

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3790123

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 CAL	erkof The Val	MESTAL	NT BOARD ((AE)	
Petition# 20	024-0318	County Lake	Т	ax year 2024	Date received	9.12.24
	i i ga	MPLETTEDEXT	SEKONNEKIEK			
PART 1. Taxpaye	er Information					
Taxpayer name: An	nerican Homes 4 Rent, LLC; AMH	2015-1	Representative: I	Ryan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale R Scottsdale, AZ 85254	d, Ste 650	Parcel ID and physical address or TPP account #	20 22 26 195 1803 Vale Dr		
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.co	om
The standard way	to receive information is by	US mail. If possible	e, I prefer to receiv	ve information b	oy 🗹 email 🛭	☐ fax.
	petition after the petition dea at support my statement.	adline. I have attac	hed a statement of	of the reasons	filed late and ar	ıy
your evidence t evidence. The	the hearing but would like months to the value adjustment board VAB or special magistrate rule. Res. 1–4 units Industria Res. 5+ units Industria Res. 5+ units Industria	d clerk. Florida law a uling will occur unde	llows the property r the same statuto	appraiser to cro ory guidelines a charge	ss examine or ob	ject to your sent.) Il ornonprofit
PART 2. Reason		one. If more than				
☐ Denial of classi ☐ Parent/grandpa ☐Property was no ☐Tangible person return required b		January 1	(Include a dat a∐Qualifying impro	e filing of exem te-stamped cop ovement (s. 193. control (s. 193.1	ption or classific) hange of
determination Enter the time by the reques group. My witnesses You have the right	f this is a joint petition. Attace in that they are substantially e (in minutes) you think you re sted time. For single joint petit s or I will not be available to to exchange evidence with	similar. (s. 194.01) need to present you tions for multiple uni attend on specific of the property appra	1(3)(e), (f), and (g r case. Most heari its, parcels, or acco dates. I have attac aiser. To initiate th	y), F.S.) ings take 15 mir ounts, provide to ched a list of da ne exchange, y	nutes. The VAB is ne time needed fo ates. ou must submit	or the entire
appraiser's eviden You have the right of your property re information redact	o the property appraiser at loce. At the hearing, you have, regardless of whether you ecord card containing informed. When the property approunds to obtain it online.	e the right to have i initiate the evidend nation relevant to th	witnesses sworn. ce exchange, to re e computation of	eceive from the	e property appra	iser a copy confidential

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 authorithout attaching a completed power of attorney or authorization for Written authorization from the taxpayer is required for access to collector.	or representation to this form.	•
I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the propetition and the facts stated in it are true.	confidential information related to perty described in this petition and	this petition. d that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signatu	re	
Complete part 4 if you are the taxpayer's or an affiliated entity's er representatives.		owing licensed
I am (check any box that applies): An employee of	(taxpayer or an affiliated e	enfity).
A Florida Bar licensed attorney (Florida Bar number).	, integral
A Florida real estate appraiser licensed under Chapter 475, Fl	orida Statutes (license number —	RD6182).
☐ A Florida real estate broker licensed under Chapter 475, Florid		,).
☐ A Florida certified public accountant licensed under Chapter 47	3, Florida Statutes (license numb	er).
I understand that written authorization from the taxpayer is required appraiser or tax collector.	d for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing this under s. 194.011(3)(h), Florida Statutes, and that I have read this	s petition and of becoming an age	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed i	n part 4 above.	
$\ \ \square$ I am a compensated representative not acting as one of the lic AND (check one)	ensed representatives or employ	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requirement taxpayer's authorized signature OR ☐ the taxpayer's authorized signature.		., executed with the
☐ 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 o	f this form.
I understand that written authorization from the taxpayer is require appraiser or tax collector.	ed for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's authorize becoming an agent for service of process under s. 194.011(3)(h), facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0318		Alternate Ke	ey: 3790123	Parcel	D: 20-22-26-19	50-000-12700
Petitioner Name	Robert	Peyton, Rya	ın LLC			\/ALE	Check if Mu	ultiple Parcels
The Petitioner is:	Taxpayer of Re			Property Address		1803 VALE DR CLERMONT		
Other, Explain:				Address	CLE	RIVIONI		
Owner Name	AMH 2015	5-1 BORROV	VER LLC	Value from	Value befo	Value before Board Actio		
	7 = 0.1			TRIM Notice		nted by Prop App	i value atter	Board Action
1. Just Value, red	wired			\$ 348,29	94 \$	348,29	24	
2. Assessed or c		μο *if annli	cable	\$ 273,7		273,71		
3. Exempt value,			Cable	\$	Ψ	210,1	10	
4. Taxable Value,		IC		\$ 273,7	10 \$	273,71	10	
	•		luar Cabaal an	<u> </u>			10 [
*All values entered	a snould be coun	ty taxable va	iues, School an	d otner taxing	authority values	s may differ.		
Last Sale Date		Pric	ce:		Arm's Length	Distressed	Book	Page
ITEM	Subje		Compar		Compar		Compara	
AK#	37901		3789		3789		3828	
Address	1803 VAL		1629 MU		1529 ML		1510 PII	
Drovimity	CLERMO	JNI	CLERN 0.37 f		0.38 N		CLERM	
Proximity Sales Price			\$370,		\$370,		0.43 N \$410,0	
Cost of Sale			-15		-15		-15	
Time Adjust			2.40		4.00		0.80	
Adjusted Sale			\$323,		\$329,		\$351,	
\$/SF FLA	\$164.37 per SF \$172.5				\$179.55		\$192.23	
Sale Date	\$104.37 per SF \$1			023	2/13/2	•	10/6/2	
Terms of Sale				Distressed	✓ Arm's Length	_	✓ Arm's Length	Distressed
Torme or date			✓ Arm's Length					
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,119		1,874	12250	1,834	14250	1,830	14450
Year Built	2000		2001		2001		2006	
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stucco		Blk/Stucco	
Condition	Good		Good		Good		Good	
Baths	2.0		2.0		2.0		2.0	
Garage/Carport	Yes		Yes		Yes		Yes	
Porches	Yes		Yes		Yes		Yes	
Pool	N		N	0	N	0	N	0
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	None		None		None		None	
Site Size	Lot		Lot		Lot		Lot	1
Location	Sub		Sub		Sub		Sub	
View	House		House		House		House	
			Net Adj. 3.8%	12250	Net Adj. 4.3%	14250	Net Adj. 4.1%	14450
			Gross Adj. 3.8%	12250	Gross Adj. 4.3%	14250	Gross Adj. 4.1%	14450
Adj. Sales Price	Market Value	\$348,294	Adj Market Value	\$335,630	Adj Market Value	\$343,550	Adj Market Value	\$366,230
Auj. Sales Price	Value per SF	164.37						

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.

- Describe Subject
 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:	DATE



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3790123	1803 VALE DR	
•	Subject	3730123	CLERMONT	-
2	Comp 2	3789953	1529 MUIR CIR	
2	Comp 2	3703333	CLERMONT	0.38
3	Comp 3	3828396	1510 PIER ST	
,	Collip 3	3020330	CLERMONT	0.43
4	Comp 1	3789944	1629 MUIR CIR	
4	Comp i	0103344	CLERMONT	0.37
5				
6				
7				
8				

Alternate Key 3790123

Parcel ID 20-22-26-1950-000-12700

Current Owner

AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L

AGOURA HILLS 91301 CA

LCPA Property Record Card Roll Year 2024 Status: A

2024-0318 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 1803 VALE DR

CLERMONT FL 34711

NBHD Mill Group 000C 0583

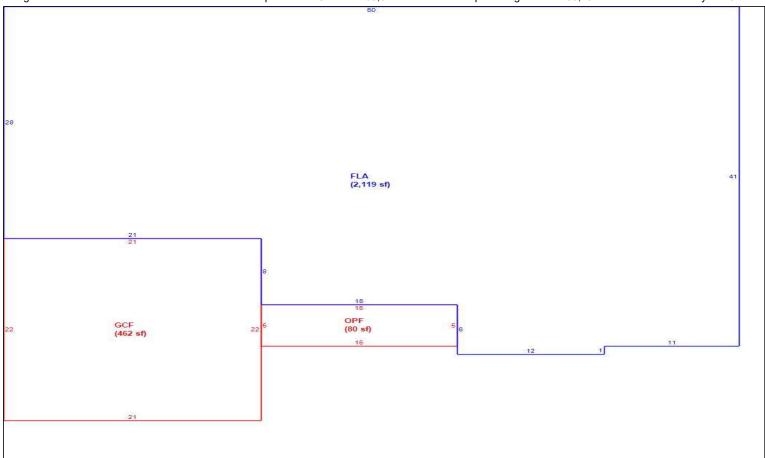
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CLERMONT, SKYRIDGE VALLEY PHASE I SUB LOT 127 PB 42 PGS 63-65 ORB 4599 PG 2382

Lan	d Lines													
LL	Use	Front	Depth		tes	Units		Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code			A	dj	•		Price	Factor	Factor	Factor	Factor	0	Value
1	0100	0	0			1.00	LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
		Total A		0.00		JV/N					i Adj JV/MI			88,000
	Cla	assified A	cres	0		Classified JV/N	/lkt 88	3,000		Classified	d Adj JV/MI	ct		0

Sketch Bldg 1 1 of 1 268,344 Deprec Bldg Value 260,294 Multi Story 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuati	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2000	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,119	,	2119	Effective Area	2119	N. Otavia		E. II D. H.	
GAR	GARAGE FINISH	0	462	0	Base Rate	107.13	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	80	0	Building RCN	268,344	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,119	2,661	2,119	Building RCNLD	260.294	Roof Cover	3	Type AC	03

Alternate Key 3790123 Parcel ID 20-22-26-1950-000-12700

LCPA Property Record Card Roll Year 2024 Status: A

PRC Run: 2024-0318 Subject 12/10/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
0 - 1 - 1	D								DON	1 0/ 0 1	A \ / - l	
Code	Desc	ription	Units	Туре	Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value	
					Build	ing Per	mits					
Roll Yea	Permit ID	Issue Date	Comp Date	Amou		Туре		Descriptio	n	Review Date	e CO Date	
2005	2004090286	09-17-2004	03-22-2005	Ì	4,200	0000	CONV SALI	ES OFF TO G	ARAGE/1803 V	Ì		
2005	SALE	01-01-2004	04-04-2005		1	0000	CHECK VAI					

			Sales Informa	Exemptions								
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4599	2382	03-06-2015	WD	U	М	1	100				
	4448	0682	02-26-2014	WD	U	U	- 1	161,100				
	4355	1059	07-09-2013	CT	U	U	1	0				
	2714	1715	11-29-2004	WD	Q	Q	I	206,000				
										Total		0.00
						Val	ua Summ	arı/				

raido Gaiiiiiai y		Val	lue	Summary
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Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88,000	260,294	0	348,294	74584	273710	0.00	273710	348294	321,824

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Alternate Key 3789944 Parcel ID 20-22-26-1975-000-05700

Current Owner

RUIZ ISABEL & CHRISTOPHER D PENA

1629 MUIR CIR

CLERMONT FL 34711 **LCPA Property Record Card** Roll Year 2024 Status: A

2024-0318 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 1629 MUIR CIR

CLERMONT FL 34711

Mill Group 000C NBHD 0583 Property Use

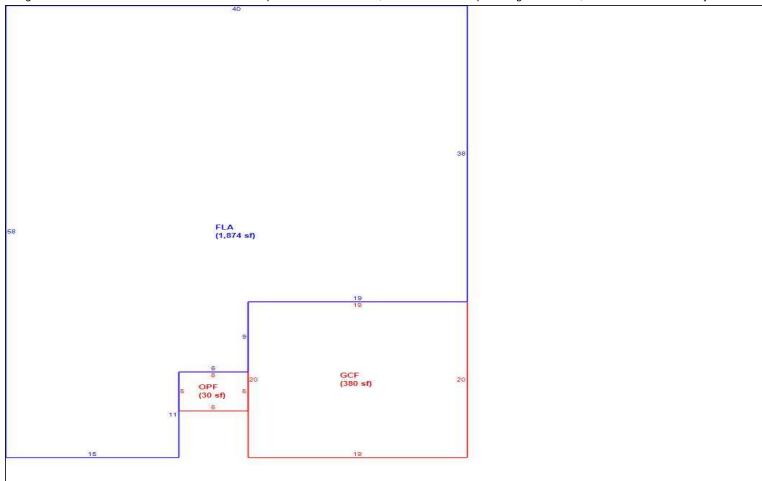
Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

CLERMONT, SKYVIEW SUB LOT 57 PB 42 PGS 69-70 ORB 6162 PG 677

Lan	d Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIORE	Debiii	Adj	Units	Price	Factor	Factor	Factor	Factor	Class val	Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
		Total A	0700	0.00	JV/Mkt 0			Tota		41		99,000	
		Total A	cres	0.00	JV/MKLJU			TOLA	ıl Adj JV/Mk	ւլ		88,000	
	Cla	assified A	cres	0	Classified JV/Mkt 88	,000		Classified	d Adj JV/Mk	t	•	0	
						Sketch							

Multi Story Bldg 1 1 of 1 241,881 Deprec Bldg Value 234,625 0 Sec Replacement Cost



	Building S	Sub Areas			Building Valuati	ion	Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,874	, -	1874	Effective Area	1874	No Starios		Full Boths	
GAR	GARAGE FINISH	0	380	-	i Base Rate	108.76	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	30	0	Building RCN	241,881	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	l Wall Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,874	2,284	1,874	Building RCNLD	234 625	Roof Cover	3	Type AC	03

Alternate Key 3789944 Parcel ID 20-22-26-1975-000-05700

88,000

234,625

322.625

LCPA Property Record Card Roll Year 2024 Status: A

2024-0318 Comp 1 PRC Run: 12/10/2024 By

Card # 1 of 1

					*On			laneous F	eatures re reflected b	elow				
Code		Descrip	ntion		Units	Type		nit Price	Year Blt	Effect Y	r RCN	%Good	Anr	Value
0000		Восопр	7.11011		Onito	1 3 60		11100	Tour Bit	Lilout	- Ron	70000	7 (5)	Value
					_			ilding Peri	mits					
Roll Year	Permit	t ID	Issue Da	ate Con	np Date	An	nount	Туре		Descri	ption	Review D	ate C	O Date
	-			ı				-				l		
				Sales Info								nptions		
Instrum			k/Page	Sale Dat	_	_	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
20230	73183	6162	0677	06-07-202			01	1	370,000	039	HOMESTEA		2024	25000
	1912 0902 02-21-2001						Q		115,700	059	ADDITIONAL HOM	E21EAD	2024	25000
	1850 1936 08-08-2000						М	V	1					
												Total		50,000.00
							Va	lue Summ	ary					
Land Valu	ıe Bldç	g Value	Misc	Value M	larket Val	ue De	eferred	Amt As	ssd Value C	Inty Ex A	mt Co Tax Val	Sch Tax	Val Previ	ious Valu

322625

50,000.00

272625

297625

297,010

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Alternate Key 3789953 Parcel ID 20-22-26-1975-000-06600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0318 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 1529 MUIR CIR

CLERMONT FL 34711

Mill Group NBHD 000C 0583 Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Current Owner

PROGRESS ORLANDO LLC

PO BOX 4090

SCOTTSDALE ΑZ 85261-4090

Legal Description

CLERMONT, SKYVIEW SUB LOT 66 PB 42 PGS 69-70 ORB 6093 PG 407

Lan	d Lines													
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land		
#	Code	FIOIIL	Deptil	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class val	Value		
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000		
						,						,		
		Total A	cres	0.00	JV/Mkt 0				l Adj JV/Mk			88,000		
	Cla	assified A	cres	0	Classified JV/Mkt 88	,000		Classified	d Adj JV/Mk	t		0		
						Sketch								

Bldg 1 1 of 1 238,781 Deprec Bldg Value 231,618 Multi Story 0 Sec Replacement Cost FLA (1,834 sf) OPF GCF (400 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,834	1,834	1834	Effective Area	1834	No Stories	4.00	Full Batha	
_	GARAGE FINISH	0	400	-	Base Rate	108.87	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	80	0	Building RCN	238,781	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		Ĭ
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,834	2,314	1,834	Building RCNLD	231,618	Roof Cover	3	Type AC	03

Alternate Key 3789953 Parcel ID 20-22-26-1975-000-06600

LCPA Property Record Card Roll Year 2024 Status: A

2024-0318 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

								eatures				
					-			re reflected				
Cod	е	Descr	ription	Units	Type	Unit	Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
							ing Peri	mits				
Roll '	Year	Permit ID	Issue Date	Comp Date	Amou	ınt	Type		Descriptio	n	Review Dat	te CO Date
20	02	00001	01-01-2001	09-04-2001		10	0000					
20		0070268	07-25-2000	12-31-2000	9	2,469	0000	SFR/1529 M	IUIR CIR			

			Sales Informa	ation						Exemptions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023017434	6093 4051 3820 3797 3624	0407 1412 0281 0938 0984	02-13-2023 06-27-2011 08-11-2009 07-21-2009 05-08-2008	WD WD WD CT QC	QQUUU	01 Q U U		370,000 120,500 117,000 100 100				
										Total		0.00
						Val	ue Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88.000	231.618	0	319.618	0	319618	0.00	319618	319618	294.166

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Alternate Key 3828396 Parcel ID 20-22-26-0160-000-06200

LCPA Property Record Card Roll Year 2024

Status: A

2024-0318 Comp 3 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 1510 PIER ST

CLERMONT FL 34711

Mill Group NBHD 000C 0583 Property Use Last Inspection

00100 SINGLE FAMILY PJF 01-01-202

Current Owner

ROJAS DAVILA OSFREDO I & ESTRELLA RO

1510 PIER ST

CLERMONT FL 34711

Legal Description

LAKEVIEW POINTE PB 52 PG 52-56 LOT 62 ORB 6225 PG 219

Lar	d Lines													
LL #	Use Code	Front	Depth	Not Ad		Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00	LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
	Total Acres 0.00 Classified Acres 0					JV/M Classified JV/M		3,000			l Adj JV/MI I Adj JV/MI			88,000 0

Sketch Bldg 1 of 1 238,763 Deprec Bldg Value 231,600 Multi Story 0 Sec 1 Replacement Cost FLA (1,830 sf) GCF (420 sf) OPF (72 sf)

	Building S				Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	3
1	FINISHED LIVING AREA	1,830	1,830	1830	Effective Area	1830	N. Otavia		E. II D. H.	_
_	GARAGE FINISH	0	420	0	Base Rate	108.87	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	72	0	Building RCN	238,763	Quality Grade	670	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	Trail Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,830	2,322	1,830	Building RCNLD	231,600	Roof Cover	3	Type AC	03

Alternate Key 3828396 Parcel ID 20-22-26-0160-000-06200

LCPA Property Record Card Roll Year 2024 Status: A

2024-0318 Comp 3 PRC Run: 12/10/2024 By

Card# of 1

								*Only			aneous F records a	eatures re reflected b	elow						
Code			Desc	riptio	n		Un	its	Туре	Ur	nit Price	Year Blt	Effect Y	′r	RCN	%Good	d	Apr	Value
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				+					AII	nount 102,60	Type 8 0000	SFR FOR 07	Descri	ption		Review 08-10-2			O Date
2007 2006	2005080631 01-01-2006 08-1						01-20-2			102,60	0000	SFR & PATIO		ER ST		00-10-2	.000		
						Sales	Inform	ation							Exer	nptions			
Instru	ment l	No	Вс	ok/P			Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	T	Description		Ye	ar	Amount
2022	12510	20			2210	40.0	6 2022	WD		01		410.000		1	•				

			Sales IIIIOIIII	aliOII						Exemplions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023125199	6225	0219	10-06-2023	WD	Q	01	ı	410,000					
2017042422	4932	1005	04-19-2017	WD	Q	Q		216,000					
	3536	2266	10-25-2007	CT	U	U	1	0					
	3173	1836	05-25-2006	WD	Q	Q		260,000					
											ļ	0.00	
	Total												
						Val	ue Summ	arv					

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88,000	231,600	0	319,600	0	319600	0.00	319600	319600	294,188

^{***}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.***