

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING 3861226

Section 194.011, Florida Statutes

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.

	COMPLETED BY GLE	JAOF THE VAL	LIE ADJUSTME	NT BOARD (N	
Petition # 20.		County Lake		ax year 2024	Date received 9.12.24
1. S. A. A.		IP VE CENELIA	HE PENNIONIER		
PART 1. Taxpayer					· · · · · · · · · · · · · · · · · · ·
	erican Homes 4 Rent, LLC; AMH De	evelopment, LLC	Representative: I	Ryan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Scottsdale, AZ 85254	Ste 650	Parcel ID and physical address or TPP account #	20-19-25-031 232 Crestrun	
Phone 954-740-62	40		Email	ResidentialA	ppeals@ryan.com
The standard way to	o receive information is by US	S mail. If possible	e, I prefer to receiv	e information b	oy 🗹 email 📋 fax.
	etition after the petition dead t support my statement.	line. I have attac	hed a statement of	of the reasons I	filed late and any
your evidence to evidence. The V	he hearing but would like my e the value adjustment board c AB or special magistrate rulir Res. 1-4 units Industrial a	lerk. Florida law a ng will occur unde	llows the property are the same statuto	appraiser to cro ry guidelines as	ss examine or object to your
		or classified use	Vacant lots and	-	Business machinery, equipment
PART 2. Reason f	or Petition Check of	ne. If more than	one, file a separ	ate petition.	
Denial of classifi		increase	Denial of exer	-	
Parent/grandpar	substantially complete on Ja	anuary 1			ption or classification by of application.)
Tangible persona	al property value (You must h y s.193.052. (s.194.034, F.S for catastrophic event	nave timely filed	a Qualifying impro	ovement (s. 193.) control (s. 193.)	
determination	this is a joint petition. Attach that they are substantially si	imilar. (s. 194.01	1(3)(e), (f), and (g), F.S.)	
by the requested group.	(in minutes) you think you need time. For single joint petitio	ns for multiple un	its, parcels, or acc	ounts, provide tl	he time needed for the entire
	or I will not be available to at	•			
evidence directly to appraiser's evidence	to exchange evidence with the the property appraiser at lease. At the hearing, you have t	ast 15 days befor the right to have	re the hearing and witnesses sworn.	I make a writter	n request for the property
of your property rec information redacte	regardless of whether you in cord card containing informat d. When the property apprai how to obtain it online.	tion relevant to th	e computation of	your current as	sessment, with confidential

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

PART 3. Taxpayer Signature Complete part 3 if you are representing yourself or if you are a without attaching a completed power of attorney or authorizat Written authorization from the taxpayer is required for access collector.	ion for representation to th	nis 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 property described in this	on related to this petition. s petition and 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 or	ne of the following licensed	
I 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 (licens	e number RD6182	—).
A Florida real estate broker licensed under Chapter 475, I).
A Florida certified public accountant licensed under Chapt	er 473, Florida Statutes (li	cense number).
I understand that written authorization from the taxpayer is rec	quired for access to confide	ential information from the propert	у
appraiser or tax collector. Under penalties of perjury, I certify that I have authorization to	a file this petition on the ta	xpaver's behalf, and I declare that	if I
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 beco	ming an agent for service of proce	
Robert L. Peyton	Robert Peyton	9/10/2024	L
Signature, representative	Print name		<u> </u>
PART 5. Unlicensed Representative Signature	ente Nata	27) 1 (dis-	
Complete part 5 if you are an authorized representative not lis	sted in part 4 above.		
I am a compensated representative not acting as one of the AND (check one)	he licensed representative	es or employees listed in part 4 ab	ove
Attached is a power of attorney that conforms to the requitaxpayer's authorized signature OR _ the taxpayer's authori			
I am an uncompensated representative filing this petition	AND (check one)		
the taxpayer's authorization is attached OR [] the taxpay	ver's authorized signature	is in part 3 of this form.	
I understand that written authorization from the taxpayer is reappraiser or tax collector.	quired for access to confi	dential information from the prope	erty
Under penalties of perjury, I declare that I am the owner's au becoming an agent for service of process under s. 194.011(3 facts stated in it are true.			
Signature, representative	Print nam	e Date	

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L								
Petition #	1	2024-0341		Alternate K	ey: 3861226	Parcel II): 20-19-25-031	0-000-03700					
Petitioner Name The Petitioner is: Other, Explain:	Robert	Peyton, Rya cord 🗸 Tax	In LLC payer's agent	Property Address		TRUN LOOP SBURG	Check if Mu	ltiple Parcels					
Owner Name	AMH DE	EVELOPME	NT LLC	Value from TRIM Notice		e Board Action ted by Prop Appr	Value after E	Board Action					
1. Just Value, rec	quired			\$ 367,6	82 \$	367,682	2						
2. Assessed or cl	assified use val	ue, *if appli	cable	\$ 335,4	70 \$	335,470)						
3. Exempt value,	*enter "0" if nor	ne		\$	-								
4. Taxable Value,	*required			\$ 335,470 \$ 335,470									
*All values entered	d should be count	ty taxable va	lues, School an	d other taxing	may differ.								
Last Sale Date	8/31/2018	Pric	ce: \$1,2	15,000	Arm's Length	/ Distressed	300k <u>5163</u> F	'age 2421					
ITEM	Subje	ct	Compar	able #1	Compara	ble #2	Compara	ble #3					
AK#	38612	26	3861	192	38611	196	39311	82					
Address	232 CRESTRI LEESBU		213 CREST LEESE		229 CRESTR LEESB		1100 BRADFC DR						
Proximity			SAME		SAME	-	<1 MILE						
Sales Price			\$443,		\$419,5		\$510,3						
Cost of Sale			-15		-159		-15%						
Time Adjust			1.20		3.20		3.20						
Adjusted Sale	<u>Ф40</u> Г 47 н	OF	\$381,		\$369,9		\$450,0						
\$/SF FLA	\$165.47 p	er SF	\$154.10 9/21/2		\$176.02 4/3/20		\$158.48 4/28/20						
Sale Date Terms of Sale			9/21/2 Arm's Length	2023 Distressed	4/3/20		4/28/2	Distressed					
Terms of Sale			Ann's Lengur	Distressed	Annis Lengur	Distressed	V Ann's Length	Distressed					
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment					
Fla SF	2,222		2,478	-17920	2,102	8400	2,840	-43260					
Year Built	2020		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	Central		Central	0	Central	0	Central	0					
Other Adds	NONE		NONE		NONE	↓	NONE						
Site Size	1 LOT		1 LOT		1 LOT	+ $+$	1 LOT	<u> </u>					
Location	RESIDENTIAL		RESIDENTIA	-	RESIDENTIAL		RESIDENTIAL	<u> </u>					
View	STREET		STREET		STREET		STREET						
			-Net Adj. 7.3%	-27920	-Net Adj. 1.2%	-4600	-Net Adj. 12.7%	-57260					
			Gross Adj. 12.5%	47920	Gross Adj. 9.6%	35400	Gross Adj. 12.7%	57260					
Adj. Sales Price	Market Value	\$367,682	Adj Market Value	\$353,946	Adj Market Value	\$365,399	Adj Market Value	\$392,825					
Auj. Cales Fille	Value per SF	165.47				Т	Т						

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# Address Proximity Sales Price Cost of Sale	Comparal 32755 30329 REDT LEESBL <2 MIL \$485,0	27 TREE DR JRG	Compara #N//	Alternate K ble #5	ey: 3861226 Compara	Parcel ble #6			
AK# Address Proximity Sales Price	32755 30329 REDT LEESBU <2 MIL	27 TREE DR JRG		ble #5	Compara	ble #6	Compara	ble #7	
AK# Address Proximity Sales Price	32755 30329 REDT LEESBU <2 MIL	27 TREE DR JRG		ble #5	Compara	ble #6	Compara	ble #7	
Address Proximity Sales Price	30329 REDT LEESBL <2 MIL	REE DR JRG	#N//				Comparable #7		
Proximity Sales Price	LEESBU <2 MIL	JRG	#N//		 				
Proximity Sales Price	<2 MIL		#NI/A	_			#N/A		
Sales Price		EG	<i>π</i> ι η/ <i>Γ</i>	4	#N/#	4			
	\$485.0			•		•			
Cost of Colo			#N//		#N//		#N/A		
	-15%		-15%		-15%		-15%		
Time Adjust	2.40%		#N//		#N//		#N/A		
Adjusted Sale	\$423,8		#N//		#N//		#N/A		
\$/SF FLA	\$145.77 p		#N//		#N//		#N/A		
Sale Date	6/22/20		#N//		#N//	_	#N/A	-	
Terms of Sale	✓ Arm's Length	Distressed	Arm's Length 🗸	Distressed	✓ Arm's Length	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustmen	
Fla SF	2,908	-48020	#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	GOOD								
Baths	3.0		#N/A		#N/A		#N/A		
Garage/Carport	2 CAR								
Porches	YES								
Pool	N	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
Fireplace	1	-2500	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
AC	Central	0	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
Other Adds	NONE								
Site Size	1 LOT								
Location	RESIDENTIAL								
View	STREET								
	-Net Adj. 7.2 %	-30520	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
	Gross Adj. 16.6%	70520	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
Adj. Sales Price	Adj Market Value	\$393,370	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

2024-0341 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3861226	232 CRESTRUN LOOP	
				-
2	COMP 1	3861192	213 CRESTRUN LOOP	
			LEESBURG	SAME SUB
3	COMP 2	3861196	229 CRESTRUN LOOP	
Ŭ		0001100	LEESBURG	SAME SUB
		3931182	1100 BRADFORD RIDGE DR	
4	COMP 3	3931102	LEESBURG	<1 MILE
_		0075507	30329 REDTREE DR	
5	COMP 4	3275527	LEESBURG	<2 MILES
6				
7				
8				

Alternate Key 3861226 Parcel ID 20-19-25-0310-000-03700 Current Owner AMH DEVELOPMENT LLC	LCPA Property Roll Year 2025	Record Card Status: A	P	2024-0341 Subject 12/2/2024 By Card # 1 Property Location 2 CRESTRUN LOC	of 1
280 E PILOT RD			LE	EESBURG	FL 34748
LAS VEGAS NV 89119			Propert	y Use Las	st Inspection
Legal Description			00100 SIN	IGLE FAMILY H	IH 08-07-202
CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 3	7 ORB 5163 PG 2421				
Land Lines	Units	it Depth Loc	Shp Phys	Class Val	Land
LL Code Front Deput Adj 1 0100 0 0 0	Pri	ce Factor Factor 00.00 0.0000 2.85	FactorFactor1.0001.000	0	Value 85,500
Total Acres 0.00 Classified Acres 0 Classified Acres 0 C	JV/Mkt 0 lassified JV/Mkt 85,500	Total Classified	Adj JV/Mkt Adj JV/Mkt		85,500
Bldg 1 Sec 1 of 1 I	Ske Replacement Cost 282,	e tch 182 Deprec Bld	g Value 282,182	Multi Sto	iry 1
28 14 OPE (96 sf) 8 12 8 12 40 12 46 14 (500 sf) 40 GAI 40 GAI 40 GAI 40 GAI 13 8 8 22 20 10 7 20 51 15 7 0PF (56 sf) FLA (1,662 sf)					
20 Building Sub Areas		Building Valuation		Construction De	tail
Code Description Living Are Gros FLA FINISHED LIVING AREA 1,662	1,662 1662 Effectiv		2020 Imp Type 2222 No Storio		Irooms 5
FUS FINISHED AREA UPPER 560 GAR GARAGE FINISH 0	440 560 Base R	ate	106.01		Baths 3 f Baths 0
OPF OPEN PORCH FINISHE 0	152 0 Building Condition	on	VG Wall Type		at Type 6
	% Good	ł	100.00		
		nal Obsol	0 Foundatio	on 3 Fire	places 0

2024-0341 Subject PRC Run: 12/2/2024 Bv

Alternate	Kev 3	861226			LCP	A Pi	roper	tv Rec	ord Card		PRC Run:	12/2/2024	By		
Parcel ID			310-000-	-03700			r 202	-	atus: A			Card #	1	of	1
								aneous F							
					*Only	the fi	rst 10 r	records a	re reflected k						
Code		Descrip	tion	Un	its	Туре	Un	it Price	Year Blt	Effect Y	r RCN	%Good	A	pr Va	lue
							Buil	ding Per	mits			·			
Roll Year	Permit	t ID	Issue Dat	e Comp [Date	Am	ount	Type		Descri	ption	Review Da	ate	COD	Date
2021	19-17-39		01-01-202				191,000		SFR FOR 20			09-23-202			
2020	19-17-39: 07-00000		05-24-201 04-15-200				191,000 387,526		SFR 2809SF		STRUN LOOP	12-18-20			
2009 2008	07-00000		06-08-200				387,526		SFR 232 CR		LOOP	03-10-200			
2000															
				Sales Inform	ation						Fra	mptions			
Instrume	ent No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio		Year	A	mount
201810	3238	5163	2421	08-31-2018	WD	U	М	V	1,215,000)					
201010	0200	0.00		00 01 2010					.,,						
												Total			0.00
							Valu	ue Sumn	nary						
	.											<u> </u>			
Land Valu	e Bidő	g Value	Misc V	alue Mark	et Value	e De	eterred A	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax V	al Pre	evious	s valu
85,500	28	2,182	0	36	7,682		0		367682	0.00	367682	367682		367,6	582
							De	arcel Not	05						
08EC EOR			CONSTR	UCTION YET		41508			63				-	-	-
				RMIT TJW 03		11000									
		30 TO CO	OMPARE 1	TO ASHTON Y	WOODS	S AK38	366765	TJW 091	609						
2010 PETIT				C TO AMH DE											
				N CRESTRIC				SUB							
				S HH 080720											
					D STE 2	200L A	GOUR	A HILLS (CA 91301 INF	O SCANN	ED TO AK3796562	DW 122320			
21VAB PET	THON 202	21-21113	JVV 09232	I											
											ser for the sole purp				
											ve Code. The Lake (is use or interpretati				
own	ership of t	he prope	erty, and a	ssumes no lia	bility as	sociat	ted with	the use	or misuse. See	e the post	ed Site Notice on o	ur website fo	r detail	S.***	
		1 - 1- 4	,		,					1 2.					

Alternate F Parcel ID	Key 3861192 20-19-25-03 ⁷ Current Owne	10-000-00300	LCPA Pro Roll Year	perty Record Ca 2025 Status: A		2024-0341 Comp 1 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location						
DYOUS JOH	NNIE R & TWILA	r			Site	Address 213 CR	RESTRUN LOOP					
213 CRESTF	RUN LOOP				Mill C	LEESE Group 000L	BURG NBHD	FL 34748 0694				
LEESBURG	FL	34748				Property Use	e Last	Inspection				
Legal Descri		54740			001	I00 SINGLE	FAMILY IRF	02-08-202				
		PB 61 PG 1-2 LOT	3 ORB 6216 PG 212	20								
Land Lines		Notes		Unit Depth	Loc Shp	Phys		Land				
LL Code	Front Depth	Adj	Units	Price Factor	Factor Factor	Factor	Class Val	Value				
1 0100	0 0		1.00 LT	30,000.00 0.0000	2.85 1.000	1.000	0	85,500				
	Total Acres	0.00	JV/Mkt 0 Classified JV/Mkt 8		Total Adj JV/	Vikt		85,500				
	assified Acres	0		Sketch	Classified Adj JV/	אוגן		0				
Bldg 1 S	ec 1 of 1		Replacement Cost	292,779	Deprec Bldg Value	283,996	Multi Story	0				
4 3 1 4 7 1 P	26 27 FL (1, 5 14 7 2 30 6 7 4 sf) 4 sf)	10 10 10 10 933 sf 933 sf 10 10 10 10 10 10 10 10 10 10 10 10 10	22 22 11 5 5 3 5 3 6	38								
25		ng Sub Areas	oss Are Eff Area	Building			nstruction Detai	1				
1.00	Buildir			Year Built	2008	Imp Type	R1 Bedro					
Code FLA FINIS	Description HED LIVING ARE	Living Are Gro A 2,478	2,478 2478	Effective Area	2478			ooms 4 aths 3				
Code FLA FINIS GAR GAR/ OPF OPEI	Description HED LIVING ARE AGE FINISH N PORCH FINISHE	Living Are Gro A 2,478 0 E 0	2,478 2478 503 0 318 0	Effective Area Base Rate	2478 97.16	No Stories	1.00 Full B	aths 3				
Code FLA FINIS GAR GAR/ OPF OPE1 PAT PATIO	Description HED LIVING ARE AGE FINISH	Living Are Gro A 2,478 0 E 0 0	2,478 2478 503 0	Effective Area	2478		1.00 Full B	aths 3 Baths 0				
Code FLA FINIS GAR GAR/ OPF OPEN PAT PATIO	Description HED LIVING ARE AGE FINISH N PORCH FINISHE D UNCOVERED	Living Are Gro A 2,478 0 E 0 0	2,478 2478 503 0 318 0 24 0	Effective Area Base Rate Building RCN	2478 97.16 292,779	No Stories Quality Grade	1.00 Full B 660 Half E	aths 3 Baths 0 Type 6				

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0341 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Parcel	D	20-1	9-25-0	310-000	0030)	Ro	l Yea	r 202	5 Sta	atus: A			Card #	1	of 1
							*0~~~			laneous F	eatures re reflected	holow				
Code			Descrip	tion		Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	An	or Value
	SWIMN			RESIDEN	ITIAL		7.00		SF SF	46.00	2011	2011	5382.0		· / / P	4,575
	POOL/						9.00		SF	5.38	2011	2011	1340.0			938
) STRUC	TURE	101	8.00		SF	3.50	2011	2011	3563.0			2,405
HTB2	HOT T	UB/SP	A				1.00	ι	ודו	6000.00	2011	2011	6000.0	0 67.50		4,050
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Roll Yea		Permit		Issue Da		omp D	Y	Am	ount	Туре		Descri	otion	Review [CO Date
2013	12-1	10-070 715		11-15-20 01-01-20		2-22-2 8-02-2			5,06 22,40		SCRN ENC			02-22-20		3-25-2011
2012 2011		/ 15)00007		12-14-20		o-uz-z 3-28-2			22,40		POL DEC 8			00-02-20		3-23-2011
2011		000007		10-26-20		3-28-2			22,40		POL W/DEC					
2011		00007		10-13-20		3-28-2			2,00		STEM WAL					
2009		00003	-	01-02-20		3-16-2			309,13				TRUN LOOP	03-16-20	009	
2008	07-0	000003	594	01-02-20	0 0	1-02-2	800		309,13	0000	SFR FOR 0	9				
					0-1		- 4:					_	5			
Inetru	iment N		Book	/Page	Sales I Sale [Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	mptions	Year	Amount
			6216	2120	09-21-		WD	-	01	vac/imp			Description		Tear	Amount
	3118139 3029795		6108	0930	09-21-			Q U	37		443,00 402,40					
2020	020100	5	3951	1469	09-17-		WD	Q	Q	i	250,00					
			3471	0795	07-11-	2007	QC	U	М	V		1				
														Total		0.00
									Va	lue Sumn	narv					
											-					
Land Va	alue	Bidg	Value	Misc	Value	Mark	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	vious Valu
85,50	00	283	3,996	11,	968	38	1,464		0		381464	0.00	381464	38146	4 :	381,703
									-	araal Nat						
3471/795	MON			21102 AK	296120	1 1 1 2 0	47556	11/201		arcel Not	es					
09 FOR					3801204	AK30	647550	AK384	1000							
09FC FL					031609											
						ITON \	WOOD	S AK3	366765	TJW 091	609					
09VAB P																
3591/146											RADY 11011	0				
10 3988/ 11X VAD								OWAC				0				
11 FORV						DEP	T 0328 ⁻	11								
											E JNH 08021	1				
13FC CA											_					
										OW 01201	5 E 202017632		120			
6108/930											E 202017032	4 JLD 1124	120			
										YOUS HV	V					
	-								• /		- · -			. .		
											County Prope	erty Apprais	ser for the sole purpo		alorem p	
lax			dminist	ration in	accorde	000 11		-loride	Conot	tution C+-	tutos and A	Iminiatest.	Code The Lake	Ounty Dro	norty An-	raiser
make													e Code. The Lake C			
	es no re	prese	ntations	or warra	nties reg	arding	g the co	mplete	eness a	and accura	acy of the dat	a herein, it	e Code. The Lake C s use or interpretation ed Site Notice on ou	on, the fee	or equita	ble title

Alternate Parcel ID	20-19 Curre	9-25-031 ent Owner	0-000-00700		operty Rec 2025 Sta	ord Ca itus: A	rd		PRC Run: 1	Card # perty Loca	By 1 of <i>tion</i>	1
29 CREST								Mill G		SBURG	FL BHD 069	34748
									Property L		Last Insp	ectio
EESBURG		FL	34748					001	00 SINGL	E FAMILY	TRF 02-	08-20
egal Desc RESTRID			B 61 PG 1-210	OT 7 ORB 6124 PG 2	2015							
	-											
and Lines			Notes	I	Unit	Depth	Loc	Shp	Phys	<u> </u>	Lar	nd
.L Code	Front	Depth	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	Je
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Jug i s		23	_	Replacement CO	233,230		Deprec Dic	ig value	247,575	Mu		0
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					Condition		-	EX	Wall Type	03	Heat Type	6
					% Good			97.00	Foundation	3	Fireplaces	; (
					Functional OI	hsol		0		0		

LCPA Property Record Card Roll Year 2025 Status: A

2024-0341 Comp 2 PRC Run: 12/2/2024 By

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Parcel		19-	25-0	310-000	0-00700	J	Ro	II Year	· 202	25 Sta	atus: A			Card #	1	of 1
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Code POL2	SWIMMIN					Uni	(s 2.00	Type S		nit Price 35.00	Year Blt 2013	Effect Y 2013	r RCN 10920.0	%Good 0 85.00	Ар	r Value 9,28
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					Sales II	nforma	tion						Exe	mptions		
Instru	ument No		Book	/Page	Sale [Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Descriptio		Year	Amount
2023	3042877		6124	2015	04-03-		WD	Q	01	I	419,50		HOMESTE		2024	
			4283	1407	02-15-		WD	Q U	Q		20,00		ADDITIONAL HOM	IESTEAD	2024	25000
		<u> </u>	4283	1406	02-15-3	2013	WD		U	v	20,00	0				
														Total		50,000.00
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Land V	alue E	ldg V	alue	Misc	Value	Marke	et Valu	ie De	ferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	vious Valu
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	06 PILLAR 07 PILLAR															
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	15 NATALI				ANGELA	& JAM	ES M	ALEK H	W							
23CC EF	FILE HX AF	PP CF	- 0819	923												
***In	formation	on thi	is Pror	perty Red	cord Car	d is co	npiler	and us	ed by	the Lake	County Prope	erty Apprais	er for the sole purp	ose of ad v	alorem n	opertv
													e Code. The Lake C			
													s use or interpretation			

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.***

Current Owner Proper	2/2024 ['] By Card # 1 of 1 'ty Location
MC FARLAND MICHELLE L & JOHN W Site Address 1100 BR	
LEESBU 1100 BRADFORD RIDGE DR Mill Group 000L	URG FL 34748 NBHD 0664
Property Use	Last Inspection
LEESBURG FL 34748 00100 SINGLE F	FAMILY CTQ 01-05-20
<i>Legal Description</i> BRADFORD RIDGE PB 77 PG 26-27 LOT 36 ORB 6146 PG 38	
Land Lines	
Ilse Notes Internet	lass Val Land Value
1 0100 0 0 1.00 LT 65,000.00 0.0000 1.00 1.000	0 65,00
Total Acres 0.00 JV/Mkt 0 Total Adj JV/Mkt	65,00
Classified Acres 0 Classified JV/Mkt 65,000 Classified Adj JV/Mkt	05,00
Sketch Bldg 1 Sec 1 of 1 Replacement Cost 308,571 Deprec Bldg Value 308,571	Multi Story 1
$ \begin{array}{r} 22 \\ 10 \\ SPF \\ 29 \\ 40 \\ 12 \\ 24 \\ 16 \\ 10 \\ 16 \\ 12 \\ 10 \\ 10 \\ 10 \\ 10 \\ 10 \\ 10 \\ 10 \\ 10$	
46 FLA 11 43 46 FJS GAR 38 19 11 19 19 6 1	
12 3 3 3 20 6 13 2 7 1 20 OPF 1	
13 21 7 6 3	struction Dotail
Code Description Living Are Gross Are Eff Area Year Built 2023 Imp Type	struction Detail R1 Bedrooms 5
Code Description Living Are Gross Are Eff Area Year Built 2023 Imp Type FLA FINISHED LIVING AREA 1,074 1,074 1074 Effective Area 2840 No Stories	
CodeDescriptionLiving AreGross AreEff AreaYear Built2023Imp TypeLAFINISHED LIVING AREA1,0741,07410741074Effective Area2840No StoriesGARGARAGE FINISH06190Base Rate87.36Outpitty Grade	R1Bedrooms52.00Full Baths3
CodeDescriptionLiving AreGross AreEff AreaYear Built2023Imp TypeLAFINISHED LIVING AREA1,0741,07410741074Effective Area2840No StoriesUSFINISHED AREA UPPER1,7661,76617661766Base Rate87.36	R1Bedrooms52.00Full Baths3
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arcel ID 20-19-25-0500-000-03600 Roll Year 2025 Status: A Card # 1 of 1 Miscellaneous Features *Only the first 10 records are reflected below Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value Code Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value Units Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Units Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Units Unit Price Unit Price Year Blt Effect Yr RCN %Good Apr Value Units Units Unit Price Year Blt Effect Yr RCN %Good Apr Value Units Units Units Unit Price Year Blt Effect Yr RCN %Good Miscellaneous Units	Iternat	e Key 3	931182	2		LC	PA P	ropert	v Rec	ord Card		PRC Run:	12/2/2024 B	5 Sy
Miscellaneous Features Code Description Units Type Unit Price Year Bit Effect Yr RCN %Good Apr Value Code Description Units Type Unit Price Year Bit Effect Yr RCN %Good Apr Value Colspan="6">Building Permits Coll Year Permit ID Issue Date Comp Date Annount Type Description Review Date CO Date 2025 1123120331 01-25-2024 Annount Type Description Review Date CO Date 2025 1123100165 11-65-2023 01-05-2024 396,000 0001 SFR 3873SF 1100 BRADFORD RIDGE 01-05-2024 01-05-2024 2022080104 614.4 038 04-28-2023 WD Q Q 03 1 510,300 1 01-05-2024 WD Q Q 03 V 413,000 1 Total CO 2022080711 5964 2602 WD Q Q 05 V 41	arcel II	20-1	9-25-0	500-000	-03600				-				Card # 1	of 1
Sode Description Units Type Unit Price Year Bit Effect Yr RCN %Good Apr Value Image: Sole of the second s									neous F	eatures				
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46/38 MARONDA HOMES LLC OF FLORIDA TO MICHELLE LYNN & JOHN W MC FARLAND HW												DA HOMES LLC		
	46/38 N	ARONDA H	IOMES	LLC OF F	LORIDA	O MICHE		NN & JO	HN W M	C FARLAND I	HW			

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	2024-0341 Comp 4 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location
PRESTON JOHN B & JULIET L		Site Address 30329 REDTREE DR
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 OF Land Lines LL Use Front Depth Adj	Unit Depth I	Loc Shp Phys Class Val Land Actor Factor Factor Value
1 0100 0 0 Total Acres 0.00 Classified Acres 0	1.00 LT 30,000.00 0.0000 3 JV/Mkt 0	3.40 1.000 1.000 0 102,000
Bldg 1 Sec 1 of 1	Sketch	prec Bldg Value 282,484 Multi Story 1
12 10 10 10 12 10 12 12 12 24 24 24 24 24 24 24 24 24 2	10 14 14 14 SPU 4 (238 sf) 4 (238 sf) 7 FLA (210 (2,326 sf) 34 5 FUS (582 sf)	24
	oss Are Eff Area Year Built	Construction Detail 1991 Imp Type R1 Bedrooms 4
FLAFINISHED LIVING AREA2,326FUSFINISHED AREA UPPER582	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 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
SPU SCREEN PORCH UNFIN 0		EXWall Type02Heat Type697.000Foundation3Fireplaces1282,484Roof 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	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	Building Permits															
Solution Sales Information Exemptions Instrument No Book/Page Sale Date Instr Q/U Code Vac/Imp Sale Price Code Description Year Amount 2023077391 6167 0786 06-22-2023 WD Q 01 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 Image: Code Additional Homester Code 2024 25000	Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	An	nount	Туре		Descri	ption	Review I	Date C	O Date
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Total 50,000.00			5389 1860	1378 1460	12-0 08-2)5-2019 22-2000	WD WD	Q U	Q U	I I 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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