

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3861191

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 incomprated by reference in Rule 12D-16 002 Florida Administrative Code

moorporated, by te	COMPLETED BY	QUERKOF THE VAL		TEOMRD (M	7AB) 5	
Petition# 20	024-0323	County Lake		x year 2024	Date received	3.12.24
		COMPLETED BY TI	HE PENNIONER		99	
PART 1. Taxpaye	er Information		1 - 7 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2		e element und	
Taxpayer name: An	nerican Homes 4 Rent, LLC;	AMH Development, LLC	Representative: R	yan, LLC c/o	Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsda Scottsdale, AZ 85254			20-19-25-031 209 Crestrun		
Phone 954-740-6	240		Email I	ResidentialAp	peals@ryan.com	n
	to receive information is] fax.
	petition after the petition at support my statemer		hed a statement of	the reasons I	filed late and any	/
your evidence to evidence. The ' Type of Property	the hearing but would like of the value adjustment bounded in the value adjustment bounded in the value of value of the v	poard clerk. Florida law a nte ruling will occur unde ustrial and miscellaneou	illows the property aper the same statutory	opraiser to cros guidelines as harge	ss examine or obje	ect to your ent.) ornonprofit
PART 2. Reason	for Petition C	neck one. If more than	one, file a separa	te petition.		
Denial of classi Parent/grandpa Property was no Tangible person return required by		e on January 1 must have timely filed : 4, F.S.))	(Include a date a∐Qualifying improv	filing of exemp -stamped cop rement (s. 193.1 ontrol (s. 193.1	otion or classifica y of application.)	ange of
determination Enter the time by the reques group.	f this is a joint petition. And that they are substanted (in minutes) you think the time. For single joint	tially similar. (s. 194.01 you need to present you petitions for multiple un	1(3)(e), (f), and (g), ir case. Most hearing its, parcels, or accord	F.S.) gs take 15 min unts, provide th	utes. The VAB is ne time needed for	
ı— <i>'</i>	s or I will not be availab	•				
evidence directly to appraiser's eviden	to exchange evidence to the property appraise ce. At the hearing, you	er at least 15 days before have the right to have	re the hearing and r witnesses sworn.	nake a writter	request for the p	property
of your property re information redact	t, regardless of whether ecord card containing in ed. When the property u how to obtain it online	formation relevant to the appraiser receives the	ne computation of y	our current as	sessment, with c	onfidential

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	1	
Complete part 3 if you are representing yourself or if you a without attaching a completed power of attorney or authorities authorization from the taxpayer is required for accollector.	rization for representation to this form.	
I authorize the person I appoint in part 5 to have acces Under penalties of perjury, I declare that I am the owner of petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional	l Signature	first the state of the
Complete part 4 if you are the taxpayer's or an affiliated e representatives.		owing licensed
I am (check any box that applies): An employee of	(taxpayer or an affiliated e	entity).
A Florida Bar licensed attorney (Florida Bar number		
A Florida real estate appraiser licensed under Chapte		RD6182).
A Florida real estate broker licensed under Chapter 4).
☐ A Florida certified public accountant licensed under C		er).
I understand that written authorization from the taxpayer is appraiser or tax collector.	,	
Under penalties of perjury, I certify that I have authorization am the owner's authorized representative for purposes of under s. 194.011(3)(h), Florida Statutes, and that I have respectively.	filing this petition and of becoming an age	nt for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	the state of the s	
Complete part 5 if you are an authorized representative no	ot listed in part 4 above.	
☐ I am a compensated representative not acting as one AND (check one)	of the licensed representatives or employe	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the retaxpayer's authorized signature OR ☐ the taxpayer's aut		, executed with the
$\hfill \square$ I am an uncompensated representative filing this petit	tion AND (check one)	
the taxpayer's authorization is attached OR the tax	xpayer's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpayer appraiser or tax collector.	is required for access to confidential inform	nation from the property
Under penalties of perjury, I declare that I am the owner's becoming an agent for service of process under s. 194.0 facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			IXL3	DLITIA	L			
Petition #	ł .	2024-0323		Alternate Ke	ey: 3861191	Parcel II	D: 20-19-25-031	0-000-00200
Petitioner Name	Robert	Peyton, Rya	n LLC	D	222 2772		Check if Mul	tiple Parcels
The Petitioner is:	Taxpayer of Red	cord 🗸 Tax	payer's agent	Property Address		TRUN LOOP BURG		
Other, Explain:				Address	LEEK	BORG		
Owner Name	AMH DE	VELOPME	NTIIC	Value from	Value hefore	Board Action	1	
OWIIOI ITAIIIO	7 ((()))	IVELOT WILL	11 220	TRIM Notice	Value beleft	ed by Prop Appr	i value aller b	oard Action
1. Just Value, red	uirod			\$ 361,34		361,34	7	
		*:f ampl:	aabla			•		
2. Assessed or cl			cable	\$ 351,32	20 \$	351,32	0	
3. Exempt value,		16		\$	-			
4. Taxable Value,				\$ 351,32		351,32	0	
*All values entered	d should be count	ty taxable va	lues, School and	other taxing	authority values	may differ.		
Last Sale Date	8/31/2018	Pric	ce:\$1,21	5,000	Arm's Length	Distressed	Book <u>5163</u> P	age <u>2421</u>
ITEM	Subje	ct	Compara	ble #1	Compara	ble #2	Compara	ble #3
AK#	38611		38611		38611		39311	
Adduses	209 CRESTRI	JN LOOP	213 CRESTR	UN LOOP	229 CRESTR	UN LOOP	1100 BRADFO	RD RIDGE
Address	LEESBURG		LEESBU	JRG	LEESBU	JRG	DR	
Proximity			SAMES	SUB	SAMES	SUB	<1 MIL	
Sales Price			\$443,0		\$419,5		\$510,3	
Cost of Sale	ost of Sale		-15%		-15%		-15%	
	Sales Price Cost of Sale Time Adjust Adjusted Sale \$/SF FLA \$159.54 per SF			%	3.20		3.20%	
	Adjusted Sale			66	\$369,9		\$450,0	
	\$159.54 p	er SF	\$154.10		\$176.02		\$158.48 p	
Sale Date			9/21/2023 Arm's Length Distressed		4/3/20		4/28/20 Arm's Length	-
Terms of Sale			✓ Arm's Length Distressed		✓ Arm's Length	Arm's Length Distressed		Distressed
		1	T	T	T	T T		T
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF Year Built	2,265 2019		2,478 2008	-14910 10000	2,102 2013	11410	2,840 2023	-40250
Constr. Type	BLOCK		BLOCK	10000	BLOCK		BLOCK	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	3		3.0		2.0	7000	3.5	-4000
Garage/Carport	2 CAR		2 CAR		2 CAR	7,000	2 CAR +	-10000
Porches	YES		YES		YES		YES	10000
Pool	N		Y	-20000	Y	-20000	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	1 LOT		1 LOT		1 LOT		1 LOT	
Location	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET		STREET		STREET		STREET	
			-Net Adj. 6.5%	-24910	-Net Adj. 0.4%	-1590	-Net Adj. 12.1%	-54250
			Gross Adj. 11.8%	44910	Gross Adj. 10.4%	38410	Gross Adj. 12.1%	54250
	Market Value	\$361,347	Adj Market Value	\$356,956	Adj Market Value	\$368,409	Adj Market Value	\$395,835

Adj. Sales Price

Value per SF

159.54

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: CHRISTOPHER QUANTE DATE 11/22/2024

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

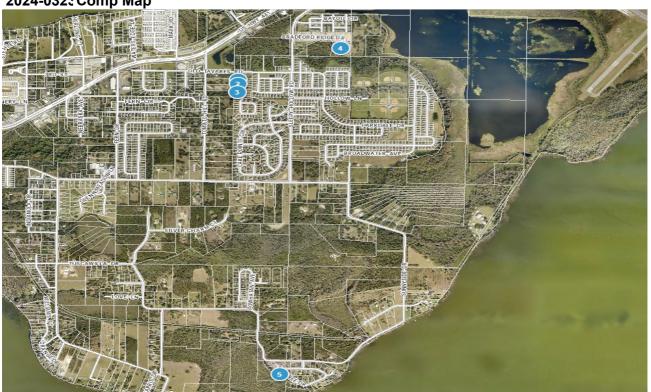
			RES	IDENTIA	L				
Petition #	ŧ	2024-0323		Alternate K	ey: 3861191	Parcel	ID: 20-19-25-031	0-000-00200	
ITEM	Compara		Compara	ble #5	Compara	ble #6	Compara	ble #7	
AK#	32755								
Address	30329 REDT LEESBU		#N/ <i>F</i>	4	#N//	Ą	#N/ <i>/</i>	4	
Proximity	<2 MIL	.ES							
Sales Price	\$485,0	00	#N/A		#N//	4	#N//	4	
Cost of Sale	-15%	6	-15%	6	-15%	6	-15%	6	
Time Adjust	2.40°		#N/A		#N//		#N//		
Adjusted Sale	\$423,890 \$145.77, per SE		#N/ <i>i</i>		#N//		#N//		
\$/SF FLA			#N/A		#N//		#N//		
Sale Date			#N/A		#N//	4	#N//	<u>4</u>	
Terms of Sale	of Sale Arm's Length Distressed		Arm's Length J Distressed		✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,908	-45010	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
Year Built	1991	20000	#N/A		#N/A	+	#N/A	+	
Constr. Type	BLOCK					+		_	
Condition Baths	GOOD 3.0		#N/A		#N/A	1	#N/A	+	
Garage/Carport	2 CAR		#IN/A	1	#IN/A	+	#IN/A	+	
Porches	YES					+		+	
Pool	N N	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
Fireplace	1	-2500	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
AC	Central	0	#N/A #N/A #N/A #N/A		#N/A #N/A		#N/A	#N/A	
Other Adds	NONE	, ,	77.47	77.47.4	#IN/A #IN/A		77.47	77.47	
Site Size	1 LOT							1	
Location	RESIDENTIAL								
View	STREET								
	-Net Adj. 6.5 %	-27510	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
	Gross Adj. 15.9%	67510	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
	Adj Market Value	\$396,380	Adj Market Value	#N/A	Adj Market Value	#N/A	Adj Market Value	#N/A	
Adj. Sales Price									
Narrative:									

5

DATE

DEPUTY:

2024-0323 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3861191	209 CRESTRUN LOOP LEESBURG	
2	COMP 1	3861192	213 CRESTRUN LOOP	-
	COMP	3001132	LEESBURG	SAME SUB
3	COMP 2	3861196	229 CRESTRUN LOOP	
			LEESBURG	SAME SUB
4	COMP 3	3931182	1100 BRADFORD RIDGE DR	
_	• • • • • • • • • • • • • • • • • • • •		LEESBURG	<1 MILE
5	COMP 4	3275527	30329 REDTREE DR	
	COMI 4	0210021	LEESBURG	<2 MILES
6				
7				
8				

Alternate Key 3861191 Parcel ID

20-19-25-0310-000-00200

LCPA Property Record Card Roll Year 2025 Status: A

2024-0323 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 209 CRESTRUN LOOP

LEESBURG FL 34748

Mill Group 000L NBHD 0694

Property Use Last Inspection 00100 SINGLE FAMILY SAD 03-19-202

Current Owner

AMH DEVELOPMENT LLC

280 E PILOT RD

LAS VEGAS NV

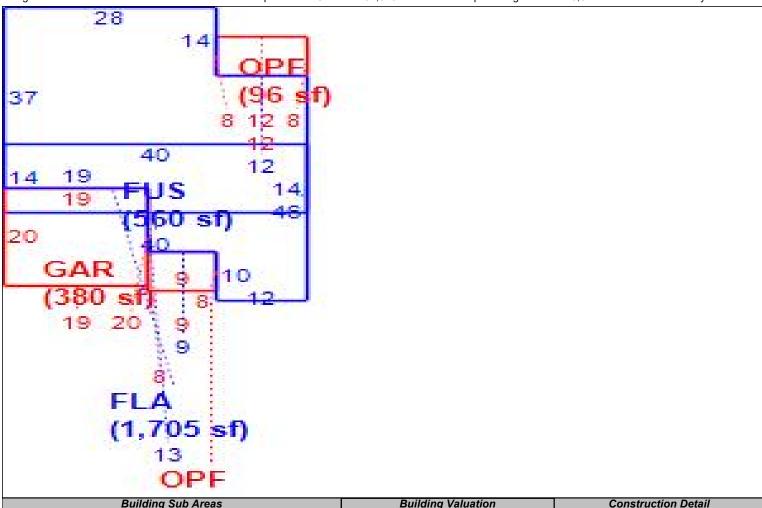
Legal Description

CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 2 ORB 5163 PG 2421

89119

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
LL	Code	1 1011	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class val	Value
1	0100	0	0		1.00 LT	30,000.00	0.0000	2.85	1.000	1.000	0	85,500
			l				l	l	<u> </u>	l		
		Total A	cres	0.00	JV/Mkt 0			Tota	l Adj JV/MI	ct		85,500
	Cla	assified A	cres	0	Classified JV/Mkt 8	5,500		Classified	M/VL jbA b	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 284,378 Deprec Bldg Value 275,847 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	2019	Imp Type	R1	Bedrooms	4
FLA FUS	FINISHED LIVING AREA FINISHED AREA UPPER	1,705 560	1,705 560	1705 560	Effective Area	2265	No Stories	1.00	Full Baths	3
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	380 168	0	Base Rate Building RCN	105.54 284.378	Quality Grade	670	Half Baths	0
011	or Entroller interior		100	J	Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	2,265	2,813	2,265	Building RCNLD	275,847	Roof Cover	3	Type AC	03

Alternate Key 3861191 Parcel ID 20-19-25-0310-000-00200

LCPA Property Record Card Roll Year 2025 Status: A

2024-0323 Subject 12/2/2024 By PRC Run:

Card# of 1 1

Total

0.00

Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN Code Type %Good Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date 19-17-120 03-08-2019 03-19-2020 194,000 0001 SFR 2778SF 209 CRESTRUN LOOP 03-19-2020 2020 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 08-31-2018 2018103238 5163 2421 WD U 1,215,000

	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			
85,500	275,847	0	361,347	0	361347	0.00	361347	361347	361,347			

Parcel Notes

09TRIM LOC FROM 30 TO COMPARE TO ASHTON WOODS AK3866765 TJW 091609 2010 PETITION 406

5163/2421 PILLAR DEVELOPMENT LLC TO AMH DEVELOPMENT LLC

5163/2421 M SALE INCL 28 PARCELS IN CRESTRIDGE AT LEESBURG SUB

21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320 21VAB PETITION 2021-114 TJW 091521

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Parcel ID 20-19-25-0310-000-00300

Current Owner

DYOUS JOHNNIE R & TWILA

213 CRESTRUN LOOP

LEESBURG FL 34748 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0323 Comp 2 PRC Run: 12/2/2024 By

Card # of 1

Property Location

Site Address 213 CRESTRUN LOOP

LEESBURG FL 34748 000L NBHD 0694

Mill Group Property Use Last Inspection

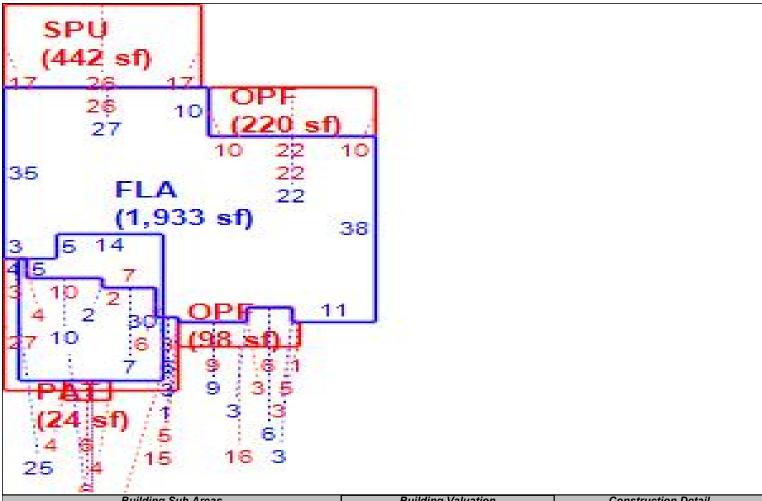
00100 SINGLE FAMILY TRF 02-08-202

Legal Description

CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 3 ORB 6216 PG 2120

Lan	d 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	30,000.00	0.0000	2.85	1.000	1.000	0	85,500
Total Acres 0.00 JV/Mkt 0 Classified Acres 0 Classified JV/Mkt 8								 Adj JV/Ml Adj JV/Ml			85,500 0	
	Sketch											

Bldg of 1 Replacement Cost 292,779 Deprec Bldg Value 283,996 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2008	Imp Type	R1	Bedrooms	4	ĺ
FLA	FINISHED LIVING AREA	2,478	2,478	2478	Effective Area	2478					l
GAR	GARAGE FINISH	0	503	0			No Stories	1.00	Full Baths	3	l
OPF	OPEN PORCH FINISHE	0	318	0	Base Rate	97.16	Quality Grade	000	Half Baths	•	l
PAT	PATIO UNCOVERED	0	24	0	Building RCN	292,779	Quality Grade	660	пан рашь	0	l
SPU	SCREEN PORCH UNFIN	0	442	0	Condition	EX	Wall Type	03	Heat Type	6	l
					% Good	97.00	''	00	71	•	l
					Functional Obsol	0.100	Foundation	3	Fireplaces	0	l
	TOTALS	2.470	3.765	2,478		0	D (0	_	T A C		l
	TOTALS	2,410	3,703	2,410	Building RCNLD	283,996	Roof Cover	6	Type AC	03	ĺ

Alternate Key 3861192 Parcel ID 20-19-25-0310-000-00300

LCPA Property Record Card Roll Year 2025 Status: A

2024-0323 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

	- The state of the											
			Mis	scellaneous F	eatures							
	*Only the first 10 records are reflected below											
Code	Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value											
POL3	SWIMMING POOL - RESIDENTIAL	117.00	SF	46.00	2011	2011	5382.00	85.00	4,575			
PLD2	POOL/COOL DECK	249.00	SF	5.38	2011	2011	1340.00	70.00	938			
SEN2	SCREEN ENCLOSED STRUCTURE	1018.00	SF	3.50	2011	2011	3563.00	67.50	2,405			
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2011	2011	6000.00	67.50	4,050			

				Build	ing Peri	nits				
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date	
2013	12-10-0701	11-15-2012	02-22-2013	5,062	0003	SCRN ENCL V		02-22-2013		
2012	10-715	01-01-2011	08-02-2011	22,400	0003	POL MISC FO		08-02-2011	03-25-2011	
2011	10-00000715	12-14-2010	03-28-2011	22,400		POL DEC & S	EN			
2011	10-00000715	10-26-2010	03-28-2011	22,400	0003	POL W/DECK				
2011	10-00000704	10-13-2010	03-28-2011	2,000	0002	STEM WALL				
2009	07-00000394	01-02-2008	03-16-2009	309,135	0000	SFR 4BED 213	3 CRESTRUN LOOP	03-16-2009		
2008	07-00000394	01-02-2007	01-02-2008	309,135	0000	SFR FOR 09				
	Sales Information Exemptions									

			Sales Illiorill	aliOII						Exemplions		
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118139 2023029795	6216 6108 3951 3471	2120 0930 1469 0795	09-21-2023 03-14-2023 09-17-2010 07-11-2007	WD WD WD QC	QUQU	01 37 Q M	>	443,000 402,400 250,000 1				
										Total		0.00

				Value Su	ummary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
85,500	283,996	11,968	381,464	0	381464	0.00	381464	381464	381,703

Parcel Notes

3471/795 M SALE INCL AK3861192 AK3861204 AK3847556 AK3847560

09 FOR SALE 299 900 TJW 031609

09FC FLA3 CAN4 ARE 2ND STY TJW 031609

09TRIM LOC FROM 30 TO COMPARE TO ASHTON WOODS AK3866765 TJW 091609

09VAB PETITION 2009 354 TJW 093009

3591/1469 PILLAR HOMES LLC TO THOMAS W & YVONNE A O'GRADY HW

10 3988/1616 LK CO AFFIDAVIT OF FL RESIDENT FOR THOMAS & YVONNE O'GRADY 110110

11X VADX BELONGS TO THOMAS O'GRADY

11 FORWARD PERMIT PER LEESBURG BLDG DEPT 032811

12FC ADD POL MISC AND CAN7 FOR 2012 NO OTHER CHGS SFR IS VERY NICE JNH 080211

13FC CAN7 TO SPU OPENS UP TO POL NO OTHER CHGS JNH 022213

15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015

21 YVONNE ANNETTE O'GRADY 63 DECEASED 092520 STATE DEATH LIST FILE 2020176324 JLB 112420

6108/930 THOMAS W O'GRADY TO OPENDOOR PROPERTY TRUST I

6216/2120 OPENDOOR PROPERTY TRUST I TO JOHNNIE R & TWILA DYOUS HW

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Parcel ID Current Owner

20-19-25-0310-000-00700

LCPA Property Record Card Roll Year 2025 Status: A

2024-0323 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 229 CRESTRUN LOOP

LEESBURG FL 34748 000L NBHD 0694

Mill Group

Property Use Last Inspection 00100 SINGLE FAMILY TRF 02-08-202

MALEK ANGELA & JAMES

229 CRESTRUN LOOP

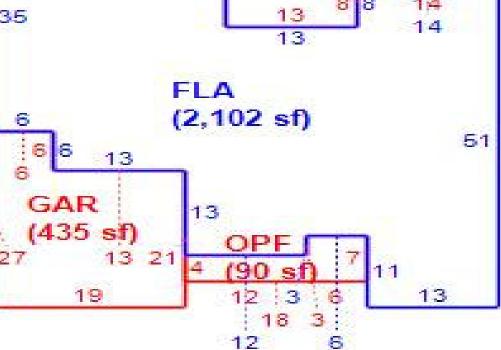
LEESBURG FL 34748

Legal Description

CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 7 ORB 6124 PG 2015

Lan	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	30,000.00	0.0000	2.85	1.000	1.000	0	85,500		
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 85	5.500			l II Adj JV/Mk d Adj JV/Mk			85,500 0		

Sketch Bldg 1 of 1 Replacement Cost 255,230 Deprec Bldg Value 247,573 Multi Story Sec 23 27 11 19 35



	Building S				Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2013	Imp Type	R1	Bedrooms	4
FLA GAR	FINISHED LIVING AREA GARAGE FINISH	2,102 0	2,102 435	2102 0	Ellective Area	2102	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	491	0	Base Rate Building RCN	100.99 255,230	Quality Grade	660	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good Functional Obsol	97.00 0	Foundation	3	Fireplaces	0
	TOTALS	2,102	3,028	2,102	Building RCNLD	247,573	Roof Cover	6	Type AC	03

Alternate Key 3861196 Parcel ID 20-19-25-0310-000-00700

LCPA Property Record Card Roll Year 2025 Status: A

2024-0323 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

	TOTAL TOTAL TOTAL ANGULA												
	Miscellaneous Features												
	*Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00	2013	2013	10920.00	85.00	9,282				
PLD2	POOL/COOL DECK	408.00	SF	5.38	2013	2013	2195.00	72.50	1,591				
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2013	2013	5712.00	72.50	4,141				

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type		Description	Review Date	CO Date					
2014 2014 2014 2014	13-10-436 13-10-372 13-10-109	07-09-2013 05-29-2013 02-25-2013	07-12-2013 07-12-2013 07-12-2013	4,690 21,305 270,000	0003 0003	SEN 20X30 POL SFR 229 CRE		07-12-2013	GO Ballo					
	1	Sale	s Information				Eye	mntions						

				Sales Inform	ation						Exem	ptions		
Instrume	ent No	Bool	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
202304	2877	6124 4283 4283	2015 1407 1406	04-03-2023 02-15-2013 02-15-2013	WD WD WD	Q Q U	01 Q U	 V V	419,500 20,000 20,000	039 059	HOMESTEAL ADDITIONAL HOME	I	2024 2024	
										Total 50			50,000.00	

				Value Sเ	ummary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
85 500	247 573	15.014	348 087	0	348087	50 000 00	298087	323087	348 285

Parcel Notes

09TRIM LOC FROM 30 TO COMPARE TO ASHTON WOODS AK3866765 TJW 091609 2010 PETITION 406

4283/1406 PILLAR DEVELOPMENT LLC TO PILLAR HOMES LLC

4283/1407 PILLAR HOMES LLC TO NATALIA ALEJANDRO SINGLE

18TR UNCLAIMED 2132 ANOKA WAY LEESBURG FL 34748 2949

19TR NOT DELIVERABLE AS ADDRESSED 2132 ANOKA WAY LEESBURG FL 34748 2949

6124/2015 NATALIA ALEJANDRO TO ANGELA & JAMES MALEK HW

23CC EFILE HX APP CP 081923

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Parcel ID 20-19-25-0500-000-03600

Current Owner

MC FARLAND MICHELLE L & JOHN W

1100 BRADFORD RIDGE DR

LEESBURG 34748

LCPA Property Record Card Roll Year 2025 Status: A

2024-0323 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 1100 BRADFORD RIDGE DR FL 34748

LEESBURG 000L

NBHD 0664

Property Use 00100 SINGLE FAMILY

Mill Group

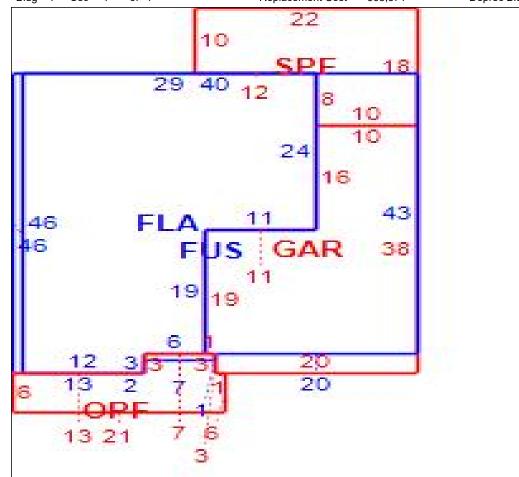
Last Inspection CTQ 01-05-202

Legal Description

BRADFORD RIDGE PB 77 PG 26-27 LOT 36 ORB 6146 PG 38

Lan	Land Lines Notes Linit Donth Los Sho Dhys Lond														
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Facto	1	Shp Factor	Phys Factor	Class Val	Land Value			
1	0100	0	0		1.00 LT	65,000.0	0.0000	1.00	1.000	1.000	0	65,000			
	Total Acres 0.00 JV/Mk Classified Acres 0 Classified JV/Mk								 al Adj JV/MI d Adj JV/MI			65,000 0			

Sketch Bldg 1 1 of 1 Replacement Cost 308,571 Deprec Bldg Value 308,571 Multi Story 1 Sec



	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	5
FLA FUS	FINISHED LIVING AREA FINISHED AREA UPPER	1,074 1,766	1,074 1,766	1074 1766	Effective Area	2840	No Stories	2.00	Full Baths	3
GAR OPF	GARAGE FINISH OPEN PORCH FINISHE	0	619 147	0	Base Rate Building RCN	87.36 308,571	Quality Grade	660	Half Baths	1
SPF	SCREEN PORCH FINIS	0	300	0	Condition	VG	Wall Type	03	Heat Type	6
					% Good Functional Obsol	100.00	Foundation	3	Fireplaces	
	TOTALS	2,840	3,906	2,840	Building RCNLD	308,571	Roof Cover	3	Type AC	03

Alternate Key 3931182 Parcel ID 20-19-25-0500-000-03600

LCPA Property Record Card Roll Year 2025 Status: A

2024-0323 Comp 3 PRC Run: 12/2/2024 By

0-----

Total

0.00

Card# of 1 1 Roll Year 2025 Status: A Miscellaneous Features *Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN Code Type %Good Description Apr Value **Building Permits** CO Date Roll Year Permit ID Issue Date Comp Date Amount Туре Description **Review Date** 1123120331 01-25-2024 17,000 0003 **SEN 20X32** 2025 1123100165 11-16-2023 96,000 0003 POL 2025 1122080255 09-20-2022 01-05-2024 396,000 0001 SFR 3873SF 1100 BRADFORD RIDGE 01-05-2024 2024 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 0038 04-28-2023 510,300 2023060104 6146 WD Q 03 2022098711 5994 2154 07-15-2022 WD Q 05 443,400 WD 2020135808 11-10-2020 Q 615,000 5593 1352 05

				Value Su	ımmary				
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
65.000	308.571	0	373.571	0	373571	0.00	373571	373571	373.571

Parcel Notes

5994/2154 M SALE INCL 8 LOTS IN BRADFORD RIDGE SUB STRADA DEVELOPMENT LLC TO MARONDA HOMES LLC 6146/38 MARONDA HOMES LLC OF FLORIDA TO MICHELLE LYNN & JOHN W MC FARLAND HW

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PRESTON JOHN B & JULIET L

Parcel ID 32-19-25-0050-000-01800

Current Owner

L)-01800

LCPA Property Record Card Roll Year 2025 Status: A 2024-0323 Comp 4 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 30329 REDTREE DR

LEESBURG FL 34748

Mill Group 0001 NBHD 5030

Property Use Last Inspection
00100 SINGLE FAMILY CTQ 11-27-202

30329 REDTREE DR LEESBURG

FL 34748

Legal Description

ARBORMERE SUB LOT 18 PB 26 PGS 41-42 ORB 6167 PG 786

Lan	Land Lines													
LL	Use Code	Front	Depth	No A	tes di	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		uj	1.00	LT	30,000.00		3.40	1.000	1.000	0	102,000
Table and a cool with the cool									<u> </u>				100.000	
Total Acres 0.00 JV/Mkt					ikt O			lota	ıl Adj JV/MI	αן		102,000		
	Classified Acres 0 Classified J					Classified JV/N	JV/Mkt 102,000 Classified Adj JV/Mkt				0			

Sketch

Bldg 1 Sec 1 of 1 Replacement Cost 291,221 Deprec Bldg Value 282,484 Multi Story 1 26 10 10 10 PAT 31 (210 sf)19 (2,326 sf) 5 15 **FUS** (582 sf)

	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1991	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,326	2,326	2326	Effective Area	2908				
FUS	FINISHED AREA UPPER	582	582	582			No Stories	1.25	Full Baths	3
GAR	GARAGE FINISH	0	576	0	Base Rate	83.87	Quality Grade	C 4 F	Half Baths	
OPU	OPEN PORCH UNFINIS	0	120	0	Building RCN	291,221	Quality Grade	645	Hall Dallis	0
PAT	PATIO UNCOVERED	0	210	0	Condition	EX	Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	238	0	% Good	97.00	, ,	-	,,	•
					Functional Obsol	0	Foundation	3	Fireplaces	1
	TOTAL 0 0 000 4 050 0 000				D (0	_	T A C			
TOTALS 2,908 4,052 2,908			Building RCNLD	282,484	Roof Cover	3	Type AC	03		

Alternate Key 3275527 Parcel ID 32-19-25-0050-000-01800

LCPA Property Record Card Roll Year 2025 Status: A

2024-0323 Comp 4 PRC Run: 12/2/2024 By

Card # 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr Code Units Type RCN %Good Description Apr Value **Building Permits** Roll Year Permit ID Issue Date Comp Date Amount Туре Description **Review Date** CO Date 2020121137 01-11-2021 04-25-2022 17,169 0002 REPL WINDOWS 15 2022

Sales Information										Exemptions					
Ì	Instrument No Book/Page		Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount			
	202307 201914		6167 5389 1860 1067	0786 1378 1460 0150	06-22-2023 12-05-2019 08-22-2000 07-01-1990	WD WD WD TR	0000	0000	>	485,000 285,000 0 16,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
											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				
102 000	282 484	0	384 484	194524	189960	50 000 00	139960	164960	362 616				

Parcel Notes

97FC QG FROM 400 CORRECT STORIES FROM 100 RS 020597

1860/1460 ROGER L & JANET E JONES TTEES OF THE JONES TR DTD 082200 UNDER THE TERMS OF THE TR THE GRANTEES HAVE RETAINED THE USE AND OCCUPANCY OF HX PROPERTY AND SHALL HAVE THE BENEFIT OF ANY AND ALL EXEMPTIONS APPROVED EEH 02 QG FROM 475 FER 032702

20X ROGER & JANET JONES MOVED FILED FOR HX & PORT IN PASCO CO DB 012820

5389/1378 ROGER L & JANET E JONES INDIV & AS TTEES TO MICHAEL W & MILEDYS D PARTRIDGE HW

20X MICHAEL & MILEDYS SUBMITTED HX AND PORT APP JRF 070620

22IT SFR HAS 15 NEW WINDOWS PER CD PLUS CTQ 042522

23X HX SET AS NON RENEW FOR 2023 MICHAEL AND MILEDY MOVED AND APPLIED FOR HX FOR 2024 IN ORANGE COUNTY HX APP SCANNED IN AS 070723

6167/786 MICHAEL W & MILEDYS D PARTRIDGE TO JOHN B & JULIET LAU PRESTON HW

23CC EFILE HX PORT APP CP 101223

25IT QG FROM 635 REAR PAT TO SPU SF FROM 10X18 ADD 10X12 OPU NPA TO LEFT REAR CHANGES PER LISTING MLS T3441357 AND AERIALS CTQ 112724

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