

## PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3589106

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	CHERK OF THE VA	EMISOUGH EDU	NT BOARD (N	
Petition# 20	24-0317	. County Lake	Ta	ax year <b>2024</b>	Date received 9./2.24
1900 V . 1900		COMPLETED BY T	HEPENMONER		
PART 1. Taxpaye	er Information		in and the second	4 24 2	
Taxpayer name: Ar	nerican Homes 4 Rent, LLC;	AR Leasing Company	Representative: R	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254		Parcel ID and physical address or TPP account #	18-19-27-012 2508 Tremor	
Phone 954-740-6	240		Email	ResidentialA	opeals@ryan.com
	to receive information is				
	petition after the petition at support my statemer		ched a statement o	f the reasons I	filed late and any
your evidence t evidence. The Type of Property[	the hearing but would like the value adjustment by VAB or special magistra  ☑ Res. 1-4 units☐ Indu☐ Res. 5+ units ☐ Agric	poard clerk. Florida law a ate ruling will occur unde ustrial and miscellaneou	allows the property a er the same statutor	appraiser to cro ry guidelines as charge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason		neck one. If more than			
<ul><li>✓ Real property</li><li>✓ Denial of class</li></ul>	/alue (check one). ☑ dec		☐ Denial of exer	nption Select o	
Tangible persor	ot substantially complete	must have timely filed 34, F.S.))	(Include a date aQualifying impro	e-stamped cop vement (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  5 Enter the time by the request group.	sted time. For single joint	tially similar. (s. 194.01 you need to present you petitions for multiple un	1(3)(e), (f), and (g) ur case. Most hearin its, parcels, or acco	), F.S.) ngs take 15 mir ounts, provide tl	nutes. The VAB is not bound he time needed for the entire
My witnesses	s or I will not be availab	le to attend on specific	dates. I have attac	hed a list of da	ates.
evidence directly tappraiser's eviden	ce. At the hearing, you	er at least 15 days befo have the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property reinformation redact	cord card containing in	formation relevant to the appraiser receives the	ne computation of y	your current as	e property appraiser a copy sessment, with confidential d 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.

Signature, representative Print name 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 ab 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 I 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 I the taxpayer's authorized signature is in part 3 of this form.	without attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to complete the complete of the complete o		
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			
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	Under penalties of perjury, I declare that I am the owner of the pro		
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	Signature, taxpayer	Print name	Date
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	PART 4. Employee, Attorney, or Licensed Professional Signature	re	
An employee of	Complete part 4 if you are the taxpayer's or an affiliated entity's er representatives.		owing licensed
A Florida Bar licensed attorney (Florida Bar number	<u> </u>		
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number	An employee of	(taxpayer or an affiliated e	entity).
□ 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 propert 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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of produnder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.  □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	A Florida Bar licensed attorney (Florida Bar number	).	
□ A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number □ understand that written authorization from the taxpayer is required for access to confidential information from the propert 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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of produnder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.  □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	■ A Florida real estate appraiser licensed under Chapter 475, Fl	orida Statutes (license number —	RD6182
I understand that written authorization from the taxpayer is required for access to confidential information from the propert 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 am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of production of the state of production of the facts stated in it are true.    Colored 1.   Colored 2.   Print name   Print	A Florida real estate broker licensed under Chapter 475, Florida	da Statutes (license number	).
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am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of procunder s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.	1	d for access to confidential inform	ation from the property
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Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and facts stated in it are true.	Signature, representative  PART 5. Unlicensed Representative Signature  Complete part 5 if you are an authorized representative not listed in a compensated representative not acting as one of the licental AND (check one)  Attached is a power of attorney that conforms to the requirement tax payer's authorized signature OR to the tax payer's authorized to the tax payer's authorization is attached OR to the tax payer's lunderstand that written authorization from the tax payer is required.	Robert Peyton Print name  n part 4 above. censed representatives or employ ents of Part II of Chapter 709, F.S signature is in part 3 of this form. (check one) authorized signature is in part 3 o	ees listed in part 4 above ., executed with the  f this form.
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# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			INEO		_		1		
Petition #	ŧ	2024-0317		Alternate K	ey: <b>3589106</b>	Parcel	ID: <b>18-19-27-012</b>	0-000-07000	
Petitioner Name	Ryan, LL	C C/O Robe	rt Peyton	- ·			Check if Mu	Itiple Parcels	
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property		EMONT DR			
Other, Explain:				Address	EU	ISTIS			
, .	Ai	Danidantia	I I a a a i m m						
Ourse on Norman		Residentia	Leasing	Value from	Value befor	e Board Actio	on Value after E	Roard Action	
Owner Name	)	Company		TRIM Notice	e Value presen	ted by Prop App	value alter L	oald Action	
1. Just Value, red				\$ 282,63		282,66			
2. Assessed or c			cable	\$ 245,04	40 \$	245,04	40		
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value	, *required			\$ 245,04	40 \$	245,04	40		
*All values entered	d should be coun	ty taxable va	lues, School and	l other taxing	authority values	may differ.			
Last Sale Date	40/40/0044	D!	0400		Arm's Length	Distressed	Book 4541 F	Page 2057	
Last Sale Date	10/19/2014	Pric	ce: \$109	9,300	- Annia Lengur	Distressed	DOOK <u>4541</u> F	age <u>2007</u>	
ITEM	Subje	ct	Compara	ıble #1	Compara	ble #2	Compara	ble #3	
AK#	35891	06	35898		38167		38167		
Address	2508 TREM		3006 LINM		2393 W MOO		2390 W MOON		
	EUST	IS	EUST		EUST		EUST		
Proximity			0.12 M		0.24 N		0.27 M		
Sales Price			\$339,0		\$375,0		\$346,5		
Cost of Sale			-15 <sup>9</sup> 3.60		-15 <sup>9</sup> 2.00		-15% 2.80°		
Time Adjust			\$300,3		\$326,2		\$304,2		
Adjusted Sale \$/SF FLA	\$185.47 p	oer SE	\$191.80		\$173.44		\$169.02		
Sale Date	Ψ105.47		3/30/2	•	7/17/2		5/25/20		
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Terms or out					L rame zangar L			<u>,</u>	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	1,524		1,566	-2100	1,881	-17850	1,800	-13800	
Year Built	1999		1996	0	2004	0	2004	0	
Constr. Type	Block/Stucco		Block/Stucco	0	Block/Stucco	0	Block/Stucco	0	
Condition	EX		EX	0	EX	0	EX	0	
Baths	2.0		2.0	0	2.0	0	2.0	0	
Garage/Carport	Garage		Garage	0	Garage	0	Garage	0	
Porches	OPF SPF		OPF SPF	0	OPF SPF	0	OPF SPF	0	
Pool	N		N	0	N	0	N	0	
Fireplace	0		0	0	0	0	0	0	
AC Other Adde	Central		Central	0	Central	0	Central	0	
Other Adds	- Lot		Lot	0	Lot	0	Lot	0	
Site Size							Sub		
Location	Sub		Sub	0	Sub	0		0	
View	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	
_	Market Value	\$282,663	Adj Market Value	\$298,254	Adj Market Value	\$308,400	Adj Market Value	\$290,427	

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.

Adj. Sales Price

Value per SF

185.47

- 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

Current Owner

AMERICAN RESIDENTIAL LEASING COMPA ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS 91302-4012 CA

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

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

Card # 1 of 1

TRF 01-01-202

**Property Location** 

Site Address 2508 TREMONT DR

**EUSTIS** FL 32726 **NBHD** 

Mill Group 000E 4550 Property Use Last Inspection

00100 SINGLE FAMILY

Legal Description

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

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIORE	Debiii	Adj	Utilits	Price	Factor	Factor	Factor	Factor	Class vai	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 72,00													
	Classified Acres 0 Classified JV/Mkt 72,000 Classified Adj JV/Mkt 0													
	Sketch													

Bldg 1 of 1 Replacement Cost 217,147 Deprec Bldg Value 210,633 Multi Story 0 Sec 1 SPF (262 sf) FLA (1,524 sf) (35 sf) GCF (400 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,524	1,524	1524	Effective Area	1524				
GAR	GARAGE FINISH	0	400		Base Rate	113.99	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	217.147	Quality Grade	675	Half Baths	0
SPF	SCREEN PORCH FINIS	0	262	0		,	Quality Orago	073	Tidii Batilo	١
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	,,	00	71	
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS 1,524 2,221 1,524		1,524	Building RCNLD	210,633	Roof Cover	3	Type AC	03	

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

72,000

210,633

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

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

Card # 1 of 1

			*On				eatures re reflected	below					
Code	Desc	ription	Units	Туре	Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
,				Building Permits									
Roll Yea	r Permit ID	Issue Date	Comp Date	Amou		Туре		Description		Review Date	CO Date		
2015 2000	SALE 9900031	01-01-2014 01-13-1999	04-22-2015 12-01-1999	ξ	1 99,096	0099	CHECK VA SFR/2508 1			04-23-2015			

	Sales Information Exemption														
Instrument No	Book	:/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount		
	4541	2057	10-09-2014	СТ	U	U	1	109,300							
	3840	0431	10-29-2009	WD	Q	Q	I	146,000							
	1712	0810	04-30-1999	114,000											
	1672	0927	12-22-1998	1											
	Total														
		<u> </u>		<u></u>	<u> </u>						- Jotai		0.00		
						Val	UD SUMM	2rv							

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val Previous Valu

245040

0.00

245040

282633

276,155

37593

282,633

<sup>\*\*\*</sup>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 3589882 Parcel ID 18-19-27-0120-000-09900

**Current Owner** HILL SARA B AND KELLY A HILL

FL 32726 **EUSTIS** 

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

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

> Card# 1 of

**Property Location** 

Site Address 3006 LINMONT LN

**EUSTIS** FL 32726 000E **NBHD** 4550

Construction Detail

R1

1.00

**Bedrooms** 

Full Baths

3

2

Mill Group Property Use Last Inspection

SINGLE FAMILY 00100

TRF 03-14-202

Legal Description

3006 LINMONT LN

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

**Building Sub Areas** 

Living Are

1,566

0

Description

FINISHED LIVING AREA

GARAGE FINISH

Gross Are

1,566

528

Eff Area

1566

Code

FLA

**GAR** 

Lan	Land Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	1 TOTAL	Берит	Adj	Office	Price	Factor	Factor	Factor	Factor	Class val	Value		
1	0100	0	0		1.00 LT	48,000.00	0.0000	1.50	1.000	1.000	0	72,000		
		Total A	oraa	0.00	IV/Malet IO			Tota	A al:  \//N Ala	41		72.000		
		Total A		0.00	JV/Mkt 0				l Adj JV/Mk			72,000		
	Cla	assified A	cres	0] (	Classified JV/Mkt 72	,000		Classified	l Adj JV/Mk	t		0		
						Sketch								

0 Bldg 1 Sec 1 of 1 Replacement Cost 224,787 Deprec Bldg Value 218,043 Multi Story SPF (224 sf) FLA (1,566 sf) OPF (118 sf) GCF (528 sf)

Year Built

Effective Area

**Building Valuation** 

1996

1566

Imp Type

No Stories

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 *Only the first 10 records are reflected below												
Code	Dogg	ription	Units			Price	Year Blt	Effect Yr	RCN	%Good	Apr Value		
Code	Desci	приоп	Units	Туре	Unit	Price	rear bit	Ellect 11	RCN	%G000	Apr value		
					Build	ing Per	mits			· · · · ·			
Roll Yea	r Permit ID	Issue Date	Comp Date	Amou		Туре	1	Descriptio	n	Review Date	e CO Date		
1997	9600127	02-01-1996	12-01-1996	C	7,000	0000	3BR SFR,3	006 LINMONT	•	Ì			
			I	1	- 1		1			I			

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

<sup>\*\*\*</sup>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 3816719

Parcel ID 19-19-27-0023-000-51100

Current Owner MARTIN DAVID W & COLLEEN M 2393 W MOONLIGHT LN

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

2024-0317 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 2393 W MOONLIGHT LN **EUSTIS** FL 32726

000E **NBHD** 4550

Mill Group Property Use Last Inspection

00100 SINGLE FAMILY

PJF 03-05-201

Legal Description

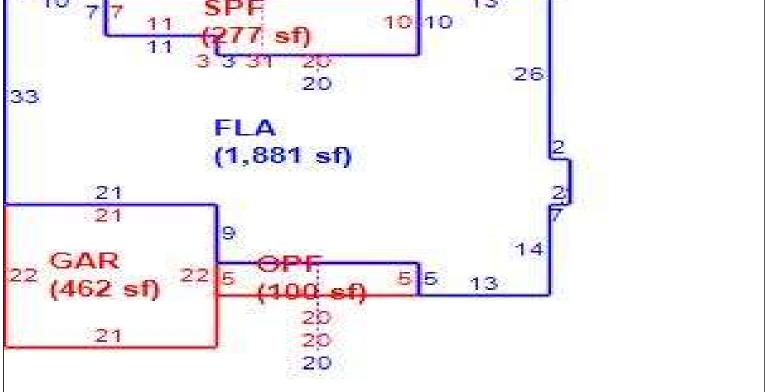
**EUSTIS** 

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

32726

Lan	Land Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIORE	Deptil	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0		1.00 LT	48,000.00	0.0000	1.75	1.000	1.000	0	84,000	
		Total A		0.00	JV/Mkt 0				il Adj JV/Mk			84,000	
	Cla	assified A	cres	0  (	Classified JV/Mkt18	4.000		Classified	d Adi JV/Mk	ct l		0	

Sketch Bldg of 1 Replacement Cost 257,487 Deprec Bldg Value 249,762 Multi Story 1 Sec 13



										I
	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2004	Imp Type	R1	Bedrooms	4
	FINISHED LIVING AREA	1,881	1,881		Effective Area	1881	No Otorio		Full Dath.	_
-	GARAGE FINISH	0	462	-	Base Rate	111.93	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	100	_	Building RCN	257,487	Quality Grade	675	Half Baths	0
SPF	SCREEN PORCH FINIS	0	277	U	Condition	EX	l <u>_</u>			, I
					% Good		Wall Type	03	Heat Type	6
						97.00	Foundation	2	Fireplaces	
					Functional Obsol	0	l oundation	3	Періассэ	١
	TOTALS	1,881	2,720	1,881	Building RCNLD	249 762	Roof Cover	3	Type AC	03

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

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

PRC Run: 2024-0317 Comp 2 12/10/2024 By

Card # 1 of 1

			·	Jii i Cai 202-	• 316	ilus. A				
				Miscella	neous F	eatures				
			*On	ly the first 10 r	ecords a	re reflected	below			
Code	Desc	ription	Units	Type Uni	t Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Build	ding Per	mits			·	
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре	I	Description	on	Review Date	CO Date
2005	04-00622	06-15-2004	11-23-2004	127,504		SFR 4BR/2	393 W MOON		İ	
2000				<u> </u>						

				Calaa Inform	-4:						- Fran	4!			
	Sales Information Exemptions														
Instrume	ent No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount	
202308	8616	6180	2013	07-17-2023	WD	Q	01	1	375,000	039	HOMESTEA	D	2025	0	
		4672	0339	08-21-2015	WD	Q	Q	1	174,000	059	ADDITIONAL HOME	ESTEAD	2025	0	
		2569	0521	05-11-2004	WD	Q	Q	V	26,900						
			1												
												Total		0.00	
	,		•	•		•	Val	ue Summ	ary						

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

<sup>\*\*\*</sup>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 3816728 Parcel ID 19-19-27-0023-000-52000

HORTON WAYNE R & ROSE V

2390 W MOONLIGHT LN

Current Owner

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

2024-0317 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 2390 W MOONLIGHT LN

**EUSTIS** 000E

SINGLE FAMILY

FL 32726 NBHD 4550

Mill Group Property Use

00100

Last Inspection PJF 03-05-201

**EUSTIS** 

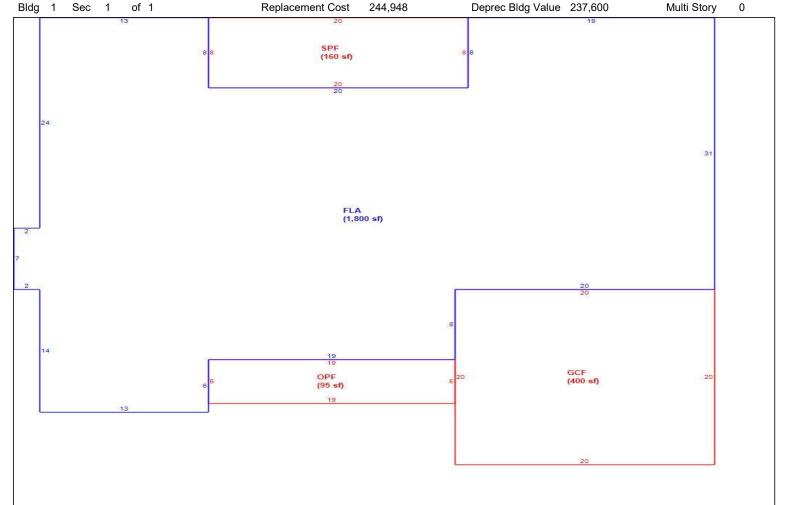
32726

Legal Description

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

Lan	and 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		
	Cli	Total A		0.00	JV/Mkt 0				l Adj JV/MI			84,000		

Classified Acres Classified JV/M<u>kt|84,000</u> Classified Adj JV/Mkt| Sketch



	Building S	Sub Areas			Building Valuation	on	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	2004	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,800	1,800	1800	Effective Area	1800			E !! D !!	
GAR	GARAGE FINISH	0	400	0		112.15	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	95	_	Building RCN	244,948	Quality Grade	675	Half Baths	0
SPF	SCREEN PORCH FINIS	0	160	0	Condition	EX	) A/ - II T		Heat Tons	
					% Good	97.00	Wall Type	03	Heat Type	6
					Functional Obsol	07.00	Foundation	3	Fireplaces	0
					Functional Obsol	U		•	'	١ ٠
	TOTALS	1,800	2,455	1,800	Building RCNLD	237 600	Roof Cover	3	Type AC	0.3

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

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

PRC Run: 2024-0317 Comp 3 12/10/2024 By

Card # 1 of 1

				8.0"										
	Miscellaneous Features *Only the first 10 records are reflected below													
	*Only the first 10 records are reflected below													
Code	de Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value													
				Duit	dina Dau		ı	ı						
D 1137			l 0 D (		ding Per	mits	<u> </u>			1 00 D 1				
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре	<u> </u>	Description		Review Date	CO Date				
2005	04-00732	07-12-2004	01-20-2005	119,01	0000	SFR 3BR/2	390 W MOON	LIGHT LN						

Building Permits  Pell Veen   Demisis ID   Jeans Data   Community   Time   Decision Deta   Condition   Design Data   Des													
Roll Year   Permit ID   Issue Date   Comp Date   Amount   Type   Description   Review Date   CO D													
00732 07	7-12-2004	01-20-2005	119,011	0000	SFR 3BR/2390 W MOONLIGHT LN								
		<del></del>											

Sales Information								Exemptions						
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023064317	6151 4707 4501 2588	0779 0497 0228 1367	05-25-2023 10-09-2015 07-08-2014 06-02-2004	WD QC WD WD	Q U Q Q	01 U Q Q	  -  -  -	346,500 100 161,500 25,900	035 039 059	DISABILITY CIVILIAN HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024 2024	5000 25000 25000		
	Total 55,000.0													
						Val	ue Summ	arv		<u> </u>				

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

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