



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes 3393562

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.

Form with sections: COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB), PART 1. Taxpayer Information, PART 2. Reason for Petition, and various checkboxes and text fields for filing details.

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 authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form. Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition. Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, taxpayer

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

**PART 4. Employee, Attorney, or Licensed Professional Signature**

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of \_\_\_\_\_ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number \_\_\_\_\_).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number RD6182).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number \_\_\_\_\_).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number \_\_\_\_\_).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Robert L. Peyton  
Signature, representative

Robert Peyton  
Print name

9/10/2024  
Date

**PART 5. Unlicensed Representative Signature**

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
  - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR  the taxpayer's authorized signature is in part 3 of this form.
  - I am an uncompensated representative filing this petition AND (check one)
    - the taxpayer's authorization is attached OR  the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

\_\_\_\_\_  
Signature, representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

<b>Petition #</b> 2024-0357	Alternate Key: 3393562	Parcel ID: 22-24-26-0825-000-21100
<b>Petitioner Name</b> Ryan, llc c/o Robert Peyton The Petitioner is: <input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:	<b>Property Address</b> 2248 DANCY TRL CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> AH4R PROPERTIES LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 302,661	\$ 302,661
<b>2. Assessed or classified use value, *if applicable</b>	\$ 250,640	\$ 250,640
<b>3. Exempt value, *enter "0" if none</b>	\$ -	\$ -
<b>4. Taxable Value, *required</b>	\$ 250,640	\$ 250,640

\*All values entered should be county taxable values, School and other taxing authority values may differ.

**Last Sale Date** 3/16/2017      **Price:** \$157,000       Arm's Length     Distressed    Book 4923 Page 1033

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3393562	3567579	3396723	3394666
<b>Address</b>	2248 DANCY TRL CLERMONT	2221 KIWI TRL CLERMONT	2302 PINK GRAPEFRUIT TRL	15735 GREATER GROVES BLVD
<b>Proximity</b>				
<b>Sales Price</b>		\$385,000	\$385,000	\$382,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		0.00%	0.00%	0.00%
<b>Adjusted Sale</b>		\$327,250	\$327,250	\$324,700
<b>\$/SF FLA</b>	\$180.80 per SF	\$199.06 per SF	\$201.14 per SF	\$191.68 per SF
<b>Sale Date</b>		4/7/2023	7/21/2023	12/20/2023
<b>Terms of Sale</b>		<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
<b>Fla SF</b>	1,674	1,644	1500	1,627	2350	1,694	-1000
<b>Year Built</b>	1993	1994		1992		1993	
<b>Constr. Type</b>	block/stucco	block/stucco		block/stucco		block/stucco	
<b>Condition</b>	good	good		good		good	
<b>Baths</b>	2.0	2.0		2.0		2.0	
<b>Garage/Carport</b>	2 car	2 car		2 car		2 car	
<b>Porches</b>	84 sf	272 sf		473 sf		108 sf	
<b>Pool</b>	N	Y	-20000	N	0	Y	-20000
<b>Fireplace</b>	0	0	0	0	0	0	0
<b>AC</b>	Central	Central	0	Central	0	Central	0
<b>Other Adds</b>	no	no		no		no	
<b>Site Size</b>	lot	lot		lot		lot	
<b>Location</b>	good	good		good		good	
<b>View</b>	good	good		good		good	
		-Net Adj. 5.7%	-18500	Net Adj. 0.7%	2350	-Net Adj. 6.5%	-21000
		Gross Adj. 6.6%	21500	Gross Adj. 0.7%	2350	Gross Adj. 6.5%	21000
<b>Adj. Sales Price</b>	Market Value <b>\$302,661</b>	Adj Market Value	<b>\$308,750</b>	Adj Market Value	<b>\$329,600</b>	Adj Market Value	<b>\$303,700</b>
	Value per SF 180.80						

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

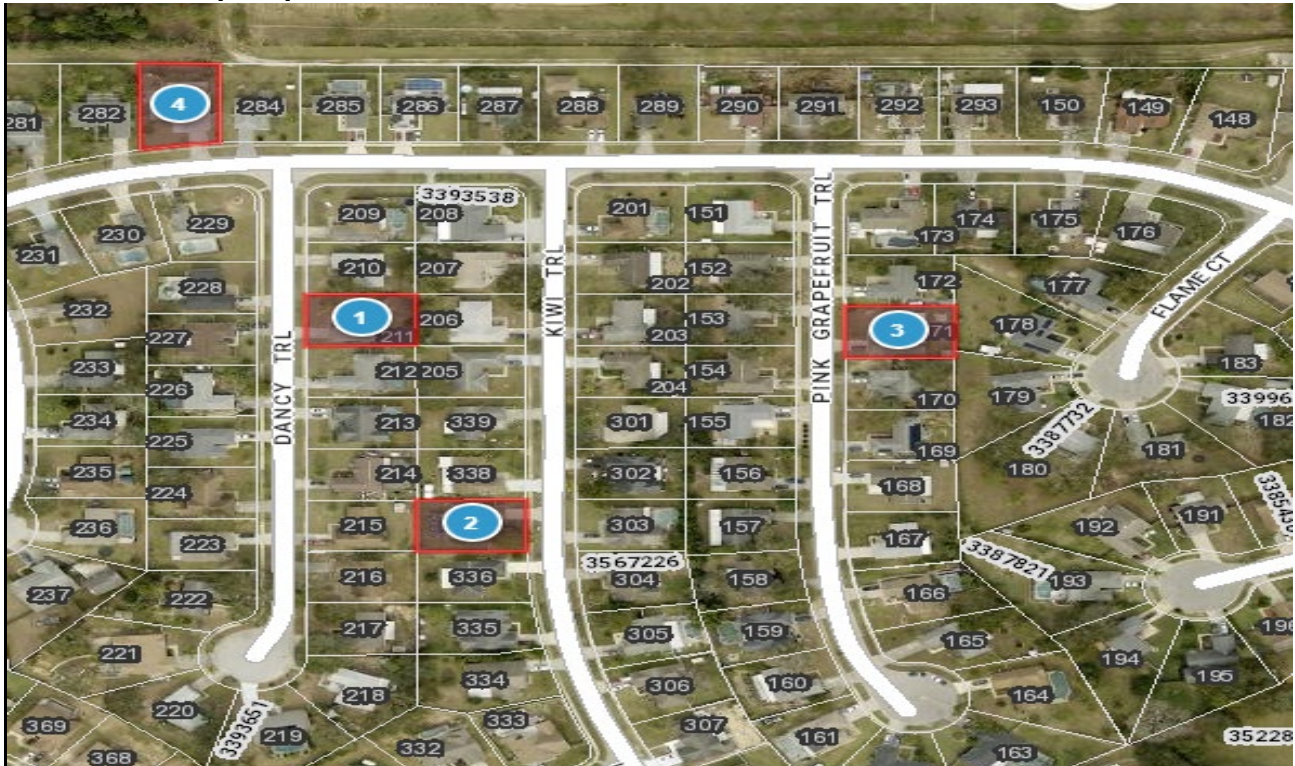
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps: THE PETITIONER USED THREE COMPS WHICH JUSTIFIED OUR VALUE THE TOOK 15% OFF AFTER ADJUSTMENT.

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: Mohamed Shariff**

**DATE 11/13/2024**

**2024-0357 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3393562	2248 DANCY TRL CLERMONT	-
2	comp 1	3567579	2221 KIWI TRL CLERMONT	0
3	comp 2	3396723	2302 PINK GRAPEFRUIT TRL CLERMONT	0
4	comp 3	3394666	15735 GREATER GROVES BLVD CLERMONT	0
5				
6				
7				
8				

Alternate Key 3393562  
 Parcel ID 22-24-26-0825-000-21100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0357 Subject  
 PRC Run: 11/25/2024 By

Card # 1 of 1

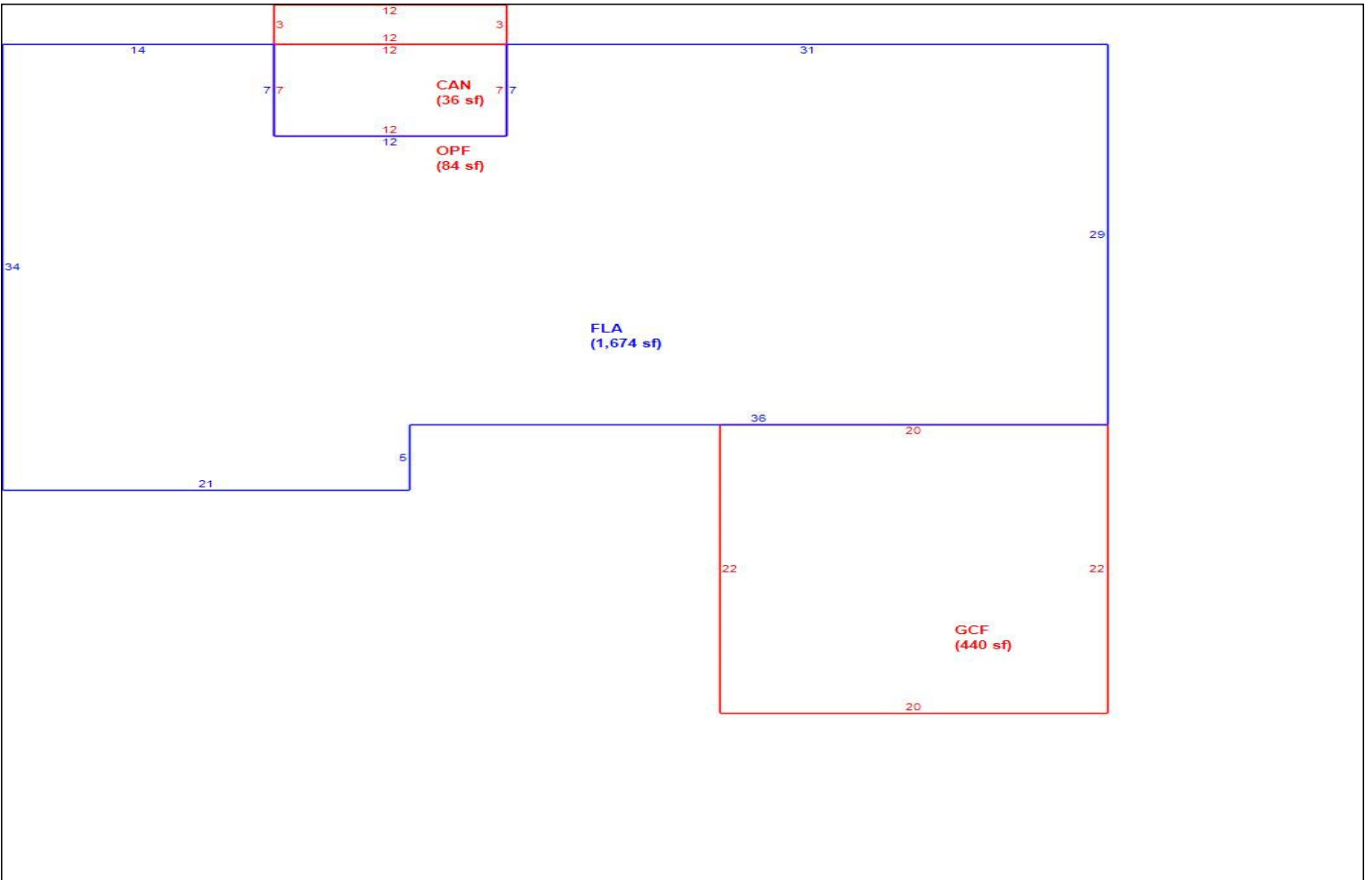
Current Owner		
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location			
Site Address 2248 DANCY TRL			
CLERMONT		FL 34714	
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 2 LOT 211 PB 33 PGS 47-48 ORB 4923 PG 1033

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750			
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0			

Sketch								
Bldg 1	Sec 1	of 1	Replacement Cost	216,403	Deprec Bldg Value	209,911	Multi Story	0



Building Sub Areas					Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Base Rate	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,674	1,674	1674	1993	1674	106.09	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0				Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	84	0	216,403			Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	36	0				% Good	97.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,674	2,234	1,674	Building RCNLD	209,911		Roof Cover	3	Type AC	03

Alternate Key 3393562  
 Parcel ID 22-24-26-0825-000-21100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0357 Subject By  
 PRC Run: 11/25/2024  
 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
2000 1993	1 03681	01-01-1999 12-01-1992	07-05-2000 12-01-1993	1 65,040	0000 0000	CHECK VALUES SFR 2248 DANCY TR LT211		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
2017035109	4923	1033	03-16-2017	WD	Q	Q	I	157,000				
2016063031	4795	0237	06-10-2016	WD	Q	Q	I	85,000				
	1768	1300	11-05-1999	WD	Q	Q	I	105,000				
	1214	1395	03-01-1993	WD	Q	Q	I	88,900				
<b>Total</b>												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
92,750	209,911	0	302,661	52021	250640	0.00	250640	302661	296,016

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Alternate Key 3567579  
Parcel ID 22-24-26-0830-000-33700

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0357 Comp 1  
PRC Run: 11/25/2024 By

Card # 1 of 1

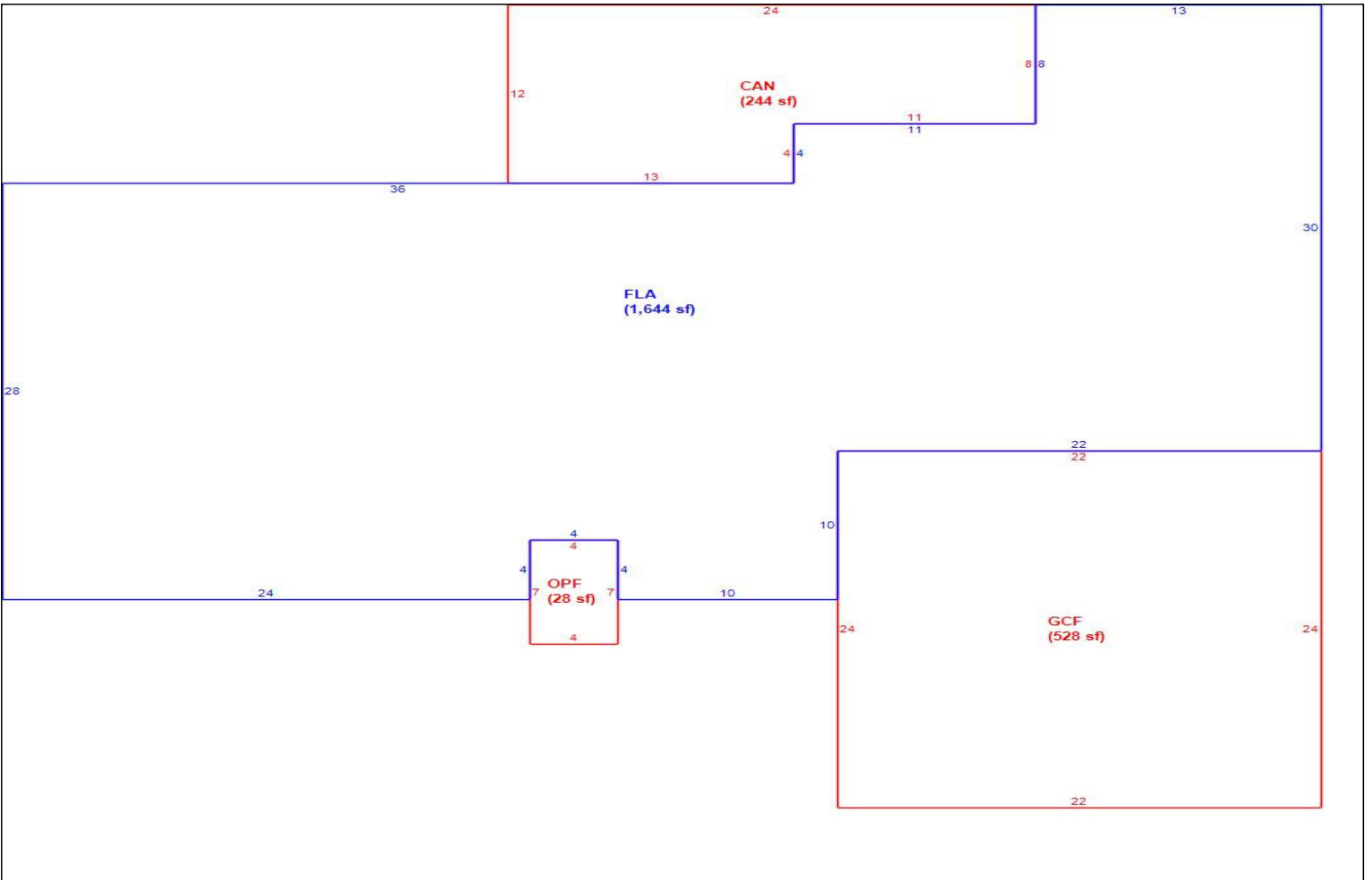
Current Owner			
NENAMI LLC			
2221 KIWI TRL			
CLERMONT	FL	34714	

Property Location			
Site Address 2221 KIWI TRL			
CLERMONT		FL 34714	
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	08-12-202

Legal Description
GREATER GROVES PHASE 3 SUB LOT 337 PB 34 PGS 79-80 ORB 6123 PG 1374

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 215,484
Deprec Bldg Value 209,019		Multi Story 0	



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,644	1,644	1644	Effective Area	1644	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	528	0	Base Rate	106.17	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	215,484	Condition	EX	Heat Type	6
PAT	PATIO UNCOVERED	0	244	0	% Good	97.00	Foundation	3	Fireplaces	0
TOTALS		1,644	2,444	1,644	Functional Obsol	0	Roof Cover	3	Type AC	03
					Building RCNLD	209,019				



Alternate Key 3567579  
Parcel ID 22-24-26-0830-000-33700

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0357 Comp 1  
PRC Run: 11/25/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	390.00	SF	35.00	1995	1995	13650.00	85.00	11,603
PLD2	POOL/COOL DECK	370.00	SF	5.38	1995	1995	1991.00	70.00	1,394
SEN2	SCREEN ENCLOSED STRUCTURE	1580.00	SF	3.50	1995	1995	5530.00	40.00	2,212
HTB2	HOT TUB/SPA	1.00	UT	6000.00	1995	1995	6000.00	50.00	3,000

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2014	2013060620	06-28-2013	05-07-2014	7,840	0002	REROOF	05-07-2014		
1996	120161	12-01-1995	12-01-1995	4,593	0000	SEN			
1996	110330	11-01-1995	12-01-1995	1	0000	ADD POOL & SPA			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023041793	6123 1374	04-07-2023	WD	Q	01	I	385,000				
2023009377	6084 0668	01-22-2023	QC	U	11	I	100				
	4350 0779	06-25-2013	WD	U	U	I	125,000				
	2236 1470	12-05-2002	WD	U	U	I	132,500				
	2181 1755	02-27-2002	WD	U	U	I	0				
<b>Total</b>											0.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
92,750	209,019	18,209	319,978	0	319978	0.00	319978	319978	313,453	

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Alternate Key 3396723  
 Parcel ID 22-24-26-0800-000-17100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0357 Comp 2  
 PRC Run: 11/25/2024 By

Card # 1 of 1

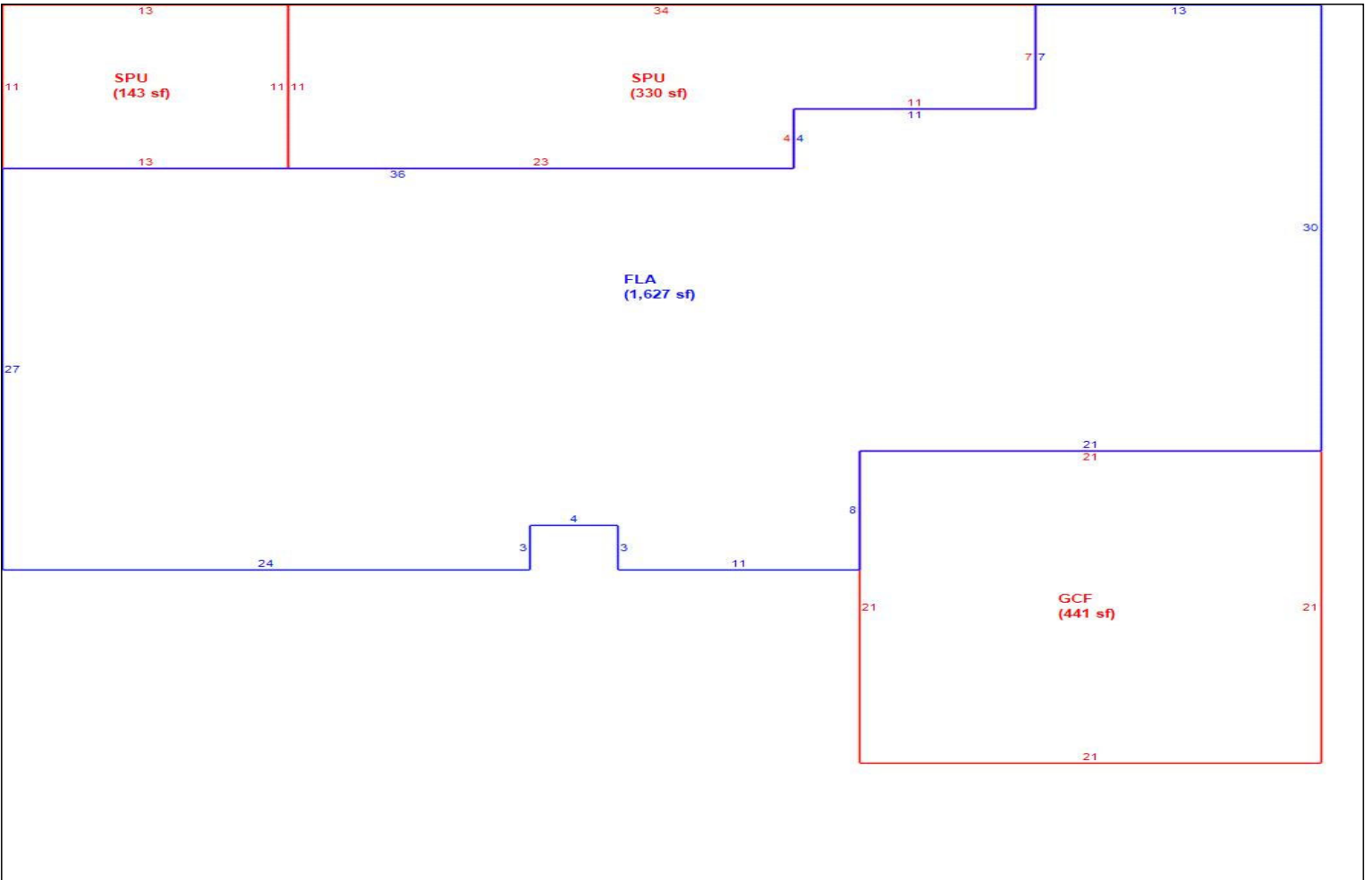
Current Owner		
ROCHE MICHAEL C		
2302 PINK GRAPEFRUIT TRL		
CLERMONT	FL	34714

Property Location			
Site Address	2302 PINK GRAPEFRUIT TRL		
	CLERMONT	FL	34714
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	12-01-202

Legal Description
GREATER GROVES PHASE 1 LOT 171 PB 32 PGS 79-80 ORB 6182 PG 1658

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		

Sketch						
Bldg 1	Sec 1	of 1	Replacement Cost	214,935	Deprec Bldg Value 208,487	Multi Story 0



Building Sub Areas				Building Valuation			Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,627	1,627	1627	1992	1627	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	441	0	106.21	106.21	Quality Grade	665	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	473	0	214,935	214,935	Wall Type	03	Heat Type	6
TOTALS		1,627	2,541	1,627	Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	208,487				

Alternate Key 3396723  
 Parcel ID 22-24-26-0800-000-17100

**LCPA Property Record Card**  
 Roll Year 2024 Status: A

2024-0357 Comp 2  
 PRC Run: 11/25/2024 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
2021	2020071236	07-29-2020	12-01-2020	5,816	0002	REPL WINDOWS 6	12-03-2020	
2019	2018110597	11-20-2018	03-01-2019	6,728	0002	REPL WINDOWS 3	03-04-2019	
2001	0090589	09-20-2000	01-11-2001	5,450	0000	34X12 SCRNM RM & PATIO COV		

**Sales Information**

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	<b>Exemptions</b>				
								Code	Description	Year	Amount	
2023090000	6182	1658	07-21-2023	WD	Q	01	I	385,000				
	1180	0301	07-01-1992	WD	Q	Q	I	90,900				
								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
92,750	208,487	0	301,237	0	301237	0.00	301237	301237	294,800

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Alternate Key 3394666  
Parcel ID 22-24-26-0825-000-28300

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0357 Comp 3  
PRC Run: 11/25/2024 By

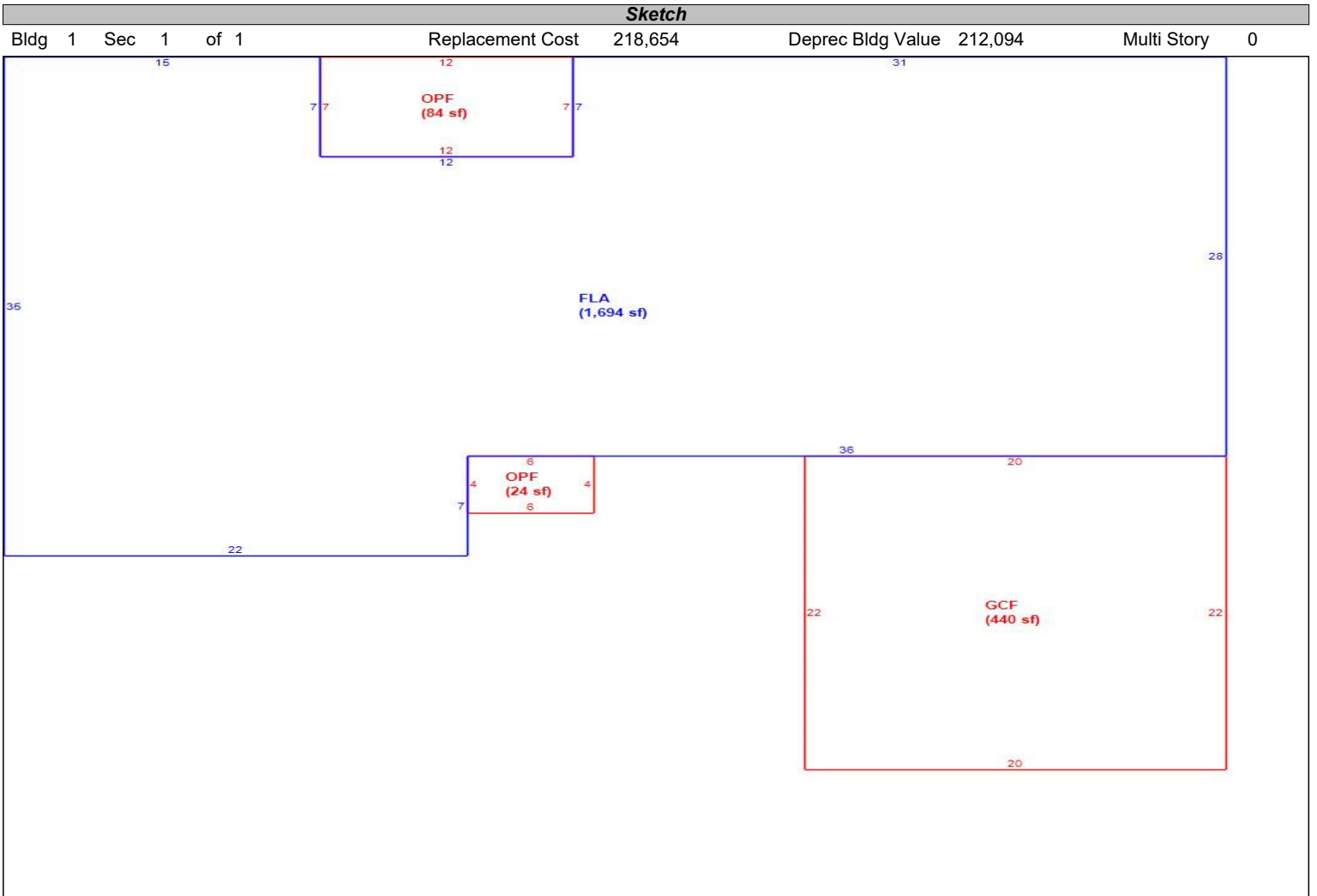
Card # 1 of 1

Current Owner		
VARONA LUIS & VANESSA QUINONES		
15735 GREATER GROVES BLVD		
CLERMONT	FL	34714

Property Location			
Site Address 15735 GREATER GROVES BLVD			
CLERMONT FL 34714			
Mill Group	GG05	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
GREATER GROVES PHASE 2 LOT 283 PB 33 PGS 47-48 ORB 6266 PG 365

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	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		92,750		
Classified Acres		0		Classified JV/Mkt		92,750		Classified Adj JV/Mkt		0		



Building Sub Areas					Building Valuation			Construction Detail		
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Effective Area	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,694	1,694	1694	1993	1694	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	106.04	106.04	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	108	0	218,654	218,654	Wall Type	03	Heat Type	6
TOTALS					Condition	EX	Foundation	3	Fireplaces	0
					% Good	97.00	Roof Cover	3	Type AC	03
					Functional Obsol	0				
					Building RCNLD	212,094				

Alternate Key 3394666  
Parcel ID 22-24-26-0825-000-28300

**LCPA Property Record Card**  
Roll Year 2024 Status: A

2024-0357 Comp 3  
PRC Run: 11/25/2024 By  
Card # 1 of 1

<b>Miscellaneous Features</b>									
<i>*Only the first 10 records are reflected below</i>									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
POL2	SWIMMING POOL - RESIDENTIAL	450.00	SF	35.00	1992	1992	15750.00	85.00	13,388
PLD2	POOL/COOL DECK	474.00	SF	5.38	1992	1992	2550.00	70.00	1,785
SEN2	SCREEN ENCLOSED STRUCTURE	1160.00	SF	3.50	1992	1992	4060.00	40.00	1,624

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
1994	03026	05-01-1993	12-01-1993	3,200	0000	SEN LT283 C NOTES			
1993	03465	11-01-1992	12-01-1993	59,244	0000	SFR 15735 GREAT.GROV 283			

<b>Sales Information</b>								<b>Exemptions</b>			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024001350	6266	0365	12-20-2023	WD	Q	01	382,000	003	DISABILITY VETERAN	2024	5000
2023148800	6253	1527	09-08-2023	QC	U	11	382,000	039	HOMESTEAD	2024	25000
	3940	1943	08-23-2010	QC	U	U	100	059	ADDITIONAL HOMESTEAD	2024	25000
	3644	0245	06-28-2008	QC	U	U	100				
	1218	0876	03-01-1993	WD	Q	Q	90,400				
<b>Total</b>											55,000.00

<b>Value Summary</b>										
Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu	
92,750	212,094	16,797	321,641	0	321641	55,000.00	266641	291641	314,939	

\*\*\*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.\*\*\*