



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

3861233

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.

COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)			
Petition #	2024-0345	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC; AMH Development, LLC		Representative: Ryan, LLC c/o Robert Peyton	
Mailing address for notices	Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254	Parcel ID and physical address or TPP account #	20-19-25-031000004400 302 Crestrun Loop
Phone	954-740-6240	Email	ResidentialAppeals@ryan.com
The standard way to receive information is by US mail. If possible, I prefer to receive information by <input checked="" type="checkbox"/> email <input type="checkbox"/> fax.			
<input type="checkbox"/> I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.			
<input type="checkbox"/> I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)			
Type of Property <input checked="" type="checkbox"/> Res. 1-4 units <input type="checkbox"/> Industrial and miscellaneous <input type="checkbox"/> High-water recharge <input type="checkbox"/> Historic, commercial or nonprofit			
<input type="checkbox"/> Commercial <input type="checkbox"/> Res. 5+ units <input type="checkbox"/> Agricultural or classified use <input type="checkbox"/> Vacant lots and acreage <input type="checkbox"/> Business machinery, equipment			
PART 2: Reason for Petition Check one. If more than one, file a separate petition.			
<input checked="" type="checkbox"/> Real property value (check one) <input checked="" type="checkbox"/> decrease <input type="checkbox"/> increase <input type="checkbox"/> Denial of exemption Select or enter type:			
<input type="checkbox"/> Denial of classification			
<input type="checkbox"/> Parent/grandparent reduction <input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)			
<input type="checkbox"/> Property was not substantially complete on January 1			
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.)) <input type="checkbox"/> Qualifying improvement (s. 193.1555(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)			
<input type="checkbox"/> Refund of taxes for catastrophic event			
<input type="checkbox"/> Check here if this is a joint petition. Attach a list of units, parcels, or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)			
<input type="checkbox"/> Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple units, parcels, or accounts, provide the time needed for the entire group.			
<input type="checkbox"/> My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.			
You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.			
You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.			

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.**

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition # 2024-0345	Alternate Key: 3861233	Parcel ID: 20-19-25-0310-000-04400	
Petitioner Name Robert Peyton, Ryan LLC The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	Property Address 302 CRESTRUN LOOP LEESBURG	<input type="checkbox"/> Check if Multiple Parcels	
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	\$ 377,546	\$ 377,546	
2. Assessed or classified use value, *if applicable	\$ 333,850	\$ 333,850	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 333,850	\$ 333,850	

*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** 5163 **Page** 2421

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3861233	3861192	3861196	3931182
Address	302 CRESTRUN LOOP LEESBURG	213 CRESTRUN LOOP LEESBURG	229 CRESTRUN LOOP LEESBURG	1100 BRADFORD RIDGE DR
Proximity		SAME SUB	SAME SUB	<1 MILE
Sales Price		\$443,000	\$419,500	\$510,300
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.20%	3.20%	3.20%
Adjusted Sale		\$381,866	\$369,999	\$450,085
\$/SF FLA	\$162.46 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		<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> 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	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.5	3.0	-3000	2.0		3.5	-7000
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	
Location	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
View	STREET	STREET		STREET		STREET	
		-Net Adj. 6.2%	-23780	-Net Adj. 1.2%	-4460	-Net Adj. 11.8%	-53120
		Gross Adj. 11.5%	43780	Gross Adj. 9.6%	35540	Gross Adj. 11.8%	53120
Adj. Sales Price	Market Value \$377,546	Adj Market Value \$358,086		Adj Market Value \$365,539		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

Petition # 2024-0345		Alternate Key: 3861233		Parcel ID: 20-19-25-0310-000-04400				
ITEM	Comparable #4	Comparable #5	Comparable #6	Comparable #7				
AK#	3275527							
Address	30329 REDTREE DR LEESBURG	#N/A	#N/A	#N/A				
Proximity	<2 MILES							
Sales Price	\$485,000	#N/A	#N/A	#N/A				
Cost of Sale	-15%	-15%	-15%	-15%				
Time Adjust	2.40%	#N/A	#N/A	#N/A				
Adjusted Sale	\$423,890	#N/A	#N/A	#N/A				
\$/SF FLA	\$145.77 per SF	#N/A	#N/A	#N/A				
Sale Date	6/22/2023	#N/A	#N/A	#N/A				
Terms of Sale	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input type="checkbox"/> Arm's Length <input checked="" type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed	<input checked="" type="checkbox"/> Arm's Length <input type="checkbox"/> Distressed				
Value Adj.	Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	2,908	-40880	#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	-3000	#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. 6.2 %	-26380	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
	Gross Adj. 15.7%	66380	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
Adj. Sales Price	Adj Market Value	\$397,510	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

2024-0345 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3861233	302 CRESTRUN LOOP LEESBURG	-
2	COMP 1	3861192	213 CRESTRUN LOOP LEESBURG	SAME SUB
3	COMP 2	3861196	229 CRESTRUN LOOP LEESBURG	SAME SUB
4	COMP 3	3931182	1100 BRADFORD RIDGE DR LEESBURG	<1 MILE
5	COMP 4	3275527	30329 REDTREE DR LEESBURG	<2 MILES
6				
7				
8				

Alternate Key 3861233
Parcel ID 20-19-25-0310-000-04400

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0345 Subject
PRC Run: 12/2/2024 By

Card # 1 of 1

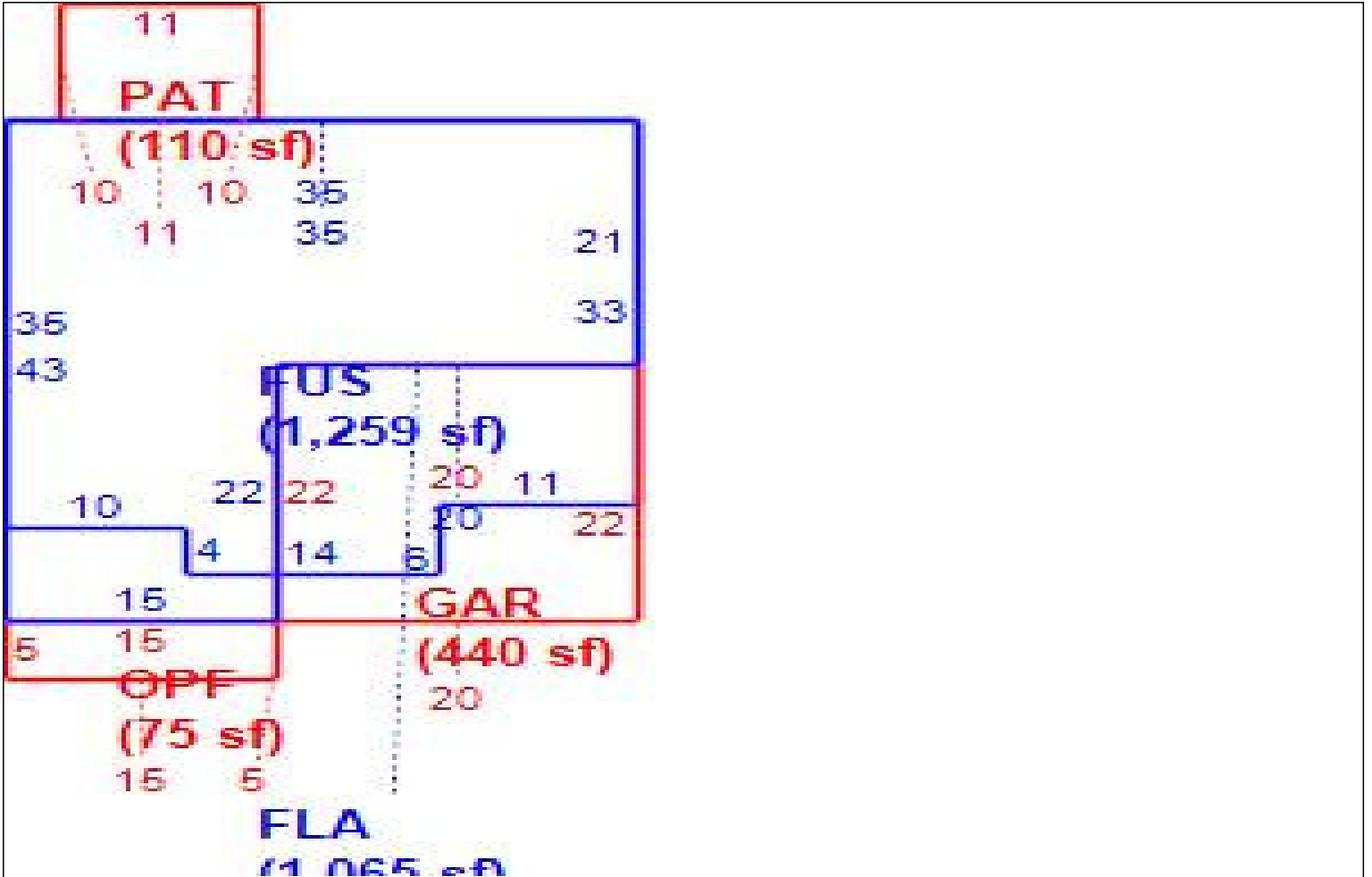
Current Owner		
AMH DEVELOPMENT LLC		
280 E PILOT RD		
LAS VEGAS	NV	89119

Property Location		
Site Address 302 CRESTRUN LOOP		
LEESBURG FL 34748		
Mill Group	000L	NBHD 0694
Property Use		Last Inspection
00100	SINGLE FAMILY	CTQ 08-07-202

Legal Description
CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 43 ORB 5163 PG 2421

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land 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		Total Adj JV/Mkt		85,500		
Classified Acres		0		Classified JV/Mkt		85,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 292,046
Deprec Bldg Value 292,046		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built		Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,065	1,065	1065	2020					
FUS	FINISHED AREA UPPER	1,259	1,259	1259		2324	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0		104.90	Quality Grade	670	Half Baths	1
OFF	OPEN PORCH FINISHE	0	75	0		292,046	Condition	VG	Heat Type	6
PAT	PATIO UNCOVERED	0	110	0			% Good	100.00	Foundation	3
							Functional Obsol	0	Fireplaces	0
TOTALS		2,324	2,949	2,324		292,046	Building RCNLD	292,046	Roof Cover	3
									Type AC	03

Alternate Key 3861233
 Parcel ID 20-19-25-0310-000-04400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0345 Subject By
 PRC Run: 12/2/2024
 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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2021	19-17-401	01-01-2020	08-07-2020	191,000	0001	SFR FOR 2021	08-07-2020	
2020	19-17-401	07-26-2019	12-18-2019	191,000	0001	SFR 2916SF 302 CRESTRUN LOOP	12-18-2019	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2018103238	5163 2421	08-31-2018	WD	U	M	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	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 2021-215 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

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0345 Comp 1
PRC Run: 12/2/2024 By

Card # 1 of 1

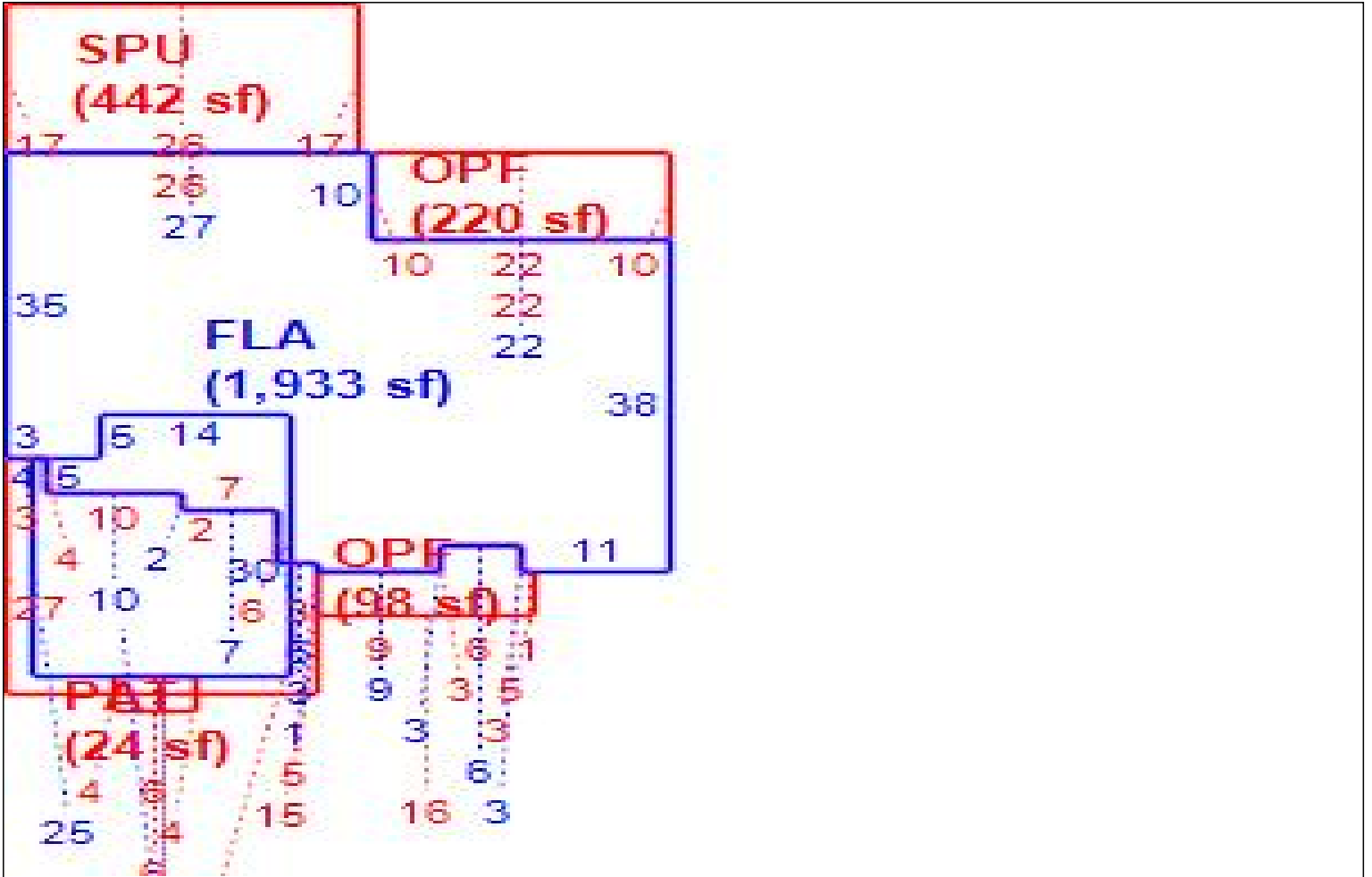
Current Owner		
DYOUS JOHNNIE R & TWILA		
213 CRESTRUN LOOP		
LEESBURG	FL	34748

Property Location		
Site Address 213 CRESTRUN LOOP		
LEESBURG FL 34748		
Mill Group	000L	NBHD 0694
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-08-202

Legal Description
CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 3 ORB 6216 PG 2120

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land 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		Total Adj JV/Mkt		85,500			
Classified Acres		0		Classified JV/Mkt		85,500		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 292,779
Deprec Bldg Value 283,996		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,478	2,478	2478	2008					
GAR	GARAGE FINISH	0	503	0						
OPF	OPEN PORCH FINISHE	0	318	0						
PAT	PATIO UNCOVERED	0	24	0						
SPU	SCREEN PORCH UNFIN	0	442	0						
TOTALS		2,478	3,765	2,478						
					Effective Area	2478	No Stories	1.00	Full Baths	3
					Base Rate	97.16	Quality Grade	660	Half Baths	0
					Building RCN	292,779	Wall Type	03	Heat Type	6
					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	6	Type AC	03
					Functional Obsol	0				
					Building RCNLD	283,996				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL3	SWIMMING POOL - RESIDENTIAL	117.00	SF	46.00	2011	2011	5382.00	85.00	4,575
PLD2	POOL/COOL DECK	249.00	SF	5.38	2011	2011	1340.00	70.00	938
SEN2	SCREEN ENCLOSED STRUCTURE	1018.00	SF	3.50	2011	2011	3563.00	67.50	2,405
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2011	2011	6000.00	67.50	4,050

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2013	12-10-0701	11-15-2012	02-22-2013	5,062	0003	SCRN ENCL W/SLAB	02-22-2013		
2012	10-715	01-01-2011	08-02-2011	22,400	0003	POL MISC FOR 2012	08-02-2011	03-25-2011	
2011	10-00000715	12-14-2010	03-28-2011	22,400	0003	POL DEC & SEN			
2011	10-00000715	10-26-2010	03-28-2011	22,400	0003	POL W/DECK			
2011	10-00000704	10-13-2010	03-28-2011	2,000	0002	STEM WALL			
2009	07-00000394	01-02-2008	03-16-2009	309,135	0000	SFR 4BED 213 CRESTRUN LOOP	03-16-2009		
2008	07-00000394	01-02-2007	01-02-2008	309,135	0000	SFR FOR 09			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023118139	6216 2120	09-21-2023	WD	Q	01	I	443,000				
2023029795	6108 0930	03-14-2023	WD	U	37	I	402,400				
	3951 1469	09-17-2010	WD	Q	Q	I	250,000				
	3471 0795	07-11-2007	QC	U	M	V	1				
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	283,996	11,968	381,464	0	381464	0.00	381464	381464	381,703	

Parcel Notes

3471/795 M SALE INCL AK3861192 AK3861204 AK3847556 AK3847560
 09 FOR SALE 299 900 TJW 031609
 09FC FLA3 CAN4 ARE 2ND STY TJW 031609
 09TRIM LOC FROM 30 TO COMPARE TO ASHTON WOODS AK3866765 TJW 091609
 09VAB PETITION 2009 354 TJW 093009
 3591/1469 PILLAR HOMES LLC TO THOMAS W & YVONNE A O'GRADY HW
 10 3988/1616 LK CO AFFIDAVIT OF FL RESIDENT FOR THOMAS & YVONNE O'GRADY 110110
 11X VADX BELONGS TO THOMAS O'GRADY
 11 FORWARD PERMIT PER LEESBURG BLDG DEPT 032811
 12FC ADD POL MISC AND CAN7 FOR 2012 NO OTHER CHGS SFR IS VERY NICE JNH 080211
 13FC CAN7 TO SPU OPENS UP TO POL NO OTHER CHGS JNH 022213
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 21 YVONNE ANNETTE O'GRADY 63 DECEASED 092520 STATE DEATH LIST FILE 2020176324 JLB 112420
 6108/930 THOMAS W O'GRADY TO OPENDOOR PROPERTY TRUST I
 6216/2120 OPENDOOR PROPERTY TRUST I TO JOHNNIE R & TWILA DYOUS HW

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Alternate Key 3861196
 Parcel ID 20-19-25-0310-000-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0345 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

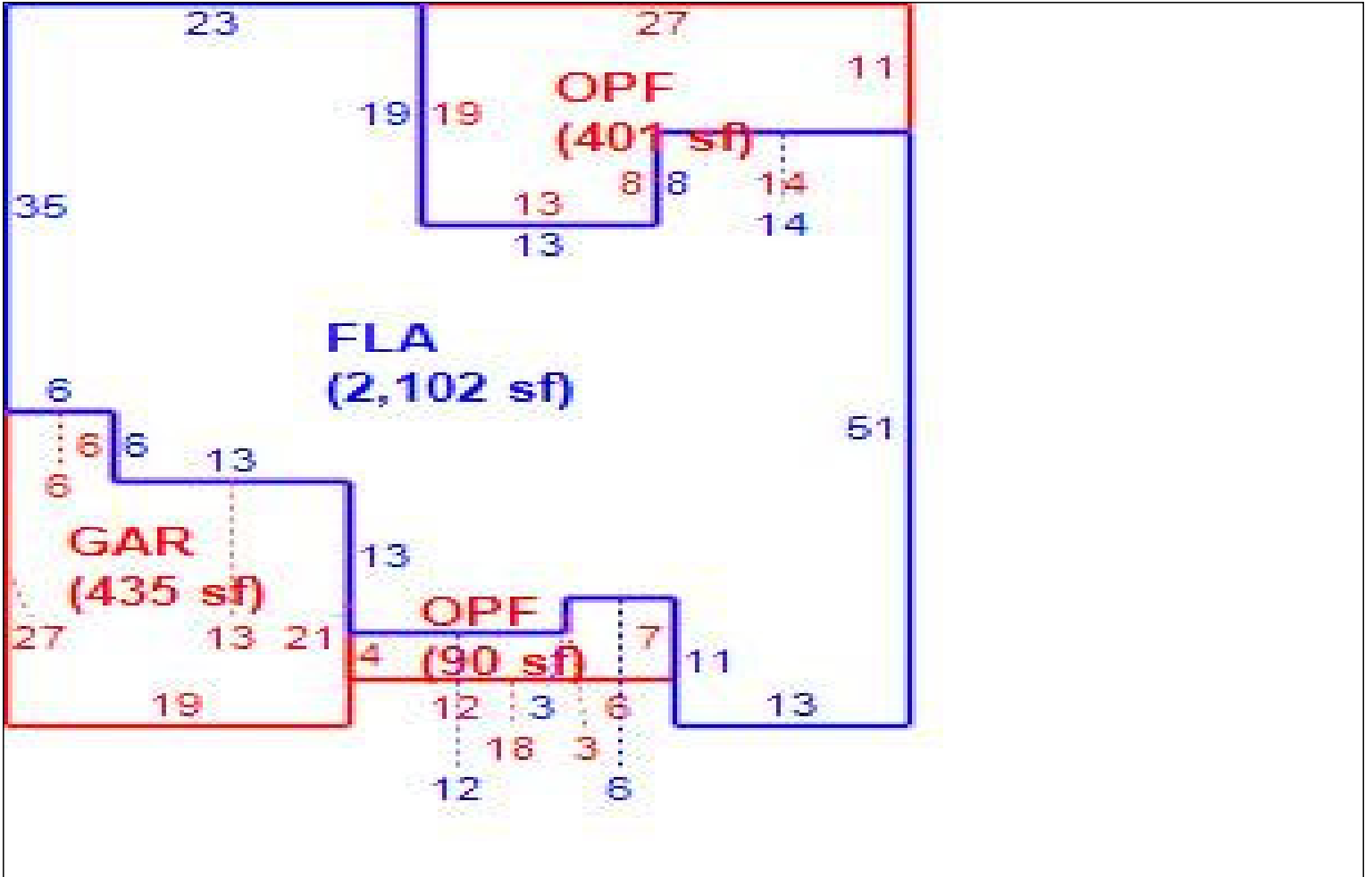
Current Owner		
MALEK ANGELA & JAMES		
229 CRESTRUN LOOP		
LEESBURG	FL	34748

Property Location			
Site Address 229 CRESTRUN LOOP			
LEESBURG FL 34748			
Mill Group	000L	NBHD	0694
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	02-08-202

Legal Description
 CRESTRIDGE AT LEESBURG PB 61 PG 1-2 LOT 7 ORB 6124 PG 2015

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land 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		Total Adj JV/Mkt		85,500		
Classified Acres		0		Classified JV/Mkt		85,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 255,230
Deprec Bldg Value 247,573		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,102	2,102	2102	2013	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	435	0	100.99	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	491	0	255,230	Wall Type	03	Heat Type	6
TOTALS		2,102	3,028	2,102	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	6	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					247,573				

Alternate Key 3861196
 Parcel ID 20-19-25-0310-000-00700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0345 Comp 2
 PRC Run: 12/2/2024 By
 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
POL2	SWIMMING POOL - RESIDENTIAL	312.00	SF	35.00	2013	2013	10920.00	85.00	9,282
PLD2	POOL/COOL DECK	408.00	SF	5.38	2013	2013	2195.00	72.50	1,591
SEN2	SCREEN ENCLOSED STRUCTURE	1632.00	SF	3.50	2013	2013	5712.00	72.50	4,141

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	13-10-436	07-09-2013	07-12-2013	4,690	0003	SEN 20X30			
2014	13-10-372	05-29-2013	07-12-2013	21,305	0003	POL			
2014	13-10-109	02-25-2013	07-12-2013	270,000	0001	SFR 229 CRESTRUN LOOP	07-12-2013		

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023042877	6124	2015	04-03-2023	WD	Q	01	I	419,500	039	HOMESTEAD	2024	25000
	4283	1407	02-15-2013	WD	Q	Q	V	20,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4283	1406	02-15-2013	WD	U	U	V	20,000				
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	
85,500	247,573	15,014	348,087	0	348087	50,000.00	298087	323087	348,285	

Parcel Notes

09TRIM LOC FROM 30 TO COMPARE TO ASHTON WOODS AK3866765 TJW 091609
 2010 PETITION 406
 4283/1406 PILLAR DEVELOPMENT LLC TO PILLAR HOMES LLC
 4283/1407 PILLAR HOMES LLC TO NATALIA ALEJANDRO SINGLE
 18TR UNCLAIMED 2132 ANOKA WAY LEESBURG FL 34748 2949
 19TR NOT DELIVERABLE AS ADDRESSED 2132 ANOKA WAY LEESBURG FL 34748 2949
 6124/2015 NATALIA ALEJANDRO TO ANGELA & JAMES MALEK HW
 23CC EFILE HX APP CP 081923

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Alternate Key 3931182
 Parcel ID 20-19-25-0500-000-03600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0345 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

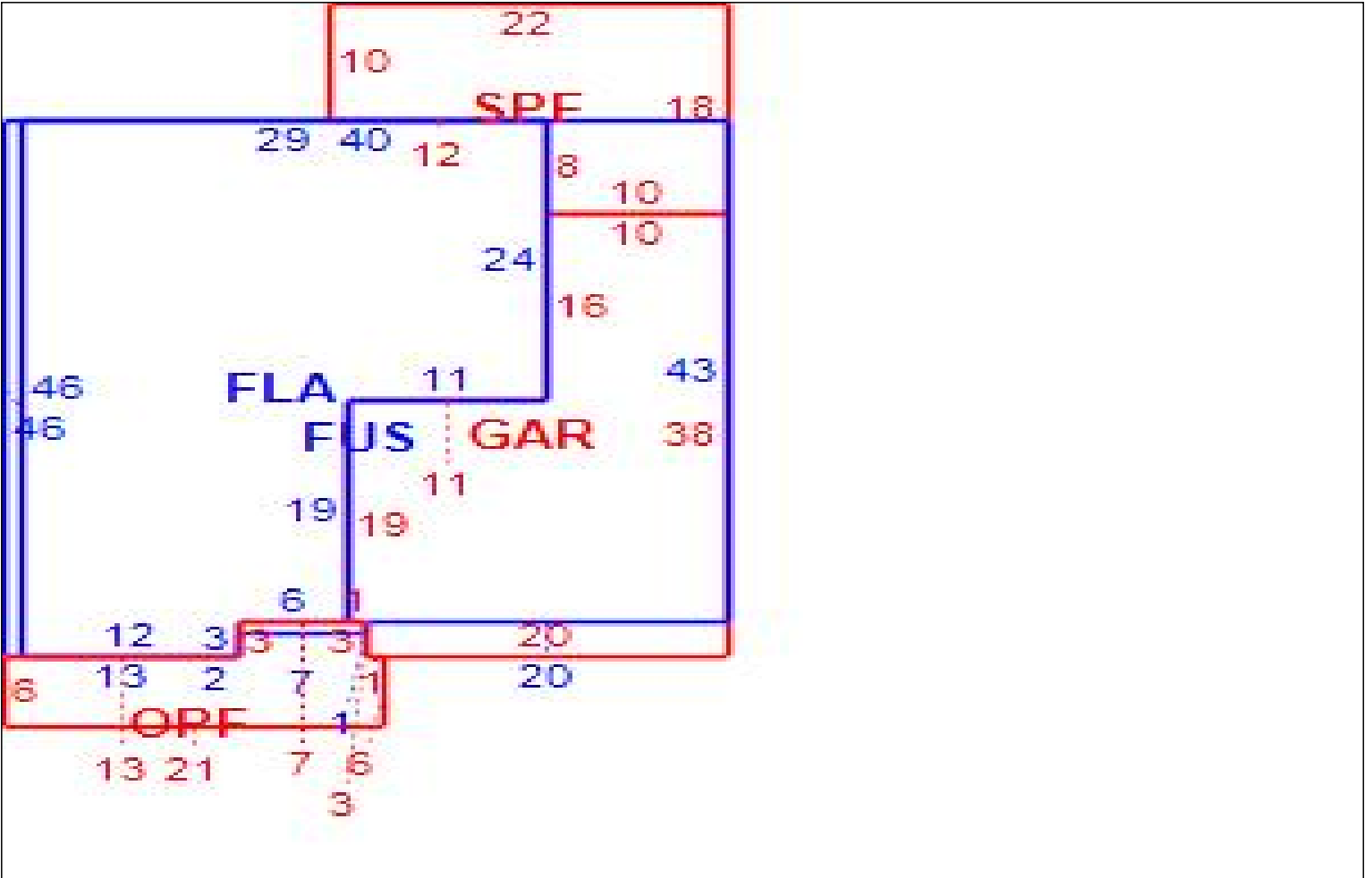
Current Owner		
MC FARLAND MICHELLE L & JOHN W		
1100 BRADFORD RIDGE DR		
LEESBURG	FL	34748

Property Location		
Site Address 1100 BRADFORD RIDGE DR		
LEESBURG FL 34748		
Mill Group	000L	NBHD 0664
Property Use		Last Inspection
00100	SINGLE FAMILY	CTQ 01-05-202

Legal Description
BRADFORD RIDGE PB 77 PG 26-27 LOT 36 ORB 6146 PG 38

Land Lines													
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value	
1	0100	0	0		1.00 LT	65,000.00	0.0000	1.00	1.000	1.000	0	65,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		65,000			
Classified Acres		0		Classified JV/Mkt		65,000		Classified Adj JV/Mkt		0			

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 308,571
Deprec Bldg Value 308,571		Multi Story 1	



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	5
FLA	FINISHED LIVING AREA	1,074	1,074	1074	2023	2840	No Stories	2.00	Full Baths	3
FUS	FINISHED AREA UPPER	1,766	1,766	1766	Base Rate	87.36	Quality Grade	660	Half Baths	1
GAR	GARAGE FINISH	0	619	0	Building RCN	308,571	Wall Type	03	Heat Type	6
OFF	OPEN PORCH FINISHE	0	147	0	Condition	VG	Foundation	3	Fireplaces	
SPF	SCREEN PORCH FINIS	0	300	0	% Good	100.00	Roof Cover	3	Type AC	03
TOTALS		2,840	3,906	2,840	Building RCNLD	308,571				

Alternate Key 3931182
 Parcel ID 20-19-25-0500-000-03600

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0345 Comp 3
 PRC Run: 12/2/2024 By
 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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2025	1123120331	01-25-2024		17,000	0003	SEN 20X32		
2025	1123100165	11-16-2023		96,000	0003	POL		
2024	1122080255	09-20-2022	01-05-2024	396,000	0001	SFR 3873SF 1100 BRADFORD RIDGE	01-05-2024	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023060104	6146	0038	04-28-2023	WD	Q	03	I	510,300			
2022098711	5994	2154	07-15-2022	WD	Q	05	V	443,400			
2020135808	5593	1352	11-10-2020	WD	Q	05	V	615,000			
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
65,000	308,571	0	373,571	0	373571	0.00	373571	373571	373,571

Parcel Notes

5994/2154 M SALE INCL 8 LOTS IN BRADFORD RIDGE SUB STRADA DEVELOPMENT LLC TO MARONDA HOMES LLC
 6146/38 MARONDA HOMES LLC OF FLORIDA TO MICHELLE LYNN & JOHN W MC FARLAND HW

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Alternate Key 3275527
 Parcel ID 32-19-25-0050-000-01800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0345 Comp 4
 PRC Run: 12/2/2024 By
 Card # 1 of 1

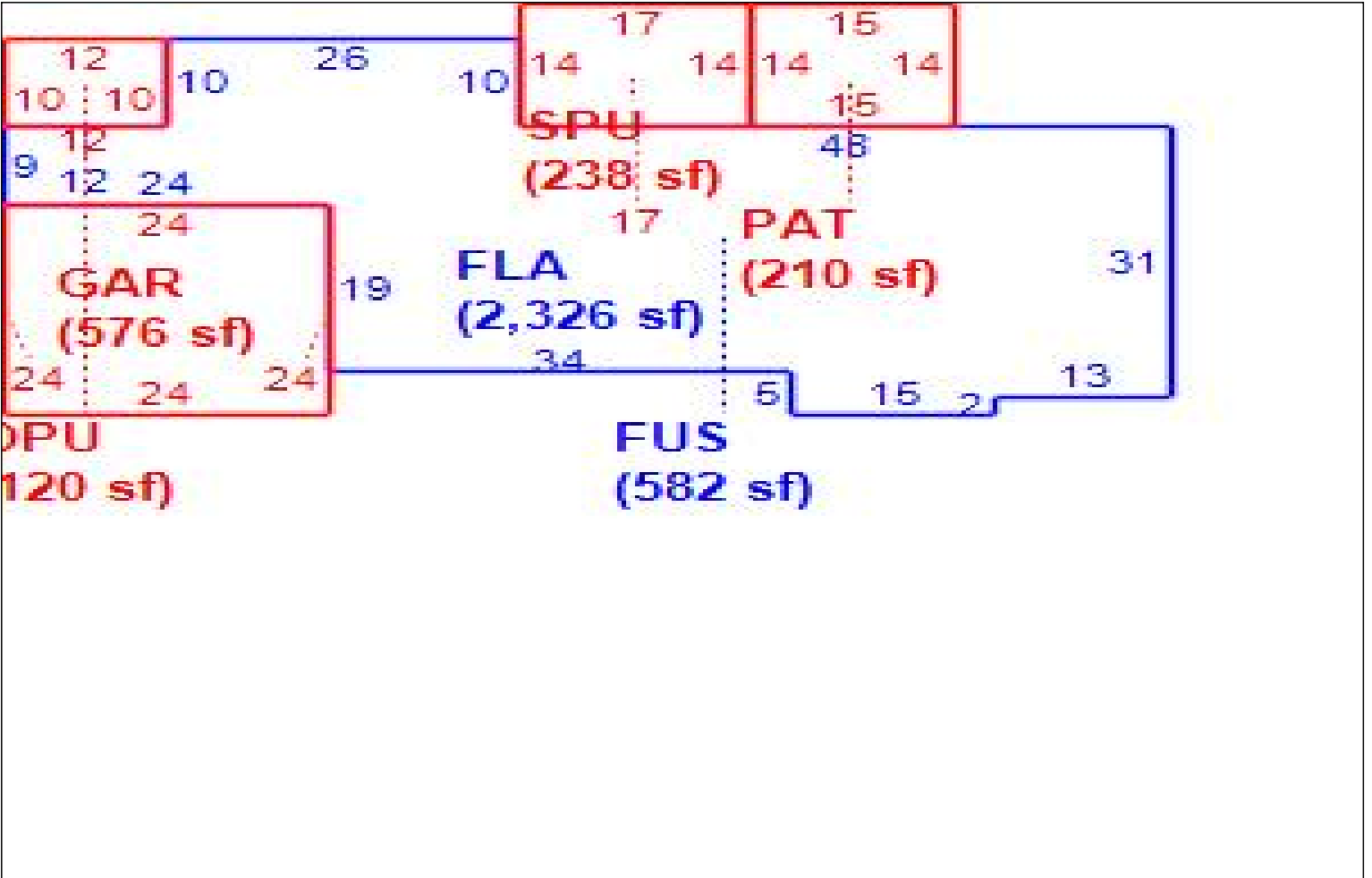
Current Owner		
PRESTON JOHN B & JULIET L		
30329 REDTREE DR		
LEESBURG	FL	34748

Property Location			
Site Address 30329 REDTREE DR			
LEESBURG FL 34748			
Mill Group	0001	NBHD	5030
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	11-27-202

Legal Description
ARBORMERE SUB LOT 18 PB 26 PGS 41-42 ORB 6167 PG 786

Land Lines												
LL	Use Code	Front	Depth	Notes Adj	Units	Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00 LT	30,000.00	0.0000	3.40	1.000	1.000	0	102,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		102,000		
Classified Acres		0		Classified JV/Mkt		102,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 291,221 Deprec Bldg Value 282,484 Multi Story 1



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	2,326	2,326	2326	1991				
FUS	FINISHED AREA UPPER	582	582	582	2908	No Stories	1.25	Full Baths	3
GAR	GARAGE FINISH	0	576	0	83.87	Quality Grade	645	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	120	0	291,221	Building RCN		Heat Type	6
PAT	PATIO UNCOVERED	0	210	0	EX	Condition		Foundation	3
SPU	SCREEN PORCH UNFIN	0	238	0	97.00	% Good		Fireplaces	1
TOTALS		2,908	4,052	2,908	0	Functional Obsol		Roof Cover	3
					282,484	Building RCNLD		Type AC	03

Alternate Key 3275527
 Parcel ID 32-19-25-0050-000-01800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0345 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	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value

Building Permits									
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			

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	I	485,000	039	HOMESTEAD	2024	25000	
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					
	1067 0150	07-01-1990	TR	Q	Q	V	16,000					
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 GRANTEEES 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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