



**PETITION TO THE VALUE ADJUSTMENT BOARD  
REQUEST FOR HEARING**  
Section 194.011, Florida Statutes

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

*3589106*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0317</i>	County <b>Lake</b>	Tax year <b>2024</b>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <b>American Homes 4 Rent, LLC; AR Leasing Company</b>		Representative: <b>Ryan, LLC c/o Robert Peyton</b>	
Mailing address for notices	<b>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</b>	Parcel ID and physical address or TPP account #	<b>18-19-27-0120-000-07000 2508 Tremont Drive</b>
Phone <b>954-740-6240</b>	Email <b>ResidentialAppeals@ryan.com</b>		
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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 checked="" 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

<b>Petition #</b> 2024-0317	Alternate Key: 3589106	Parcel ID: 18-19-27-0120-000-07000
<b>Petitioner Name</b> Ryan, LLC C/O Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 2508 TREMONT DR EUSTIS	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> American Residential Leasing Company	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 282,633	\$ 282,663
<b>2. Assessed or classified use value, *if applicable</b>	\$ 245,040	\$ 245,040
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 245,040	\$ 245,040

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

**Last Sale Date** 10/19/2014      **Price:** \$109,300       Arm's Length  Distressed      **Book** 4541      **Page** 2057

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3589106	3589882	3816719	3816728
<b>Address</b>	2508 TREMONT DR EUSTIS	3006 LINMONT LN EUSTIS	2393 W MOONLIGHT LN EUSTIS	2390 W MOONLIGHT LN EUSTIS
<b>Proximity</b>		0.12 Miles	0.24 Miles	0.27 Miles
<b>Sales Price</b>		\$339,000	\$375,000	\$346,500
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		3.60%	2.00%	2.80%
<b>Adjusted Sale</b>		\$300,354	\$326,250	\$304,227
<b>\$/SF FLA</b>	\$185.47 per SF	\$191.80 per SF	\$173.44 per SF	\$169.02 per SF
<b>Sale Date</b>		3/30/2023	7/17/2023	5/25/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,524	1,566	-2100	1,881	-17850	1,800	-13800
<b>Year Built</b>	1999	1996	0	2004	0	2004	0
<b>Constr. Type</b>	Block/Stucco	Block/Stucco	0	Block/Stucco	0	Block/Stucco	0
<b>Condition</b>	EX	EX	0	EX	0	EX	0
<b>Baths</b>	2.0	2.0	0	2.0	0	2.0	0
<b>Garage/Carport</b>	Garage	Garage	0	Garage	0	Garage	0
<b>Porches</b>	OPF SPF	OPF SPF	0	OPF SPF	0	OPF SPF	0
<b>Pool</b>	N	N	0	N	0	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	-	-	0	-	0	-	0
<b>Site Size</b>	Lot	Lot	0	Lot	0	Lot	0
<b>Location</b>	Sub	Sub	0	Sub	0	Sub	0
<b>View</b>	House	House	0	House	0	House	0
		-Net Adj. 0.7%	-2100	-Net Adj. 5.5%	-17850	-Net Adj. 4.5%	-13800
		Gross Adj. 0.7%	2100	Gross Adj. 5.5%	17850	Gross Adj. 4.5%	13800
<b>Adj. Sales Price</b>	Market Value <b>\$282,663</b>	Adj Market Value	<b>\$298,254</b>	Adj Market Value	<b>\$308,400</b>	Adj Market Value	<b>\$290,427</b>
	Value per SF 185.47						

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.

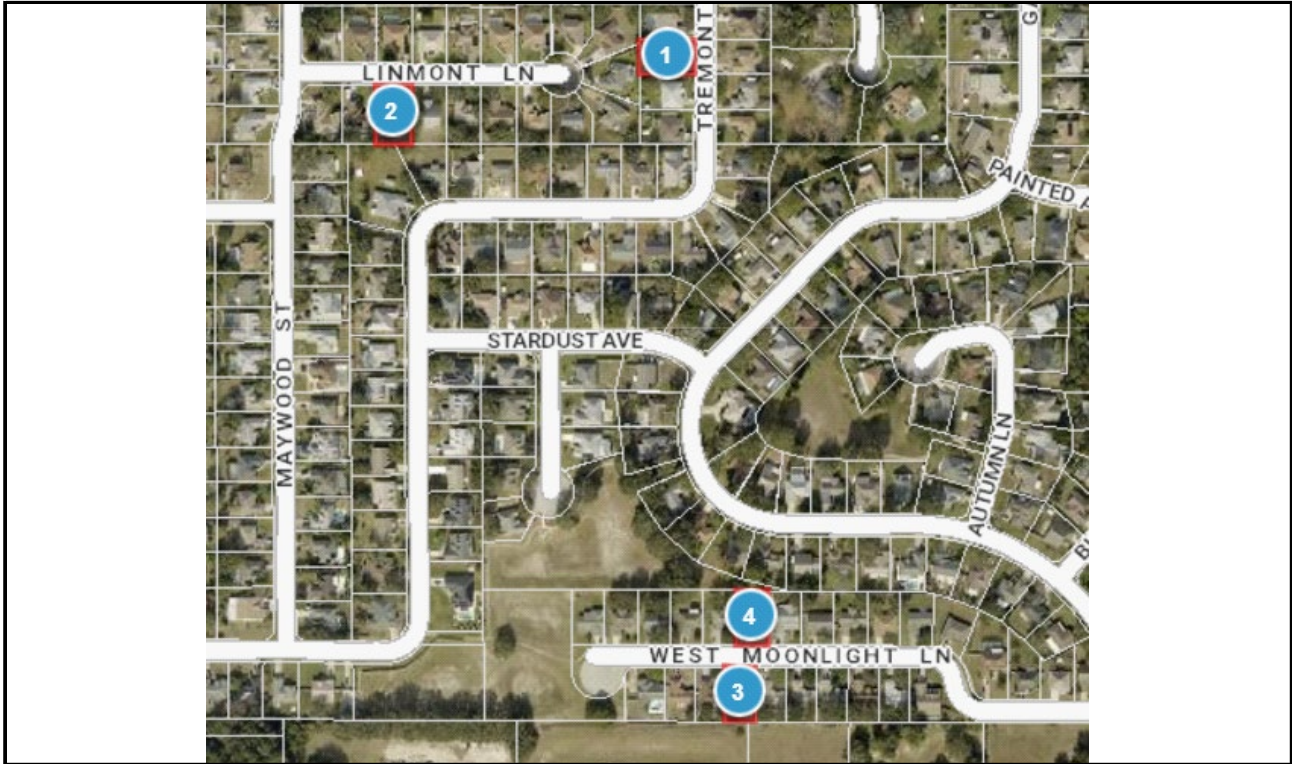
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps

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: Chris Jensen**

**DATE 11/20/2024**

**2024-0317 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3589106	2508 TREMONT DR EUSTIS	-
2	Comp 1	3589882	3006 LINMONT LN EUSTIS	0.12
3	Comp 3	3816728	2390 W MOONLIGHT LN EUSTIS	0.27
4	Comp 2	3816719	2393 W MOONLIGHT LN EUSTIS	0.24
5				
6				
7				
8				

Alternate Key 3589106  
Parcel ID 18-19-27-0120-000-07000

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0317 Subject  
PRC Run: 12/10/2024 By

Card # 1 of 1

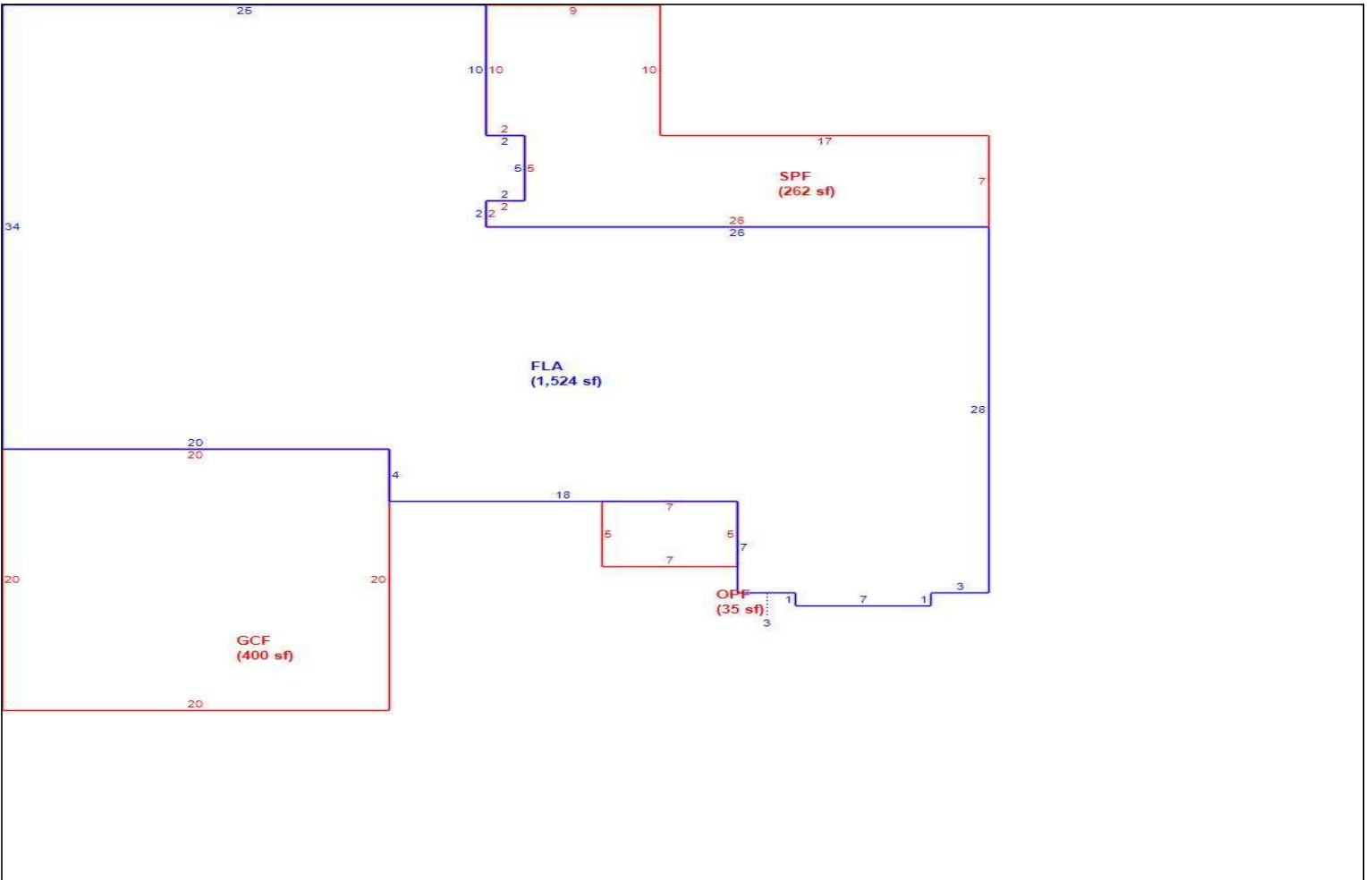
**Current Owner**  
AMERICAN RESIDENTIAL LEASING COMPA  
ATTN PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS CA 91302-4012

**Property Location**  
Site Address 2508 TREMONT DR  
EUSTIS FL 32726  
Mill Group 000E NBHD 4550  
**Property Use** 00100 SINGLE FAMILY  
**Last Inspection** TRF 01-01-202

**Legal Description**  
EUSTIS, ARBOR HILLS UNIT 2 SUB LOT 70 PB 35 PGS 76-78 ORB 4541 PG 2057

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	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
<b>Total Acres</b>		0.00		<b>JV/Mkt</b>		0		<b>Total Adj JV/Mkt</b>		72,000		
<b>Classified Acres</b>		0		<b>Classified JV/Mkt</b>		72,000		<b>Classified Adj JV/Mkt</b>		0		

**Sketch**  
Bldg 1 Sec 1 of 1 Replacement Cost 217,147 Deprec Bldg Value 210,633 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,524	1,524	1524	1999	1524	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		113.99	Quality Grade	675	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0		217,147	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	262	0		EX	Foundation	3	Fireplaces	0
						97.00	Functional Obsol	0		
<b>TOTALS</b>		1,524	2,221	1,524		0	Building RCNLD	210,633	Roof Cover	3
									Type AC	03

Alternate Key 3589106  
 Parcel ID 18-19-27-0120-000-07000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0317 Subject  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2015 2000	SALE 9900031	01-01-2014 01-13-1999	04-22-2015 12-01-1999	1 99,096	0099 0000	CHECK VALUE SFR/2508 TREMONT DR	04-23-2015		

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4541	2057	10-09-2014	CT	U	U	I	109,300			
	3840	0431	10-29-2009	WD	Q	Q	I	146,000			
	1712	0810	04-30-1999	WD	Q	Q	I	114,000			
	1672	0927	12-22-1998	WD	U	M	V	1			
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
72,000	210,633	0	282,633	37593	245040	0.00	245040	282633	276,155	

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Alternate Key 3589882  
Parcel ID 18-19-27-0120-000-09900

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0317 Comp 1  
PRC Run: 12/10/2024 By

Card # 1 of 1

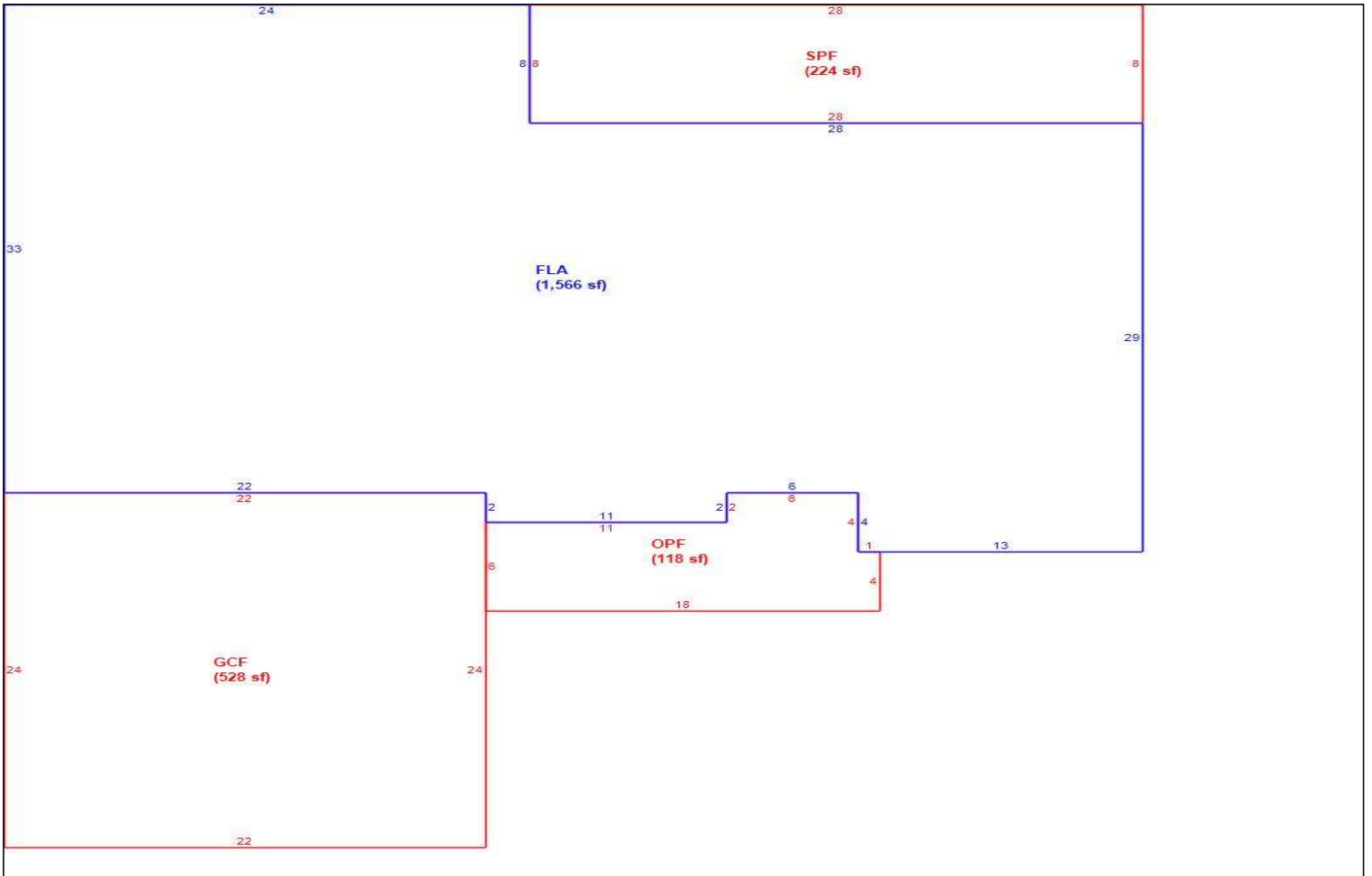
Current Owner		
HILL SARA B AND KELLY A HILL		
3006 LINMONT LN		
EUSTIS	FL	32726

Property Location			
Site Address 3006 LINMONT LN			
EUSTIS FL 32726			
Mill Group	000E	NBHD	4550
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-14-202

Legal Description
EUSTIS, ARBOR HILLS UNIT 2 SUB LOT 99 PB 35 PGS 76-78 ORB 6118 PG 2348

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	48,000.00	0.0000	1.50	1.000	1.000	0	72,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		72,000		
Classified Acres		0		Classified JV/Mkt		72,000		Classified Adj JV/Mkt		0		

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 224,787	Deprec Bldg Value 218,043	Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1996	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,566	1,566	1566	Effective Area	1566	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	528	0	Base Rate	113.29	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	118	0	Building RCN	224,787	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	224	0	Condition	EX	Foundation	3	Fireplaces	0	
TOTALS					1,566	2,436	1,566	% Good	97.00	Functional Obsol	0
					Building RCNLD	218,043	Roof Cover	3	Type AC	03	



Alternate Key 3589882  
 Parcel ID 18-19-27-0120-000-09900

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0317 Comp 1  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
1997	9600127	02-01-1996	12-01-1996	97,000	0000	3BR SFR,3006 LINMONT			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023037977	6118 2348	03-30-2023	WD	Q	01	I	339,000	039	HOMESTEAD	2024	25000	
2022139618	6042 0725	06-30-2022	WD	U	37	I	343,800	059	ADDITIONAL HOMESTEAD	2024	25000	
2022139619	6042 0726	10-10-2022	PO	U	11	I	0					
2022134220	6036 0526	10-10-2022	PO	U	11	I	0					
	4547 1987	10-31-2014	WD	U	U	I	140,000					
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	
72,000	218,043	0	290,043	0	290043	50,000.00	240043	265043	283,429	

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Alternate Key 3816719  
Parcel ID 19-19-27-0023-000-51100

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0317 Comp 2  
PRC Run: 12/10/2024 By  
Card # 1 of 1

Current Owner		
MARTIN DAVID W & COLLEEN M		
2393 W MOONLIGHT LN		
EUSTIS	FL	32726

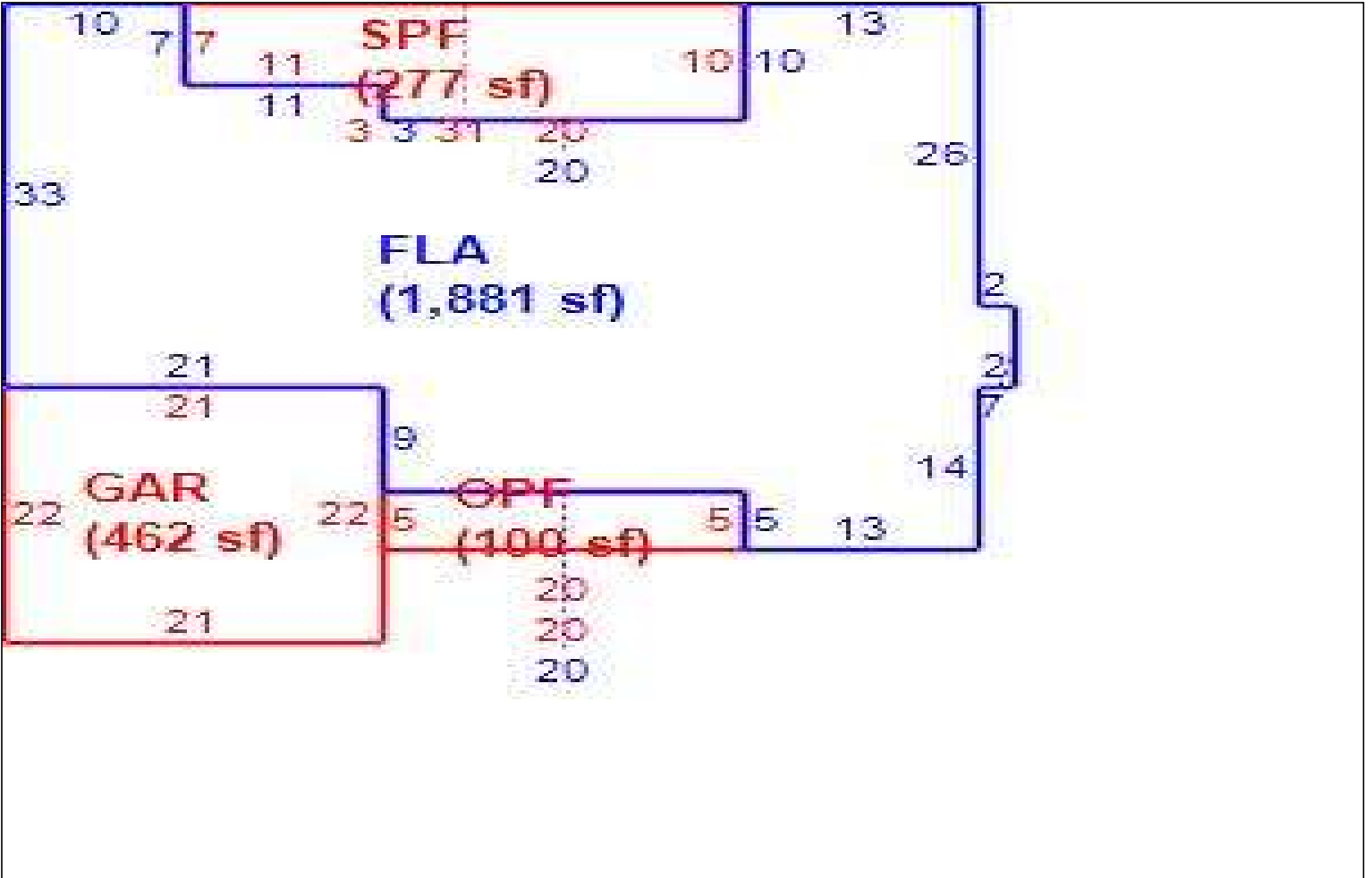
Property Location		
Site Address 2393 W MOONLIGHT LN		
EUSTIS FL 32726		
Mill Group 000E	NBHD 4550	

Property Use	Last Inspection
00100 SINGLE FAMILY	PJF 03-05-201

Legal Description
EUSTIS, 44 GABLES PHASE V SUB LOT 511 PB 49 PG 21-22 ORB 6180 PG 2013

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	48,000.00	0.0000	1.75	1.000	1.000	0	84,000	
		Total Acres		0.00	JV/Mkt		0	Total Adj JV/Mkt		84,000			
		Classified Acres		0	Classified JV/Mkt		84,000	Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 257,487
		Deprec Bldg Value	249,762
		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	
FLA	FINISHED LIVING AREA	1,881	1,881	1881	2004	1881	111.93	No Stories	1.00	Full Baths	4
GAR	GARAGE FINISH	0	462	0				Quality Grade	675	Half Baths	2
OPF	OPEN PORCH FINISHE	0	100	0				Building RCN	257,487	Heat Type	0
SPF	SCREEN PORCH FINIS	0	277	0				Condition	EX	Fireplaces	6
								% Good	97.00	Foundation	0
								Functional Obsol	0	Roof Cover	3
TOTALS		1,881	2,720	1,881				Building RCNLD	249,762	Type AC	03

Alternate Key 3816719  
 Parcel ID 19-19-27-0023-000-51100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0317 Comp 2  
 PRC Run: 12/10/2024 By  
 Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	04-00622	06-15-2004	11-23-2004	127,504	0000	SFR 4BR/2393 W MOONLIGHT LN			

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023088616	6180	2013	07-17-2023	WD	Q	01	I	375,000	039	HOMESTEAD	2025	0
	4672	0339	08-21-2015	WD	Q	Q	I	174,000	059	ADDITIONAL HOMESTEAD	2025	0
	2569	0521	05-11-2004	WD	Q	Q	V	26,900				
<b>Total</b>											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
84,000	249,762	0	333,762	0	333762	0.00	333762	333762	325,920	

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Alternate Key 3816728  
Parcel ID 19-19-27-0023-000-52000

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0317 Comp 3  
PRC Run: 12/10/2024 By  
Card # 1 of 1

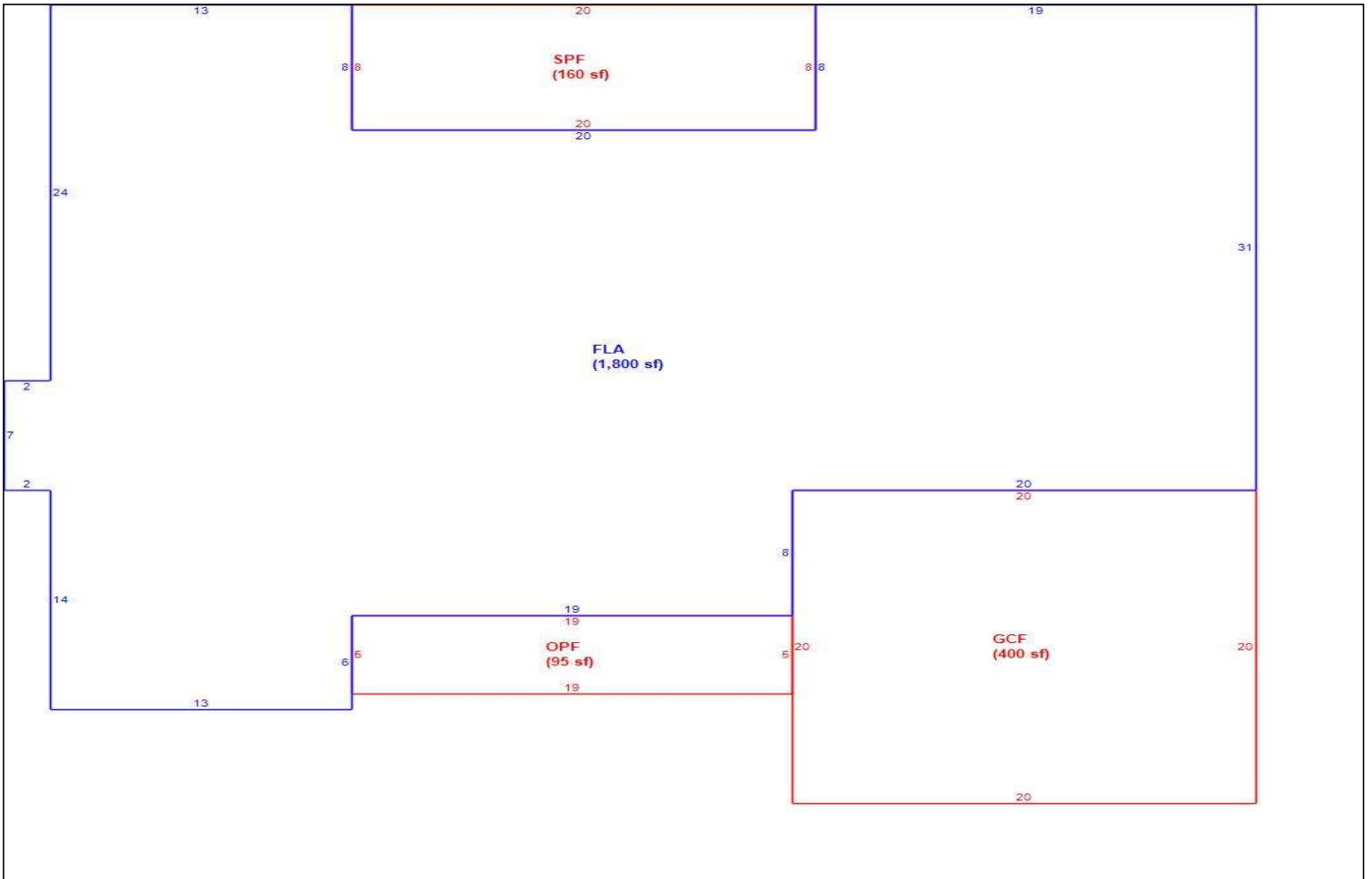
Current Owner		
HORTON WAYNE R & ROSE V		
2390 W MOONLIGHT LN		
EUSTIS	FL	32726

Property Location		
Site Address 2390 W MOONLIGHT LN		
EUSTIS FL 32726		
Mill Group 000E	NBHD 4550	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 03-05-201

Legal Description
EUSTIS, 44 GABLES PHASE V SUB LOT 520 PB 49 PG 21-22 ORB 6151 PG 779

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	48,000.00	0.0000	1.75	1.000	1.000	0	84,000
Total Acres		0.00		JV/Mkt 0		Total Adj JV/Mkt		84,000				
Classified Acres		0		Classified JV/Mkt 84,000		Classified Adj JV/Mkt		0				

Sketch					
Bldg 1	Sec 1	of 1	Replacement Cost 244,948	Deprec Bldg Value 237,600	Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail					
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,800	1,800	1800	Effective Area	1800	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	400	0	Base Rate	112.15	Quality Grade	675	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	95	0	Building RCN	244,948	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,800	2,455	1,800	Building RCNLD	237,600					

Alternate Key 3816728  
 Parcel ID 19-19-27-0023-000-52000

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0317 Comp 3  
 PRC Run: 12/10/2024 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	
2005	04-00732	07-12-2004	01-20-2005	119,011	0000	SFR 3BR/2390 W MOONLIGHT LN			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023064317	6151	0779	05-25-2023	WD	Q	01	I	346,500	035	DISABILITY CIVILIAN	2024	5000
	4707	0497	10-09-2015	QC	U	U	I	100	039	HOMESTEAD	2024	25000
	4501	0228	07-08-2014	WD	Q	Q	I	161,500	059	ADDITIONAL HOMESTEAD	2024	25000
	2588	1367	06-02-2004	WD	Q	Q	V	25,900				
Total											55,000.00	

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	
84,000	237,600	0	321,600	0	148070	55,000.00	93070	118070	314,071	

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