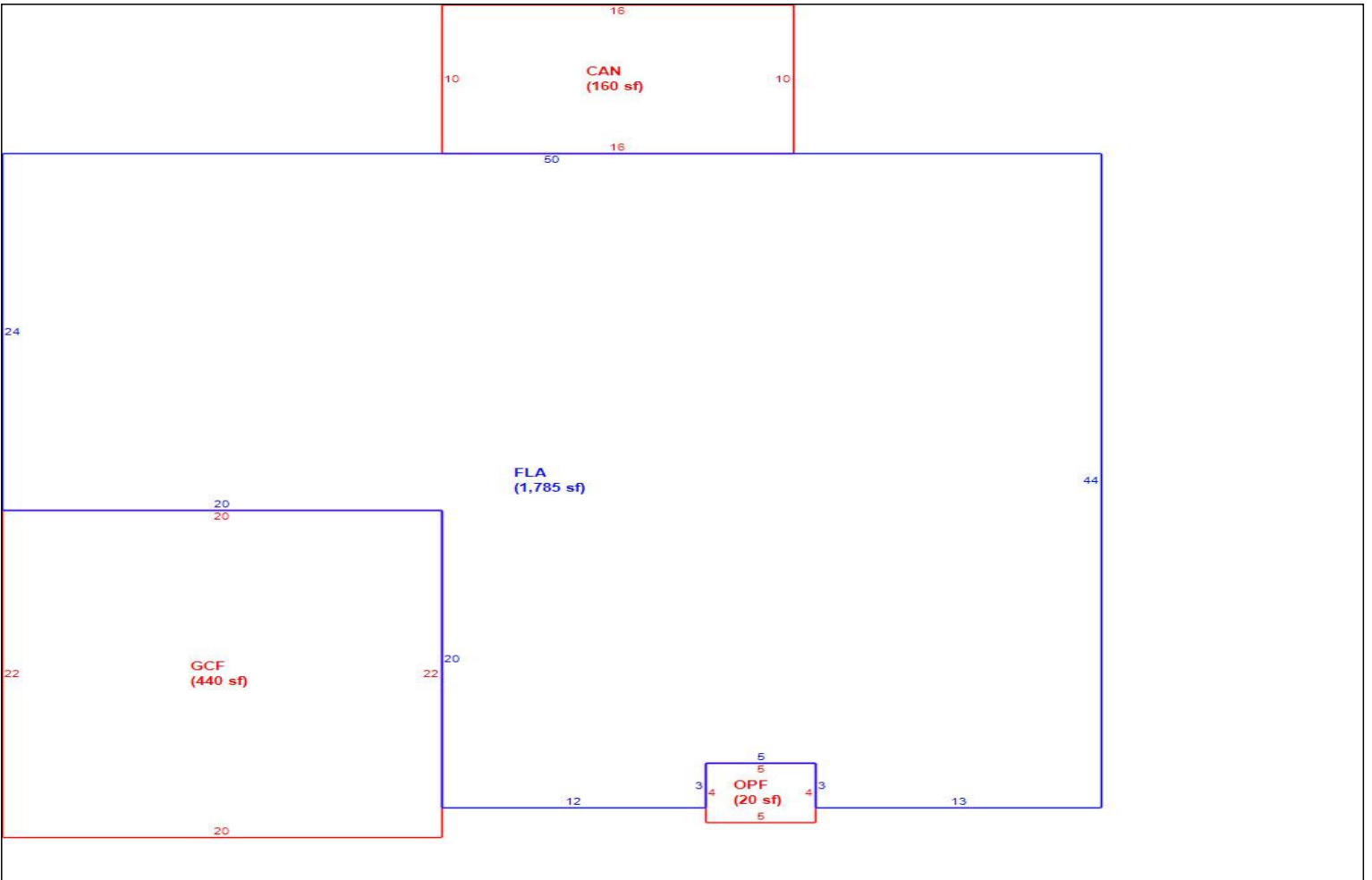
Subject

Property Location
 Site Address 1007 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 4 ORB 4470 PG 262

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 234,355 Deprec Bldg Value 227,324 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Area	Gross Area	Eff Area	Year Built	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,785	1,785	1785	2003	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	440	0	108.99	Quality Grade	670	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	20	0	EX	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	160	0	97.00	Foundation	3	Fireplaces	0	
TOTALS		1,785	2,405	1,785	0	Roof Cover	3	Type AC	03	

Alternate Key 3815771
 Parcel ID 16-22-25-0325-000-00400

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0305 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
2004	103-03-04B	04-17-2003	10-21-2003	113,064	0000	SFR/3-1007 SANDHILL ST		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4470 0262	04-15-2014	CT	U	U	I	123,400				
	2831 1003	04-11-2005	WD	Q	Q	I	185,000				
	2831 1002	03-16-2005	WD	U	U	I	0				
	2831 1001	08-19-2003	WD	Q	Q	I	148,400				
	2299 1916	04-11-2003	WD	U	M	V	64,500				
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	227,324	0	297,324	37874	259450	0.00	259450	297324	290,072

Parcel Notes

2831/1001 RECORDED IN LEE COUNTY IN ERROR 092303 USED LEE COUNTY DOC STAMP FOR SALES PRICE
 4470/262 CT VS BERTRAM VEERASAMMY ET AL PROP SOLD TO AMERICAN RESIDENTIAL LEASING CO LLC
 14TR 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
 22BILL CORRECTION 2022-0074 ADJUSTED BUILDING VALUE DUE TO VAB TJW 042823

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0305 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

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

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0305 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

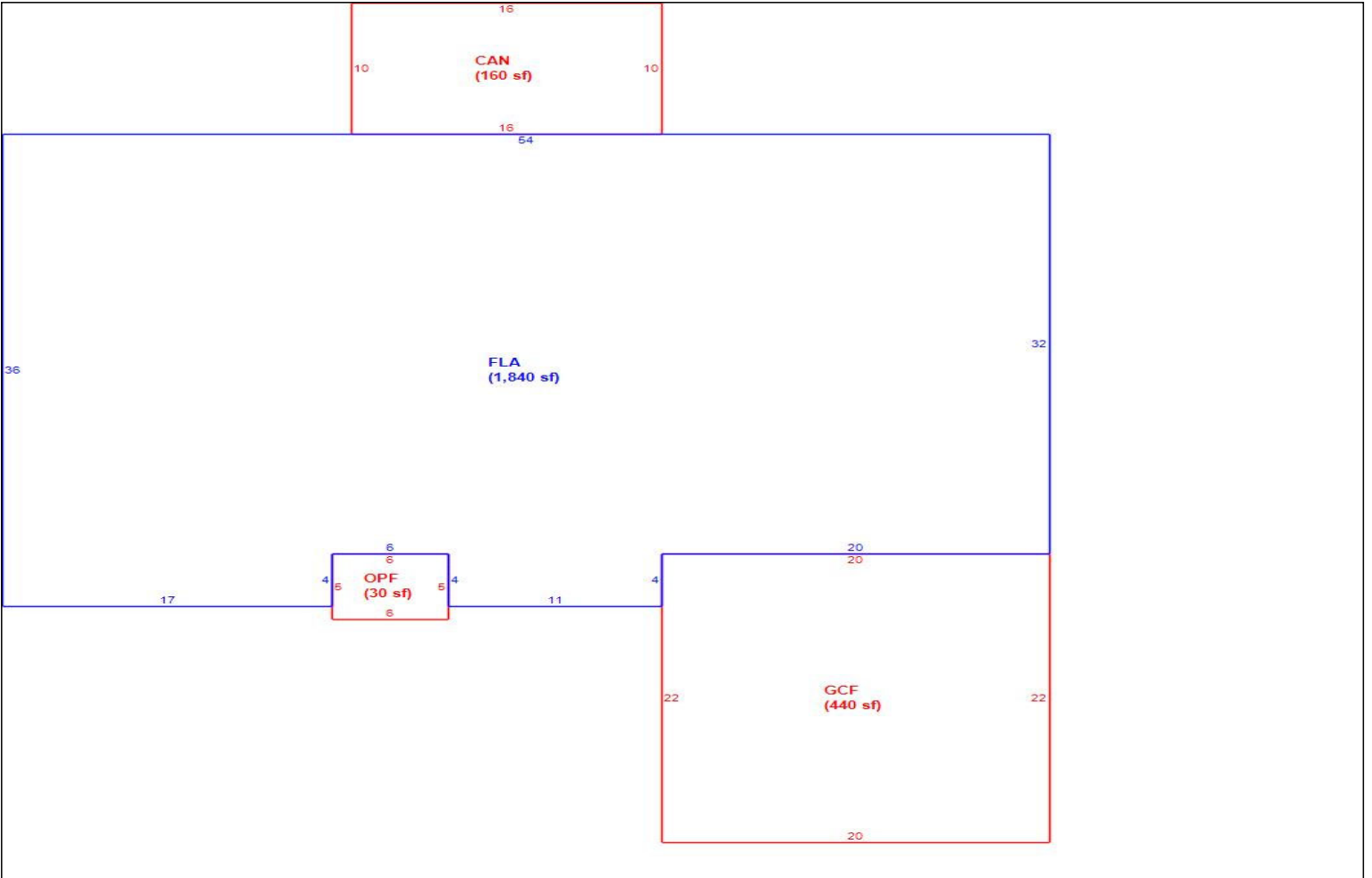
Comp 2

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	2003	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,840	1,840	1840	Effective Area	1840	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	Base Rate	108.84	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	240,312	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	160	0	Condition	EX	Foundation	3	Fireplaces	0
TOTALS		1,840	2,470	1,840	% Good	97.00	Functional Obsol	0	Roof Cover	3
					Building RCNLD	233,103			Type AC	03

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0305 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	I1 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

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

2024-0305 Comp 3
 PRC Run: 12/6/2024 By
 Card # 1 of 1

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

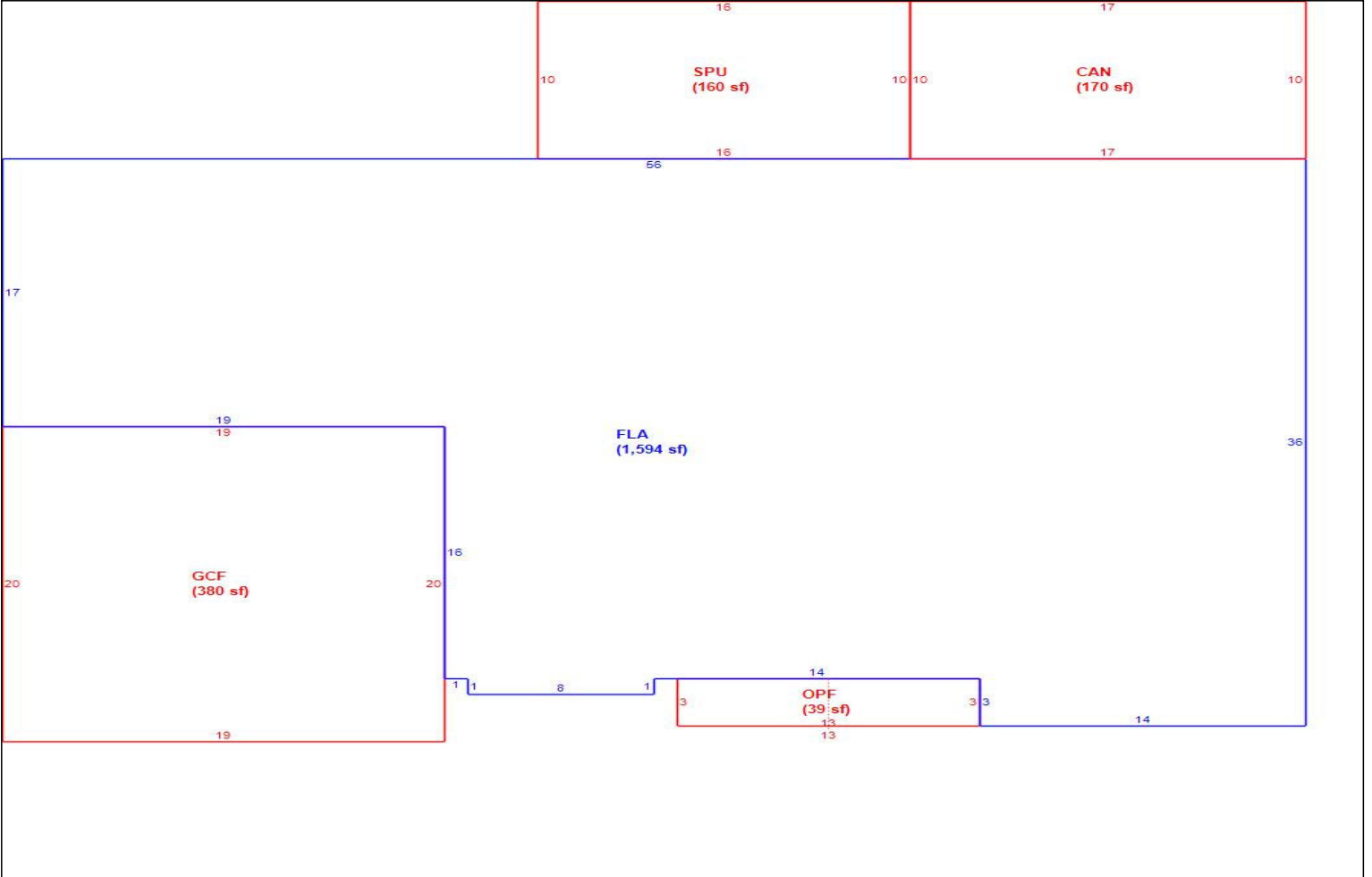
Comp 3

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 Area	Gross Area	Eff Area	Year Built	2002	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,594	1,594	1594	Effective Area	1594	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	109.59	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	39	0	Building RCN	214,349	Wall Type	03	Heat Type	6
PAT	PATIO UNCOVERED	0	170	0	Condition	EX	Foundation	3	Fireplaces	0
SPU	SCREEN PORCH UNFIN	0	160	0	% Good	97.00	Functional Obsol	0		
TOTALS		1,594	2,343	1,594	Building RCNLD	207,919	Roof Cover	3	Type AC	03

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

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0305 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
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

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.