

PETITION TO THE VALUE ADJUSTMENT BOARD **REQUEST FOR HEARING** 3861225

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.

7		<u>GUERKOF THE VA</u>	UEADUSTME	NT EXARD (N	(AB) _
Petition # 2034	+-0340	County Lake		ax year 2024	Date received 9.12.24
	<u>la la collectore de la companya de</u>	COMPLETEDBYT	HE PERMIONER		
PART 1. Taxpaye				<u> </u>	
	erican Homes 4 Rent, LLC; A	AMH Development, LLC	Representative: F Parcel ID and	kyan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdal Scottsdale, AZ 85254	e Rd, Ste 650	physical address or TPP account #	20-19-25-031 236 Crestrun	
Phone 954-740-62	40		Email	ResidentialAp	opeals@ryan.com
The standard way to	o receive information is	by US mail. If possible	e, I prefer to receiv	e information b	y 🗹 email 🗍 fax.
	etition after the petition t support my statement		hed a statement o	f the reasons I	filed late and any
your evidence to evidence. The V	the value adjustment bo AB or special magistrat	oard clerk. Florida law a e ruling will occur unde	llows the property a r the same statutor	appraiser to cros ry guidelines as	• • •
	Res. 1-4 units Indus Res. 5+ units Agricu	strial and miscellaneou ultural or classified use	Is High-water rec	-	listoric, commercial or nonprofit Business machinery, equipment
PART 2. Reason 1	or Petition Ch	eck one. If more than	one, file a separa	ate petition.	
Real property va Denial of classification	alue (check one) decr cation	ease 🗌 increase	Denial of exer	nption Select o	r enter type:
Tangible persona	substantially complete	nust have timely filed a	(Include a date a∐Qualifying impro	e-stamped copy vement (s. 193.1 control (s. 193.15	otion or classification y of application.) 1555(5), F.S.) or change of 55(3), 193.1554(5), or
determination 5 Enter the time		ally similar. (s. 194.01 ou need to present you	1(3)(e), (f), and (g) r case. Most hearir), F.S.) ngs take 15 min	rty appraiser's utes. The VAB is not bound ne time needed for the entire
group.	or I will not be available				
evidence directly to appraiser's evidenc	e. At the hearing, you h	at least 15 days befor have the right to have	e the hearing and witnesses sworn.	make a written	request for the property
of your property rec information redacte	ord card containing info	ormation relevant to th	e computation of y	our current as:	property appraiser a copy sessment, with confidential d the property record card
<i></i>					

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 a without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	on for representation to this form.	
☐ I authorize the person I appoint in part 5 to have access to Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.	any confidential information related to property described in this petition an	o this petition. Ind that I have read this
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sig Complete part 4 if you are the taxpayer's or an affiliated entity representatives.	nature 's employee or you are one of the fol	llowing licensed
1 cm (charle any have that applies):		
l am (check any box that applies):	(taxpayer or an affiliated	entity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 47	5, Florida Statutes (license number –	_ RD6182).
A Florida real estate broker licensed under Chapter 475, F	Florida Statutes (license number).
A Florida certified public accountant licensed under Chapt	er 473, Florida Statutes (license numl	ber).
I understand that written authorization from the taxpayer is rec appraiser or tax collector.	uired for access to confidential inform	nation from the property
Under penalties of perjury, I certify that I have authorization to am the owner's authorized representative for purposes of filin under s. 194.011(3)(h), Florida Statutes, and that I have read	g this petition and of becoming an ag	ent for service of process
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	0/10/2024
PART 5. Unlicensed Representative Signature		ů.
Complete part 5 if you are an authorized representative not lis	ted in part 4 above.	
□ I am a compensated representative not acting as one of th AND (check one)	ne licensed representatives or employ	vees listed in part 4 above
Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR I the taxpayer's authorized signature.		
I am an uncompensated representative filing this petition A	ND (check one)	
the taxpayer's authorization is attached OR I the taxpay	er's authorized signature is in part 3 c	of this form.
I understand that written authorization from the taxpayer is re appraiser or tax collector.	quired for access to confidential infor	mation from the property
Under penalties of perjury, I declare that I am the owner's aut becoming an agent for service of process under s. 194.011(3 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: □ apapyer of Record ☑ Taxpayyer's agent Property Address 236 CRESTRUN LOOP Address Owner Name AMH DEVELOPMENT LLC Value from TRIM Notice Value before Board Action Value presented by Prop. Appr Value after Board Action 1. Just Value, required \$ 379,353 \$ 379,353 \$ 379,353 \$ 379,353 2. Assessed or classified use value, "if applicable \$ 335,180 \$ 335,180 \$ 3. Exempt value, "equired \$ 335,180 \$ 335,180 \$ 4. Taxable Value, "required \$ 335,180 \$ 35,180 4. Taxable Value, "required \$ 335,180 \$ \$ 335,180 4. Taxable Value, "required \$ 335,180 \$ \$ 335,180 Address 286 CRESTRUN LOOP 210 CRESTRUN LOOP 220 CRESTRUN LOOP Address 386125 3861192 3861196 3931182 Address 286 CRESTRUN LOOP 213 CRESTRUN LOOP Responder Responder Address 286 CRESTRUN LOOP 213 CRESTRUN LOOP Responder Responder Address 286 CRESTRUN LOOP S143,080	Petition #		2024-0340		Alternate K	ey: 3861225	Parcel II	D: 20-19-25-031	0-000-03600
TRIM Notice Value presented by Prop Appr Value after Board Action 1. Just Value, required \$ 379,353 \$ 379,353 \$ 379,353 2. Assessed or classified use value, "if applicable \$ 335,180 \$ 335,180 \$ 3. Exempt value, "enter "O" if none \$ - - - - 4. Taxable Value, "required \$ 335,180 \$ 335,180 - - *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 - <td< td=""><td>Petitioner Name The Petitioner is: Other, Explain:</td><td>_</td><td></td><td></td><td></td><td></td><td></td><td>Check if Mu</td><td>ltiple Parcels</td></td<>	Petitioner Name The Petitioner is: Other, Explain:	_						Check if Mu	ltiple Parcels
2. Assessed or classified use value, "if applicable \$ 335,180 \$ 335,180 \$ 335,180 3. Exempt value, "required \$ 335,180 \$ 335,180 \$ 335,180 4. Taxable Value, "required \$ 335,180 \$ 335,180 \$ 335,180 At 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 Distersed Book _ 5163 Page _ 2421 ITEM Subject Comparable #1 Comparable #2 Comparable #3 33182 AK# 3861225 3861192 3861196 393182 Address 236 CRESTRUN LOOP LEESBURG LEESBURG DRR DRD RIDGE Proximity SAME SUB SAME SUB SAME SUB <100 SAME SUB <100 SAME SUB <100 SC00 \$510,300 S510,300	Owner Name	AMH DE	EVELOPME	NT LLC				Value after E	Board Action
3. Exempt value, *enter "0" if none \$ - 4. Taxable Value, *required \$ 335,100 \$ 335,100 *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 Distessed Book 5163. Page 2421 ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 336122 3861196 3391182 Address 236 CRESTRUN LOOP 213 CRESTRUN LOOP LEESBURG LEESBURG DR Proximity SAME SUB SAME SUB <1100 BRADFORD RIDGE DR Cost of sale -15% -15% -15% -15% Cost of sale -15% 320% 3.20% 3.20% Adjustod Sale \$184.10 per SF \$176.02 per SF \$158.48 per SF \$164.00 per SF Sale Date 9/21/2023 4/3/2023 4/28/2023 Terms of Sale Z Arm's Length Distressed Value Adji, Descri	1. Just Value, rec	uired			\$ 379,3	53 \$	379,353	3	
4. Taxable Value, 'required \$ 335,180 \$ 335,180 '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 _ 5163 Page _ 2421 ITEM Subject Comparable #1 Comparable #2 Comparable #3 AK# 3861225 3861192 3861166 3331182 Address 236 CRESTRUN LOOP LEESBURG LEESBURG LEESBURG DR Proximity SAME SUB SAME SUB <1100 BRADFORD RIDGE	2. Assessed or cl	assified use va	lue, *if appli	cable	\$ 335,1	80 \$	335,180)	
*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 513 Page 221 ITEM Subject Comparable #1 Comparable #2 Comparable #3 3861192 3861196 3331182 Akf# 3861225 3861192 3861192 3861196 3331182 Address 236 CRESTRUN LOOP LEESBURG DER DER Proximity SAME SUB SAME SUB <1100 BRADFORD RIDGE	4. Taxable Value,	*required			\$ 335,18	80 \$	335,180)	
Last Sale Date 8/31/2018 Price: \$1,215,000 Arm's Length Distressed Book 513 Page 221 ITEM Subject Comparable #1 Comparable #2 Comparable #3 3861192 3861196 3331182 Akf# 3861225 3861192 3861192 3861196 3331182 Address 236 CRESTRUN LOOP LEESBURG DER DER Proximity SAME SUB SAME SUB <1100 BRADFORD RIDGE	*All values entered	should be coun	ty taxable va	lues, School an	d other taxing	authority values	s may differ.		
AK# 3861225 3861192 3861196 3931182 Address 236 CRESTRUN LOOP 213 CRESTRUN LOOP 229 CRESTRUN LOOP 1100 BRADFORD RIDGE Proximity SAME SUB SAME SUB SAME SUB 1100 BRADFORD RIDGE Sales Price \$443,000 \$419,500 \$510,300 \$510,300 Cost of Sale -15% -15% -15% -15% Time Adjust 1.20% 3.20% 3.20% 3.20% Adjusted Sale \$331,866 \$3589,999 \$450,085 \$557 Sale Date 9/21/2023 4/3/2023 4/28/2023 4/28/2023 Terms of Sale [2] Arm's Length Distressed 2 Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Value Adj. Description GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD	Last Sale Date	8/31/2018	Pric	ce: \$1,2	- 15,000	Arm's Length	√ Distressed	300k <u>5163</u> F	Page 2421
AK# 3861225 3861192 3861196 3931182 Address 236 CRESTRUN LOOP 213 CRESTRUN LOOP 229 CRESTRUN LOOP 1100 BRADFORD RIDGE Proximity LEESBURG LEESBURG LESBURG DR Proximity SAME SUB SAME SUB SAME SUB <1 MILE	ITEM	Subje	ct	Compar	able #1	Compar	able #2	Compara	ble #3
Address LEESBURG LEESBURG LEESBURG LEESBURG DR Proximity SAME SUB SAME SUB SAME SUB <1/100	AK#								
Sales Price \$443,000 \$419,500 \$510,300 Cost of Sale 15% 15% 15% 15% Time Adjust 1.20% 3.20% 3.20% Adjusted Sale \$381,866 \$369,999 \$450,085 \$/SF FLA \$162,60 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 Z Am's Length Distressed Z Am's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Value Adj. Description Description Adjustment Description Adjustment Description Adjustment Fla SF 2,333 2,478 -10150 2,102 16170 2,840 -35490 Year Built 2020 2008 10000 2013 2023 -0001 Garage/Carport 2 CAR BLOCK BLOCK BLOCK BLOCK Condition GOOD	Address							DR	
Cost of Sale -15% -15% -15% Time Adjust 1.20% 3.20% 3.20% Adjusted Sale \$381,866 \$369,999 \$450,085 \$JSF FLA \$162.60 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 ✓ Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Value Adj. Description Adjustment Description Adjustment Description Adjustment Value Adj. Description GOOD 2.008 10000 2013 2023 Constr. Type BLOCK BLOCK BLOCK BLOCK BLOCK Condition GOOD GOOD GOOD GOOD 4000 3.5 -7000 Garage/Carport 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR 2 CAR 0 0 0 <									
Time Adjust 1.20% 3.20% 3.20% Adjusted Sale \$381,866 \$369,999 \$450,085 \$/SF FLA \$162.60 per SF \$1164.10 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 Gordon GOOD 2008 10000 2,102 16170 2,840 -35490	Sales Price								
Adjusted Sale \$381,866 \$369,999 \$450,085 \$/SF FLA \$162.60 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 ✓ Arm's Length									
\$/SF FLA \$162.60 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 Image: Carpotin SF \$158.48 per SF \$158.48 per SF Value Adj. Description Arm's Length Distressed Image: Arm's Length Distressed Arm's Length Distressed Value Adj. Description Adjustment Description Adjustment Description Adjustment Description Adjustment Value Adj. Description Adjustment Description Adjustment Description Adjustment Description Adjustment Value Adj. 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 G									
Sale Date 9/21/2023 4/3/2023 4/28/2023 Terms of Sale ✓ Arm's Length		¢162.60 r	or SE						
Terms of Sale ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed ✓ Arm's Length Distressed Value Adj. Description M M M Description Adjustment Description Adjustment Description Adjustment Description Adjustment Adjustment Description Adjustment Description Adjustment Adjustment Description Adjustment Description Adjustment Adjustment Adjustment Adjustment Adjustment Adjustment Adjustment Adjustment Description Adjustment Adjustment Description Adjuscho Description		φ102.00 μ							•
Fla SF 2,333 2,478 -10150 2,102 16170 2,840 -35490 Year Built 2020 2008 10000 2013 2023					_				-
Year Built 2020 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. TypeBLOCKBLOCKBLOCKBLOCKBLOCKBLOCKConditionGOODGOODGOODGOODGOODGOODBaths2.53.0-30002.040003.5-7000Garage/Carport2 CAR2 CAR2 CAR2 CAR2 CAR +-10000PorchesYESYESYESYESYESYESPoolNY-20000Y-20000N0Fireplace0000000ACCentralCentral0Central0Central0Other AddsNONENONENONENONENONE1001LocationRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALRESIDENTIALViewSTREETSTREETSTREETSTREETSTREET52490Ardi Sales PriceMarket Value\$379,353Adj Market Value\$358,716Adj Market Value\$370,169Adj Market Value\$397,595		2,333		2,478		2,102		2,840	-
Condition GOOD	Year Built	2020		2008	10000	2013		2023	
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 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 0 0 0 0 AC Central Central 0 Central									
Garage/Carport 2 CAR 2 CAR 2 CAR 2 CAR + -10000 Porches YES YE	Condition			GOOD					
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 0 Central 0 Central 0 0 0 0 0 Other Adds NONE NONE NONE NONE NONE NONE NONE NONE NONE 1 0 Central 10 Central Central Cent					-3000		4000		
Pool N Y -20000 Y -20000 N 0 Fireplace 0									-10000
Fireplace 0									
AC Central Central Central 0 Central 0 Central 0 Other Adds NONE NONE NONE NONE NONE NONE NONE Site Size 1 LOT 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 RESIDENTIAL View STREET STREET STREET STREET STREET STREET Market Value \$379,353 Adj Market Value \$358,716 Adj Market Value \$370,169 Adj Market Value \$397,595		-		-				-	
Site Size 1 LOT 1 LOT 1 LOT 1 LOT 1 LOT 1 LOT Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL View STREET STREET STREET STREET STREET STREET STREET Adj Market Value %379,353 Adj Market Value \$358,716 Adj Market Value \$370,169 Adj Market Value \$397,595					0		0		0
Location RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL RESIDENTIAL View STREET STREET </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>+ +</td> <td></td> <td></td>							+ +		
View STREET STREET STREET STREET STREET STREET -Net Adj. 6.1% -23150 Net Adj. 0.0% 170 -Net Adj. 11.7% -52490 Gross Adj. 11.3% 43150 Gross Adj. 10.9% 40170 Gross Adj. 11.7% 52490 Adj Sales Price Market Value \$379,353 Adj Market Value \$358,716 Adj Market Value \$370,169 Adj Market Value \$397,595							+ +		1
-Net Adj. 6.1% -23150 Net Adj. 0.0% 170 -Net Adj. 11.7% -52490 Gross Adj. 11.3% 43150 Gross Adj. 10.9% 40170 Gross Adj. 11.7% 52490 Adi Sales Price Market Value \$379,353 Adj Market Value \$358,716 Adj Market Value \$370,169 Adj Market Value \$397,595					-				
Adi Sales Price Market Value \$379,353 Adj Market Value \$358,716 Adj Market Value \$370,169 Adj Market Value \$397,595					-23150		170		-52490
Adi Sales Price Market Value \$379,353 Adj Market Value \$358,716 Adj Market Value \$370,169 Adj Market Value \$397,595				-		-			52490
Value per SF 162.60	Adi Salaa Driss	Market Value	\$379,353	-				-	\$397,595
	Auj. Sales Price	Value per SF	162.60						

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

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

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and approved mass appraisal standards.

DEPUTY: CHRISTOPHER QUANTE

DATE 11/26/2024

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

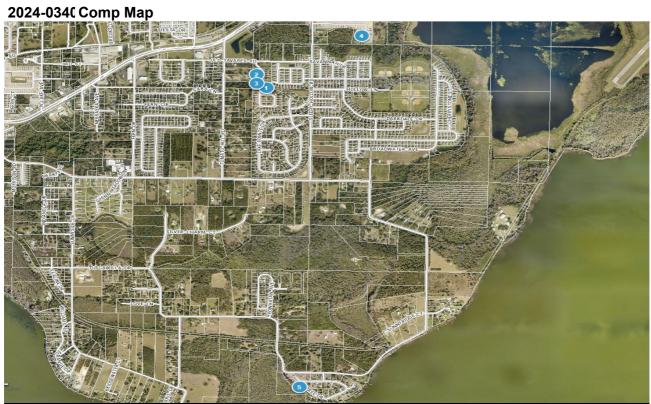
RLC NLC			AL				
40	2024-034	Alternate	Key: 3861225	Parcel	ID: 20-19-25-031	0-000-03600	
0	a man a mala la #4	able #F	0.00000	able #C	0.0	bla #7	
Compar	comparable #4 3275527	rable #5	Compar	able #6	Compara	DIE #/	
	29 REDTREE DR				#N/A		
#N/	LEESBURG		#N	/ •	#IN/ <i>F</i>	4	
#IN/	<2 MILES	/A	#IN	A			
#N/	\$485,000	1/A	#N	/^	#N/#	\	
-15	-15%		-15		-15%		
	2.40%		#N		#N/#		
#N/	\$423,890		#N		#N/#		
#N	145.77 per SF		#N		#N//		
#N	6/22/2023		#N		#N//		
	s Length Distresse			Distressed	Arm's Length	Distressed	
		<u> </u>				4	
nt Description	ription Adjustme	Adjustmer	nt Description	Adjustment	Description	Adjustmen	
0 #N/A	908 -40250	#N/A	#N/A	#N/A	#N/A	#N/A	
) #N/A	991 20000		#N/A		#N/A		
	OCK						
	DOD						
) #N/A	3.0 -3000		#N/A		#N/A		
	CAR						
	ËS						
#N/A	N 0	#N/A	#N/A	#N/A	#N/A	#N/A	
	1 -2500	#N/A	#N/A	#N/A	#N/A	#N/A	
#N/A	ntral 0	#N/A	#N/A	#N/A	#N/A	#N/A	
	DNE						
	LOT			_			
	ENTIAL						
	REET						
) #N/A	dj. 6.1 % -25750	#N/A	#N/A	#N/A	#N/A	#N/A	
#N/A	dj. 15.5% 65750	#N/A	#N/A	#N/A	#N/A	#N/A	
Adj Market Value	et Value \$398,140	#N/A	Adj Market Value	#N/A	Adj Market Value	#N/A	
(et Value \$398,14	0 Adj Market Value	0 Adj Market Value #N/A	0 Adj Market Value #N/A Adj Market Value	0 Adj Market Value #N/A Adj Market Value #N/A	0 Adj Market Value #N/A Adj Market Value #N/A Adj Market Value	

Narrative:

DEPUTY:

DATE

2024-0340 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3861225	236 CRESTRUN LOOP	
			LEESBURG 213 CRESTRUN LOOP	-
2	COMP 1	3861192	LEESBURG	SAME SUB
3	COMP 2	3861196	229 CRESTRUN LOOP LEESBURG	SAME SUB
4	COMP 3	3931182	1100 BRADFORD RIDGE DR	
•			LEESBURG 30329 REDTREE DR	<1 MILE
5	COMP 4	3275527	LEESBURG	<2 MILES
6				
7				
8				

Alternate Key 3861225 Parcel ID 20-19-25-0310-000 Current Owner	-03600 CONTROL	erty Record Card 25 Status: A		PRC Run: 12/	1-0340 Subject 2/2024 By Card # 1 e rty Location	
AMH DEVELOPMENT LLC			Site A	ddress 236 CR	ESTRUN LOO	
280 E PILOT RD			Mill G	LEESB roup 000L	BURG NBHD	FL 3474 0694
LAS VEGAS NV 8911	9		0010	Property Use		t Inspectio IH 08-07-20
Legal Description	<u> </u>		0010	JU SINGLE	FAMILY H	H 08-07-20
CRESTRIDGE AT LEESBURG PB 61 P	G 1-2 LOT 36 ORB 5163 PG 242	1				
Land Lines	lotes	Unit Depth	Loc Shp	Phys C		Land
	Adj Units	Price Factor F	actor Factor 2.85 1.000	Factor 1.000	Class Val 0	Value 85,50
Total Acres 0.00 Classified Acres 0			Total Adj JV/M	kt		85,50
	Classified JV/Mkt 85,5	Sketch	lassified Adj JV/M	ĸtj		
Bldg 1 Sec 1 of 1	Replacement Cost	293,853 De	prec Bldg Value	293,853	Multi Sto	ry 1
6 6 6 OPF (66 sf) 11 34 11 34 11 28 17 6 20 20 0PF (123 21	FUS (1,419 s 19 22	20 20 18 GAR (440 sf 20	15 37 22			
Building Sub A Code Description Livir LA FINISHED LIVING AREA US FINISHED AREA UPPER GAR GARAGE FINISH OPEN PORCH FINISHE	ng Are Gross Are Eff Area Y 914 914 914 914 1,419 1,419 1419 B 0 440 0 B 0 189 0 B	Building Valua fear Built ffective Area tase Rate suilding RCN condition	ation 2020 2333 104.80 293,853 VG 100.00	Con Imp Type No Stories Quality Grade Wall Type	1.00 Full 670 Half	t ail Irooms 4 Baths 2 f Baths 1 at Type 6
	F	unctional Obsol	0	Foundation		places (
TOTALS 2,33	33 2,962 2,333 _B	uilding RCNLD	293,853	Roof Cover	з Тур	eAC 0

LCPA Property Record Card Roll Year 2025 Status: A

2024-0340 Subject 12/2/2024 By PRC Run:

> Card # 1 of 1

					scellaneous H					
			*On	ly the firs	t 10 records a	are reflected	below			
Code	Descr	iption	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
					Building Per	mits				
Roll Year	Permit ID	Issue Date	Comp Date	Amou	int Type		Descriptio	n	Review Date	CO Date

		ID	Issue Da	ite Comp I	Jate	Am	ount	Type		Descrip	otion	Review I	Date	CO Date
2021	19-17-395 19-17-395		01-01-20 07-26-20				191,000 191,000		SFR FOR 202 SFR 2923SF 2		STRUN LOOP	09-23-20 12-18-20		
				Sales Inform	ation						Exer	nptions		
Instrumen	nt No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
20181032	3238	5163	2421	08-31-2018	WD	U	М	V	1,215,000					
												Total		0.00

Value Summary

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
85,500	293,853	0	379,353	10663	368690	0.00	368690	379353	379,353

Parcel Notes

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

10 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 2021-210 TJW 092321

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

Parcel ID	Xey 3861192 20-19-25-0310 Current Owner	-000-00300	LCPA Proj Roll Year	perty Record C 2025 Status: A		2024-0340 Comp 1 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location						
DYOUS JOH	NNIE R & TWILA					Site A	ddress 213 CR					
213 CRESTR						Mill G	LEESB roup 000L	URG NBI	FL 3 HD 0694			
	FL	34748					Property Use	9	Last Inspe	ection		
LEESBURG		34748				0010	00 SINGLE	FAMILY	TRF 02-0)8-202		
	E AT LEESBURG PE	8 61 PG 1-2 LOT 3	ORB 6216 PG 212	20								
Land Lines		Notes		Unit Depth		Shp	Phys		Lanc	1		
LL Code	Front Depth	Adj	Units	Price Factor	r Factor	Factor	Factor	Class Val	Value	е		
1 0100	0 0		1.00 LT	30,000.00 0.0000		1.000	1.000	0	8	35,500		
Cla	Total Acres ssified Acres	0.00 0 C	JV/Mkt 0 Classified JV/Mkt 85	500	Total / Classified /	Adj JV/M Adi JV/M			8	35,500 0		
		ł		Sketch			•			-		
Bldg 1 Se	ec 1 of 1	F	Replacement Cost	292,779	Deprec Bldg	g Value	283,996	Multi	Story 0)		
35 35 3 5 3 10 4 5 3 10 4		10 10 10 10 10 10 10 10 10 10 10 10 10 1	22 22	38								
27 10 P (24 4 25	7 1 sf) 5 4 15	9 9 3 16	6 1 3 5 3 6 3									
	Building	Sub Areas		Building	Valuation			nstruction				
Code FLA FINIS	Building Description HED LIVING AREA	Sub Areas	ss Are Eff Area 2,478 2478	Year Built	Valuation	2008	Imp Type	R1 I	Bedrooms	4		
Code FLA FINIS GAR GARA	Building Description HED LIVING AREA GE FINISH	Sub Areas	ss Are Eff Area 2,478 2478 503 0		Valuation	2008 2478 97.16	Imp Type No Stories	R1 1.00	Bedrooms Full Baths	3		
Code FLA FINIS GAR GARA OPF OPEN PAT PATIC	Building Description HED LIVING AREA GE FINISH I PORCH FINISHE UNCOVERED	Sub Areas Living Are Gros 2,478 0 0 0	ss Are Eff Area 2,478 2478 503 0 318 0 24 0	Year Built Effective Area Base Rate Building RCN		2478 97.16 92,779	Imp Type No Stories Quality Grade	R1 1.00 660	Bedrooms Full Baths Half Baths	3 0		
Code FLA FINIS GAR GARA OPF OPEN PAT PATIC	Building Description HED LIVING AREA GE FINISH I PORCH FINISHE	Sub Areas Living Are Gros 2,478 0 0	ss Are Eff Area 2,478 2478 503 0 318 0 24 0	Year Built Effective Area Base Rate		2478 97.16	Imp Type No Stories	R1 1.00 660 03	Bedrooms Full Baths	3		

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0340 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 OPENDOC	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 MALEK ANG	20-19 Curre	9-25-031 ent Owner	0-000-00700		PA Prop oll Year 2	oerty Rec 2025 Sta	ord Ca tus: A		PRC Run: Pro	Card # perty Loca CRESTRUN	By 1 of tion LOOP	1	
229 CREST	RUN LOO	P							Mill G		SBURG L N	FL BHD 069	34748 94
LEESBURG		FL	34748							Property U		Last Insp	
Legal Desc			54740						001		LE FAMILY	TRF 02-	-08-20
		ESBURG P	B 61 PG 1-2 LC	OT 7 ORB 6 ²	124 PG 201	5							
.and Lines													
Use	Front	Depth	Notes	ι	Inits	Unit	Depth	Loc	Shp	Phys	Class Val	Lar	
L Code 1 0100	0	0	Adj		1.00 LT	Price 30,000.00	Factor 0.0000	Factor 2.85	Factor 1.000	Factor 1.000		Valu 0	ue 85,50
C	Total A		0.00	Classified	JV/Mkt 0 JV/Mkt 85	,500		Total Classified	Adj JV/N Adj JV/N	1kt 1kt			85,50
Bldg 1	Sec 1	of 1		Replacer	nent Cost	Sketch 255,230		Deprec Blo	la Value	247 573	Ми	lti Story	0
		23			nem oost	233,230		Depice Die		247,070	IVIG	lit otory	0
			-					11					
					OF	PF		1.1					
			19	19	IA	01-51	-	_	5				
					1.40		<u>.</u>						
35			• • • •		13	0 0	14						
					13	-	14	3					
			FLA	1									
6			(2,1	02 s	sf)								
1.00			100 C					51					
6	6	13											
0		1											
G	AR		100										
	96.98 L C	-0	13										
14	35	st)	20 - A	OPF									
27		13 .	21	100	an a	7 44							
	2.2	8		130	211		22						
_	19	<u> </u>		12 :	3 (13						
				18	3 3								
				12		3							
				100000									
Code	Descri		Sub Areas	Gross Are	Eff Area	Bı Year Built	uilding V	aluation	2013	C Imp Type	Constructio R1	n Detail Bedrooms	4
LA FIN	ISHED LIV	ING AREA	2,102	2,102	2102	Effective Area	l		2013 2102	No Stories		Full Baths	
	RAGE FINI EN PORCH	SH I FINISHE	0	435 491	0	Base Rate			100.99		1.00		
						Building RCN		2	255,230	Quality Grad		Half Baths	Ũ
						Condition % Good			EX 97.00	Wall Type	03	Heat Type	
						Functional Ob	sol		0	Foundation	3	Fireplaces	0
			5 2,102 3	3,028 2		Building RCN			247,573	Roof Cover		Type AC	03

LCPA Property Record Card Roll Year 2025 Status: A

2024-0340 Comp 2 PRC Run: 12/2/2024 By

Card #

1

of 1

Parcel	ID 20-'	19-25-0	0310-000	-00700	J	Rol	I Year			atus: A			Card #	1	of 1
						*Onlv			laneous F records a	eatures are reflected	below				
Code		Descrip	ption		Units		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	Арі	· Value
POL2	SWIMMING		RESIDEN	TIAL	312		S		35.00	2013	2013	10920.00	0 85.00		9,282
PLD2 SEN2	POOL/COO SCREEN EI			тире	408		SI SI		5.38 3.50	2013 2013	2013 2013	2195.00 5712.00			1,591 4,141
SEINZ	SCREEN EI	NGLUSE	DSIRUC	IUKE	1032	.00	3		3.50	2013	2013	5712.00	12.50		4, 14 1
Roll Yea	ar Permi	t ID	Issue Da	te C	Comp Da	to	Amo		Iding Per	mits	Descri	ation	Review D	ata (CO Date
2014	13-10-43		07-09-20		7-12-20		Amo	4,69		SEN 20X30	Descri				
2014	13-10-37	2	05-29-20	13 0	7-12-20	13		21,30	5 0003	POL					
2014	13-10-10	9	02-25-20	13 0	7-12-20	13	2	270,00	0 0001	SFR 229 CF	RESTRUN	LOOP	07-12-20	13	
				Sales I	nformat	tion						Exer	nptions		
Instru	ument No	Boo	k/Page	Sale [Date	Instr		Code	Vac/Imp	Sale Price		Descriptior		Year	Amount
2023	3042877	6124	2015	04-03-		WD	Q	01	I I	419,50		HOMESTEA ADDITIONAL HOM		2024 2024	
		4283 4283	1407 1406	02-15- 02-15-		WD WD	Q U	Q U	V V	20,00 20,00	0	ADDITIONAL TIOM	LOILAD	2024	23000
								-		,	-				
													Total		50,000.00
								Val	lue Sumn	narv					
											Cnty Ex A		0 L T .		
Land V	alue Bid	g Value	Misc	alue	Market Value Deferred Amt				Amt A	ssd Value	mt Co Tax Val	Sch Tax V	/al Prev	ious vaiu	
85,50	00 24	7,573	15,0)14	348	,087		0		348087	50,000.0	0 298087	323087	· 3	48,285
								P	arcel Not	es					
	LOC FROM	30 TO C	OMPARE	TO ASH	ITON W	OODS	S AK38	66765	TJW 091	609					
	TITION 406 06 PILLAR D														
	07 PILLAR H														
	ICLAIMED 2									- 40 00 40					
	DT DELIVER								RG FL 34	(48 2949					
	FILE HX APP							•							
***In	formation or	this Pro	perty Rec	ord Car	d is com	piled	and us	ed by	the Lake	County Prope	rty Apprais	er for the sole purpo	ose of ad va	alorem pr	operty
												e Code. The Lake C			

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		2024-0340 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 BRADI		GEDR							Mill G		BURG	FL : IBHD 066		
										Property Us		Last Inspe		
LEESBURG		FL	34748						0010	00 SINGLE	e family	CTQ 01-0	05-20	
Legal Desci		B 77 DC 26	-27 LOT 36 (IC 38									
Land Lines			Nataa				Denth			Disco				
LL Use Code	Front	Depth	Notes Adj		Units	Unit Price	Depth Factor	Loc Factor	Shp 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	
C	Total Ad lassified Ad		0.00	Classifie	JV/Mkt 0 ed JV/Mkt 6	5 000	—		al Adj JV/N d Adj JV/N				65,00	
			~1			Sketch				•				
Bldg 1 S	Sec 1	of 1			ement Cost	308,571		Deprec Bl	dg Value	308,571	Mu	Iti Story	1	
	12 3 0F 3 2		10 40 FUS 9 19 19 19	12 2 11 11	20 20	18 10 10 43 38								
		Building	Sub Areas			Bu	lding V	aluation			onstructio	n Detail		
	Descrip	otion	Living Are	Gross Are	Eff Area	Year Built	ang v		2023	Imp Type	R1	Bedrooms	5	
US FINI	SHED ARE	NG 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 FINIS		0	619 147	0 0	Base Rate Building RCN			87.36 308,571	Quality Grade	e 660	Half Baths	1	
	REEN POR		0	300	0	Condition			VG	Wall Type	03	Heat Type	6	
						U/ Casal			400.00					
						% Good Functional Obs	ol		100.00	Foundation	3	Fireplaces		

					*Only			aneous F records a	eatures re reflected b	pelow				
Code		Descrip	tion	Un		Туре		it Price	Year Blt	Effect Y	RCN	%Good	Ap	or Value
							Buil	ding Dow	mito					
Roll Year	Permit		Issue Da	ate Comp E	Date	Am	iount	ding Perr		Descrip	otion	Review D	ate	CO Date
2025 2025 2024	11231203 11231001 11220802	65	01-25-20 11-16-20 09-20-20	23	024		17,00 96,00 396,00	0 0003	SEN 20X32 POL SFR 3873SF	1100 BRA	ADFORD RIDGE	01-05-20	24	
				Sales Inform	ation							mptions		
Instrum 20230 20220 20201	60104 98711	Bool 6146 5994 5593	x/Page 0038 2154 1352	Sale Date 04-28-2023 07-15-2022 11-10-2020	Instr WD WD WD	Q/U Q Q Q	Code 03 05 05	Vac/Imp I V V	Sale Price 510,300 443,400 615,000		Description	n	Year	Amour
												Total		0.
							Val	ue Summ	ary					
Land Valu 65,000	•	Value 3,571	Misc '	Value Mark	et Valu 3,571	e De	eferred / 0		ssd Value	Cnty Ex A 0.00	mt Co Tax Val 373571	Sch Tax \ 373571		evious Valu 373,571
		,			.,									
	M SALE IN ARONDA H						RADA D		MENT LLC TO	MARON	DA HOMES LLC			

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 Reco Roll Year 2025 State	rd Card us: A	2024-0340 Comp 4 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location				
PRESTON JOHN B & JULIET L		Site A	Address 30329 REDTR	REE DR			
30329 REDTREE DR		Mill G	•	FL 34748 NBHD 5030			
LEESBURG FL 34748		001	Property Use 00 SINGLE FAMIL	Y CTQ 11-27-202			
Legal Description ARBORMERE SUB LOT 18 PB 26 PGS 41-42 OR							
Land Lines LL Use Front Depth Adj	Price	Depth Loc Shp Factor Factor Factor	Phys Factor Class V	value			
1 0100 0 0 Total Acres 0.00 Classified Acres 0	1.00 LT 30,000.00 JV/Mkt 0 Classified JV/Mkt 102,000	0.0000 3.40 1.000 		0 102,000			
Bldg 1 Sec 1 of 1	SketchReplacement Cost291,221	Deprec Bldg Value	•	/ulti Story 1			
12 10 10 12 10 12 12 12 12 12 12 12 12 12 12		14 14 48 PAT (210 sf) 5 15 2 sf)	31				
Puilding Sub Aroos		ding Valuation	Construct	ion Dotoil			
	oss Are Eff Area Year Built	- 1991	Construct	Bedrooms 4			
FUS FINISHED AREA UPPER 582	2,326 2326 582 582 576 0 Base Rate	2908 83.87	No Stories 1.25	Full Baths 3			
GAR GARAGE FINISH 0 OPU OPEN PORCH UNFINIS 0	120 0 Building RCN	291,221	Quality Grade 645				
PAT PATIO UNCOVERED 0 SPU SCREEN PORCH UNFIN 0	210 0 Condition 238 0 % Good	EX 97.00	Wall Type 02	Heat Type 6			
		000	Foundation 3				
	52 2,908 Functional Obs		Foundation 3 Roof Cover 3	Fireplaces 1 Type AC 03			

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				

					Building Perints													
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	nount	Туре		Descri	ption	Review D	Date (CO Date			
2022	20201211	37	01-11-20)21	04-25-2	022		17,16	9 0002	REPL WINDO	WS 15							
				Sales	s Inform	ation			•		Exemptions							
Instrume	ent No	Boo	k/Page	Sale	e Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptior	า	Year	Amount			
202307 201914		6167 5389 1860 1067	1378	12-0 08-2	22-2023)5-2019 22-2000)1-1990	WD WD WD TR		01 Q U Q	I I V	485,000 285,000 0 16,000	039 059	HOMESTEA ADDITIONAL HOM	ESTEAD	2024 2024	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

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.