

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3861194

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.

Incorporated, by reference, in Rule 120-16		LUE ADJUSTMENT EOARD (WAEN
Petition# 2024-0325	County Lake	Tax year 2024	Date received 9.12.24
9	COMPLETED BY TO	भाद शिक्रामा कि शबंश	
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; A	AMH Development, LLC	Representative: Ryan, LLC c/o	Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsdal Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account # 20-19-25-031	00000500
Phone 954-740-6240		Email ResidentialA	ppeals@ryan.com
The standard way to receive information is	by US mail. If possible	e, I prefer to receive information b	oy 🗹 email 🗌 fax.
I am filing this petition after the petition documents that support my statement		hed a statement of the reasons I	filed late and any
I will not attend the hearing but would like your evidence to the value adjustment be evidence. The VAB or special magistrate Type of Property Res. 1-4 units Indus	oard clerk. Florida law a e ruling will occur unde	llows the property appraiser to cro rr the same statutory guidelines as	ss examine or object to your
· · · · · · · · · · · · · · · · · · ·	ultural or classified use		Business machinery, equipment
PART 2. Reason for Petition Ch	eck one. If more than	one, file a separate petition.	4
 ☑ Real property value (check one) ☑ Denial of classification ☐ Parent/grandparent reduction ☐ Property was not substantially complete ☐ Tangible personal property value (You neturn required by s.193.052. (s.194.034) ☐ Refund of taxes for catastrophic event 	on January 1 nust have timely filed a	Denial of exemption Select of Denial for late filing of exem (Include a date-stamped copal Qualifying improvement (s. 193. ownership or control (s. 193.1 193.1555(5), F.S.)	ption or classification by of application.) 1555(5), F.S.) or change of
Check here if this is a joint petition. A determination that they are substanti Enter the time (in minutes) you think you by the requested time. For single joint a group. My witnesses or I will not be available.	ally similar. (s. 194.01 ou need to present you petitions for multiple une to attend on specific	1(3)(e), (f), and (g), F.S.) Ir case. Most hearings take 15 mir its, parcels, or accounts, provide the dates. I have attached a list of dates.	nutes. The VAB is not bound he time needed for the entire ates.
You have the right to exchange evidence of evidence directly to the property appraiser appraiser's evidence. At the hearing, you have the right, regardless of whether of your property record card containing information redacted. When the property at to you or notify you how to obtain it online.	at least 15 days befor have the right to have you initiate the eviden ormation relevant to the appraiser receives the	re the hearing and make a writter witnesses sworn. ce exchange, to receive from the re computation of your current as	e property appraiser a copy sessment, with 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 ar without attaching a completed power of attorney or authoriz Written authorization from the taxpayer is required for acce collector.	zation for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access 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 S	Signature	10.0
Complete part 4 if you are the taxpayer's or an affiliated en representatives.	itity's employee or you are one of the follo	wing licensed
l am (check any box that applies):		
An employee of	(taxpayer or an affiliated e	ntity).
A Florida Bar licensed attorney (Florida Bar number).	
■ A Florida real estate appraiser licensed under Chapter	475, Florida Statutes (license number —	<u>RD6182</u>).
A Florida real estate broker licensed under Chapter 47).
A Florida certified public accountant licensed under Ch	apter 473, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer is appraiser or tax collector.	required for access to confidential informa	ation from the property
Under penalties of perjury, I certify that I have authorizatio am the owner's authorized representative for purposes of funder s. 194.011(3)(h), Florida Statutes, and that I have re	iling 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		1 N.
Complete part 5 if you are an authorized representative no	t listed in part 4 above.	
☐ I am a compensated representative not acting as one of AND (check one)	·	ees listed in part 4 above
☐ Attached is a power of attorney that conforms to the re taxpayer's authorized signature OR ☐ the taxpayer's auth		, executed with the
☐ I am an uncompensated representative filing this petition	on AND (check one)	
the taxpayer's authorization is attached OR the tax	payer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer is appraiser or tax collector.	s 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. 194.01 facts stated in it are true.	authorized representative for purposes of 1(3)(h), Florida Statutes, and that I have	f filing this petition and of read this petition and the
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #		2024-0325		Alternate Ke	ey: 3861194	Parcel II	D: 20-19-25-031	0-000-00500
Petitioner Name	Robert	Peyton, Rya	an LLC	_			Check if Mult	tiple Parcels
The Petitioner is:	Taxpayer of Red	, ,	payer's agent	Property		TRUN LOOP		•
Other, Explain:		oo.aa.x	payer o agent	Address	LEES	BURG		
			_					
Owner Name	AMH DE	EVELOPME	NT LLC	Value from		Board Action	· I Vallie atter B	oard Action
				TRIM Notice	Value present	ed by Prop Appr	Value alter B	ouru / totioii
1. Just Value, red	uired			\$ 367,17	74 \$	367,174	4	
2. Assessed or cl		ue. *if appli	icable	\$ 347,55		347,550		
3. Exempt value,				\$	-	,	-	
4. Taxable Value,	*required			\$ 347,55	50 \$	347,550	0	
*All values entered	•	ty taxable va	lues School and	· · · · · · · · · · · · · · · · · · ·			-	
7 III Valado ontoro	a cricaia po coarr	ty taxable ve	ilaco, concor and	TOTAL TEXTING	dationty values	may amor.		
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	Comparal	ble #3
AK#	38611	94	38611	92	38611	96	39311	82
Address	221 CRESTRI	JN LOOP	213 CRESTR	UN LOOP	229 CRESTR	JN LOOP	1100 BRADFO	RD RIDGE
Address	LEESBU	JRG	LEESBI	JRG	LEESBU	JRG	DR	
Proximity			SAME	SUB	SAME S	SUB	<1 MIL	.E
Sales Price			\$443,0	00	\$419,5	00	\$510,30	00
Cost of Sale			-15%	6	-15%	Ď	-15%	Ď
Time Adjust			1.20	%	3.20%	6	3.20%	6
Adjusted Sale			\$381,8	66	\$369,9	99	\$450,0	85
\$/SF FLA	\$159.02 p	er SF	\$154.10	per SF	\$176.02 p	er SF	\$158.48 p	er SF
Sale Date			9/21/2	023	4/3/20	23	4/28/20)23
Terms of Sale			✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,309		2,478	-11830	2,102	14490	2,840	-37170
Year Built	2019		2008	10000	2013		2023	
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	2.5		3.0	-3000	2.0	4000	3.5	-7000
Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR +	-10000
Porches	YES		YES		YES		YES	
Pool	N		Y	-20000	Υ	-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%	-24830	-Net Adj. 0.4%	-1510	-Net Adj. 12.0%	-54170
			Gross Adj. 11.7%	44830	Gross Adj. 10.4%	38490	Gross Adj. 12.0%	54170
Adi Salos Prico	Market Value	\$367,174	Adj Market Value	\$357,036	Adj Market Value		Adj Market Value	\$395,915

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.

Value per SF

159.02

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0325 Alternate Key: 3861194 Parcel ID: 20-19-25-0310-000-00500				RES	IDENTIA	L			
Address	Petition #	!	2024-0325		Alternate K	ey: 3861194	Parcel	ID: 20-19-25-031	0-000-00500
Address									
Address	ITEM	Compara	ble #4	Compara	ble #5	Compara	ble #6	Comparal	ole #7
Address LEESBURG	AK#	32755	27						
Proximity	Address			//2.//2		//>//		#N/A	
Sales Price	. ,			#N/ <i>P</i>	١	#N/ <i>F</i>	١		
Cost of Sale				//51//		//51//		// 1/ 0	
Time Adjust 2.40%									
Adjusted Sale \$423,890 #N/A #N/A #N/A #N/A #N/A #N/A #N/A \$SF FLA \$145,77 per SF #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A									
\$\sqrt{SFFLA}									
Sale Date 6/22/2023									
Terms of Sale	•								
Value Adj. Description Adjustment Description Adjustment Description Adjustment Description Adjustment Description Adjustment Description Adjustment Poscription Adjustment #N/A #N							_		
Fla SF	Terris or Sale	7 am o zongar	_ Blow ecocu	7 am o zongar 🔻	Biographic	7 Anno Zongan	Bioliococcu	7 Fill o Eorigan	Biographical
Fla SF	Value Adi	Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment
Year Built 1991 10000 #N/A #N/A #N/A #N/A Constr. Type BLOCK						•			
Constr. Type		·			#11/7		#18/73		#IN//\
Condition GOOD Saths			10000	#IN/A		#IN//A		#IN/A	
Baths 3.0 -3000 #N/A #N/A #N/A #N/A #N/A									
Carage/Carport 2 CAR			-3000	#N/A		#N/A		#N/A	
Porches YES Mode of the process of the			0000	111177		1111/11		7/14/7	
Pool N 0 #N/A #N/A<									
Fireplace			0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
AC Central 0 #N/A #N			-2500						
Other Adds Site Size NONE 1 LOT Site Size 1 LOT Site Size 1 LOT STREET STREET STREET STREET STRIAND #N/A <		Central			1				
Location RESIDENTIAL Image: Control of the property	Other Adds	NONE							
View STREET Image: Control of the property of the pro	Site Size	1 LOT							
-Net Adj. 8.8 % -37430 #N/A #N/A #N/A #N/A #N/A #N/A #N/A #N/A	Location	RESIDENTIAL							
Gross Adj. 13.5% 57430	View	STREET							
Adj. Sales Price Adj Market Value \$386,460 Adj Market Value #N/A Adj Market Value #N/A Adj Market Value #N/A Adj Market Value #N/A		-Net Adj. 8.8 %	-37430	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Adj. Sales Price		Gross Adj. 13.5%	57430	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	A !! Q ! D !	Adj Market Value	\$386,460	Adj Market Value	#N/A	Adj Market Value	#N/A	Adj Market Value	#N/A
Norretive	Adj. Sales Price								
	Narrative:								

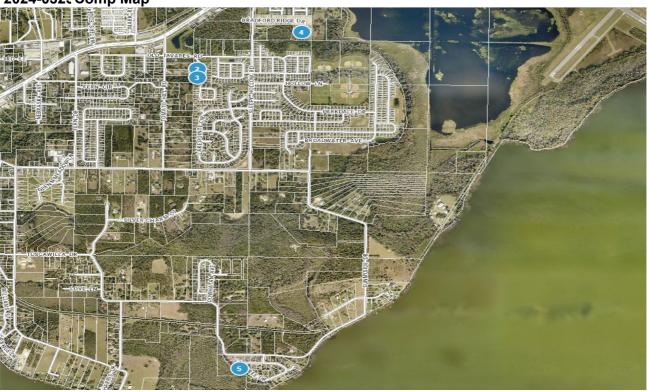
DEPUTY: DATE

- 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

2024-0325 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3861194	221 CRESTRUN LOOP LEESBURG	_
2	COMP 1	3861192	213 CRESTRUN LOOP 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 LEESBURG	<2 MILES
6				
7				
8				

Parcel ID 20-19-25-0310-000-00500 **LCPA Property Record Card** Roll Year 2025 Status: A

2024-0325 Subject PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 221 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

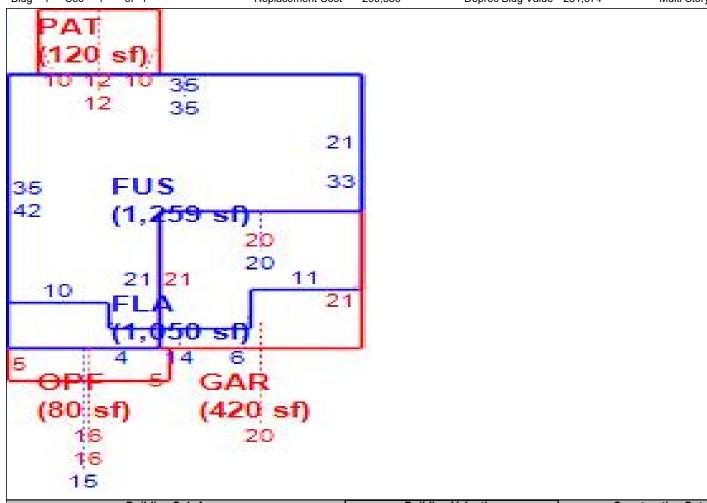
NV 89119

Legal Description

CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 5 ORB 5163 PG 2421

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
	Code	1 TOTAL	Бериі	Adj		Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	30,000.00	0.0000	2.85	1.000	1.000	0	85,500
		Total A	cres	0.00	JV/Mktl0			Tota	l Adj JV/Mk	tl		85,500
-	Cla	assified A			Classified JV/Mkt 85	5 500			Adi JV/Mk			00,000
	Oil	1001110u 7 1	0100		Sidosinod o v/iviikt jot	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Ciaconio	2 / (G) 0 V/IVII	*		

Sketch Bldg of 1 Replacement Cost 290,386 Deprec Bldg Value 281,674 Multi Story 1 Sec



	Building Sub Areas				Building Valuation	Building Valuation				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,050	1,050	1050	Effective Area	2309				
FUS	FINISHED AREA UPPER	1,259	1,259	1259			No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	420	0	Base Rate	105.06	Quality Grade	670	Half Baths	4
OPF	OPEN PORCH FINISHE	0	80	0	Building RCN	290,386	Quality Grade	670	Hall Datils	1
PAT	PATIO UNCOVERED	0	120	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	l			-
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2,309	2,929	2,309	Building RCNLD	281.674	Roof Cover	3	Type AC	03

Alternate Key 3861194 Parcel ID 20-19-25-0310-000-00500

LCPA Property Record Card Roll Year 2025 Status: A

2024-0325 Subject 12/2/2024 By PRC Run:

> Card# 1 of 1

Miscellaneous Features *Only the first 10 records are reflected below Unit Price Year Blt Effect Yr RCN Code Units Type %Good Apr Value Description **Building Permits** Roll Year Permit ID CO Date Issue Date Comp Date Amount Туре Description Review Date SFR 2916SF 221 CRESTRUN LOOP 19-17-117 03-01-2019 03-19-2020 193,000 0001 03-19-2020 2020 Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Description Year Amount

		9 -					,		 	
2018103238	5163	2421	08-31-2018	WD	U	М	V	1,215,000		
									Total	0.00
			·				_			

				Value Si	ımmary				
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	281 674	0	367 174	0	367174	0.00	367174	367174	367 174

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 2021-116 TJW 091521

23BILL CORRECTION 2023-0085 AGREED REDUCTION FOR PETITION WITHDRAWAL TJW 020724

^{***}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.**

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

2024-0325 Comp 1 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 TRF 02-08-202

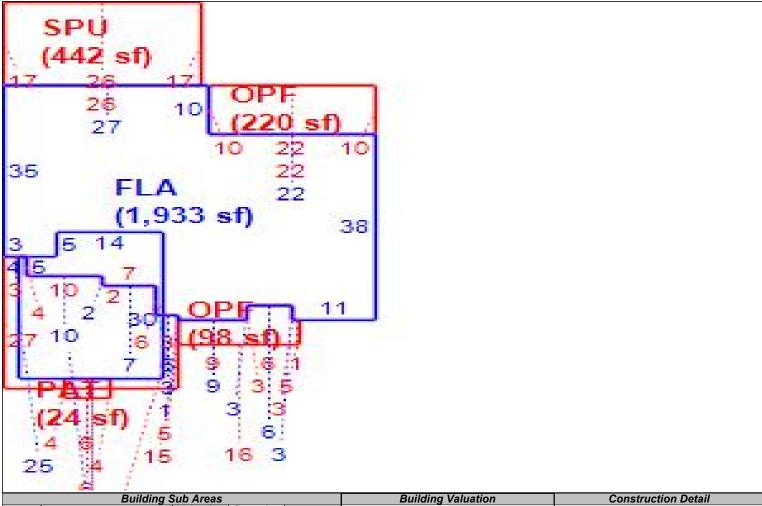
00100 SINGLE FAMILY

Legal Description

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

Lan	d Lines														
LL	Use Code	Front	Depth	No A	tes dj	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 A	cres	0.00		JV/N	1kt 0			Tota	i Adj JV/MI	kt	•	85,500	
	Cla	assified A	cres	0	(Classified JV/Mkt 85,500					Classified Adj JV/Mkt 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		Year Built	2008	Imp Type	R1	Bedrooms	4
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
OPF	OPEN PORCH FINISHE	0	318		Base Rate	97.16	Quality Grade	660	Half Baths	
PAT	PATIO UNCOVERED	0	24	0	Building RCN	292,779	Quality Grade	660	Hall Datils	0
SPU	SCREEN PORCH UNFIN	0	442	0	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00				1
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	2.478	3,765	2,478		000.000	Dark Cause	•	Type AC	00
	TOTALS	2,410	3,703	2,410	Building RCNLD	283,996	Roof Cover	6	Type AC	03

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0325 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

			Mis	scellaneous F	eatures								
		*On	ly the firs	t 10 records a	are reflected	below							
Code	Description	Units	Туре	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 2012 2011	12-10-0701 10-715 10-00000715 10-00000715	11-15-2012 01-01-2011 12-14-2010 10-26-2010	02-22-2013 08-02-2011 03-28-2011 03-28-2011	5,062 22,400 22,400 22,400	0003	SCRN ENCL V POL MISC FO POL DEC & S POL W/DECK	R 2012 SEN	02-22-2013 08-02-2011	03-25-2011
2003	10-00000704 07-00000394 07-00000394	10-13-2010 01-02-2008 01-02-2007	03-28-2011 03-16-2009 01-02-2008	2,000 309,135 309,135	0002 0000	STEM WALL	3 CRESTRUN LOOP	03-16-2009	
		Sale	es Information				Exer	nptions	

2023118139 6216 2120 09-21-2023 WD Q 01 I 443,000 2023029795 6108 0930 03-14-2023 WD U 37 I 402,400 3951 1469 09-17-2010 WD Q Q I 250,000	Amount
2054 1460 00 17 2010 WD O O I 250 000	
3931 1409 09-17-2010 WD Q Q 1 250,000	
3471 0795 07-11-2007 QC U M V 1	
Total Total	0.00

				value St	ımmary				
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

20-19-25-0310-000-00700

Current Owner MALEK ANGELA & JAMES

229 CRESTRUN LOOP

LEESBURG FL 34748

LCPA Property Record Card Roll Year 2025 Status: A

2024-0325 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 229 CRESTRUN LOOP LEESBURG FL 34748

Mill Group 000L NBHD 0694

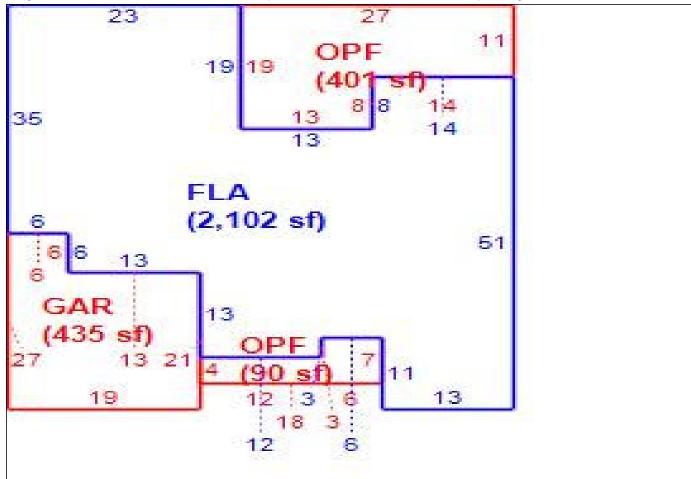
Property Use Last Inspection 00100 SINGLE FAMILY TRF 02-08-202

Legal Description

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

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
	Cla	Total A assified A		0.00	JV/Mkt 0 Classified JV/Mkt 85	500			l II Adj JV/Mk II Adi JV/Mk			85,500 0

Sketch Bldg 1 of 1 255,230 Deprec Bldg Value 247,573 Multi Story Sec Replacement Cost



	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

2024-0325 Comp 2 PRC Run: 12/2/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below											
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
POL2	SWIMMING POOL - RESIDENTIAL	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	CO Date		
			es Information					nntions			

				Sales Inform	ation						Exem	ptions		
Instrume	ent No	Book	√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	> >	419,500 20,000 20,000	039 059	HOMESTEA ADDITIONAL HOME		2024 2024	
												Total		50,000.00

				Value Sเ	ımmary				
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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1100 BRADFORD RIDGE DR

Parcel ID

20-19-25-0500-000-03600

Current Owner

MC FARLAND MICHELLE L & JOHN W

LEESBURG 34748

LCPA Property Record Card Roll Year 2025 Status: A

2024-0325 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 1

Property Location

Site Address 1100 BRADFORD RIDGE DR FL 34748

LEESBURG 000L

SINGLE FAMILY

NBHD 0664

Property Use

Mill Group

00100

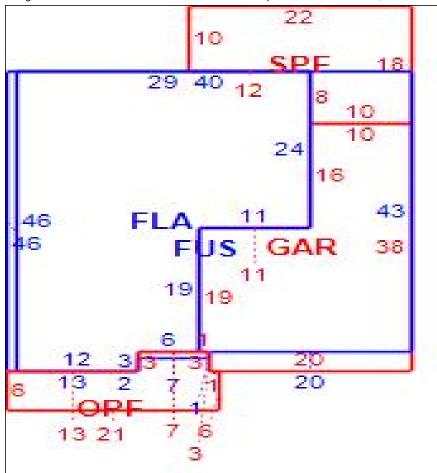
Last Inspection CTQ 01-05-202

Legal Description

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

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000
		Total A	cres	0.00	JV/Mkt 0		<u> </u>	Tota	l Adj JV/MI	ct		65,000
	Cla	assified A	cres	0	Classified JV/Mkt 65	5,000		Classified	d Adj JV/MI	ct		0

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



	Building S				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2023	Imp Type	R1	Bedrooms	5	
	FINISHED LIVING AREA FINISHED AREA UPPER	1,074 1,766	· · · · · · · · · · · · · · · · · · ·	1074 1766		2840	No Stories	2.00	Full Baths	3	
_	GARAGE FINISH	0	619	0	Base Rate	87.36				.	
OPF	OPEN PORCH FINISHE	0	147	0	Building RCN	308,571	Quality Grade	660	Half Baths	1	
SPF	SCREEN PORCH FINIS	0	300	0	Condition	VG	Wall Type	03	Heat Type	6	
					% Good	100.00	Foundation	3	Fireplaces		
					Functional Obsol			J	spidooo		
	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

2024-0325 Comp 3 PRC Run: 12/2/2024 By

Card # 1 of 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 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 Summary										
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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Parcel ID 32-19-25-0050-000-01800

LCPA Property Record Card Roll Year 2025 Status: A 2024-0325 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 Inspectio

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

Current Owner

PRESTON JOHN B & JULIET L

30329 REDTREE DR

LEESBURG FL 34748

Legal Description

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

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	3.40	1.000	1.000	0	102,000	
Total Acres 0.00					JV/Mkt C	JV/Mkt 0			l Adj JV/Mk	ct	102,000		
Classified Acres 0 Classified JV					Classified JV/Mkt 1	fkt 102,000 Classified Adj JV/Mkt 0							

GAR 19 FLA (210 sf) 31 (576 sf) (2,326 sf) 5 15 2 13 PU 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	,			2908	No Stories	1.05	Full Baths	3
FUS GAR	FINISHED AREA UPPER GARAGE FINISH	582	582 576		Base Rate	83.87	INO Stolles	1.25	i uli batiis	3
OPU	OPEN PORCH UNFINIS	0	120	-	Building RCN	291,221	Quality Grade	645	Half Baths	0
PAT	PATIO UNCOVERED	0	210	-	Condition	EX	Wall Type	02	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	238	0	% Good	97.00	Foundation	2	Fireplaces	
					Functional Obsol	0	Foundation	3	riiepiaces	1
TOTALS 2,908 4,052 2,908		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

2024-0325 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 **REPL WINDOWS 15** 2020121137 01-11-2021 04-25-2022 17,169 0002 2022

	Sales Information											Exemptions		
	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	01 Q U Q	>	485,000 285,000 0 16,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	
											Tota		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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