

PETITION TO THE VALUE ADJUSTMENT BOARD **REQUEST FOR HEARING** 3861215

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.

	COMMENTALEDIDA COL	the second se			
Petition# 20	24-0335	County Lake	,	ax year 2024	Date received 9./2.24
	White shows a state of the stat	MPLETED BY TI	HE PERMONER		
PART 1. Taxpaye					
	nerican Homes 4 Rent, LLC; AMH	I Development, LLC	Representative: F	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale R Scottsdale, AZ 85254	td, Ste 650	Parcel ID and physical address or TPP account #	20-19-25-031 401 Crestrur	
Phone 954-740-62	240		Email	ResidentialA	ppeals@ryan.com
The standard way t	o receive information is by	US mail. If possible	e, I prefer to receiv	e information b	oy 🗹 email 🗌 fax.
U	petition after the petition de at support my statement.	adline. I have attac	hed a statement o	f the reasons	filed late and any
your evidence to evidence. The V		d clerk. Florida law a uling will occur unde	llows the property a the same statutor	appraiser to cro ry guidelines a	st submit duplicate copies of iss examine or object to your s if you were present.) Historic, commercial or nonprofit
		ral or classified use	Vacant lots and	-	Business machinery, equipment
PART 2. Reason	for Petition Checl	cone. If more than	one, file a separa	ate petition.	
☑ Real property v ☐ Denial of classif	alue (check one) decrea	se 🗍 increase	Denial of exer	nption Select o	or enter type:
Tangible person return required b	rent reduction t substantially complete or al property value (You mus by s.193.052. (s.194.034, F s for catastrophic event	st have timely filed a	(Include a date a∐Qualifying impro	e-stamped cop vement (s. 193. control (s. 193.1	ption or classification by of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time		/ similar. (s. 194.01 need to present you	1(3)(e), (f), and (g) ir case. Most hearin), F.S.) ngs take 15 mir	nutes. The VAB is not bound
group.	ted time. For single joint pet or I will not be available to				he time needed for the entire ates.
evidence directly to appraiser's evidence	to exchange evidence with o the property appraiser at ce. At the hearing, you hav	least 15 days befor ve the right to have	re the hearing and witnesses sworn.	make a writte	n request for the property
of your property re- information redacted	cord card containing inform	nation relevant to th	e computation of y	our current as	e property appraiser a copy ssessment, with confidential ad 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 are auth without attaching a completed power of attorney or authorization Written authorization from the taxpayer is required for access to c collector.	for representation to this form.	
I authorize the person I appoint in part 5 to have access to any Under penalties of perjury, I declare that I am the owner of the propertition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signat Complete part 4 if you are the taxpayer's or an affiliated entity's e representatives.		wing licensed
I am (check any box that applies):	(taxpayer or an affiliated en	tity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475, F	-lorida Statutes (license number — R	RD6182).
A Florida real estate broker licensed under Chapter 475, Flor).
A Florida certified public accountant licensed under Chapter 4	173, Florida Statutes (license numbe	er).
I understand that written authorization from the taxpayer is require appraiser or tax collector.	ed for access to confidential informat	tion from the property
Under penalties of perjury, I certify that I have authorization to file am the owner's authorized representative for purposes of filing th under s. 194.011(3)(h), Florida Statutes, and that I have read this	his petition and of becoming an agen	t for service of process
Robert L. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not listed	in part 4 above.	
☐ I am a compensated representative not acting as one of the I AND (check one)		es listed in part 4 above
Attached is a power of attorney that conforms to the requirent taxpayer's authorized signature OR I the taxpayer's authorized		executed with the
I am an uncompensated representative filing this petition ANI	D (check one)	
the taxpayer's authorization is attached OR the taxpayer's	s authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpayer is requi appraiser or tax collector.	red for access to confidential inform	ation from the property
Under penalties of perjury, I declare that I am the owner's author becoming an agent for service of process under s. 194.011(3)(h facts stated in it are true.		
Signature, representative	Print name	Date

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L			
Petition #	ŧ	2024-0335		Alternate K	ey: 3861215	Parcel II	D: 20-19-25-031	0-000-02600
Petitioner Name The Petitioner is:	Robert	Peyton, Rya cord 🗸 Tax	an LLC payer's agent	Property Address		STRUN LOOP SBURG	Check if Mu	tiple Parcels
Owner Name	e AMH DE	EVELOPME	NT LLC	Value from TRIM Notice		e Board Actior	I value aller r	Board Action
1. Just Value, red	quired			\$ 360,6	10 \$	360,610	2	
2. Assessed or c	lassified use val	ue, *if appli	cable	\$ 352,1	10 \$	352,110	0	
3. Exempt value,	*enter "0" if nor	ne		\$	-			
4. Taxable Value				\$ 352,1	10 \$	352,110	C	
*All values entered		tv taxable va	lues. School an			s mav differ.		
Last Sale Date	8/31/2018		ce: \$1,2 ⁻		Arm's Length		Book <u>5163</u> F	age 2421
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	ble #3
AK#	38612		3861		3861		39311	
Address	401 CRESTRI LEESBL		213 CREST LEESE		229 CRESTF LEESB		1100 BRADFO DR	
Proximity			SAME	SUB	SAME		<1 MI	
Sales Price			\$443,		\$419,		\$510,3	
Cost of Sale			-15		-15		-15%	
Time Adjust			1.20		3.20		3.20	
Adjusted Sale \$/SF FLA	\$160.56 p		\$381, \$154.10		\$369, \$176.02		\$450,0 \$158.48	
Sale Date	\$100.00 F		9/21/2		4/3/2		4/28/20	
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	2,246		2,478	-16240	2,102	10080	2,840	-41580
Year Built	2019		2008	10000	2013		2023	
Constr. Type	BLOCK		BLOCK		BLOCK		BLOCK	
Condition	GOOD		GOOD		GOOD		GOOD	
Baths	3.0		3.0		2.0	7000	3.5	-4000
Garage/Carport	2 CAR		2 CAR		2 CAR		2 CAR +	-10000
Porches	YES		YES		YES		YES	_
Pool	N		Y	-20000	Y	-20000	N	0
Fireplace	0		0	0	0	0	0	0
AC Other Adds	Central NONE		Central	0	Central	0	Central	0
Other Adds Site Size	1 LOT		NONE 1 LOT		NONE 1 LOT		NONE 1 LOT	
	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	+	RESIDENTIAL	
Location View	STREET		STREET	-	STREET		STREET	
-								1
			-Net Adj. 6.9%	-26240	-Net Adj. 0.8%	-2920	-Net Adj. 12.3%	-55580
			-Net Adj. 6.9% Gross Adj. 12.1%		-Net Adj. 0.8% Gross Adj. 10.0%		-Net Adj. 12.3% Gross Adj. 12.3%	-55580 55580
Adj. Sales Price	Market Value	\$360,610	-		-	37080		

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

parab	2024-0335		Alternate K	0004045					
			Allemale N	ey: 3861215	Parcel	cel ID: 20-19-25-0310-000-02600			
Comparable #4 3275527			ble #5	Compara	ble #6	Compara	ble #7		
	REE DR					#N/A	١		
ESBU		#N/#	4	#N//	4				
2 MILE			-		-				
85,00		#N//		#N//		#N/A			
-15%		-15%		-15%		-15%			
2.40%		#N//		#N//		#N/A			
23,89		#N//		#N//		#N/A			
	er SF	#N//		#N//		#N/A			
6/22/2023 Arm's Length Distressed	#N//		#N//	_	#N/A				
jth	Distressed	Arm's Length	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed		
T	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustman		
on /	Adjustment -46340	Description #N/A	Adjustment #N/A	Description #N/A	Adjustment #N/A	Description #N/A	Adjustmen #N/A		
\rightarrow	20000	#N/A	#IN/A	#N/A	#IN/A	#N/A #N/A	#IN/A		
<	20000	#IN/A		#IN/A		#IN/A			
)									
\rightarrow		#N/A		#N/A		#N/A			
		minix		#1 N /X		<i>#11// X</i>			
			1						
	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A		
	-2500	#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		
·									
TIAL									
Т									
8 %	-28840	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A		
6.2%	68840	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A		
	\$395,050	Adj Market Value	#N/A	Adj Market Value	#N/A	Adj Market Value	#N/A		
(6.2%	6.2% 68840	6.2% 68840 #N/A	6.2% 68840 #N/A #N/A	6.2% 68840 #N/A #N/A #N/A	6.2% 68840 #N/A #N/A #N/A #N/A	6.2% 68840 #N/A #N/A #N/A #N/A #N/A		

Narrative:

DEPUTY:

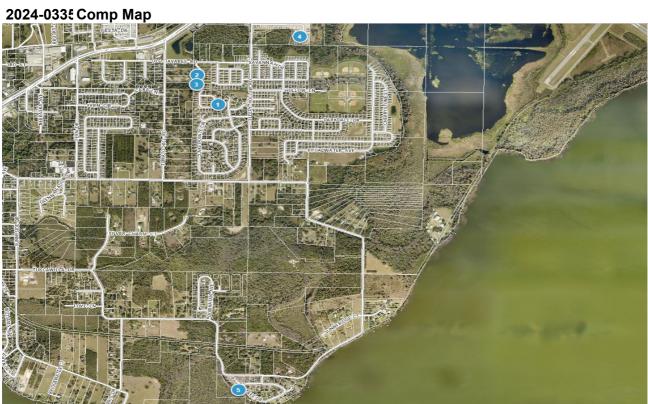
DATE

- 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



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3861215	401 CRESTRUN LOOP	
				-
2	COMP 1	3861192	213 CRESTRUN LOOP	
			LEESBURG	SAME SUB
3	COMP 2	3861196	229 CRESTRUN LOOP	
Ů		••••	LEESBURG	SAME SUB
4	COMP 3	3931182	1100 BRADFORD RIDGE DR	
4	COMP 3	3931102	LEESBURG	<1 MILE
_		2075507	30329 REDTREE DR	
5	COMP 4	3275527	LEESBURG	<2 MILES
6				
7				
8				

Alternate Parcel ID	20-19-	61215 25-0310- t Owner	000-02600		CPA Proj Coll Year	perty Recc 2025 Stat	ord Ca us: A	ard	2024-0335 Subject PRC Run: 12/2/2024 By Card # 1 of 1 Property Location					
AMH DEVEL	OPMENT I	LLC							Site A	ddress 401 CF			34748	
280 E PILOT	RD								Mill G	iroup 000L	N	BHD 069	94	
LAS VEGAS		NV	89119						001	Property Us 00 SINGLE	E FAMILY	Last Inspe SAD 03-7		
Legal Descr	iption													
	SE AT LEES	SBURG PB	61 PG 1-2 L	OT 26 ORB	5163 PG 24									
Land Lines	Front	Depth	Notes	- T	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Lan		
LL Code 1 0100			Adj		1.00 LT	Price 30,000.00	Factor 0.0000	Factor 2.85	Factor 1.000	Factor 1.000		vaiu	ie 85,50	
						00,000.00	0.0000							
Cla	Total Acr assified Acr		0.00	Classifie	JV/Mkt 0 d JV/Mkt 85	5,500		Tota Classified	i Adj JV/N I Adj JV/N	1kt 1kt		8	85,50	
Dida 1 S	·	of 1		Danlaa	amont Coat	Sketch		Denroe Bl	da Valua	275 110	N 4 1	Iti Stom	1	
Bldg 1 S	ec 1	of 1	28	Replace	ement Cost	283,619		Deprec BI	dg value	275,110	Mu	Iti Story 1	1	
0P (96 8 12 12 46 14 12		40 FU (56 4) 11 14 9 0PF 99 9	1		6 4									
Code	Descript		Living Are	Gross Are	Eff Area	Year Built	liding V	aluation	2019	Co Imp Type	nstructio R1	n Detail Bedrooms	4	
	SHED LIVIN SHED ARE		1,686 560	1,686 560	1686 560	Effective Area			2246	No Stories	1.00	Full Baths	3	
GAR GAR	AGE FINIS N PORCH	Н	0	399 195	0	Base Rate Building RCN			105.74 283,619	Quality Grade	670	Half Baths	0	
				190		Condition			EX	Wall Type	03	Heat Type	6	
						% Good Functional Obs	sol		97.00 0	Foundation	3	Fireplaces	0	

LCPA Property Record Card Roll Year 2025 Status: A

2024-0335 Subject 12/2/2024 By PRC Run:

> Card # 1 of 1

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

							Buil	lding Perr	nits					
Roll Year	Permit	ID	Issue Da	ate 🛛 Comp 🛛	Date	Am	ount	Туре		Descrip	otion	Review D	Date (CO Date
2020	19-17-379		05-24-20	19 03-19-2	020		195,00	0 0001	SFR 2809SF 4	101 CRE	STRUN LOOP	03-19-2	020	
				Sales Inform	Y							nptions		
Instrume	ent No	Bool	⟨Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	۱	Year	Amount
201810	3238	5163	2421	08-31-2018	WD	U	М	V	1,215,000					
											•	Total		0.00
L			1		1	1								

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
85,500	275,110	0	360,610	0	360610	0.00	360610	360610	360,610

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 2021-126 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 3861 20-19-25 <i>Current</i> (5-0310-00	0-00300		A Prop Year 20	erty Reco 025 State	ord Ca us: A	2024-0335 Comp 1 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location					
DYOUS JOI	HNNIE R & TV								Site A	ddress 213 C	RESTRUN	I LOOP	0.4740
213 CREST	RUN LOOP								Mill G		BURG	FL IBHD 069	34748 94
LEESBURG) I	FL 347	748						0010	Property U:	se E Family	Last Insp TRF 02-	
Legal Desc			-										00-202
CRESTRID	GE AT LEESB	URG PB 61	PG 1-2 LO	T 3 ORB 621	6 PG 2120)							
LL Use Code		epth	Notes	Uni	its		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
c	Total Acres		0	J Classified J	 V/Mkt 0 V/Mkt 85,			Tota Classified	Adj JV/M Adj JV/M	kt kt			85,500 0
Bldg 1	Sec 1 of	[.] 1		Replaceme	ent Cost	Sketch 292,779		Deprec Bl	dg Value	283,996	Mu	lti Story	0
35 345 345 4 271 (2 4 25	42 s 26 27 F (5 14 0 2 2 0 7 4 sf) 8	f) 17 LA 1,93	10		2	38							
0.1.1	B	uilding Sub	Areas		55 A		ilding Va	aluation			onstructio		
Code	Descriptior SHED LIVING		2,478	2,478	2478 E	Year Built Effective Area			2008 2478	Imp Type	R1	Bedrooms	
FLA FINI		1	0	503	0				97.16	No Stories	1.00	Full Baths	
FLA FINI GAR GAF OPF OPE	RAGE FINISH EN PORCH FII		Ő	318	U	Base Rate				Quality Crad		Half Datha	3
Fla fini Gar gaf Opf ope Pat pat	EN PORCH FI	ED	-	318 24	0 E	Building RCN		:	292,779	Quality Grade		Half Baths Heat Type	0
Fla Fini Gar Gaf Opf Ope Pat Pat	EN PORCH FI	ED	0	318	0 E 0 C			:		Quality Grade Wall Type Foundation	e 660 03 3	Half Baths Heat Type Fireplaces	0 6

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0335 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Parcel	ID 20-1	9-20-0	310-000	-00300	,	Ro	II Yea	r 202	5 Sta	atus: A			Card #	I	of 1
									laneous F						
Carla	I	Decemin	4:		L luci					are reflected		- DON	0/ 0000		m) / alu a
Code		Descrip		TIAL	Uni		Туре		nit Price	Year Blt	Effect Y		%Good	Ар	or Value
POL3 PLD2	SWIMMING POOL/COOL		RESIDEN	HAL		7.00 9.00		SF SF	46.00 5.38	2011 2011	2011 2011	5382.00 1340.00			4,575 938
SEN2	SCREEN EN			TURE		8.00		SF	3.50	2011	2011	3563.0			2,405
HTB2	HOT TUB/SF		0 0 11 10 0	TONE	1	1.00		JT	6000.00	2011	2011	6000.0			4,050
															,
				-					lding Per	mits			-		
Roll Yea			Issue Da		omp D		Am	ount	Туре		Descri	ption	Review D		CO Date
2013	12-10-070	01	11-15-20		2-22-2			5,06		SCRN ENC			02-22-20		0.05.0044
2012	10-715 10-00000	715	01-01-20 12-14-20		8-02-2 3-28-2			22,40 22,40		POL MISC F			08-02-20	011 0	3-25-2011
2011 2011	10-00000		10-26-20		3-20-2 3-28-2			22,40		POL W/DEC					
2011	10-00000		10-13-20		3-28-2			2,00		STEM WAL					
2009	07-00000		01-02-20		3-16-2	009		309,13	0000	SFR 4BED	213 CRES	TRUN LOOP	03-16-20	009	
2008	07-00000	394	01-02-20	07 0	1-02-2	008		309,13	5 0000	SFR FOR 0	9				
				Sales II	nforma	ation			-1			Exer	nptions	I	
Instru	ument No	Book	:/Page	Sale D	Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	n	Year	Amount
	3118139	6216	2120	09-21-2		WD	Q	01	1	443,00					
2023	3029795	6108	0930	03-14-2		WD	U	37	I	402,40					
		3951	1469 0795	09-17-2	I	WD	QU	Q M		250,00					
		3471	0795	07-11-2	2007	QC	0	IVI	v		1				
													Total		0.00
								Va	lue Sumn	narv					
								va	ue Suiiii	lary					
Land V	alue Bldg	y Value	Misc '	Value	Marke	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	vious Valu
85,50	0 28	3.996	11,9	968	38	1.464		0		381464	0.00	381464	38146	4	381,703
00,00	20	0,000	,		00	1,101		Ũ		001101	0.00	001101	00110		501,100
								P	arcel Not	es					
	5 M SALE ING			3861204	AK38	47556	AK384	7560							
	SALE 299 90														
	.A3 CAN4 AR LOC FROM 3						C 1/2	066765		600					
	PETITION 200					1000	S ANS	600700	1300 091	009					
	69 PILLAR H				N & Y\	/ONNE	E A O'O	RADY	HW						
					ENT F	OR TH	IOMAS	6 & YV0	ONNE O'O	RADY 11011	0				
	X BELONGS														
										E JNH 08021	1				
	AN7 TO SPU										1				
	TE PLH PRC									5					
21 YVO	NNE ANNETT	E O'GR	ADY 63 [DECEAS	ED 09	2520 S	TATE	DEATH	I LIST FIL	E 202017632	4 JLB 1124	120			
	D THOMAS W														
6216/212	20 OPENDOO	DR PRO	PERTY T	RUSTI	lo joi	HNNIE	R & T	WILA D	YOUS H	N					
	6	4					/		46 - 1 - 1	0		f t		-1	
												ser for the sole purpo ve Code. The Lake C			
												s use or interpretation			
												ed Site Notice on ou			
								-							

Alternate Parcel ID	20-19 Curre	9-25-0310 ent Owner)-000-00700		Property Re ar 2025 St	cord Ca atus: A	2024-0335 Comp 2 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location Site Address 229 CRESTRUN LOOP					
229 CREST	RUN LOO	P						Mill G		SBURG	FL BHD 069	
EESBURG		FL	34748						Property L		Last Insp	
egal Desc		1 6	54740					001	00 SINGL	E FAMILY	TRF 02-	08-20
		ESBURG P	B 61 PG 1-2 LC	OT 7 ORB 6124 PC	G 2015							
and Lines			Natao		Linit	Denth		Shp	Dhua			
L Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Factor	Phys Factor	Class Val	Lan Valu	Je
1 0100	0	0		1.00	_T 30,000.0	0 0.0000	2.85	1.000	1.000		0	85,50
C	Total A lassified A		0.00	JV/M Classified JV/M	kt 0 kt 85,500		Total Classified	Adj JV/M Adj JV/M	 1kt 1kt			85,50
3ldg 1 S	Sec 1	of 1	·	Replacement (Sketch Cost 255,230	·	Deprec Blo	lq Value	247,573	Mul	ti Story	0
3		23			27			5	,		,	-
35			19	19 (13 13	0PF 401 5 8 8	1 14	11					
66	6	13	FL/ (2,1	4 02 sf)			51					
	AR 35	sf) 13 :	13 21 4	OPF (90 sf 12 3 18	7 6 3	1						
GAR GAF	RAGE FINI	ption ING AREA		12 Gross Are Eff Ar 2,102 2 435 491	5 20 20 20 20 20 20 20 20 20 20			2013 2102 100.99 255,230 EX	Imp Type No Stories Quality Grac Wall Type	onstruction R1 1.00 le 660 03	n Detail Bedrooms Full Baths Half Baths Heat Type	2
					% Good			97.00	Foundation	3	Fireplaces	
					— Functional C	NI I		0		J	1 il opidoco	

LCPA Property Record Card Roll Year 2025 Status: A

2024-0335 Comp 2 PRC Run: 12/2/2024 By Card #

1

of 1

	20-1				•	RU	ii rea			atus: A					
						*Onl			laneous F records a	eatures are reflected i	helow				
Code		Descrip	otion		Uni		Type		nit Price	Year Blt	Effect Y	r RCN	%Good	Apr	Value
	WIMMING			TIAI		2.00		SF SF	35.00	2013	2013	10920.00			9,28
	OOL/COOL					8.00	5	SF	5.38	2013	2013	2195.00			1,59
SEN2 S	CREEN EN	ICLOSE	D STRUC	TURE		2.00		SF	3.50	2013	2013	5712.00	72.50		4,14
								Bui	Iding Per	mits	•		*	•	
Roll Year	Permit		Issue Da		Comp D	ate	Am	ount	Туре		Descrip	otion	Review D	Date C	O Date
2014	13-10-436		07-09-20		7-12-2			4,69		SEN 20X30					
2014	13-10-372		05-29-20		7-12-2			21,30		POL					
2014	13-10-109	9	02-25-20	13 0	7-12-2	013		270,00	0001	SFR 229 CF	RESTRUN	LOOP	07-12-20	013	
				0-1	f	- 45						F			
Instrum	nent No	Boo	k/Page	Sales I Sale		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	nptions	Year	Amour
20230					3-2023 WD		Q	01	1	419,500		HOMESTEA		2024	
20200	42011	4283		02-15-		WD	Q	Q	v	20,000	0 - 0	ADDITIONAL HOM		2024	
		4283		02-15-		WD	Ũ	Ũ	V	20,000					
													Total		50,000.0
													Total		00,000.
								Va	lue Sumn	nary					
Land Valu	uo Bida	y Value	Misc	میںاد/	Mark	et Valu		eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	ious Vali
Lanu van	ue Diug	value	WISC .	value	IVIAIN	et vait		leneu							ious vai
85,500	24	7,573	15,0	014	34	8,087		0		348087	50,000.0	0 298087	32308	73	48,285
									arcel Not						
	DC FROM 3 TION 406	30 10 0	OMPARE	TU ASI		0000	5 AK3	500/00	1300 091	609					
	PILLAR DE		PMENTII	С ТО Р		HOME	SILC								
	PILLAR HO							E							
18TR UNC	LAIMED 21	132 ANC	OKA WAY I	LEESBL	JRG FL	3474	8 2949								
	DELIVER								RG FL 347	748 2949					
	NATALIA A			NGELA	& JAN	IES M/	ALEK H	IW							
23CC EFIL	E HX APP	CP 081	923												

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	rd Ca us: A		2024-0335 Comp 3 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location					
MC FARLAN		LLE L & JOI	HN W						Site A	ddress 1100 E			२	
1100 BRADFORD RIDGE DR									Mill G		BURG	FL : NBHD 066	34748 34	
										Property Us		Last Inspe		
LEESBURG		FL	34748						001	00 SINGLE	e family	CTQ 01-	05-20	
Legal Desc		B 77 PG 26	-27 LOT 36 (IG 38									
and Lines			Natao	_			Donth		Shp					
LL Use Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Factor	Phys Factor	Class Val	Valu	le	
1 0100	0	0			1.00 LT		0.0000	1.00	1.000	1.000		0	65,00	
Ċ	Total A lassified A		0.00	Classifie	JV/Mkt 0 ed JV/Mkt 6	5 000			il Adj JV/N d Adj JV/N				65,00	
	aconicu Al		<u> </u>	Jiassille		Sketch				•				
Bldg 1 S	Sec 1	of 1		Replac	ement Cost	308,571		Deprec Bl	dg Value	308,571	Mu	Ilti Story	1	
	12 3 3 2		10 40 FUS 9 19 19	12 2 11 11	20 20	18 10 10 43 38								
		Building	Sub Areas			Bu	Iding V	aluation			onstructio	n Detail		
	Descrip	otion	Living Are	Gross Are	Eff Area	Year Built	ang v	und di Ull	2023	Imp Type	R1	Bedrooms	5	
US FINI	SHED ARE	ING AREA EA UPPER	1,074 1,766	1,074 1,766	1074 1766	Effective Area Base Rate			2840 87 36	No Stories	2.00	Full Baths	3	
	RAGE FINI EN PORCH		0	619 147	0 0	Base Rate Building RCN			87.36 308,571	Quality Grade	e 660	Half Baths	1	
OPFOPEN PORCH FINISHE0SPFSCREEN PORCH FINIS0				300	0	Condition			VG	Wall Type	03	Heat Type	6	
						W/ Cood			400.00					
						% Good Functional Obs	ol		100.00	Foundation	3	Fireplaces	i	

LCPA Property Record Card

Alterna Parcel I	te Key			500-000	0.02600	`					ord Card		PRC Run:		Ву 1	of 1
arcer		0-19	-25-0;	500-000	-03000	,	Ro	oll Yea			atus: A			Card #		of 1
							*Onl			aneous F records a	eatures are reflected l	below				
Code		D	escrip	tion		Uni		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good		pr Value
I						1			Bui	lding Per	mits					
Roll Yea		rmit ID		Issue Da		omp D)ate	Am	ount	Туре		Descrip	otion	Review D	Date	CO Date
2025	11231			01-25-20					17,00	0 0003	SEN 20X32					
2025	11231 11220			11-16-20 09-20-20		1-05-2	024		96,00 396,00	0 0003	POL	= 1100 BR/	ADFORD RIDGE	01-05-20	024	
2024	11220	00200		03-20-20	~ 0	1-03-2	024		550,00		011007001			01-03-20	524	
			l		Sales II									emptions		
	iment No			/Page	Sale [Instr	_	Code	Vac/Imp		Code	Description	on	Year	Amou
	3060104 2098711		6146 5994	0038 2154	04-28- 07-15-		WD WD	Q Q	03 05	I V	510,300 443,400					
	0135808		5593	1352	11-10-2		WD	Q	05	v	615,000	5				
														Total		0.
									Va	lue Sumn	narv					
Land Va	alue I	Bldg V	/alue	Misc	Value	Mark	et Valu	le De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Pre	evious Valı
65,00	00	308,	571	()	37	3,571		0		373571	0.00	373571	37357	1	373,571
									D	arcel Not	05					
	54 M SAL	E INC		DTS IN B	RADEOF		OGE S	UB ST					DA HOMES LLC			
											C FARLAND					

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	2024-0335 Comp 4 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location
PRESTON JOHN B & JULIET L		Site Address 30329 REDTREE DR LEESBURG FL 34748
30329 REDTREE DR		Mill Group 0001 NBHD 5030
LEESBURG FL 34748		Property Use Last Inspection 00100 SINGLE FAMILY CTQ 11-27-202
Legal Description		
ARBORMERE SUB LOT 18 PB 26 PGS 41-42 OR Land Lines LL Use Front Depth Notes Adj	Units Unit Depth Loc Price Factor Factor	or Factor Factor Class Val Value
1 0100 0 0		0 1.000 1.000 0 102,000 Fotal Adj JV/Mkt 102,000 102,000 102,000 ified Adj JV/Mkt 102,000 0 102,000 0
Bldg 1 Sec 1 of 1	Sketch Replacement Cost 291,221 Depre	c Bldg Value 282,484 Multi Story 1
12 10 10 10 12 12 12 12 12 12 12 12 12 12	10 14 14 14 (238 sf) 48 (238 sf) 17 PAT (210 (2,326 sf) 5 FUS (582 sf)	24
Duilding Cub Areas	Duilding Valuation	n Construction Datail
	oss Are Eff Area Year Built	1991 Imp Type R1 Bedrooms 4
FLA FINISHED LIVING AREA 2,326 FUS FINISHED AREA UPPER 582 CAD CADACE FINISH 2000	2,326 2326 582 582 576 0 Base Rate	2908 83.87 No Stories 1.25 Full Baths 3
GARGARAGE FINISH0OPUOPEN PORCH UNFINIS0	120 0 Building RCN	291,221 Quality Grade 645 Half Baths 0
PAT PATIO UNCOVERED 0 SPU SCREEN PORCH UNFIN 0	210 0 Condition 238 0 % Good	EX Wall Type 02 Heat Type 6 97.00
	52 2,908 Building RCNLD	0Foundation3Fireplaces1282,484Roof Cover3Type AC03

LCPA Property Record Card Roll Year 2025 Status: A

Card # 1 of 1

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

Roll YearPermit IDIssue DateComp Date $I \to I \to I \to I$ Type $DescriptonReview DateCO Date2022202012113701-11-2V2104-25-2V204-25-2V217.1690002REPL WINDOVS 15I \to I \to I \to I \to II \to I \to I \to I \to I \to II \to I \to I \to I \to II \to I \to I \to I \to I \to II \to I \to I \to I \to I \to II \to I \to I \to I \to I \to I \to II \to I \to II \to I \to$		Building Permits															
Solar Image: Solar Solar Image: Solar <	Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	nount	Туре		Descri	ption	Review D	Date (CO 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 1 485,000 039 HOMESTEAD 2024 25000 2019141560 1860 1476 07-01-1990 TR Q Q V 16,000 059 ADDITIONAL HOMESTEAD 2024 25000 25	2022	2020121137 01-11-2021		21	04-25-2022		17,169		9 0002	REPL WINDO	WS 15						
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																	
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																	
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																	
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																	
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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																	
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																	
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																	
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																	
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																	
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																	
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 0150 07-01-1990 TR Q Q V 16,000 0								1									
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 Q I 285,000 059 ADDITIONAL HOMESTEAD 2024 25000 1067 0150 07-01-1990 TR Q V 16,000 Image: Construction of the second se	Instrume	ent No	Boo	k/Page	Sa	ale Date	Instr	Q/U	Code	Vac/Imp	Sale Price						
2010141300 3003 1010 12-00-2013 WD Q Q I 200,000 1860 1460 08-22-2000 WD U U I 0 1067 0150 07-01-1990 TR Q V 16,000	202307	7391	6167	0786	06-	-22-2023	WD	Q	01	I	485,000		-				
1067 0150 07-01-1990 TR Q Q V 16,000	201914	1560	5389	1378	12-	-05-2019	WD	Q	Q	I	285,000	059	ADDITIONAL HOM	ESTEAD	2024	25000	
			1860	1460	08-	-22-2000	WD	U	U	I	0						
Total 50,000.00			1067	0150	07-	-01-1990	TR	Q	Q	V	16,000						
Image: Constraint of the second sec																	
Total 50,000.00																	
Total 50,000.00																	
														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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