

## PETITION TO THE VALUE ADJUSTMENT BOARD **REQUEST FOR HEARING** 3861212

Section 194.011, Florida Statutes

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.

		COMPLE	UIED BY GU	en college and the maximum	The work of the	NUTEROARD (N	VALEJ)
Petition #	$a_{0}$	24-03.	34	County Lake	1	ax year <b>2024</b>	Date received 9./2.24
			CO	WPLIEIED BY T	HE PENNONIER	<u> </u>	· ·
PART 1. Ta	axpayer	Information	é a Russia		<u>ka seksini</u>		
			Rent, LLC; AMH	Development, LLC	Representative:	Ryan, LLC c/o	Robert Peyton
Mailing addr for notices	ess	Ryan, LLC 16220 North Scottsdale, A	Scottsdale Ro Z 85254	l, Ste 650	Parcel ID and physical address or TPP account #	20-19-25-031 345 Crestrui	
Phone 954	-740-624	10			Email	ResidentialA	ppeals@ryan.com
The standar	d way to	receive infor	mation is by	JS mail. If possibl	e, I prefer to receiv	e information	by 🗹 email 🔲 fax.
		etition after th support my s		adline. I have attac	ched a statement o	of the reasons	I filed late and any
your evidence	dence to e. The V/	the value adju AB or special	stment board magistrate ru	clerk. Florida law a ling will occur unde	allows the property a	appraiser to cro ory guidelines a	st submit duplicate copies of oss examine or object to your s if you were present.) Historic, commercial or nonprofit
	cial 🗍	Res. 5+ units		al or classified use	Vacant lots and		Business machinery, equipment
PART 2: R	eason fo	or Petition	Check	one. If more than	n one, file a separ	ate petition.	
Real pro Denial of			ie): decreas	e 🗌 increase	Denial of exe	mption Select	or enter type:
☐Property ☐Tangible return rec	was not persona quired by	ent reduction substantially property val s.193.052. ( for catastroph	ue (You mus s.194.034, F.	t have timely filed	(Include a dat a Qualifying impro	e-stamped cop ovement (s. 193 control (s. 193.1	nption or classification by of application.) .1555(5), F.S.) or change of I55(3), 193.1554(5), or
determ	nination	that they are	substantially	similar. (s. 194.01	arcels, or accounts 1(3)(e), (f), and (g	l), F.S.)	
by the group.	requeste	d time. For si	ngle joint petit	ions for multiple ur		ounts, provide t	nutes. The VAB is not bound the time needed for the entire ates
You have the vidence dia appraiser's	ne right to rectly to evidence	o exchange e the property e. At the hear	evidence with appraiser at l ing, you have	the property appr east 15 days befo e the right to have	aiser. To initiate the the hearing and witnesses sworn.	ne exchange, y I make a writte	ou must submit your n request for the property
of your prop information	redacted	ord card cont	aining inform property appr	ation relevant to th	ne computation of	your current as	e property appraiser a copy ssessment, with confidential nd the property record card

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

PART 3. Taxpayer Signature		
Complete part 3 if you are representing yourself or if you without attaching a completed power of attorney or au Written authorization from the taxpayer is required for collector.	thorization for representation to this form.	
☐ I authorize the person I appoint in part 5 to have ac Under penalties of perjury, I declare that I am the own petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession Complete part 4 if you are the taxpayer's or an affiliate representatives.	onal Signature ed entity's employee or you are one of the foll	owing licensed
I am (check any box that applies):		entity).
A Florida Bar licensed attorney (Florida Bar numbe		
A Florida real estate appraiser licensed under Cha	apter 475, Florida Statutes (license number —	<u>RD6182</u> ).
A Florida real estate broker licensed under Chapte	er 475, Florida Statutes (license number	).
A Florida certified public accountant licensed unde	er Chapter 473, Florida Statutes (license numb	).
I understand that written authorization from the taxpay appraiser or tax collector.	er is required for access to confidential inform	ation from the property
Under penalties of perjury, I certify that I have authori: am the owner's authorized representative for purpose under s. 194.011(3)(h), Florida Statutes, and that I ha	s of filing this petition and of becoming an age	ent for service of process
Robert L. Payton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature	······	
Complete part 5 if you are an authorized representativ	re not listed in part 4 above.	
□ I am a compensated representative not acting as a AND (check one)		ees listed in part 4 above
Attached is a power of attorney that conforms to the taxpayer's authorized signature OR _ the taxpayer's		., executed with the
I am an uncompensated representative filing this p	petition AND (check one)	
the taxpayer's authorization is attached OR 🗌 the	e taxpayer's authorized signature is in part 3 o	f this form.
I understand that written authorization from the taxpay appraiser or tax collector.	yer is required for access to confidential inforr	nation from the property
Under penalties of perjury, I declare that I am the owr becoming an agent for service of process under s. 19 facts stated in it are true.		
Signature, representative	Print name	Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

				RES	SIDENTIA	L				
The Petitioner is:         □ mapayer of Record         ☑ Taxpayer's agent         Property Address         345 CRESTRUN LOOP LEESBURG           Owner Name         AMH DEVELOPMENT LLC         Value presented by Prop. Appr         Value after Board Action           1. Just Value, required         \$ 372,534         \$ 372,534         \$ 372,554           2. Assessed or classified use value, 'if applicable         \$ 351,620         \$ 351,620         \$           3. Exempt value, 'enter '0' if none         \$ 351,620         \$ 351,620         \$         \$           4. Taxable Value, 'required         \$ 351,620         \$ 351,620         \$         \$           At avalues entered should be county taxable values, School and other taxing authority values may differ.         Lasi Sale Date         8/31/2018         Price:         \$1,215,000         Am's Length         Ombrased         Book         5163         Page _221           Address         345 CRESTRUN LOOP         213 CRESTRUN LOOP         213 CRESTRUN LOOP         100 BRADFORD RIDGE         DR         <	Petition #	1	2024-0334		Alternate K	ey: <b>3861212</b>	Parcel ID	20-19-25-031	0-000-02300	
TRIM Notice         Value presented by Prop Appr         Value after Board Action           1. Just Value, required         \$ 372,534         \$ 372,534         \$ 372,534           2. Assessed or classified use value, "if applicable         \$ 351,620         \$ 351,620         \$ 351,620           3. Exempt value, "required         \$ 351,620         \$ 351,620         \$ 351,620         \$ 351,620           4. Taxable Value, "required         \$ 351,620         \$ 351,620         \$ 351,620         \$ 351,620           At Taxable Value, "required         \$ 351,620         \$ 351,620         \$ \$ 351,620         \$ \$ 351,620           At Taxable Value, "required         \$ 351,620         \$ \$ 351,620         \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Petitioner Name The Petitioner is:							Check if Mu	tiple Parcels	
2. Assessed or classified use value, "if applicable         \$ 351,620         \$ 351,620           3. Exempt value, "required         \$ 351,620         \$ 351,620           4. Taxable Value, "required         \$ 351,620         \$ 351,620           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 Longh         Distressed         Book	Owner Name	AMH DE	EVELOPME	NT LLC				Value after E	Board Action	
3. Exempt value, *enter "0" if none         \$         -           4. Taxable Value, *required         \$ 351,620         \$ 351,620           *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         Amris Length         Book         _5163         Page_2421           ITEM         Subject         Comparable #1         Comparable #2         Comparable #3           AK#         3861122         3861192         3861196         3931182           Address         345 CRESTRUN LOOP         213 CRESTRUN LOOP         LEESBURG         LEESBURG         DR           Proximity         SAME SUB         SAME SUB         <1100 BRADFORD RIDGE	1. Just Value, rec	quired			\$ 372,5	34 \$	372,534			
4. Taxable Value, *required         \$ 351.620         \$ 351.620           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         Am*s Length ☑ Datressed         Book _ 5153         Page _ 2421           ITEM         Subject         Comparable #1         Comparable #2         Comparable #3           AK#         3861212         3861192         3861192         3861182           Address         345 CRESTRUN LOOP         213 CRESTRUN LOOP         229 CRESTRUN LOOP         LEESBURG         DR           Proximity         SAME SUB         SAME SUB         <1100 BRADFORD RIDGE	2. Assessed or c	assified use val	ue, *if appli	cable	\$ 351,62	20 \$	351,620	)		
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	3. Exempt value,	*enter "0" if nor	ne		\$	-				
Last Sale Date         8/31/2018         Price:         \$1,215,000         Arm's Length         Distressed         Book	4. Taxable Value,	*required			\$ 351,62	20 \$	351,620			
ITEM         Subject         Comparable #1         Comparable #2         Comparable #3           AK#         386122         3861192         386196         3331182           Address         345 CRESTRUN LOOP         213 CRESTRUN LOOP         229 CRESTRUN LOOP         1100 BRADFORD RIDGE           Proximity         SAME SUB         SAME SUB         SAME SUB         <1 MILE	*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority values	may differ.			
AK#         3861212         3861192         3861196         3931182           Address         345 CRESTRUN LOOP LEESBURG         213 CRESTRUN LOOP LEESBURG         229 CRESTRUN LOOP LEESBURG         1100 BRADFORD RIDGE DR           Proximity         SAME SUB         SAME SUB         SAME SUB         <1 MILE	Last Sale Date	8/31/2018	Pric	<b>ce:</b> \$1,2 <sup>-</sup>	15,000	Arm's Length	Distressed	300k <u>5163</u> F	age <u>2421</u>	
Address         345 CRESTRUN LOOP LEESBURG         213 CRESTRUN LOOP LEESBURG         229 CRESTRUN LOOP LEESBURG         1100 BRADFORD RIDGE DR           Proximity         SAME SUB         SAME SUB         SAME SUB         s.413,000         \$419,500         \$510,300           Cost of Sale         -15%         -15%         -15%         -15%         -15%           Time Adjust         1.20%         3.20%         3.20%         3.20%           Adjusted Sale         \$381,866         \$369,999         \$450,085           \$/SIF FLA         \$157.12 per SF         \$154.10 per SF         \$176.02 per SF         \$158.48 per SF           Sale Date         9/21/2023         4/32/023         4/28/2023           Terms of Sale         ✓ Arm's Length         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Adjustment           Vear Built         2019         2008         10000         2013         2023         2023           Condition         GOOD         GOOD         GOOD         GOOD	ITEM	Subje	ct	Compar	able #1	Compara	ble #2	Compara	ble #3	
Address         LEESBURG         LEESBURG         LEESBURG         LEESBURG         DR           Proximity         SAME SUB         SAME SUB         SAME SUB         <1 MILE	AK#	38612	12	3861	192	3861	96	39311	82	
Sales Price         \$443,000         \$419,500         \$510,300           Cost of Sale         -15%         -15%         -15%           Time Adjust         1.20%         3.20%         3.20%           Adjusted Sale         \$381,866         \$389,999         \$450,085           \$/SF FLA         \$157.12 per SF         \$154.10 per SF         \$176.02 per SF         \$158.48 per SF           Sale Date         9/21/2023         4/3/2023         4/28/2023           Terms of Sale         Ø Arm's Length         Distressed         Ø Arm's Length         Distressed           Value Adj.         Description         Description         Adjustment         Description         Adjustment           Year Built         2019         2008         10000         2013         2023         2023           Constr. Type         BLOCK         CAR         2 CAR         2 CAR         2 CAR         2 CAR         2 CAR         4/2020         YES         -7000         Garage/Carport         2 CAR         2 CAR         2 CAR	Address					LEESB	URG			
Cost of Sale         -15%         -15%         -15%           Time Adjust         1.20%         3.20%         3.20%           Adjusted Sale         \$381,866         \$369,999         \$450,085           \$/SF FLA         \$157.12 per SF         \$154.10 per SF         \$176.02 per SF         \$188.48 per SF           Sale Date         9/21/2023         4/3/2023         4/28/2023           Terms of Sale         ✓         Arm's Length         Distressed         ✓           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Q.478         -7490         2,102         18830         2,840         -32830           Year Built         2019         2008         10000         2013         2023         2023           Constr. Type         BLOCK         BLOCK         BLOCK         BLOCK         Condition         GOOD         GOOD         GOOD         GOOD         GOOD         4000         3.5         -7000           Baths         2.5         3.0         -3000         2.0         4000         3.5         -7000           Pool         N         Y         -20000							-			
Time Adjust         1.20%         3.20%         3.20%           Adjusted Sale         \$381,866         \$369,999         \$450,085           \$/SF FLA         \$157.12 per SF         \$154.10 per SF         \$176.02 per SF         \$158.48 per SF           Sale Date         9/21/2023         4/3/2023         4/3/2023         4/28/2023           Terms of Sale          Arm's Length         Distressed          Arm's Length         Distressed           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment           Value Adj.         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Adjustment         Description         Adjustke										
Adjusted Sale         \$381,866         \$369,999         \$450,085           \$/SF FLA         \$157.12 per SF         \$154.10 per SF         \$176,02 per SF         \$158.48 per SF           Sale Date         9/21/2023         4/3/2023         4/28/2023           Terms of Sale         Image: Construct on the second										
\$\style{\text{SF}ELA}         \$\style{157.12 per SF}         \$\style{154.10 per SF}         \$\style{176.02 per SF}         \$\style{158.48 per SF}           Sale Date         9/21/2023         4/3/2023         4/3/2023         4/28/2023           Terms of Sale         Image: Comparison of Sale         Description         Adjustment         Description         Adjustment<										
Sale Date         9/21/2023         4/3/2023         4/28/2023           Terms of Sale         ✓ Arm's Length         Distressed         ✓ Arm's Length         Distressed         ✓ Arm's Length         Distressed           Value Adj.         Description         Description         Adjustment         Description </td <td></td> <td>¢157.10 m</td> <td>or CE</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		¢157.10 m	or CE							
Terms of Sale         ☑ Arm's Length         Distressed         ☑ Arm's Length         ☑ Distressed         ☑ Arm's Length         ☑ Distressed         ☑ Zasa           Year Built         2019         2008         10000         2013         2023         ☑ Zasa         ☑ Zasa         ☑ Zasa         ☑ Zosa         ☑ Zos		\$157.12 μ								
Fla SF         2,371         2,478         -7490         2,102         18830         2,840         -32830           Year Built         2019         2008         10000         2013         2023					_		_		~	
Fla SF         2,371         2,478         -7490         2,102         18830         2,840         -32830           Year Built         2019         2008         10000         2013         2023										
Year Built         2019         2008         10000         2013         2023           Constr. Type         BLOCK         BLOCK         BLOCK         BLOCK         BLOCK         BLOCK           Condition         GOOD         GOOD         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         2 CAR +         -10000           Porches         YES         YES         YES         YES         YES         YES         YES           Pool         N         Y         -20000         Y         -20000         N         0           Fireplace         0         0         0         0         0         0         0           AC         Central         Central         0	Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Constr. Type         BLOCK         GOOD         NO         Mone         Porches         YES         YES <tht< td=""><td></td><td></td><td></td><td></td><td></td><td>,</td><td>18830</td><td></td><td>-32830</td></tht<>						,	18830		-32830	
Condition         GOOD         GOOD         GOOD         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         2 CAR +         -10000           Porches         YES         YES         YES         YES         YES         YES           Pool         N         Y         -20000         Y         -20000         N         0           Fireplace         0         0         0         0         0         0         0         0           AC         Central         Central         O         Central         0         Central         0 <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td></td> <td></td> <td></td> <td></td>					10000					
Baths         2.5         3.0         -3000         2.0         4000         3.5         -7000           Garage/Carport         2 CAR         2 CAR         2 CAR         2 CAR         2 CAR +         -10000           Poches         YES         YES         YES         YES         YES         YES         YES           Pool         N         YES         YES         YES         YES         YES         YES           Pool         N         YES         YES         YES         YES         YES         YES         YES           Pool         N         Y         -20000         Y         -20000         N         0           Fireplace         0         Central         0         O         0         0         0           AC         Central         Central         0         Central <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>										
Garage/Carport         2 CAR         2 CAR         2 CAR         2 CAR +         -10000           Porches         YES         YES         YES         YES         YES         YES         -10000           Pool         N         YES         YE										
Porches         YES         YES         YES         YES         YES         YES           Pool         N         Y         -20000         Y         -20000         N         0           Fireplace         0         0         0         0         0         0         0         0         0           AC         Central         Central         0         Central         0         Central         0         Central         0					-3000		4000			
Pool         N         Y         -20000         Y         -20000         N         0           Fireplace         0									-10000	
Fireplace0000000ACCentralCentral0Central0Central0Central0Other AddsNONENONE0NONENONENONE000Site Size1 LOT1 LO										
AC       Central       Central       0       Central       0       Central       0       Central       0         Other Adds       NONE       NONE       NONE       NONE       NONE       NONE       NONE         Site Size       1 LOT										
Other Adds       NONE       NONE       NONE       NONE         Site Size       1 LOT       1 LOT       1 LOT       1 LOT       1 LOT         Location       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL         View       STREET       STREET       STREET       STREET       STREET       STREET         View       Market Value       \$372,534       Adj Market Value       \$361,376       Adj Market Value       \$372,829       Adj Market Value       \$400,255		÷		÷		-	-	-		
Site Size       1 LOT       1 LOT       1 LOT       1 LOT       1 LOT         Location       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL         View       STREET       STREET       STREET       STREET       STREET       STREET       -49830         View       Market Value       \$372,534       Adj Market Value       \$361,376       Adj Market Value       \$372,829       Adj Market Value       \$400,255					0		U		0	
Location       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL       RESIDENTIAL         View       STREET       STREET       STREET       STREET       STREET       STREET         View       STREET       -Net Adj. 5.4% Gross Adj. 10.6%       -20490       Net Adj. 0.8% Gross Adj. 11.6%       2830       -Net Adj. 11.1%       -49830         Adi Sales Price       Market Value       \$372,534       Adj Market Value       \$361,376       Adj Market Value       \$372,829       Adj Market Value       \$400,255							+			
View         STREET         STREET <td></td> <td colspan="3"></td> <td></td> <td></td> <td>+</td> <td></td> <td></td>							+			
-Net Adj. 5.4%         -20490         Net Adj. 0.8%         2830         -Net Adj. 11.1%         -49830           Gross Adj. 10.6%         40490         Gross Adj. 11.6%         42830         Gross Adj. 11.1%         49830           Adj Sales Price         Market Value         \$372,534         Adj Market Value         \$361,376         Adj Market Value         \$372,829         Adj Market Value         \$400,255					-		+			
Gross Adj. 10.6%         40490         Gross Adj. 11.6%         42830         Gross Adj. 11.1%         49830           Adj Sales Price         Market Value         \$372,534         Adj Market Value         \$361,376         Adj Market Value         \$372,829         Adj Market Value         \$400,255	View	View STREET				SIREEI		SIKEEI		
Adi Sales Price Market Value \$372,534 Adj Market Value \$361,376 Adj Market Value \$372,829 Adj Market Value \$400,255		-Ne				Net Adj. 0.8%	2830	-Net Adj. 11.1%	-49830	
Adi Sales Price		Gross				Gross Adj. 11.6%	42830	Gross Adj. 11.1%	49830	
Value per SF 157.12	Adi Sales Price		\$372,534	Adj Market Value	\$361,376	Adj Market Value	\$372,829	dj Market Value	\$400,255	
		Value per SF	157.12							

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

Petition # ITEM AK#		2024-0334		Alternate K	ey: 3861212	Parcel	ID: 20-19-25-031	0-000-02300	
	# 2024-0334 Comparable #4					Parcel ID: 20-19-25-0310-000-02			
	Comparable #4 3275527 30329 REDTREE DR	Compara	blo #5	Compara	blo #6	Compara	blo #7		
AN#			Compara		Compara		Compara		
	Comparable #4         3275527         30329 REDTREE DR         LEESBURG         <2 MILES					#N/A			
Address			#N//	Δ	#N//	2	$\pi i N/r$	L .	
Proximity			minn	۱.	#11//	<u>.</u>			
			#N//	Ą	#N//	4	#N/A	4	
	Comparable #4           3275527           30329 REDTREE DF           LEESBURG           <2 MILES		-15%		-15%		-15%		
			#N//		#N//		#N/A		
			#N//		#N//		#N/A		
\$/SF FLA	\$145.77 p	ber SF	#N//	Ą	#N//	٩	#N/A	۱	
AK# Address Proximity Sales Price Cost of Sale Time Adjust Adjusted Sale \$/SF FLA Sale Date Terms of Sale Value Adj. Fla SF Year Built Constr. Type Condition Baths Garage/Carport Porches Pool Fireplace AC Other Adds Site Size Location View	6/22/20	023	#N//	Ą	#N//	4	#N/A		
Terms of Sale	✓ Arm's Length	Distressed	Arm's Length 🗸	/ Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
			<u> </u>					-	
Value Adj.	Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustmen	
Fla SF	2,908	-37590	#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									
		-3000	#N/A		#N/A		#N/A		
Garage/Carport									
	N		#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
	1		#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
		0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
Site Size									
Location	RESIDENTIAL								
View									
	-Net Adj. 5.4 %	-23090	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
ſ	Gross Adj. 14.9% 6		#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
Adi. Sales Price	Adj Market Value	\$400,800	Adj Market Value	#N/A	Adj Market Value	#N/A	Adj Market Value	#N/A	

Narrative:

DEPUTY:

DATE

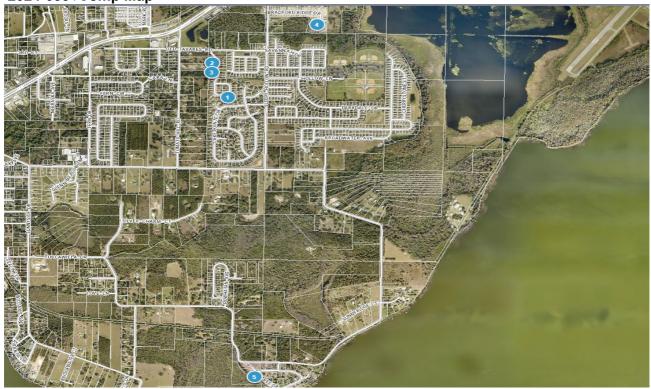
- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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.

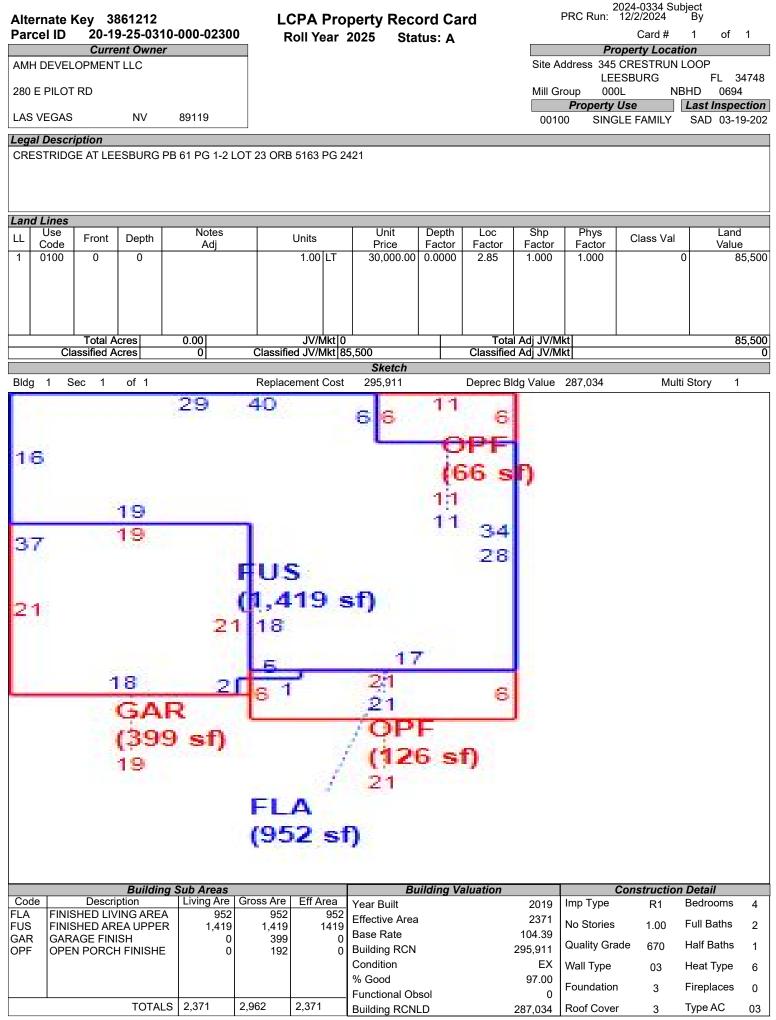
DEPUTY: CHRISTOPHER QUANTE

DATE 11/26/2024

## 2024-0334 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3861212	345 CRESTRUN LOOP	
2	COMP 1	3861192	LEESBURG 213 CRESTRUN LOOP	-
			LEESBURG 229 CRESTRUN LOOP	SAME SUB
3	COMP 2	3861196	LEESBURG 1100 BRADFORD RIDGE DR	SAME SUB
4	COMP 3	3931182	LEESBURG	<1 MILE
5	COMP 4	3275527	30329 REDTREE DR LEESBURG	<2 MILES
6				
7				
8				



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

2024-0334 Subject 12/2/2024 By PRC Run:

> Card # 1 of 1

		*Or		scellaneous F t 10 records a		below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
	·								
				Duilding Dor					

								Bui	aing Peri	nits					
Roll Year	Permit	ID	Issue Da	ate	Comp D	)ate	Am	ount	Туре		Descri	otion	Review D	Date	CO Date
2020	18-17-187	'5	03-21-20	)19	03-19-2	020		190,00	0 0001	SFR 2923SF 3	345 CRE	STRUN LOOP	03-19-20	020	
				Sales	Informa	ation						Exer	nptions	·	
Instrume	ent No	Boo	k/Page	Sale	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	n	Year	Amount
201810	3238	5163	2421	08-31	1-2018	WD	U	М	V	1,215,000					
												l	Total		0.00
													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	287,034	0	372,534	0	372534	0.00	372534	372534	372,534

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 2021-125 TJW 091521

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

Alternate   Parcel ID	Key 386 20-19-2 <i>Current</i>	25-0310-0	000-0030(		A Prop Year 20	erty Reco 025 Stat	ord Ca ius: A	rd	_	PRC Run: 1	24-0334 Co 2/2/2024 Card # <b>Derty Loca</b>	Ъу 1 of	1
DYOUS JOH				-					Site A	ddress 213 C	RESTRUN	I LOOP	o 4 <del>7</del> 40
213 CREST	RUN LOOP								Mill G		SBURG . N	FL IBHD 069	34748 94
LEESBURG		FL :	34748						0010	Property U	<b>ise</b> E FAMILY	Last Insp TRF 02-	
Legal Descr												11(1-02-	00-202
CRESTRIDG	SE AT LEES	BURG PB	61 PG 1-2 L	OT 3 ORB 6216	3 PG 2120	)							_
LL Use Code	Front [	Depth	Notes	Uni	ts	Unit Price	Depth Factor	Loc Factor	Shp	Phys	Class Val	Lan Valu	
1 0100	0	0	Adj	1.	00 LT		0.0000	2.85	Factor 1.000	Factor 1.000			85,500
Cli	Total Acre assified Acre		0.00	J' Classified J	//Mkt 0 //Mkt 85,			Tota Classified	Adj JV/M Adj JV/M	  kt  kt			85,500 0
Bldg 1 S	Sec 1 d	of 1		Replaceme	nt Cost	Sketch 292,779		Deprec Bl	dg Value	283,996	Mu	Iti Story	0
35 35 345 345 345 345 345 345 345 345 34	42 s 26 27 4 s 4 s 4 s	LA	33 s	OPF (220 22 22 1) 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 6 3 5 3 5		0							
:4 25	1 <sup>44</sup>	2.1				0	ildina Va	aluation			onstructio	n Dotail	
25	4	Building S	Sub Areas		6 A m = -		nunig ve			. –			
	Descriptio	on G AREA	Living Are 2,478	2,478	2478 E	∕ear Built	nang va		2008 2478	Imp Type	R1	Bedrooms	4
FLA FINIS GAR GAR	Description	on G AREA H	Living Are		2478 0 0 E	∕ear Built Effective Area 3ase Rate	nung ve		2478 97.16	No Stories	R1 1.00	Bedrooms Full Baths	3
FLA FINIS GAR GAR OPF OPE PAT PATI	Description SHED LIVIN AGE FINISH N PORCH F O UNCOVE	on G AREA I INISHE RED	Living Are 2,478 0 0 0	2,478 503 318 24	2478 0 0 0 E 0 E	Year Built Effective Area Base Rate Building RCN			2478 97.16 292,779	No Stories Quality Grad	R1 1.00 e 660	Bedrooms Full Baths Half Baths	3 0
ELA FINIS GAR GAR OPF OPE PAT PATI	Description SHED LIVIN AGE FINISH N PORCH F	on G AREA I INISHE RED	Living Are 2,478 0 0	2,478 503 318	2478 0 0 0 0 0 0 0 0 0	∕ear Built Effective Area 3ase Rate	nunng ve		2478 97.16	No Stories	R1 1.00	Bedrooms Full Baths	3 0 6

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

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

2024-0334 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Parcel	ID 20-	9-23-0	310-000	-00300	,	ROI		r 202		atus: A			Card #	1	
						*Only			laneous l records	Features are reflected	bolow				
Code		Descrip	tion		Unit		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good		r Value
POL3 PLD2 SEN2	SWIMMING POOL/COO SCREEN EN	POOL - I _ DECK	RESIDEN		117	7.00 9.00	5	SF SF SF	46.00 5.38 3.50	2011 2011 2011 2011	2011 2011 2011	5382.00 1340.00 3563.00	0 85.00 0 70.00		4,575 938 2,405
HTB2	HOT TUB/S				1	1.00		JT	6000.00	2011	2011	6000.00			4,050
									ildina Da						
Roll Yea	ar Permi	t ID	Issue Da	ate C	omp D	ate	Am	ount	i <b>lding Pe</b> Type	mits	Descri	ption	Review I	Date 0	CO Date
2013 2012 2011 2011 2011 2011	12-10-07 10-715 10-00000 10-00000 10-00000	0715 0715	11-15-20 01-01-20 12-14-20 10-26-20 10-13-20	11 0 10 0 10 0	2-22-20 8-02-20 3-28-20 3-28-20 3-28-20	011 011 011		5,06 22,40 22,40 22,40 22,40	00 0003 00 0003 00 0003	SCRN ENCI POL MISC F POL DEC 8 POL W/DEC STEM WALI	FOR 2012 SEN K		02-22-2 08-02-2		8-25-2011
2009 2008	07-00000	394	01-02-20	08 0	3-16-20 1-02-20	009		309,13 309,13	35 0000		213 CRES	TRUN LOOP	03-16-2	009	
				Sales II	forma	tion						Evor	nptions		
Instru	ument No	Book	/Page	Sales II		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
	3118139 3029795	6216 6108 3951 3471	2120 0930 1469 0795	09-21-2 03-14-2 09-17-2 07-11-2	2023   2010	WD WD WD QC	Q D Q D	01 37 Q M	I I V	443,000 402,400 250,000	0				
													Total		0.00
								Va	lue Sumr	narv					
Land V	alue Bld	g Value	Misc	Value	Marke	et Valu	e De	eferred		ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	vious Valu
85,50	00 28	3,996	11,	968	381	1,464		0		381464	0.00	381464	38146	4 3	881,703
3471/799 09 FOR 09FC FL 09TRIM 09VAB F 3591/140 10 3988/ 11X VAD 11 FORV 12FC AD 13FC CA 15 DELE 21 YVOI 6108/930 6216/212	5 M SALE IN SALE 299 90 A3 CAN4 AF LOC FROM PETITION 200 639 PILLAR H '1616 LK CO X BELONGS VARD PERM DD POL MISC AN7 TO SPU ETE PLH PRO NNE ANNET D THOMAS V 20 OPENDO	CL AK38 0 TJW 0 E 2ND S 30 TO CO 09 354 T, OMES LI AFFIDA 6 TO THO IT PER L C AND C OPENS DPERTY TE O'GRA OR PRO	61192 AK 31609 TT TJW OMPARE JW 09300 LC TO TH VIT OF F OMAS O'O LEESBUF AN7 FOF UP TO P APPRAIS ADY 63 I DY TO O PERTY T	3861204 031609 TO ASH 09 IOMAS \ L RESID GRADY 3G BLDG 2012 N OL NO C SER WIL DECEAS PENDOC RUST I	AK384 ITON V W & YV ENT F( DEPT O OTH DTHER L NO L ED 092 DR PR( TO JOF	47556 VOODS ONNE OR TH 03281 ER CH CHGS ONGE 2520 S OPERT INNIE	S AK38 A O'G IOMAS II HGS SI JNH I ER ASS TATE IY TRI R & T	FR IS 1022213 SESS I DEATH JST I WILA I	HW ONNE O'O VERY NIC DW 01201 1 LIST FIL DYOUS H	es 609 6RADY 110110 E JNH 08021 5 E 202017632 W	0 1 4 JLB 1124	420			
tax make	assessment es no represe	administ entations	ration in or warra	accordai nties reg	nce wit Jarding	h the F the co	-lorida	Const eness	itution, Sta and accur	atutes, and Ac acy of the dat	lministrativ a herein, it	ser for the sole purpo ve Code. The Lake C is use or interpretatio ed Site Notice on ou	ounty Pro	perty Appi or equital	aiser ole title

Mill Group         OLD         Neth         Ores           22 CRESTRUN LOOP         Mill Group         0.00         NHH 0 code           22 RESURG         PL         34746         0100         SINGLE FAMLY         TRF 020           22 RESTRIDE AT LEESBURG PB 61 PG 1-2 LOT 7 ORB 6124 PG 2015         Single FAMLY         TRF 020         Single FAMLY         TRF 020           24 Order         0100         0         0         1.00 LT         30:000.00         0.0000         285         1.000         1.000         8           0100         0         0         0.00         Classified JVMkl (B         Total Adj VMkkl (B         8           0100         0         0         0.00         Classified JVMkl (B         Steeth         8           0100         0         0         0.00         Classified JVMkl (B         50         1.000         1.000         8           0100         0         0         0.00         Classified JVMkl (B         50         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000         1.000	By 1 of 1 <b>ion</b> _OOP	Card # erty Locat RESTRUN	C Run: 12/ <b>Prope</b> ress 229 CR		Site A	rd	ord Car tus: A	perty Rec 2025 Sta	CPA Pro Roll Year		)-000-0070	9-25-0310 ent Owner		cel ID	Par	
LEEBBURG         FL         34748         Property Use 00100         Lest Import SINGLE FAMILY         THY D20 THY D20           and Lines           and Lines           L         Oxido         Flore         Doto         SINGLE FAMILY         THY D20           and Lines           L         Oxido         Flore         Doph         Noise         Vince         Prove Transmitter	FL 347 3HD 0694			Group	Mill G							P	RUN LOO	CREST	229	
Construction           Condin Construction <th col<="" th=""><th>Last Inspecti</th><th>se</th><th>roperty Use</th><th>Pro</th><th></th><th></th><th></th><th></th><th></th><th></th><th>24740</th><th></th><th></th><th></th><th></th></th>	<th>Last Inspecti</th> <th>se</th> <th>roperty Use</th> <th>Pro</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th>24740</th> <th></th> <th></th> <th></th> <th></th>	Last Inspecti	se	roperty Use	Pro							24740				
SRESTRIDGE AT LEESBURG PB 61 PG 1.2 LOT 7 ORB 6124 PG 2015         and Lines         L       Use in the paper in the paper into the pactor in the pactor i	TRF 02-08-2		SINGLE	100	001						54740	ΓL	intion			
L         Units         Units         Units         Price         Step         Practor         Prector								15	6124 PG 20	LOT 7 ORB	B 61 PG 1-2 L	ESBURG PE				
L         Units         Units         Units         Price         Step         Practor         Prector																
Code         Price         Factor         Factor <th>Land</th> <th></th> <th>Phys</th> <th>F</th> <th>Shp</th> <th>Loc</th> <th>Depth</th> <th>Unit</th> <th>Linita</th> <th></th> <th>Notes</th> <th>Donth</th> <th>Front</th> <th></th> <th></th>	Land		Phys	F	Shp	Loc	Depth	Unit	Linita		Notes	Donth	Front			
Total Acres         0.00         JV/kk10         Total Ad JV/kk1         Rest         8           Ideg 1         Sec 1         of 1         Replacement Cet         255,230         Deprec Bidg Value         247,373         Multi Story         0           Ideg 1         Sec 1         of 1         Replacement Cet         255,230         Deprec Bidg Value         247,373         Multi Story         0           Ideg 1         Sec 1         of 1         Replacement Cet         255,230         Deprec Bidg Value         247,373         Multi Story         0           Ideg 1         Sec 1         of 1         Replacement Cet         255,230         Deprec Bidg Value         247,373         Multi Story         0           Ideg 1         Sec 1         OPFF         11         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         14         13         15	Value 0 85,5		Factor	F	Factor						Adj					
Classified Acres         0         Classified JUMR(8)500         Classified Adj JUMR(           3dg 1 Sec 1 of 1         Replacement Cost 255,230         Deprec Bidg Value 247,573         Multi Story 0           3dg 1 Sec 1 of 1         Replacement Cost 255,230         Deprec Bidg Value 247,573         Multi Story 0           36         19         0PFF         11           19         19         (40) Sf1;         14           36         14         13         14           13         8         14           13         51         51           6         13         51           6         13         51           19         0PF         11           13         13         51           6         13         51           13         0PF         7           19         12         3           11         12         3           12         3         11           13         12         5	00,0		1.000		1.000	2.05	0.0000	30,000.00	1.00			0	0	0100	I	
Classified Acres         0         Classified JUMR(8)500         Classified Adj JUMR(           3dg 1 Sec 1 of 1         Replacement Cost 255,230         Deprec Bidg Value 247,573         Multi Story 0           3dg 1 Sec 1 of 1         Replacement Cost 255,230         Deprec Bidg Value 247,573         Multi Story 0           36         19         0PFF         11           19         19         (40) Sf1;         14           36         14         13         14           13         8         14           13         51         51           6         13         51           6         13         51           19         0PF         11           13         13         51           6         13         51           13         0PF         7           19         12         3           11         12         3           12         3         11           13         12         5																
Classified Acres         0         Classified JUMR(8)500         Classified Adj JUMR(           3dg 1 Sec 1 of 1         Replacement Cost 255,230         Deprec Bidg Value 247,573         Multi Story 0           3dg 1 Sec 1 of 1         Replacement Cost 255,230         Deprec Bidg Value 247,573         Multi Story 0           36         19         0PFF         11         19         0PFF         11           36         14         13         8         14         13         14           36         14         13         51         51         51         51           6         13         0PF         11         13         51         51           6         13         0PF         7         11         13         14           13         0PF         7         11         13         14         13           19         0         0         51         51         51         51         51           19         0         0         0         0         11         13         13         14         13           10         0         0         0         0         0         0         0         0         0         <																
Classified Acres         0         Classified JUMR(8)500         Classified Adj JUMR(           3dg 1 Sec 1 of 1         Replacement Cost 255,230         Deprec Bidg Value 247,573         Multi Story 0           3dg 1 Sec 1 of 1         Replacement Cost 255,230         Deprec Bidg Value 247,573         Multi Story 0           36         19         0PFF         11         19         0PFF         11           36         14         13         8         14         13         14           36         14         13         51         51         51         51           6         13         0PF         11         13         51         51           6         13         0PF         7         11         13         14           13         0PF         7         11         13         14         13           19         0         0         51         51         51         51         51           19         0         0         0         0         11         13         13         14         13           10         0         0         0         0         0         0         0         0         0         <	85,5			 Mkt	Adj JV/N	Total			JV/Mkt 0		0.00	cres	Total A			
Bidg     1     Replacement Cost     25,230     Deprec Bidg Value     247,573     Multi Story     0       23     27     19     0     0     0     0     0     0       35     19     0     0     0     0     0     0     0       35     19     0     0     0     0     0     0     0       36     14     13     14     13     0     0     0       36     6     13     0     51     51     0     0       36     6     13     0     0     51     0     0       36     13     0     0     0     51     0     0       37     13     21     0     0     0     0     0       37     13     21     0     0     0     0     0       19     12     3     6     11     13     0       19     12     3     6     11     13     0       19     12     3     6     11     13     0       19     12     3     6     10     0     0       18     3     12     6	·			Mkt	I Adj JV/N	Classified			ed JV/Mkt 8	Classif	0			Cla	_	
Image: Second	Story 0	Mul	7,573	247	dg Value	Deprec Blo			ement Cost	Repla		of 1	ec 1	1 S	Bldg	
35       19       19       19       19       14         35       13       14       13       14         6       (2,102 sf)       51       51         6       13       51       51         6       13       51       51         6       13       0PF       71       13         13       0PF       71       13       14         19       12       3       6       13         19       12       3       6       12       10         19       12       3       6       10.09       90       Full Baths         12       8       100.99       0       Baths       100.90       No Stories       1.00       Full Baths         100       PPI PORCH FINSH       0       491       0       8       Rate       100.99       No Stories       1.00       Full Baths         101 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>27</td><td></td><td></td><td></td><td>23</td><td>2</td><td></td><td></td></t<>								27				23	2			
Building Sub Areas     Building Yaluation       Code     Description       LAR     CARSE FINISHE       OPF     2700       SPF     OPEN PORCH FINISHE       OPEN PORCH FINISHE     0       A91     0       Base Rate     100.99       Building RCN     255.230       Quality Grade 660     Haf Baths       OPEN PORCH FINISHE     0       491     0       % Good     97.00       Foundation     EX       % Good     97.00       Foundation     EX       % Good     97.00							14	PF 0 <mark>1 51</mark> 8 8	0 (4 13	19	19			5	3	
Image: Construction of the second						51			sf)	A 102	FL/ (2,1	13	6	1		
Building Sub AreasBuilding ValuationConstruction DetailCodeDescriptionLiving AreGross AreEff AreaYear Built2013Imp TypeR1BedroomsLAFINISHED LIVING AREA2,1022,10221022102Base Rate100.99No Stories1.00Full BathsOPEN PORCH FINISHE04910491060097.00Wall Type03Heat Type% Good97.0050097.00Foundation2500500500500							13	10 <b></b>	8 3	0P (90 12		13 2	35		2	
% Good 97.00 Foundation 3 Fireplaces	Bedrooms Full Baths Half Baths	R1 1.00 9 660	p Type Stories uality Grade	No Qua	2102 100.99 255,230			Base Rate Building RCN	Eff Area 2102 0	Gross Are 2,102 435	Living Are 2,102 0	ption ING AREA SH	SHED LIV AGE FINI	FINIS GAR	LA AR	
Finctional Obsol 0 1 Outroation 3 Fileplaces				Fou	97.00			% Good								
TOTALS 2,102 3,028 2,102 Building RCNLD 247,573 Roof Cover 6 Type AC					0			Functional Of	2 102	3 028	2 102	TOTALS				

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

2024-0334 Comp 2 PRC Run: 12/2/2024 By Card #

1

of 1

		0 10 0				RU		r 202					ouru #		
						*Only			aneous F records a	eatures are reflected	below				
Code		Descri	ption		Un		Туре		it Price	Year Blt	Effect Y	r RCN	%Good	Apr	Value
	WIMMING			ITIAL		2.00		SF	35.00	2013	2013	10920.00			9,28
	POOL/COOL				40	00.80	5	SF	5.38	2013	2013	2195.00	72.50		1,59
EN2 S	CREEN EN	ICLOSE	D STRUC	TURE	163	32.00	5	SF	3.50	2013	2013	5712.00	72.50		4,14
1					-			Bui	Iding Per	mits	1		1	-	
Roll Year	Permit	ID	Issue Da	ate	Comp [	Date	Am	ount	Type		Descrip	otion	Review D	Date C	O Date
2014	13-10-436		07-09-20		07-12-2			4,69	0 0003	SEN 20X30					
2014	13-10-372		05-29-20		07-12-2			21,30		POL					
2014	13-10-109	9	02-25-20	)13	07-12-2	013		270,00	0 0001	SFR 229 CF	RESTRUN	LOOP	07-12-20	013	
		I		Sales	Inform	ation							nptions		
Instrum	nent No	Boo	k/Page	Sale	Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Descriptior		Year	Amoun
20230	42877					WD	Q	01	I V	419,50		HOMESTEA ADDITIONAL HOM		2024 2024	
	ment No         Book/Page         Sale Date           042877         6124         2015         04-03-2           4283         1407         02-15-2					WD WD	QU	Q U	V V	20,00 20,00	0			2024	2300
	3042877 6124 2015 04-03-2023 4283 1407 02-15-2013								v	20,00	0				
													Total		<u> </u>
													Total		50,000.0
								Val	ue Sumn	nary					
Land Val	ua Dida	g Value	Miaa	Value	Mork	et Valu		eferred	Anot A	ssd Value	Contra Ex A	mt Co Tax Val	Cab Tay	Val Prev	
	-						e De		AIII A		Cnty Ex A				
85,500	24	7,573	15,	014	34	8,087		0		348087	50,000.0	0 298087	32308	7 3	48,285
								P	arcel Not	es					
)9TRIM L	OC FROM 3	30 TO C	OMPARE	TO AS	HTON	WOOD	S AK3								
	ITION 406														
	BPILLAR DE														
	CLAIMED 21									718 2010					
	5 NATALIA A								1012 041	40 2343					
	LE HX APP														

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

Alternate Parcel ID	20-19		-000-0360		CPA Pro Roll Year	perty Reco 2025 Stat	ord Ca us: A		2024-0334 Comp 3 PRC Run: 12/2/2024 By Card # 1 of 1 <b>Property Location</b>					
MC FARLAN			HN W	-					Site A	ddress 1100 E	BRADFORI	D RIDGE DF		
1100 BRADI		GEDR							Mill G		BURG	FL BHD 066		
			o 1 <b>-</b> 10							Property Us	se	Last Insp	ectior	
LEESBURG		FL	34748						001	00 SINGLE	EFAMILY	CTQ 01-	05-20	
<b>Legal Desci</b> BRADFORD		B 77 PG 26	-27 L OT 36 (	DRB 6146 P	IG 38									
Land Lines			Notes			Unit	Depth	Loc	Shp	Phys		Lan	d	
LL Code	Code Front Depth Adj				Units 1.00 LT	Price 65,000.00	Factor	Factor 1.00	Factor 1.000	Factor	Class Val	Valu		
1 0100	Total A		0.00		JV/Mkt[0		0.0000		I Adj JV/N	1.000			65,00	
CI	assified A		0	Classifie	ed JV/Mkt 6	5,000			d Adj JV/N			· · · · · · · · · · · · · · · · · · ·	00,00	
Bldg 1 S	Sec 1	of 1		Replac	ement Cost	<b>Sketch</b> 308,571		Deprec Bl	da Value	308.571	Mul	ti Story	1	
	12 3 0F 3 2		10 40 FUS 9 19	12 12 11 11 11	22 PE 8 4 16 AR	18 10 10 43 38								
US FINI GAR GAR	SHED ARE AGE FINI	otion ING AREA EA UPPER SH	Sub Areas Living Are 1,074 1,766 0	Gross Are 1,074 1,766 619	Eff Area 1074 1766 0	Year Built Effective Area Base Rate	ilding V	aluation	2023 2840 87.36	Imp Type No Stories	R1 2.00	Bedrooms Full Baths	5	
OPF OPE	N PORCH	I FINISHE	0	147 300	0	Building RCN Condition			308,571 VG	Quality Grade		Half Baths		
				000		% Good			100.00	Wall Type Foundation	03	Heat Type	6	
		TOTALS	2,840	3,906	2,840	Functional Obs			000		3	Fireplaces		
		IUTALS	2,040	5,500	2,040	Building RCNL	U		308,571	Roof Cover	3	Type AC	03	

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Code		Descrip	otion	Ur	its	Туре	Uni	t Price	Year Blt	Effect Y	RCN	%Good	Арі	r Value
oll Year	Permit		Issue Da	ate Comp I	Date	Am	Buil iount	<i>ding Peri</i>   Type	nits	Descrip	tion	Review Da	to C	CO Date
2025	11231203		01-25-20	·			17,000	0003	SEN 20X32	Descrip				
2025	11231001 11220802		11-16-20 09-20-20		96,000 00				POL	ADFORD RIDGE	01-05-202	1		
2024	11220002	55	09-20-20	01-03-2	.024		550,000		011007001			01-03-202	-	
										_				
Inotrum	ont No	Baal	k/Page	Sales Inform	7		Codo	Vac/Imp	Sale Price	Code		mptions	Year	Ame
Instrum 20230		6146	0038	Sale Date 04-28-2023	Instr WD	Q/U Q	Code 03	vac/imp	510,300	Code	Descriptio		rear	Αποι
20220	98711	5994	2154	07-15-2022	WD	Q	05	V	443,400					
20201	35808	5593	1352	11-10-2020	WD	Q	05	V	615,000					
												Total		C
							Valu	le Summ	ary					
_and Valu	ue Bldo	Value	Misc	Value Mark	et Valu	e De	eferred A	Amt As	ssd Value C	Cnty Ex Ai	nt Co Tax Val	Sch Tax Va	al Prev	/ious Va
65,000		3,571	(		3,571		0		373571	0.00	373571	373571		373,571
		_,			-,•. 1									
							Pa	rcel Note	es					

\*\*\*Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.\*\*\*

Alternate Key 3275527 Parcel ID 32-19-25-0050-000-01800 Current Owner	LCPA Property Record Card Roll Year 2025 Status: A	2024-0334 Comp 4 PRC Run: 12/2/2024 By Card # 1 of 1 <b>Property Location</b>				
PRESTON JOHN B & JULIET L		Site Address 30329 REDTREE DR	24740			
30329 REDTREE DR		Mill Group 0001 NBHD 503	34748 30			
LEESBURG FL 34748		Property Use Last Insp 00100 SINGLE FAMILY CTQ 11-				
Legal Description						
ARBORMERE SUB LOT 18 PB 26 PGS 41-42 OR           Land Lines           LL         Use           Front         Depth           Adj	Units Unit Depth Loc Price Factor Factor	Shp Phys Class Val Lar r Factor Factor Val				
1         0100         0         0           Total Acres         0.00           Classified Acres         0	1.00 LT 30,000.00 0.0000 3.40	1.000 1.000 0 1 0 1 0 1 0 1 0 1	02,000			
	Sketch	fied Adj JV/Mkt				
Bldg 1 Sec 1 of 1	Replacement Cost 291,221 Deprec	Bldg Value 282,484 Multi Story	1			
10 10 12 24 9 12 24 24 GAR 19 (576 sf) 24 24 24 24 0PU 120 sf)	10 spu 15 (238 sf) 48 (238 sf) 17 PAT (210 s (2,326 sf) 34 5 1 FUS (582 sf)	sf) 31				
	oss Are Eff Area Year Built	Construction Detail 1991 Imp Type R1 Bedrooms				
FLAFINISHED LIVING AREA2,326FUSFINISHED AREA UPPER582GARGARAGE FINISH0OPUOPEN PORCH UNFINIS0PATPATIO UNCOVERED0SPUSCREEN PORCH UNFIN0	2,326         2326         Effective Area           582         582         Base Rate           576         0         Building RCN           210         0         Condition           238         0         % Good	2908 83.87 291,221No Stories1.25Full BathsQuality Grade645Half BathsEX 97.00Wall Type02Heat Type	3 0 6			
FUS     FINISHED AREA UPPER     582       GAR     GARAGE FINISH     0       DPU     OPEN PORCH UNFINIS     0       AT     PATIO UNCOVERED     0       SPU     SCREEN PORCH UNFIN     0	582         582           576         0           120         0           210         0           Condition	2908 83.87 291,221No Stories1.25Full BathsQuality Grade645Half Baths	3 0 6			

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

Card # 1 of 1

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

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         Image: Second Secon	Building Perints																
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         1         485,000         039         HOMESTEAD         2024         25000           2019141560         5889         1378         12-05-2019         WD         Q         Q         1         285,000         059         ADDITIONAL HOMESTEAD         2024         25000           1067         0150         07-01-1990         TR         Q         Q         V         16,000         0         4DITIONAL HOMESTEAD         2024         25000	Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	An	nount	Туре		Descri	ption	Review I	Date C	O Date	
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         2024         2024         202	2022	20201211	37	01-11-20	021	04-25-2	022		17,16	9 0002	REPL WINDO	WS 15					
2023077391         6167         0786         06-22-2023         WD         Q         01         I         485,000         039         HOMESTEAD         2024         2000           2019141560         5389         1378         12-05-2019         WD         Q         Q         I         285,000         059         ADDITIONAL HOMESTEAD         2024         25000           1067         1067         0150         07-01-1990         TR         Q         Q         V         16,000         0					Sales	s Informa	ation										
2019141560         5389         1378         12-05-2019         WD         Q         Q         I         285,000         059         ADDITIONAL HOMESTEAD         2024         25000           2019141560         5389         1378         12-05-2019         WD         Q         I         285,000         059         ADDITIONAL HOMESTEAD         2024         25000           1067         0150         07-01-1990         TR         Q         V         16,000         I         0         I         0         I         0         I         0         I         0         I         0         I         0         I         0         I         0         I         0         I         0         I         I         0         I         I         0         I         I         0         I         I         I         I         I         0         I </th <th>Instrume</th> <th>ent No</th> <th>Boo</th> <th>k/Page</th> <th>Sale</th> <th>e Date</th> <th>Instr</th> <th>Q/U</th> <th>Code</th> <th>Vac/Imp</th> <th>Sale Price</th> <th>Code</th> <th>Descriptior</th> <th>۱</th> <th>Year</th> <th>Amount</th>	Instrume	ent No	Boo	k/Page	Sale	e Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	۱	Year	Amount	
Total 50,000.00			5389 1860	1378 1460	12-0 08-2	)5-2019 22-2000	WD WD	Q U	Q U	     V	285,000 0			ESTEAD		25000	
														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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