



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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), COMPLETED BY THE PETITIONER, PART 1. Taxpayer Information, PART 2. Reason for Petition. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reason for petition.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.



# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0325	Alternate Key: 3861194	Parcel ID: 20-19-25-0310-000-00500	
<b>Petitioner Name</b> Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 221 CRESTRUN LOOP LEESBURG	<input type="checkbox"/> Check if Multiple Parcels	
<b>Owner Name</b> AMH DEVELOPMENT LLC	<b>Value from TRIM Notice</b>	<b>Value before Board Action Value presented by Prop Appr</b>	<b>Value after Board Action</b>
<b>1. Just Value, required</b>	\$ 367,174	\$ 367,174	
<b>2. Assessed or classified use value, *if applicable</b>	\$ 347,550	\$ 347,550	
<b>3. Exempt value, *enter "0" if none</b>	\$ -		
<b>4. Taxable Value, *required</b>	\$ 347,550	\$ 347,550	

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

**Last Sale Date** 8/31/2018      **Price:** \$1,215,000       Arm's Length  Distressed      **Book** 5163      **Page** 2421

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3861194	3861192	3861196	3931182
<b>Address</b>	221 CRESTRUN LOOP LEESBURG	213 CRESTRUN LOOP LEESBURG	229 CRESTRUN LOOP LEESBURG	1100 BRADFORD RIDGE DR
<b>Proximity</b>		SAME SUB	SAME SUB	<1 MILE
<b>Sales Price</b>		\$443,000	\$419,500	\$510,300
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		1.20%	3.20%	3.20%
<b>Adjusted Sale</b>		\$381,866	\$369,999	\$450,085
<b>\$/SF FLA</b>	\$159.02 per SF	\$154.10 per SF	\$176.02 per SF	\$158.48 per SF
<b>Sale Date</b>		9/21/2023	4/3/2023	4/28/2023
<b>Terms of Sale</b>		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed

Value Adj.	Description	Description	Adjustment	Description	Adjustment	Description	Adjustment
<b>Fla SF</b>	2,309	2,478	-11830	2,102	14490	2,840	-37170
<b>Year Built</b>	2019	2008	10000	2013		2023	
<b>Constr. Type</b>	BLOCK	BLOCK		BLOCK		BLOCK	
<b>Condition</b>	GOOD	GOOD		GOOD		GOOD	
<b>Baths</b>	2.5	3.0	-3000	2.0	4000	3.5	-7000
<b>Garage/Carport</b>	2 CAR	2 CAR		2 CAR		2 CAR +	-10000
<b>Porches</b>	YES	YES		YES		YES	
<b>Pool</b>	N	Y	-20000	Y	-20000	N	0
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	NONE	NONE		NONE		NONE	
<b>Site Size</b>	1 LOT	1 LOT		1 LOT		1 LOT	
<b>Location</b>	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
<b>View</b>	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
<b>Adj. Sales Price</b>	Market Value <b>\$367,174</b>	Adj Market Value	<b>\$357,036</b>	Adj Market Value	<b>\$368,489</b>	Adj Market Value	<b>\$395,915</b>
	Value per SF 159.02						

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.

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0325		Alternate Key: 3861194		Parcel ID: 20-19-25-0310-000-00500				
<b>ITEM</b>	<b>Comparable #4</b>	<b>Comparable #5</b>	<b>Comparable #6</b>	<b>Comparable #7</b>				
<b>AK#</b>	3275527							
<b>Address</b>	30329 REDTREE DR LEESBURG	#N/A	#N/A	#N/A				
<b>Proximity</b>	<2 MILES							
<b>Sales Price</b>	\$485,000	#N/A	#N/A	#N/A				
<b>Cost of Sale</b>	-15%	-15%	-15%	-15%				
<b>Time Adjust</b>	2.40%	#N/A	#N/A	#N/A				
<b>Adjusted Sale</b>	\$423,890	#N/A	#N/A	#N/A				
<b>\$/SF FLA</b>	\$145.77 per SF	#N/A	#N/A	#N/A				
<b>Sale Date</b>	6/22/2023	#N/A	#N/A	#N/A				
<b>Terms of Sale</b>	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input type="checkbox"/> Arm's Length <input checked="" type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed				
<b>Value Adj.</b>	<b>Description</b>	<b>Adjustment</b>	<b>Description</b>	<b>Adjustment</b>	<b>Description</b>	<b>Adjustment</b>	<b>Description</b>	<b>Adjustment</b>
<b>Fla SF</b>	2,908	-41930	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>Year Built</b>	1991	10000	#N/A		#N/A		#N/A	
<b>Constr. Type</b>	BLOCK							
<b>Condition</b>	GOOD							
<b>Baths</b>	3.0	-3000	#N/A		#N/A		#N/A	
<b>Garage/Carport</b>	2 CAR							
<b>Porches</b>	YES							
<b>Pool</b>	N	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>Fireplace</b>	1	-2500	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>AC</b>	Central	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>Other Adds</b>	NONE							
<b>Site Size</b>	1 LOT							
<b>Location</b>	RESIDENTIAL							
<b>View</b>	STREET							
	-Net Adj. 8.8 %	-37430	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	Gross Adj. 13.5%	57430	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>Adj. Sales Price</b>	Adj Market Value	<b>\$386,460</b>	Adj Market Value	<b>#N/A</b>	Adj Market Value	<b>#N/A</b>	Adj Market Value	<b>#N/A</b>

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				

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

**LCPA Property Record Card**  
Roll Year 2025 Status: A

2024-0325 Subject By  
PRC Run: 12/2/2024  
Card # 1 of 1

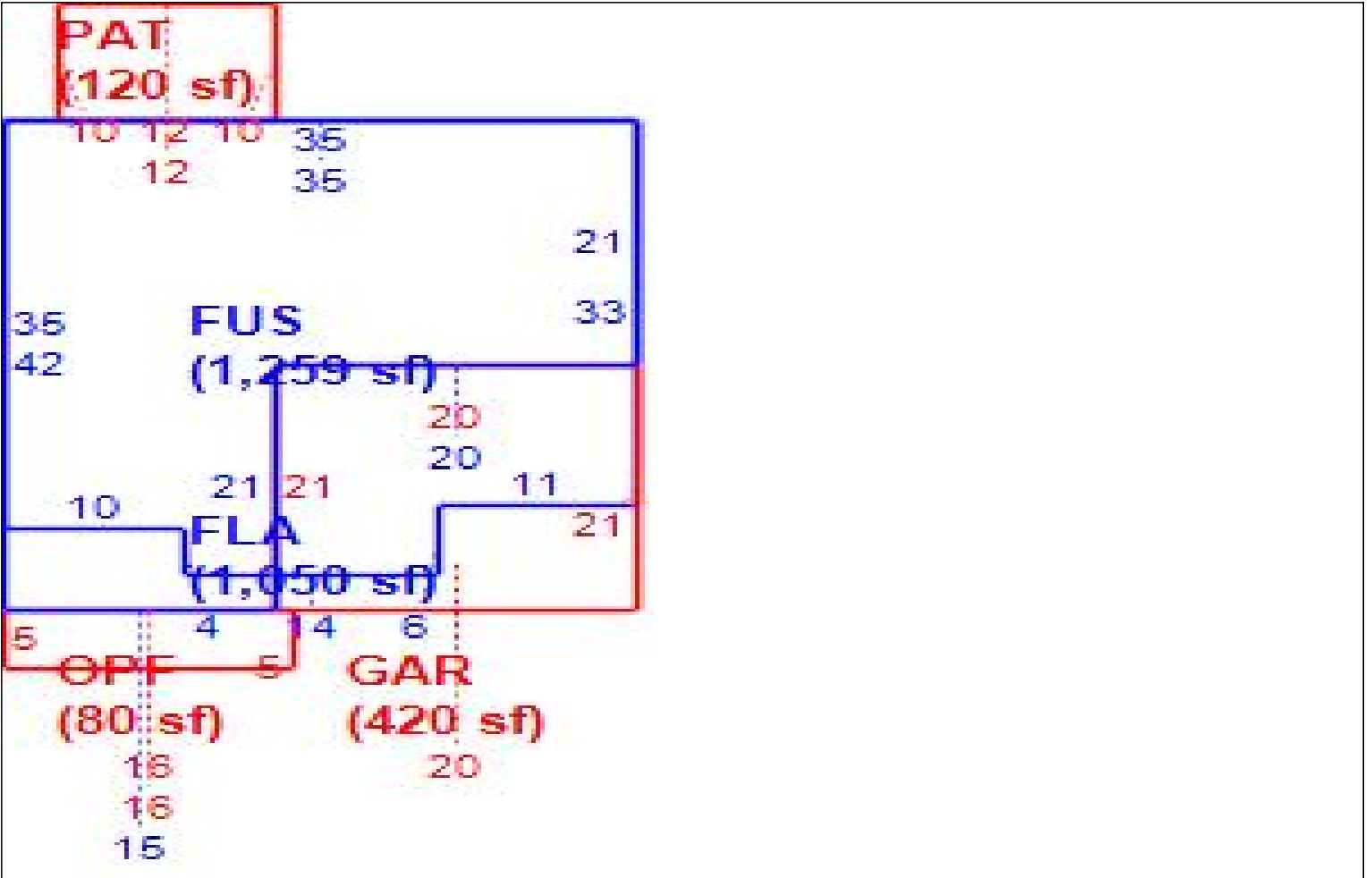
Current Owner		
AMH DEVELOPMENT LLC		
280 E PILOT RD		
LAS VEGAS	NV	89119

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

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

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
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		85,500		
Classified Acres		0		Classified JV/Mkt		85,500		Classified Adj JV/Mkt		0		

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



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2019	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,050	1,050	1050	Effective Area	2309	No Stories	1.00	Full Baths	2
FUS	FINISHED AREA UPPER	1,259	1,259	1259	Base Rate	105.06	Quality Grade	670	Half Baths	1
GAR	GARAGE FINISH	0	420	0	Building RCN	290,386	Wall Type	03	Heat Type	6
OFF	OPEN PORCH FINISHE	0	80	0	Condition	EX	Foundation	3	Fireplaces	0
PAT	PATIO UNCOVERED	0	120	0	% Good	97.00	Functional Obsol	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 By  
 PRC Run: 12/2/2024  
 Card # 1 of 1

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2020	19-17-117	03-01-2019	03-19-2020	193,000	0001	SFR 2916SF 221 CRESTRUN LOOP	03-19-2020		

<b>Sales Information</b>									<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2018103238	5163 2421	08-31-2018	WD	U	M	V	1,215,000					
Total											0.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
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

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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

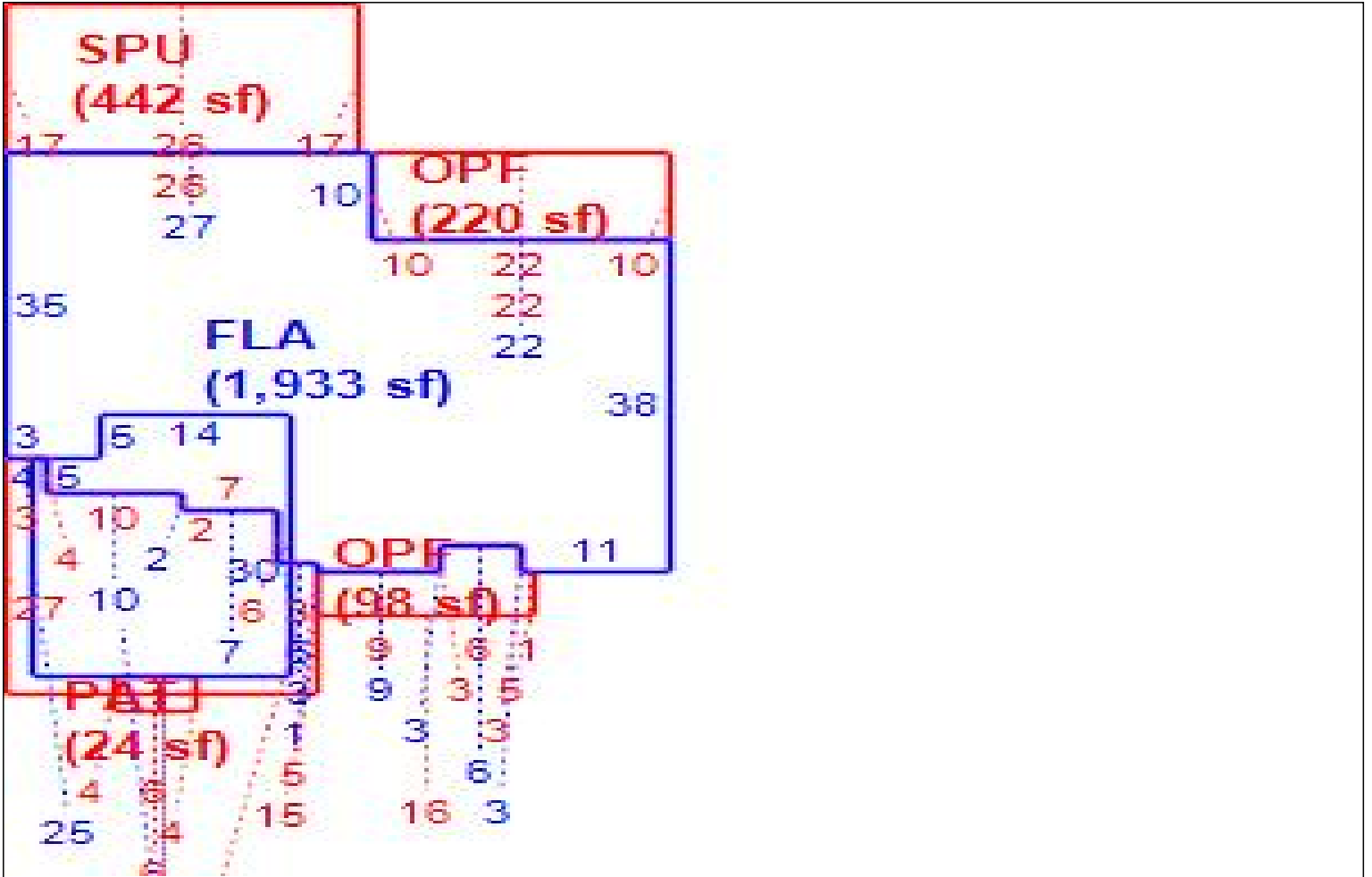
Current Owner		
DYOUS JOHNNIE R & TWILA		
213 CRESTRUN LOOP		
LEESBURG	FL	34748

Property Location		
Site Address 213 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 3 ORB 6216 PG 2120

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	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		85,500			
Classified Acres		0		Classified JV/Mkt		85,500		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 292,779
Deprec Bldg Value 283,996		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,478	2,478	2478	2008				
GAR	GARAGE FINISH	0	503	0		No Stories	1.00	Full Baths	3
OPF	OPEN PORCH FINISHE	0	318	0		Quality Grade	660	Half Baths	0
PAT	PATIO UNCOVERED	0	24	0		Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	442	0		Foundation	3	Fireplaces	0
TOTALS		2,478	3,765	2,478		Building RCNLD	283,996	Roof Cover	6
								Type AC	03

Miscellaneous Features									
*Only the first 10 records are reflected below									
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

Building Permits									
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 W/SLAB	02-22-2013		
2012	10-715	01-01-2011	08-02-2011	22,400	0003	POL MISC FOR 2012	08-02-2011	03-25-2011	
2011	10-00000715	12-14-2010	03-28-2011	22,400	0003	POL DEC & SEN			
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 CRESTRUN LOOP	03-16-2009		
2008	07-00000394	01-02-2007	01-02-2008	309,135	0000	SFR FOR 09			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
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			
	3471	0795	07-11-2007	QC	U	M	V	1			
Total											0.00

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	
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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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

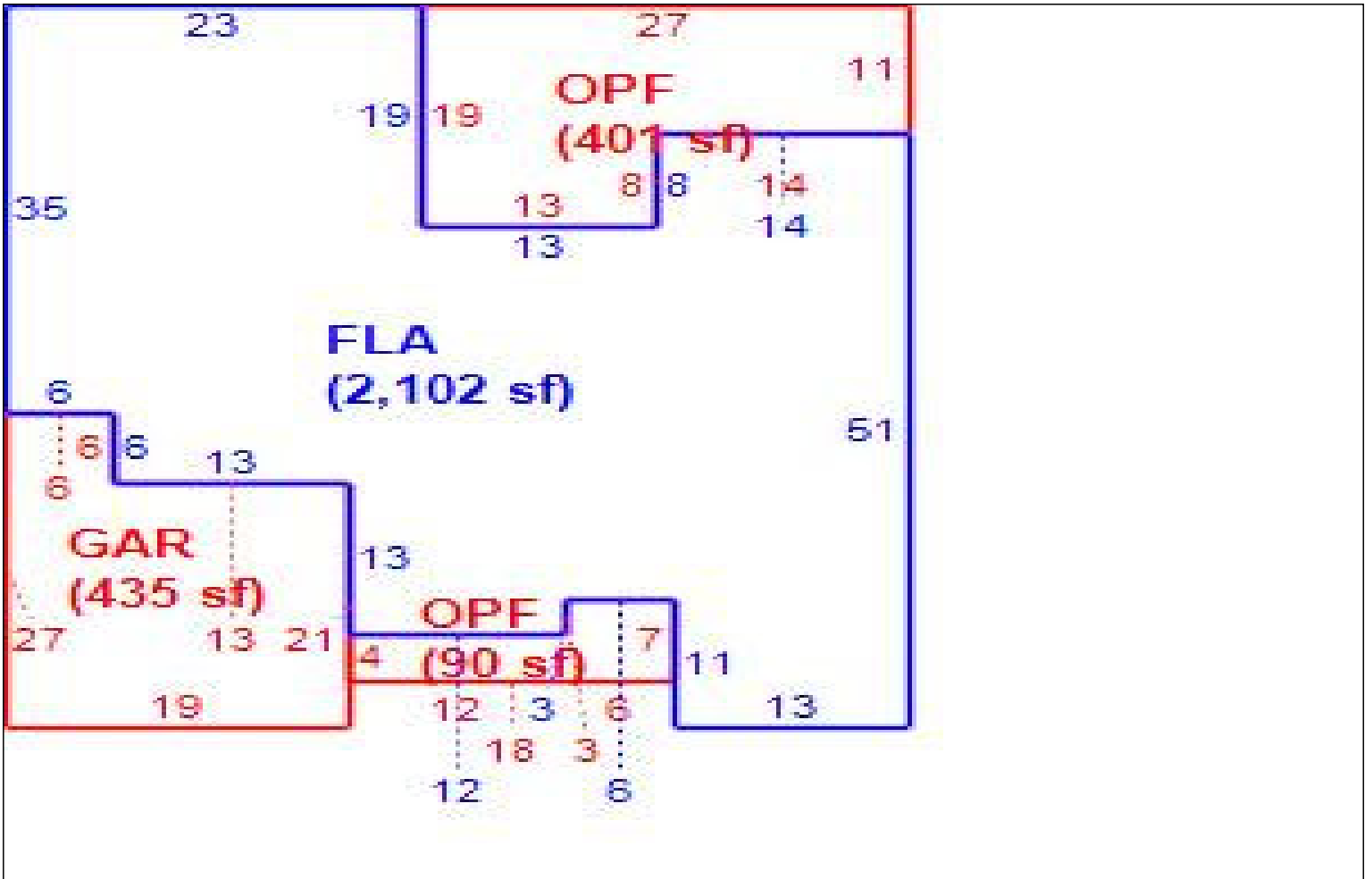
Current Owner		
MALEK ANGELA & JAMES		
229 CRESTRUN LOOP		
LEESBURG	FL	34748

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

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
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		85,500		
Classified Acres		0		Classified JV/Mkt		85,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 255,230 Deprec Bldg Value 247,573 Multi Story 0



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

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

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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	13-10-436	07-09-2013	07-12-2013	4,690	0003	SEN 20X30			
2014	13-10-372	05-29-2013	07-12-2013	21,305	0003	POL			
2014	13-10-109	02-25-2013	07-12-2013	270,000	0001	SFR 229 CRESTRUN LOOP	07-12-2013		

<b>Sales Information</b>								<b>Exemptions</b>				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023042877	6124	2015	04-03-2023	WD	Q	01	I	419,500	039	HOMESTEAD	2024	25000
	4283	1407	02-15-2013	WD	Q	Q	V	20,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4283	1406	02-15-2013	WD	U	U	V	20,000				
<b>Total</b>											50,000.00	

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
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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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

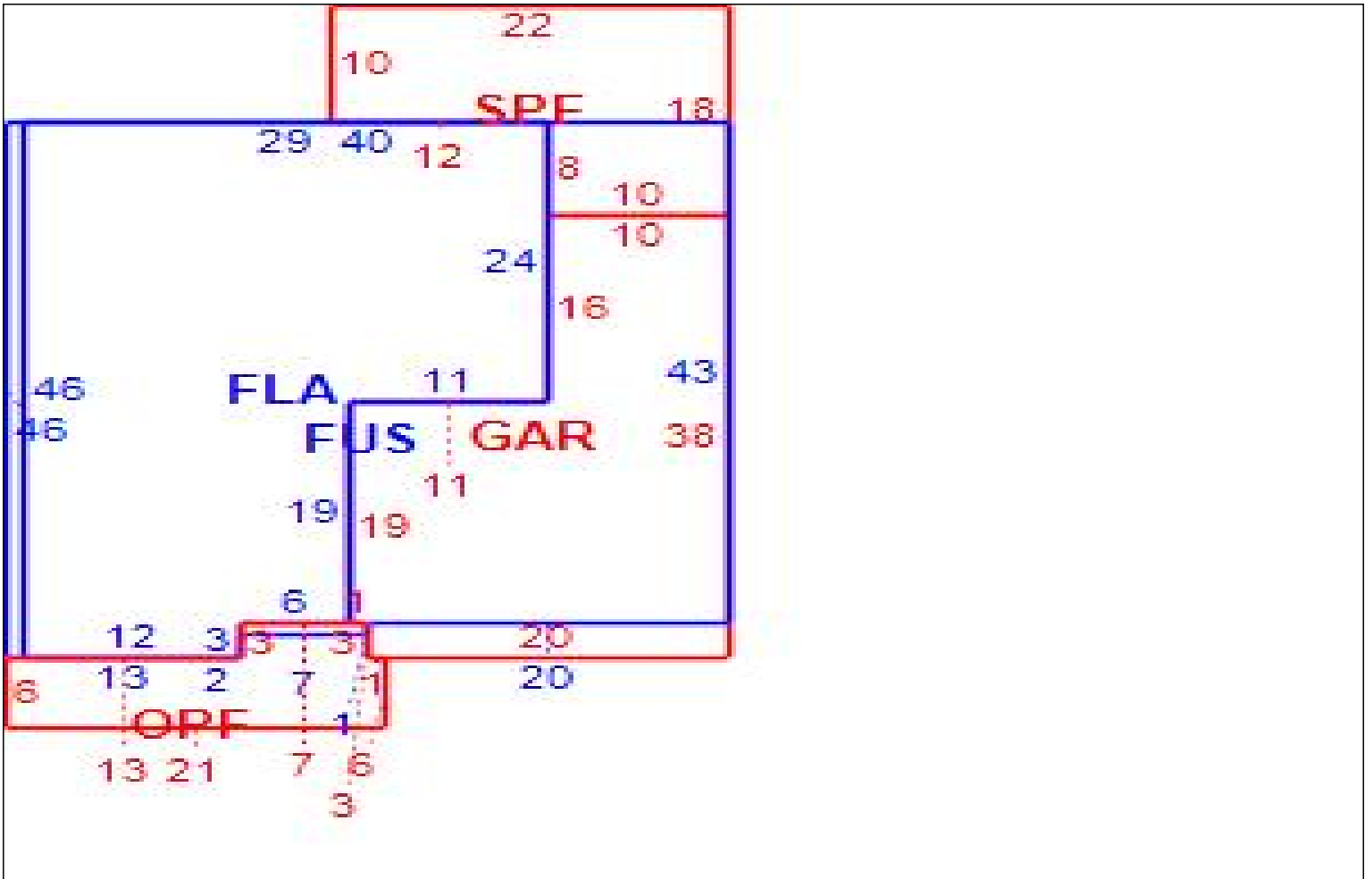
Current Owner		
MC FARLAND MICHELLE L & JOHN W		
1100 BRADFORD RIDGE DR		
LEESBURG	FL	34748

Property Location		
Site Address 1100 BRADFORD RIDGE DR		
LEESBURG FL 34748		
Mill Group	000L	NBHD 0664
Property Use		Last Inspection
00100	SINGLE FAMILY	CTQ 01-05-202

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

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	65,000.00	0.0000	1.00	1.000	1.000	0	65,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000		
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0		

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



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

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

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

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2025	1123120331	01-25-2024		17,000	0003	SEN 20X32			
2025	1123100165	11-16-2023		96,000	0003	POL			
2024	1122080255	09-20-2022	01-05-2024	396,000	0001	SFR 3873SF 1100 BRADFORD RIDGE	01-05-2024		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023060104	6146	0038	04-28-2023	WD	Q	03	I	510,300				
2022098711	5994	2154	07-15-2022	WD	Q	05	V	443,400				
2020135808	5593	1352	11-10-2020	WD	Q	05	V	615,000				
Total												0.00

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	
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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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

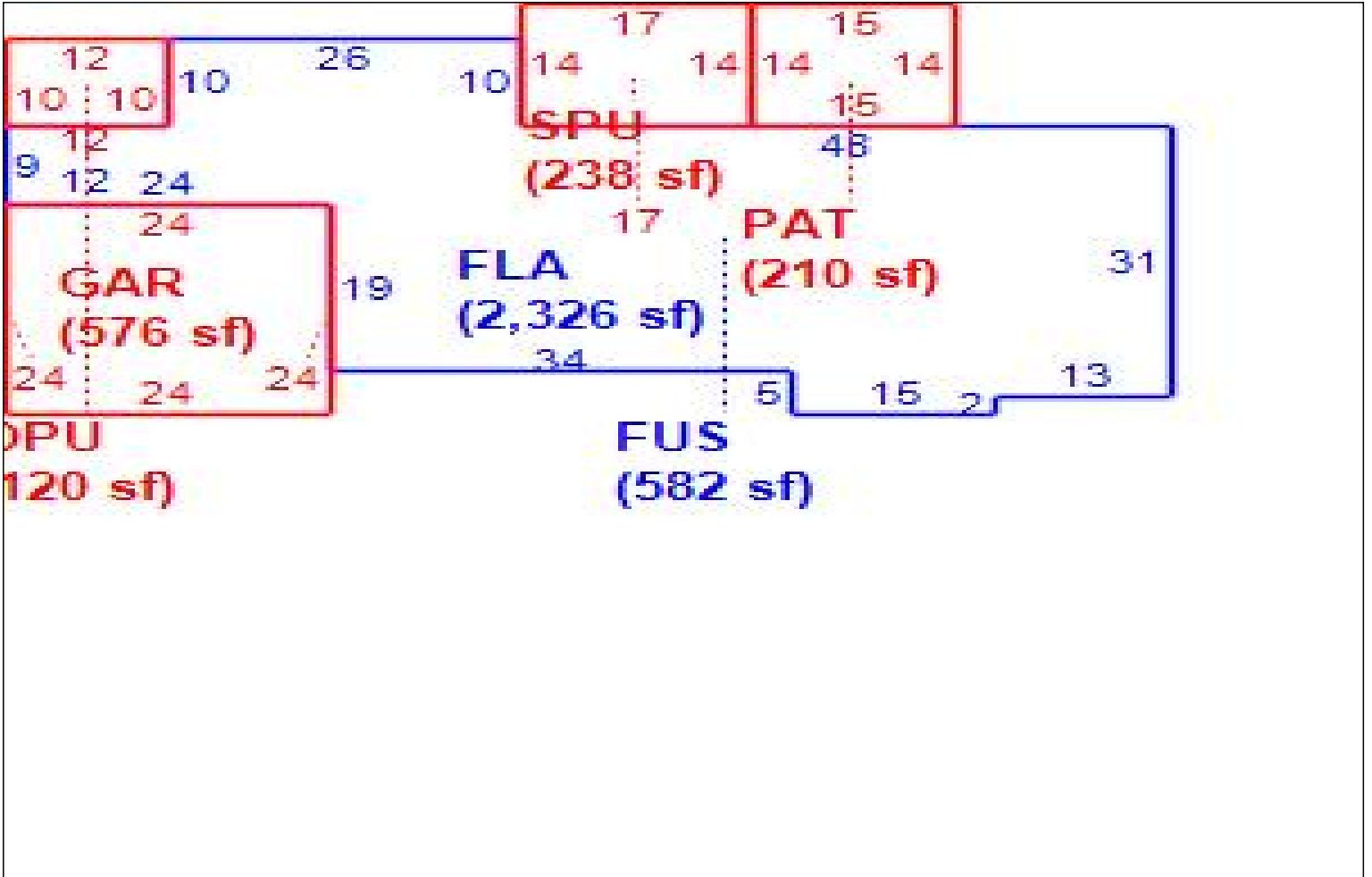
Current Owner		
PRESTON JOHN B & JULIET L		
30329 REDTREE DR		
LEESBURG	FL	34748

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

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		0		Total Adj JV/Mkt		102,000		
Classified Acres		0		Classified 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	



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

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									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2022	2020121137	01-11-2021	04-25-2022	17,169	0002	REPL WINDOWS 15			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023077391	6167 0786	06-22-2023	WD	Q	01	I	485,000	039	HOMESTEAD	2024	25000	
2019141560	5389 1378	12-05-2019	WD	Q	Q	I	285,000	059	ADDITIONAL HOMESTEAD	2024	25000	
	1860 1460	08-22-2000	WD	U	U	I	0					
	1067 0150	07-01-1990	TR	Q	Q	V	16,000					
Total											50,000.00	

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