

PETITION TO THE VALUE ADJUSTMENT BOARD **REQUEST FOR HEARING** 3861227

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.

	COMPRENED DA C	ana and and and and and and and and and	PARAMAR	NT Elokarad (N	
Petition # 202	4-0342	County Lake		ax year 2024	Date received 9.12.24
		COMPLETED BY T	HEPENMONER		
PART 1. Taxpayer					
	erican Homes 4 Rent, LLC; A	MH Development, LLC	Representative: R	tyan, LLC c/o	Robert Peyton
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Scottsdale, AZ 85254	e Rd, Ste 650	Parcel ID and physical address or TPP account #	20-19-25-031 228 Crestrur	
Phone 954-740-62	40		Email	ResidentialA	ppeals@ryan.com
The standard way to	o receive information is l	by US mail. If possibl	e, I prefer to receive	e information b	oy 🗹 email 🗌 fax.
	etition after the petition of the support my statement.		ched a statement o	f the reasons I	filed late and any
your evidence to evidence. The V Type of Property	the value adjustment bo AB or special magistrate Res. 1-4 units Indus	ard clerk. Florida law a ruling will occur unde	allows the property a er the same statutor	ppraiser to cro y guidelines as harge	st submit duplicate copies of ss examine or object to your s if you were present.) Historic, commercial or nonprofit Business machinery, equipment
PART 2. Reason f		eck one. If more than		<u> </u>	
	alue (check one)		Denial of exen		or enter type:
Tangible persona return required by	substantially complete	nust have timely filed	(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 by the request group.	ed time. For single joint p	ally similar. (s. 194.01 ou need to present you petitions for multiple ur	1(3)(e), (f), and (g) ur case. Most hearir lits, parcels, or acco), F.S.) ngs take 15 mir punts, provide t	nutes. The VAB is not bound he time needed for the entire
<u> </u>	or I will not be available				
evidence directly to appraiser's evidence	e. At the hearing, you h	at least 15 days befo ave the right to have	re the hearing and witnesses sworn.	make a writter	n request for the property
of your property rec information redacte	ord card containing info	ormation relevant to the	ne 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 y	you are authorizing a representative listed in par	t 5 to represent you
without attaching a completed power of attorney or au	thorization for representation to this form.	
Written authorization from the taxpayer is required for collector.	access to confidential information from the prop	berty appraiser or tax
□ I authorize the person I appoint in part 5 to have ac	ccess to any confidential information related to the	his petition.
Under penalties of perjury, I declare that I am the owr petition and the facts stated in it are true.	ler of the property described in this petition and	inal i nave reau inis
F		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Profession	onal Signature	
Complete part 4 if you are the taxpayer's or an affiliat	ed entity's employee or you are one of the follow	
representatives.		
I am (check any box that applies):		
An employee of	(taxpayer or an affiliated en	tity).
A Florida Bar licensed attorney (Florida Bar numb	er).	
A Florida real estate appraiser licensed under Ch	apter 475, Florida Statutes (license number — R	<u>D6182</u>).
A Florida real estate broker licensed under Chapt).
A Florida certified public accountant licensed under	er Chapter 473, Florida Statutes (license numbe	r).
I understand that written authorization from the taxpay	ver is required for access to confidential informat	tion from the property
appraiser or tax collector.		
Under penalties of perjury, I certify that I have author		
am the owner's authorized representative for purpose		
under s. 194.011(3)(h), Florida Statutes, and that I ha	ave read this petition and the facts stated in it ar	e true.
Robert I. Peyton	Robert Peyton	9/10/2024
Signature, representative	Print name	Date
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representation	ve not listed in part 4 above.	
am a compensated representative not acting as	one of the licensed representatives or employed	es listed in part 4 above
AND (check one)		
Attached is a power of attorney that conforms to t taxpayer's authorized signature OR [] the taxpayer's		executed with the
I am an uncompensated representative filing this	petition AND (check one)	
the taxpayer's authorization is attached OR [] th	e taxpayer's authorized signature is in part 3 of	this form.
I understand that written authorization from the taxpa appraiser or tax collector.	ever is required for access to confidential information	ation from the property
Under penalties of perjury, I declare that I am the ow becoming an agent for service of process under s. 19 facts stated in it are true.	ner's authorized representative for purposes of 94.011(3)(h), Florida Statutes, and that I have re	filing this petition and of ead this petition and the
Signature, representative	Print name	Date
= =		

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			RES	SIDENTIA	L				
Petition #		2024-0342		Alternate K	ey: 3861227	Parcel II): 20-19-25-031	0-000-03800	
Petitioner Name The Petitioner is:	Robert	Peyton, Rya cord 🗸 Tax	an LLC payer's agent	Property Address		STRUN LOOP SBURG	Check if Mu	ltiple Parcels	
Owner Name	e AMH DI	EVELOPME	NT LLC	Value from TRIM Notice		e Board Action nted by Prop Appr	Value after E	3oard Action	
1. Just Value, rec	quired			\$ 377,54	46 \$	\$ 377,54			
2. Assessed or c	assified use va	ue, *if appli	cable	\$ 333,8	50 \$	333,850)		
3. Exempt value,	*enter "0" if noi	ne		\$	-				
4. Taxable Value,	*required			\$ 333,8	50 \$	333,850)		
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority values	s may differ.			
Last Sale Date	8/31/2018	Pric	ce: \$1,2	15,000	Arm's Length	✓ Distressed	3ook <u>5163</u> F	² age <u>2421</u>	
ITEM	Subje	ct	Compar	able #1	Compara	able #2	Compara	ble #3	
AK#	38612		3861	192	3861		39311		
Address	228 CRESTR LEESBL		213 CREST LEESE		229 CRESTF LEESB	URG	1100 BRADFORD RIDGE DR		
Proximity			SAME		SAME		<1 MILE		
Sales Price			\$443,		\$419,		\$510,3		
Cost of Sale			-15		-15		-15%		
Time Adjust			1.20 \$381,		3.20 \$369,9		3.20 \$450,0		
Adjusted Sale \$/SF FLA	\$162.46 g	er SE	, _{\$301} \$154.10		\$176.02		\$450,0 \$158.48		
Sale Date	ψ102.40 μ		9/21/2		4/3/2		4/28/2		
Terms of Sale			✓ Arm's Length	Distressed	Arm's Length		✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment	
Fla SF	2,324		2,478	-10780	2,102	15540	2,840	-36120	
Year Built	2020		2008	10000	2013		2023		
Constr. Type	BLOCK		BLOCK		BLOCK	+ +	BLOCK	4	
Condition	GOOD 2.5		GOOD 3.0	-3000	GOOD 2.0	4000	GOOD 3.5	-7000	
Baths Garage/Carport	2.5 2 CAR		2 CAR	-3000	2.0 2 CAR	4000	2 CAR +	-10000	
Porches	YES		YES		YES		YES	-10000	
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		
Location	RESIDENTIAL		RESIDENTIA		RESIDENTIAL	-	RESIDENTIAL		
View	STREET		STREET		STREET		STREET		
			-Net Adj. 6.2%	-23780	-Net Adj. 0.1%	-460	-Net Adj. 11.8%	-53120	
			Gross Adj. 11.5%	6 43780	Gross Adj. 10.7%	39540	Gross Adj. 11.8%	53120	
Adj. Sales Price	Market Value	\$377,546	Adj Market Value	\$358,086	Adj Market Value	\$369,539	Adj Market Value	\$396,965	
	Value per SF	162.46							

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

		IDENTIA					
2024-0342		Alternate K	ey: 3861227	Parcel	ID: 20-19-25-031	0-000-03800	
hla #4	0.0000	bla # F	0.0000	hla #0	0.000	bla 47	
ble #4	Compara	idie #5	Compara	DIE #6	Comparable #7		
27			 				
REE DR	115.17	•	115.17	•	#N/A	\	
JRG	#N//	4	#N//	4			
ES	#N1/	٨	#N1/	^	#N1//		
00	#N//		#N//		#N/A		
% %	-15% #N//		-159		-15%		
[%] 90	#N//		#N// #N//		#N/A #N/A		
ber SF	#N//		#N// #N//		#N/# #N/#		
)23	#N//		#N//		#N/# #N/#		
Distressed	Arm's Length		Arm's Length	- Distressed	Arm's Length	Distressed	
Distressed		Distressed	Ann's Lengur	Distressed	Annis Lengur	Distressed	
Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustmen	
-40880	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
20000	#N/A		#N/A		#N/A		
-3000	#N/A		#N/A		#N/A		
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	
-26380	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
66380	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	
\$397,510	Adj Market Value	#N/A	Adj Market Value	#N/A	Adj Market Value	#N/A	
\$	397,510	397,510 Adj Market Value	397,510 Adj Market Value #N/A	397,510 Adj Market Value #N/A Adj Market Value	397,510 Adj Market Value #N/A Adj Market Value #N/A	397,510 Adj Market Value #N/A Adj Market Value #N/A Adj Market Value	

Narrative:

DEPUTY:

DATE

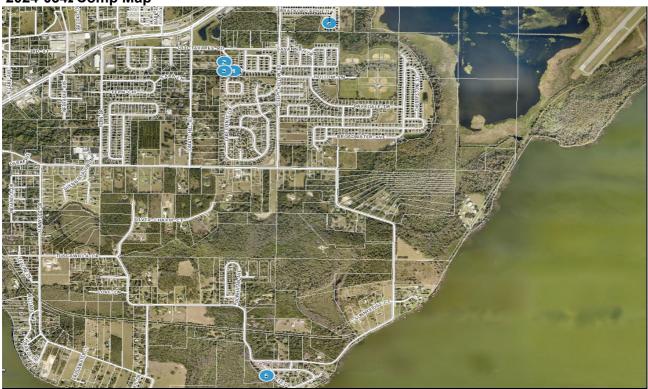
- 1. Describe Subject
- 2. Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

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

2024-0342 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3861227	228 CRESTRUN LOOP LEESBURG	
2	COMP 1	3861192	213 CRESTRUN LOOP	
3	COMP 2	3861196	LEESBURG 229 CRESTRUN LOOP	SAME SUB
4	COMP 3	3931182	LEESBURG 1100 BRADFORD RIDGE DR	SAME SUB
			LEESBURG 30329 REDTREE DR	<1 MILE
5	COMP 4	3275527	LEESBURG	<2 MILES
6				
7				
8				

Alternate Key 3861227 Parcel ID 20-19-25-0310-000-0 Current Owner	LCPA Pro 3800 Roll Year	perty Record Ca 2025 Status: A	rd	2024-0342 Subject PRC Run: 12/2/2024 By Card # 1 Property Location				
AMH DEVELOPMENT LLC			Site A	ddress 228 CRI	ESTRUN LOOP	-L 34748		
280 E PILOT RD			Mill G	roup 000L	NBHD	0694		
LAS VEGAS NV 89119			001	Property Use		nspection 08-07-20		
Legal Description								
CRESTRIDGE AT LEESBURG PB 61 PG	1-2 LOT 38 ORB 5163 PG 24	421						
Land Lines		Unit Depth	Loc Shp	Phys		Land		
LL Code Front Depth Ac	j Units	Price Factor	Factor Factor	Factor	lass Val	Value		
1 0100 0 0	1.00 LT	30,000.00 0.0000	2.85 1.000	1.000	0	85,50		
Total Acres 0.00 Classified Acres 0	JV/Mkt 0 Classified JV/Mkt 8		Total Adj JV/M Classified Adj JV/M	l l 1kt		85,50		
	1	Sketch						
Bldg 1 Sec 1 of 1	Replacement Cost	292,046	Deprec Bldg Value	292,046	Multi Story	1		
PAT ((110 sf) 10 10 35 11 35 35 43 FUS (1,2) 10 22 22 10 22 22 10 22 22 10 14 14 15 5 15 0PF	2 3 59 sf) 20 11 6 2 6 2 6 2 6 2 6 2 6 2 6 2 7 6 2 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	3						
Building Sub Ard Code Description Living ELA FINISHED LIVING AREA 1	Are Gross Are Eff Area 065 1,065 1065 259 1,259 1259 0 440 0 0 75 0 0 110 0	Building Va Year Built Effective Area Base Rate Building RCN Condition % Good	aluation 2020 2324 104.90 292,046 VG 100.00	Imp Type No Stories Quality Grade Wall Type	<u>struction Detai</u> R1 Bedro 1.00 Full B 670 Half B 03 Heat 1	oms 4 aths 2 aths 1 īype 6		
		Functional Obsol	0	Foundation	3 Firepla			
TOTALS 2,324	2,949 2,324	Building RCNLD	292,046	Roof Cover	3 Type A	AC 0		

LCPA Property Record Card Roll Year 2025 Status: A

2024-0342 Subject 12/2/2024 By PRC Run:

> Card # 1 of 1

				scellaneous F					
		*Or	nly the firs	t 10 records a	are reflected	below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
				Building Per	mits				

								Duli	ang Peri	mis					
Roll Year	Permit	ID	Issue Da	ate	Comp D	Date	Am	ount	Туре		Descri	otion	Review [Date	CO Date
2021	19-17-391		01-01-20)20	08-07-2	020		191,000	0001	SFR F0R 2021	1		08-07-2	020	
2020	19-17-391		05-24-20)19	12-18-2	019		191,000	0001	SFR 2916SF 2	228 CRE	STRUN LOOP	12-18-2	019	
				Sale	es Informa	ation						Exo	nptions		
Instrume	ant No	Bee	k/Page		ale Date	,	Q/U	Code	Vac/Imp	Sale Price	Code	Description		Year	Amount
						Instr	-		· · ·		Code	Description	1	rear	Amount
201810	3238	5163	2421	08-	31-2018	WD	U	М	V	1,215,000					
													Total		0.00
L		1		I		I									

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	292,046	0	377,546	10316	367230	0.00	367230	377546	377,546

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 2021-212 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.

Alternate Key 3861192 Parcel ID 20-19-25-0310-000-00300 Current Owner	LCPA Property Record Card Roll Year 2025 Status: A	2024-0342 Comp 1 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location
DYOUS JOHNNIE R & TWILA		Site Address 213 CRESTRUN LOOP
213 CRESTRUN LOOP		LEESBURG FL 3474 Mill Group 000L NBHD 0694
		Property Use Last Inspection
		00100 SINGLE FAMILY TRF 02-08-2
. egal Description CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 3	3 ORB 6216 PG 2120	
and Lines	Unit Depth Loc	Shp Phys Class Val Land
L Code Front Depth Adj	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 85,5
Total Acres 0.00 Classified Acres 0 0	JV/Mkt 0 Tota Classified JV/Mkt 85,500 Classifie	al Adj JV/Mkt 85,5 d Adj JV/Mkt
	Sketch	
Bldg 1 Sec 1 of 1	Replacement Cost 292,779 Deprec B	ldg Value 283,996 Multi Story 0
(442 sf) $26 17$ $26 10$ $27 10$ (27) 10 35 FLA $(1,933 sf)$ $3 5 14$ $4 2$ $4 2$ $30 0Pf$ $4 2$ $30 0Pf$	PF 20 sf) 22 10 22 22 38 11	
PAT 7 9 9 (24 sf) 1 3 4 5 15 16	6 1 3 5 3 6 3	
25 A Building Sub Areas	Building Valuation	Construction Detail
Building Sub Areas Code Description Living Are Grossing Are LA FINISHED LIVING AREA 2,478	Building Valuation ss Are Eff Area 2,478 2478 Effective Area	2008 Imp Type R1 Bedrooms 4
Building Sub Areas Building Sub Areas Code Description Living Are Gross LA FINISHED LIVING AREA 2,478 GAR GARAGE FINISH 0	Building Valuation ss Are Eff Area 2,478 2478 503 0	2008 Imp Type R1 Bedrooms 2 2478 No Stories 1.00 Full Baths 3 97.16 3
Building Sub Areas Code Description Living Are Gross LA FINISHED LIVING AREA 2,478 347 34	Building Valuationss AreEff Area2,478247850303180240Building RCN	2008Imp TypeR1BedroomsA2478No Stories1.00Full Baths397.16Quality Grade660Half Baths6
Building Sub Areas Code Description Living Are Gross LA FINISHED LIVING AREA 2,478 GAR GARAGE FINISH 0 OPF OPEN PORCH FINISHE 0 0 0 0	Building Valuationss AreEff Area2,478247850303180	2008 Imp Type R1 Bedrooms 4 2478 No Stories 1.00 Full Baths 3 97.16 Outsitie Conde 2000 Half Baths 3

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

LCPA Property Record Card Roll Year 2025 Status: A

2024-0342 Comp 1 PRC Run: 12/2/2024 By

Card # 1 of 1

Parcel	10 20-	5-25-0	310-000	-00300	,	RO		r 202		atus: A			Card #		OT 1
						*Only			aneous F	Features are reflected	bolow				
Code		Descrip	otion		Uni	-	Type		nit Price	Year Blt	Effect Y	r RCN	%Good	Ap	r Value
	SWIMMING			ITIAL		7.00		SF SF	46.00	2011	2011	5382.0		7.0	4,575
PLD2	POOL/COO	DECK			24	9.00	5	SF	5.38	2011	2011	1340.0			938
	SCREEN EN		D STRUC	TURE		8.00		SF	3.50	2011	2011	3563.0			2,405
HTB2	HOT TUB/SI	PA				1.00	ι	דו	6000.00	2011	2011	6000.0	0 67.50		4,050
				<u>.</u>					lding Per	rmits					
Roll Yea			Issue Da		omp D		Am	ount	Туре		Descri	ption	Review [CO Date
2013	12-10-07 10-715	01	11-15-20	-	2-22-2(8-02-2(5,06		SCRN ENC			02-22-20		2 25 2011
2012 2011	10-715	715	01-01-20	-	o-uz-zi 3-28-2i	· .		22,40 22,40		POL MISC F			08-02-2		3-25-2011
2011	10-00000		10-26-20		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		3-16-20			309,13		SFR 4BED 3		TRUN LOOP	03-16-20	009	
2008	07-00000	1594	01-02-20	07 0	1-02-20	000		309,13	5 0000		9				
				Sales II	nform	ation						Evo	mptions		
Instru	ument No	Book	k/Page	Sales II		Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	-	Year	Amount
	3118139	6216	2120	09-21-		WD	Q	01		443.00	-	· · · ·			-
	3029795	6108	0930	03-14-		WD	Ū	37	i	402,40					
		3951	1469	09-17-		WD	Q	Q	I	250,00					
		3471	0795	07-11-2	2007	QC	U	М	V		1				
													Total		0.00
								Val	ue Sumn	narv					
							_								
Land Va	alue Bld	g Value	Misc	Value	Marke	et Valu	e De	eferred	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax	Val Prev	/ious Valu
85,50	00 28	3,996	11,	968	38	1,464		0		381464	0.00	381464	38146	4 3	381,703
									araal Nat	100					
2471/70	5 M SALE IN		61102 AK	296120/	1 1 1/20	17556	11/20/		arcel Not	es					
	SALE 299 90			3001204	AUDO	47550	ANJO4	7500							
	A3 CAN4 AR			031609											
	LOC FROM				ITON V	VOODS	S AK3	866765	TJW 091	609					
	PETITION 200 69 PILLAR H				M 0 V1			עחאסי							
										GRADY 11011	0				
	X BELONGS										•				
	VARD PERM														
	OD POL MISC AN7 TO SPU									E JNH 08021	1				
	TE PLH PR									5					
										E 202017632	4 JLB 1124	420			
	THOMAS V														
6216/212	20 OPENDO	OR PRO	PERTY T	RUSTI	to joi	HNNIE	R & T	WILA C	YOUS H	N					
***In	formation on	this Pro	perty Red	cord Car	d is co	mpiled	and u	sed bv	the Lake	County Prope	erty Apprais	ser for the sole purpo	ose of ad v	alorem pr	opertv
tax	assessment	administ	tration in	accorda	nce wit	the F	lorida	Consti	tution, Sta	atutes, and Ac	dministrativ	e Code. The Lake C	County Pro	perty App	raiser
												ts use or interpretation			
0	wnership of	ine prop	erty, and a	assumes	s no lia	Dility a	ssocia	ted with	n the use	or misuse. Se	e tne post	ed Site Notice on ou	ir website f	or details	

Parcel ID	Curre	9-25-031(ent Owner	0-000-00700		A Prop Year 20	erty Reco 025 Sta	ord Ca tus: A	2024-0342 Comp 2 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location Site Address 229 CRESTRUN LOOP					
229 CREST		D							Mill G		SBURG	FL BHD 069	34748 04
			o (= (o							Property L	lse	Last Insp	ectio
EESBURG		FL	34748						001	00 SINGL	E FAMILY	TRF 02-	-08-20
.egal Desc CRESTRID		SBURG P	B 61 PG 1-2 L0	OT 7 ORB 612	4 PG 2015	5							
.and Lines			Notes		.	Unit	Depth	Loc	Shp	Phys		Lar	nd
-L Code	Front 0	Depth	Adj	Uni		Price	Factor 0.0000	Factor	Factor	Factor	Class Val	Valu	ue
1 0100	0	0		1.	.00 LT	30,000.00	0.0000	2.85	1.000	1.000		0	85,50
	Total A	cres	0.00		 V/Mkt 0			Total	Adj JV/N	 Iktl			85,5
C	classified A		0	Classified J	V/Mkt 85,			Classified	Adj JV/N	lkt			
Bldg 1	Sec 1	of 1		Replaceme	ent Cost	Sketch 255,230		Deprec Blo	lg Value	247,573	Mu	lti Story	0
		23		1		27							
35			19	19 1 1	3		14	11					
6	6	13	FL4 (2,1	02 s	f)			51					
	AR 35 19	sf) 13 :	13 21 4	OPF (90 s 12 : 18 12			13						
GAR GAF	RAGE FINI	ption ING AREA		Gross Are Ei 2,102 435 491	ff Area 2102 0 0 0	Bu Year Built Effective Area Base Rate	iilding Va		2013 2102 100.99	C Imp Type No Stories Quality Grad	r <u>onstructio</u> R1 1.00 de 660	n Detail Bedrooms Full Baths Half Baths	
						Building RCN Condition		2	255,230 EX	Wall Type	03	Heat Type	
					a	6 Good			97.00				
						Functional Ob	1		07.00	Foundation	3	Fireplaces	s (

LCPA Property Record Card Roll Year 2025 Status: A

2024-0342 Comp 2 PRC Run: 12/2/2024 By

Card #

1

of 1

Parcel	D	20-1	9-25-0	310-000	0-00700)	Ro	l Year			atus: A			Card #	1	of 1
							*Only			aneous F records a	eatures are reflected	below				
Code			Descrip	otion		Unit		Type		it Price	Year Blt	Effect Y	r RCN	%Good	Api	· Value
				RESIDEN	ITIAL	312	.00	S	F	35.00	2013	2013	10920.00			9,282
				D STRUC	TIIDE	408		S S		5.38 3.50	2013 2013	2013 2013	2195.00 5712.00			1,591 4,141
SEINZ			CLUGE	DSINUC	TURE	1052	.00	0		5.50	2013	2013	5712.00	12.50		4, 14 1
											•.					
Roll Yea	ar	Permit	ID	Issue Da	ite C	Comp Da	ite	Amo		ding Per	mits	Descrip	otion	Review D	ate (CO Date
2014	13	-10-436	;	07-09-20	13 0	7-12-20	13		4,69	0 0003	SEN 20X30					
2014		-10-372 -10-109		05-29-20		7-12-20			21,30		POL SFR 229 CF			07 10 00	10	
2014	13.	-10-109		02-25-20		7-12-20	13	4	270,00		SFR 229 CF	KESTRUN	LUUP	07-12-20	13	
Inctri	ument	No	Book	k/Page	Sales I Sale [t ion Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Exer Description	nptions	Year	Amount
	304287		6124	2015	04-03-		WD	Q	01		419,50		HOMESTEA		2024	
2020	001201		4283	1407	02-15-	2013	WD	Q	Q	V	20,00	0 059	ADDITIONAL HOM	ESTEAD	2024	
			4283	1406	02-15-	2013	WD	U	U	V	20,00	0				
														Total		50,000.00
														1		
									Val	ue Sumn	nary					
Land V	alue	Bldg	Value	Misc	Value	Marke	t Valu	e Det	erred /	Amt A	ssd Value	Cnty Ex A	mt Co Tax Val	Sch Tax V	/al Prev	ious Valu
85,50	00	247	7,573	15,	014	348	,087		0		348087	50,000.0	0 298087	323087	. 3	48,285
							-									
09TRIM	LOC F	ROM 3	0 TO C	OMPARE	TO ASH	ITON W		S AK38		arcel Not TJW 091						
2010 PE	TITION	N 406														
				PMENT LL LC TO NA												
				DKA WAY												
				S ADDRE						RG FL 347	748 2949					
23CC EF				DRO TO A 923	NGELA	& JAIVIE	:5 IVIA	LEK H	vv							
L																
***In	format	tion on t	this Pro	perty Rec	ord Car	d is con	piled	and us	ed by t	he Lake	County Prope	rty Apprais	er for the sole purpo	se of ad va	lorem pr	operty
													e Code. The Lake C			

12

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	ırd		PRC Run: 12	24-0342 Co 2/2/2024 Card # erty Loca	Ъу 1 of	1
MC FARLAN			HN W	-					Site A	ddress 1100 E	BRADFOR	D RIDGE DF	
1100 BRADI	FORD RIN	GE DR							Mill G		BURG	FL IBHD 066	34748 64
LEESBURG		FL	34748						Property Us	se	Last Inspe	ectior	
.egal Desci			54740						001	00 SINGLE	E FAMILY	CTQ 01-0	05-20
		B 77 PG 26	-27 LOT 36 (ORB 6146 F	PG 38								
Land Lines			Notes			Unit	Depth	Loc	Shp	Phys		Lan	d
LL Code	Front	Depth	Adj		Units	Price	Factor	Factor	Factor	Factor	Class Val	Valu	le
1 0100	0	0			1.00 LT	65,000.00	0.0000	1.00	1.000	1.000		0	65,00
	Total A		0.00		JV/Mkt 0	- 000			l I Adj JV/N				65,00
	assified A	cres	0	Classifi	ed JV/Mkt[6	Sketch		Classified	d Adj JV/N	ikt			
Bldg 1 S	Sec 1	of 1		Replac	ement Cost	308,571		Deprec Bl	ldg Value	308,571	Mu	Iti Story	1
	12 3 3 2	FL	40 40 FUS 9 19 3 1 6 3	11 G	8	18 10 10 43 38							
		Building	Sub Areas			Bu	ildina V	aluation		Co	onstructio	n Detail	
Code LA FINI	Descrip	btion ING AREA	Living Are 1,074	Gross Are 1,074	Eff Area 1074	Year Built			2023	Ітр Туре	R1	Bedrooms	5
US FINI	SHED ARE	EA UPPER	1,766	1,766	1766	Effective Area Base Rate			2840 87.36	No Stories	2.00	Full Baths	3
OPF OPE	AGE FINI	FINISHE	0	619 147	0 0	Building RCN			308,571	Quality Grade	e 660	Half Baths	1
SPF SCR	EEN POR	CH FINIS	0	300	0	Condition % Good			VG	Wall Type	03	Heat Type	6
						% Good Functional Obs	sol		100.00	Foundation	3	Fireplaces	
		TOTALS	2,840	3,906	2,840	Building RCNL	D		308,571	Roof Cover	3	Type AC	03

					*Only			aneous F records a	eatures re reflected k	below				
Code		Descrip	otion	Ur	-	Туре		it Price	Year Blt	Effect Yi	RCN	%Good	A	pr Value
								dina Dar						
Roll Year	Permit		Issue Da	ate Comp I	Date	Am	nount	<i>ding Peri</i> Type		Descrip	ntion	Review D	ate	CO Date
2025 2025 2024	11231203 11231001 11220802	65	01-25-20 11-16-20 09-20-20	23	2024		17,000 96,000 396,000	0003	SEN 20X32 POL SFR 3873SF	- 1100 BRA	ADFORD RIDGE	01-05-20	24	
				Sales Inform	ation			1	1		Exe	mptions		
Instrum	ent No	Boo	k/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Descriptio	n	Year	Amour
20230 20220 20201	98711	6146 5994 5593	0038 2154 1352	04-28-2023 07-15-2022 11-10-2020	WD WD WD	Q Q Q	03 05 05	I V V	510,300 443,400 615,000)				
												Total		0.0
							Valu	ue Summ	ary					
Land Valu	ie Bldg	Value	Misc	Value Mark	et Valu	e De	eferred A	Amt As	ssd Value	Cnty Ex Ai	mt Co Tax Val	Sch Tax \	/al Pre	evious Val
65,000	308	3,571) 37	3,571		0		373571	0.00	373571	373571		373,571
				RADFORD RI				arcel Note						

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	ey 3275527 32-19-25-0050 <i>Current Owner</i>	-000-01800		PA Prop oll Year 2	perty Rec 2025 Sta	ord Ca tus: A	2024-0342 Comp 4 PRC Run: 12/2/2024 By Card # 1 of 1 Property Location					
PRESTON JO	OHN B & JULIET L		7				Site Address 30329 REDTREE DR LEESBURG FL 34748					
30329 REDTR	REE DR							Mill G	roup 0001	NE	3HD 503	0
LEESBURG	FL	34748						0010	Property Us 00 SINGLE	E FAMILY	CTQ 11-2	
Legal Descrip	otion											
Land Lines LL Use Code 1 0100	Front Depth	Notes Adj		Units 1.00 LT	Unit Price 30,000.00	Depth Factor 0.0000	Loc Factor 3.40	Shp Factor 1.000	Phys Factor 1.000	Class Val	Lano Valu 0 10	
	Total Acres ssified Acres	0.00	Classifie	JV/Mkt 0 d JV/Mkt 10)2,000		Tota	I.000 I Adj JV/M I Adj JV/M	kt]			02,00
Bldg 1 Se	ec 1 of 1		Replace	ment Cost	Sketch 291,221		Deprec Bl	dg Value	282,484	Mult	i Story 1	
12 10 1 9 12 9 12 GA (57 24 PU 120 s	o ¹⁰ 24 24 R 6 sf) 24 2 24 3	19	10 FL (2,	A 326 34	14 8 sf) 17 sf) FUS (582	Б	0 s	4 D	13	31		
	Building	Sub Areas			Ri	uilding V=	aluation		Co	onstruction	Detail	
Code FLA FINISH	Description		Gross Are 2.326	0000	Year Built	uilding Va	aluation	1991	Co Imp Type	onstruction R1	Detail Bedrooms	4
LA FINISH	Description HED LIVING AREA HED AREA UPPER		2,326 582	2326 582			aluation	1991 2908 83.87	Imp Type No Stories	R1 1.25	Bedrooms Full Baths	3
ELA FINISH EUS FINISH GAR GARAG DPU OPEN	Description HED LIVING AREA HED AREA UPPER GE FINISH I PORCH UNFINIS	Living Are (2,326 582 0 0	2,326 582 576 120	2326 582 0 0	Year Built Effective Area Base Rate Building RCN	a		2908 83.87 291,221	Imp Type No Stories Quality Grade	R1 1.25 9 645	Bedrooms Full Baths Half Baths	3 0
ELA FINISH EUS FINISH GAR GARAG DPU OPEN PAT PATIO	Description HED LIVING AREA HED AREA UPPER GE FINISH	Living Are 0 2,326 582 0	2,326 582 576	2326 582 0 0 0	Year Built Effective Area Base Rate	a		2908 83.87	Imp Type No Stories	R1 1.25	Bedrooms Full Baths	

LCPA Property Record Card Roll Year 2025 Status: A

2024-0342 Comp 4 PRC Run: 12/2/2024 By

Card # 1 of 1

	Miscellaneous Features *Only the first 10 records are reflected below													
Code	Description	Units	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									Buil	lding Peri	mits					
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	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 I 485,000 039 HOMESTEAD 2024 25000 2019141560 5389 1378 12-05-2019 WD Q Q I 285,000 059 ADDITIONAL HOMESTEAD 2024 25000 25000 2024 25	2022	20201211	37	01-11-20)21	04-25-2	022		17,16	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 25000 25000 2024 25000 2		Sales Information												nptions		
2019141560 5389 1378 12-05-2019 WD Q Q I 285,000 059 ADDITIONAL HOMESTEAD 2024 25000 1860 1460 08-22-2000 WD U U I 0	Instrume	ent No	Boo	k/Page	Sa	ale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code			Year	Amount
Total 50,000.00			5389 1860	1378 1460	12- 08-	-05-2019 -22-2000	WD WD	Q U	Q U	I I V	285,000 0					
														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.