

# 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.

	Y CLERK OF THE VAL	AND THE MITSULGIA SUL	D (MA <b>B</b> )
Petition# 2024-0357	County Lake	Tax year 202	Date received 9./2.24
	COMPLETED BY TO	HE PENNOXER	
PART 1. Taxpayer Information			
Taxpayer name: American Homes 4 Rent, LLC	; AH4R Properties, LLC	Representative: Ryan, LLC	c/o Robert Peyton
Mailing address Ryan, LLC for notices 16220 North Scottsd Scottsdale, AZ 8525		Parcel ID and physical address or TPP account # 22-24-26-	082500021100 cy Trail
Phone <b>954-740-6240</b>		Email Residentia	alAppeals@ryan.com
The standard way to receive information			
☐ I am filing this petition after the petition documents that support my statements		hed a statement of the reaso	ns I filed late and any
I will not attend the hearing but would your evidence to the value adjustment evidence. The VAB or special magistr  Type of Property  Res. 1-4 units Inc  Commercial Res. 5+ units Ag	board clerk. Florida law a rate ruling will occur unde dustrial and miscellaneou	llows the property appraiser to r the same statutory guideline	cross examine or object to your
PART 2. Reason for Petition C	Check one. If more than	one, file a separate petition	i.
Real property value (check one)	ecrease increase ete on January 1 u must have timely filed	Denial of exemption Selection  Denial for late filing of exemption  (Include a date-stamped a Qualifying improvement (s. 2)	ect or enter type:  cemption or classification copy of application.)
Check here if this is a joint petition. determination that they are substants.  Enter the time (in minutes) you think by the requested time. For single join group.  My witnesses or I will not be availa. You have the right to exchange evidence evidence directly to the property apprais appraiser's evidence. At the hearing, you have the right, regardless of whether	ntially similar. (s. 194.01 a you need to present you not petitions for multiple un ble to attend on specific with the property appraire at least 15 days befor u have the right to have	1(3)(e), (f), and (g), F.S.) ir case. Most hearings take 15 its, parcels, or accounts, providates. I have attached a list caiser. To initiate the exchange the hearing and make a wrwitnesses sworn.	i minutes. The VAB is not bound de the time needed for the entire of dates. e, you must submit your ritten request for the property
of your property record card containing i information redacted. When the property to you or notify you how to obtain it online.	information relevant to the appraiser receives the	e computation of your curren	nt assessment, 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 authorizati Written authorization from the taxpayer is required for access to collector.	on for representation to this form.	•
☐ I authorize the person I appoint in part 5 to have access to a Under penalties of perjury, I declare that I am the owner of the petition and the facts stated in it are true.		
Signature, taxpayer	Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Sign	nature	
Complete part 4 if you are the taxpayer's or an affiliated entity representatives.		
I am (check any box that applies):		
An employee of	(taxpayer or an affiliate	ed entity).
A Florida Bar licensed attorney (Florida Bar number	).	
☐ A Florida real estate appraiser licensed under Chapter 475	5, Florida Statutes (license number	. <u>RD6182</u> ).
☐ A Florida real estate broker licensed under Chapter 475, F		).
☐ A Florida certified public accountant licensed under Chapte	er 473, Florida Statutes (license nu	mber ).
I understand that written authorization from the taxpayer is req appraiser or tax collector.	uired for access to confidential info	rmation from the property
Under penalties of perjury, I certify that I have authorization to	file this notition on the terreror's	hohalf and I dealars that I
am the owner's authorized representative for purposes of filing		
under s. 194.011(3)(h), Florida Statutes, and that I have read	•	-
Robert I. Pento	Robert Peyton	9/10/2024
Signature, representative	Print name	
PART 5. Unlicensed Representative Signature		
Complete part 5 if you are an authorized representative not list		
☐ I am a compensated representative not acting as one of the AND (check one)	•	oyees listed in part 4 above
☐ Attached is a power of attorney that conforms to the requir taxpayer's authorized signature OR ☐ the taxpayer's authorized		
☐ I am an uncompensated representative filing this petition A	•	
the taxpayer's authorization is attached OR ☐ the taxpay	er's authorized signature is in part	3 of this form.
I understand that written authorization from the taxpayer is recappraiser or tax collector.	quired for access to confidential inf	ormation from the property
Under penalties of perjury, I declare that I am the owner's aut becoming an agent for service of process under s. 194.011(3) facts stated in it are true.		
Signature, representative	Print name	Date
		· · · · · · · · · · · · · · · · · · ·

# LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

			INLO	IDLITIA	<b>L</b>			
Petition #	ŧ	2024-0357		Alternate K	ey: <b>3393562</b>	Parcel I	D: <b>22-24-26-082</b>	5-000-21100
Petitioner Name	Ryan,lld	c/o Robert	Peyton	D	22.42.5		Check if Mu	tiple Parcels
The Petitioner is:	Taxpayer of Re	cord 🗸 Tax	payer's agent	Property Address		ANCY TRL RMONT		
Other, Explain:				Address	CLL	KIVIOIVI		
Owner Name	AH4R I	PROPERTIE	SLLC	Value from	Value befor	e Board Actio	n	
	7			TRIM Notice		ted by Prop App	i value aller r	Board Action
1. Just Value, red	nuirod			\$ 302,60	61 \$	302,66	<b>S</b> 1	
2. Assessed or c	•	luo *if annli	cablo	\$ 250,64		250,64		
			Cable	\$ 250,0	- \$	230,04	10	
3. Exempt value,		ie				250.04	10	
4. Taxable Value,				\$ 250,64		250,64	10	
*All values entered	d should be coun	ty taxable va	ilues, School and	other taxing	authority values	may differ.		
Last Sale Date	3/16/2017	Pri	ce: \$157	7,000	✓ Arm's Length	Distressed	Book <u>4923</u> F	age <u>1033</u>
ITEM	Subje	ct	Compara	ıble #1	Compara	ble #2	Compara	ble #3
AK#	33935	62	3567		33967		33946	66
Address	2248 DANG		2221 KIV		2302 PINK GF		15735 GREATE	R GROVES
	CLERM	TNC	CLERM	ONT	TRI	-	BLVI	)
Proximity							4	
Sales Price			\$385,0		\$385,0		\$382,0	
Cost of Sale			-159		-15% 0.00%		-15%	
Time Adjust			0.00		\$327,2		0.00	
Adjusted Sale \$/SF FLA	\$180.80 p	or SE	\$327,2 \$199.06		\$321,2 \$201.14		\$324,7 \$191.68	
Sale Date	φ160.60 β	Del OI	4/7/20	•	7/21/2	•	12/20/2	
Terms of Sale			Arm's Length	Distressed	Arm's Length	Distressed	✓ Arm's Length	Distressed
Terms of Gale					7 7 23.1.9 L		7 mm a zangun L	] 5.000000
Value Adj.	Description		Description	Adjustment	Description	Adjustment	Description	Adjustment
Fla SF	1,674		1,644	1500	1,627	2350	1,694	-1000
Year Built	1993		1994	1000	1992	2000	1993	1000
Constr. Type	block/stucco		block/stucco		block/stucco		glock/stucco	
Condition	good		good		good		good	
Baths	2.0		2.0		2.0		2.0	
Garage/Carport	2 car		2 car		2 car		2 car	
Porches	84 sf		272 sf		473 sf		108 sf	
Pool	N		Y	-20000	N	0	Υ	-20000
Fireplace	0		0	0	0	0	0	0
AC	Central		Central	0	Central	0	Central	0
Other Adds	no		no		no		no	
Site Size	lot		lot		lot	1	lot .	
Location	good		good		good		good	
View	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
	Market Value	\$302,661	Adj Market Value	\$308,750	Adj Market Value	\$329,600	Adj Market Value	\$303,700

Adj. Sales Price

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 2221 KIWI TRL	-
2	comp 1	3567579	CLERMONT	0
		0000700	2302 PINK GRAPEFRUIT TRL	
3	comp 2	3396723	CLERMONT	0
4	comp 3	3394666	15735 GREATER GROVES BLVD	
4	comp 3	3334000	CLERMONT	0
5				
6				
7				
8				

## Alternate Key 3393562

Parcel ID 22-24-26-0825-000-21100

Current Owner

AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300

CALABASAS 91302-4012 CA

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

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

Card # 1 of 1

**Property Location** 

Site Address 2248 DANCY TRL

CLERMONT FL 34714

Mill Group NBHD 0581 GG05 Property Use Last Inspection

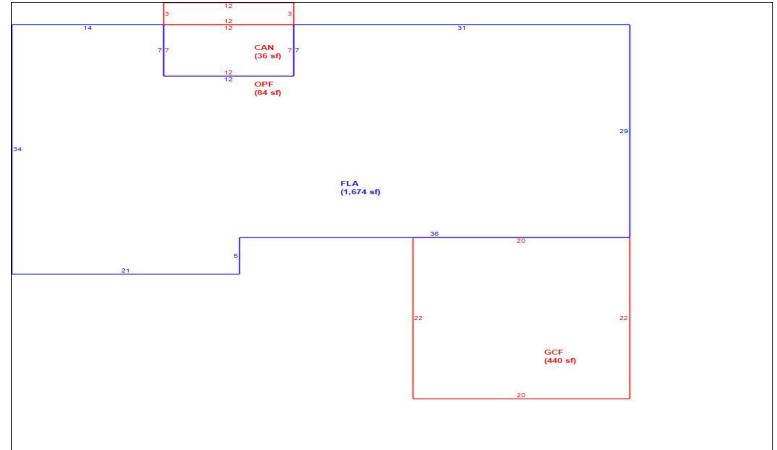
00100 SINGLE FAMILY PJF 01-01-202

Legal Description

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

Lar	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					-			   Adj JV/MI			92,750	
Classified Acres 0 Classified JV/Mkt						92,750		Classified	d Adj JV/MI	ct		0	

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



	Building S	Sub Areas			Building Valuation	Construction Detail				
Code	Description	Living Are	Gross Are		Year Built	1993	Imp Type	R1	Bedrooms	4
FLA	FINISHED LIVING AREA	1,674	1,674	1674	Effective Area	1674			E. II D. H.	_
GAR	GARAGE FINISH	0	440	0	Base Rate	106.09	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	84 36	0	Building RCN	216,403	Quality Grade	665	Half Baths	0
	TATIO GIVOOVERED	0	30	O	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS		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 PRC Run: 11/25/2024 By

Card # 1 of 1

Miscellaneous Features \*Only the first 10 records are reflected below Units Unit Price Year Blt Effect Yr RCN %Good Code Туре Apr Value Description **Building Permits** Permit ID CO Date Roll Year Issue Date Comp Date Amount Type Description Review Date CHECK VALUES 01-01-1999 07-05-2000 0000 2000 12-01-1993 03681 12-01-1992 65,040 0000 SFR 2248 DANCY TR LT211 1993 Sales Information Exemptions Book/Page Instr Sale Date Q/U Code Vac/Imp Sale Price Code Description Year Amount Instrument No

Value Summary												
										Total		0.00
	1214	1395	03-01-1993	WD	Q	Q	i	88,900				
2010000031	1768	1300	11-05-1999	WD	Q	Q	i	105,000				
2017035109 2016063031	4923 4795	1033 0237	03-16-2017	WD WD	Q	Q		157,000 85,000				

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

<sup>\*\*\*</sup>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 3567579 Parcel ID 22-24-26-0830-000-33700

Current Owner **NENAMI LLC** 2221 KIWI TRL

FL

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

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

Card # of 1

**Property Location** 

Site Address 2221 KIWI TRL

Mill Group

CLERMONT FL 34714 **GG05** 

**NBHD** 0581

Property Use Last Inspection 00100 SINGLE FAMILY PJF 08-12-202

Legal Description

CLERMONT

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

34714

Lan	Land Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	1 TOTAL	Бериі	Adj	Office	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
		L		2 2 2 2				L				
Total Acres 0.00 JV/Mkt			JO		l ota	ıl Adj JV/MI	(t		92,750			
Classified Acres 0 Classified JV/Mkt 92,750 Classified Adj JV/Mkt					·	0						

Sketch Multi Story Bldg 1 1 of 1 Replacement Cost 215,484 Deprec Bldg Value 209,019 0 Sec CAN (244 sf) FLA (1,644 sf) OPF (28 sf) GCF (528 sf)

	Building S	Sub Areas			Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are		Year Built	1994	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,644	, -	1644	Effective Area	1644			E. II D. H.	
GAR	GARAGE FINISH	0	528	0	Base Rate	106.17	No Stories	1.00	Full Baths	2
OPF PAT	OPEN PORCH FINISHE PATIO UNCOVERED	0	28 244	0	Building RCN	215,484	Quality Grade	665	Half Baths	0
	TATIO GNOOVERED		244	O	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	114	00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,644	2,444	1,644	Building RCNLD	209,019	Roof Cover	3	Type AC	03

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

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

Card # 1 of 1

	ton roun zozi otataoi A											
				cellaneous F								
	*Only the first 10 records are reflected below											
Code	Description	Units	Туре	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			
									1			

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

			Sales Inform	ation						Exemptions		
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	1	385,000				
2023009377	6084	0668	01-22-2023	QC	U	11	1	100				
	4350	0779	06-25-2013	WD	125,000							
	2236	1470	12-05-2002	WD	U	U	1	132,500				
	2181	1755	02-27-2002	WD	U	U	I	0				
										Total		0.00
						Val	ue Summ	arı/				

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

<sup>\*\*\*</sup>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 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

Property Location

Site Address 2302 PINK GRAPEFRUIT TRL FL 34714

Mill Group

CLERMONT **GG05** 

NBHD 0581

Property Use Last Inspection 00100 SINGLE FAMILY MHS 12-01-202

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

Legal Description

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

Lan	Land Lines													
LL #	Use Code	Front	Depth	) I	otes .dj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0			1.00 L	Т	26,500.00	0.0000	3.50	1.000	1.000	0	92,750
Total Acres 0.00 JV/Mk			JV/Mkt 0 Total Adj JV/Mkt				92,750							
Classified Acres 0 Classifie				Classified JV/Mkt 92,750				Classified Adj JV/Mkt				0		

Sketch

Bldg 1 1 of 1 Replacement Cost 214,935 Deprec Bldg Value 208,487 Multi Story 0 Sec SPU (143 sf) SPU (330 sf) FLA (1,627 sf) GCF (441 sf)

	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1992	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,627	1,627	1627	Effective Area	1627			- " - "	
GAR	GARAGE FINISH	0	441	0	i base rate	106.21	No Stories	1.00	Full Baths	2
SPU	SCREEN PORCH UNFIN	0	473	0	Building RCN	214,935	Quality Grade	665	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	VVali Type	03	riout Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,627	2,541	1,627	Building RCNLD	208,487	Roof Cover	3	Type AC	03

Alternate Key 3396723

## **LCPA Property Record Card**

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

Parcel II	D 22-24	-26-080	0-000-1	17100		Ro	II Yea	r 202	4 Sta	atus: A			Card #	1	of	1
						*Only			laneous F records a	eatures are reflected b	nelow					
Code		Descrip	otion	I	Un		Туре		nit Price	Year Blt	Effect Y	r RCN	%Good	Т	Apr \	/alue
															•	
								Bui	Iding Per	mits						
Roll Year							Comp Date Amo				Descri	otion	Review D		CC	) Date
2021 2019	2020071 2018110		07-29-20 11-20-20		2-01-2020 3-01-2019		5,81 6,72		REPL WIND			12-03-20 03-04-20				
2019	0090589		09-20-20		1-11-2			5,45		34X12 SCRN		TIO COV	00 04 20			
				Salos In	form	ation						Evo	mptions			
Instrur	Strument No Book/Page Sale Date						Q/U	Code	Vac/Imp	Sale Price	Code	Description		Yea	ar	Amount
20230	090000	6182	1658	07-21-2		WD	Q	01	1	385,000		-				
		1180	0301	07-01-1	1992	WD	Q	Q	I	90,900						
													Total			0.00

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

Value Summary

<sup>\*\*\*</sup>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 3394666

Parcel ID 22-24-26-0825-000-28300

Current Owner VARONA LUIS & VANESSA QUINONES

CLERMONT 34714

15735 GREATER GROVES BLVD

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

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

Card # 1 of 1

Property Location

Site Address 15735 GREATER GROVES BLVD

CLERMONT FL 34714 NBHD 0581 GG05

Mill Group Property Use Last Inspection

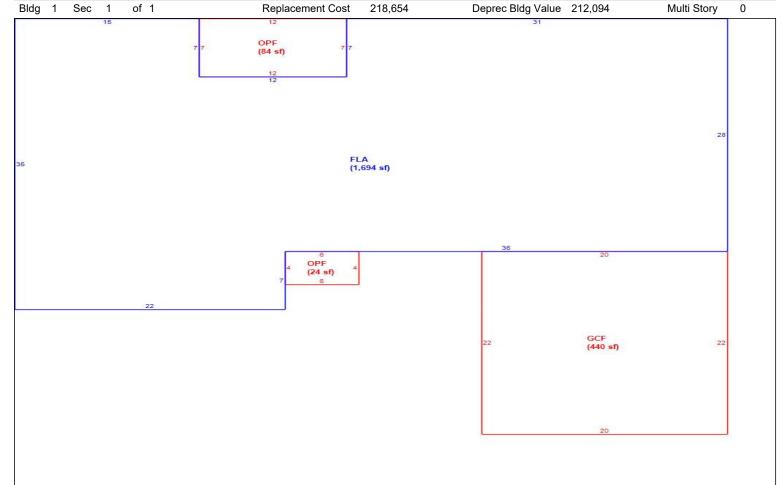
00100 SINGLE FAMILY PJF 01-01-202

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				JV/Mkt 0			Tota	l Adj JV/Mk	kt		92,750		
	Classified Acres 0 Classified JV/M					.IV/Mkt 92 750 Classified Adi .IV/Mkt 0								

Sketch



	Building	Sub Areas			Building Valuati	ion	Cons	structio	n Detail		
Coc	le Description	Living Are	Gross Are	Eff Area	Year Built	1993	Imp Type	R1	Bedrooms	3	
FLA	FINISHED LIVING AREA	1,694	,	1694	Effective Area	1694	No Charina		Cull Datha		
GAR	-	0	440	_	Base Rate	106.04	No Stories	1.00	Full Baths	2	
OPF	OPEN PORCH FINISHE	0	108	0	Building RCN	218,654	Quality Grade	665	Half Baths	0	
					Condition	EX	Wall Type	03	Heat Type	6	
					% Good	97.00	,,	00	,,	١ ٠	
					Functional Obsol	0	Foundation	3	Fireplaces	0	
	TOTALS	1.694	2.242	1.694	Building BCNLD	212 004	Roof Cover	3	Type AC	03	

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

2024-0357 Comp 3 PRC Run: 11/25/2024 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					
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					
SERVE   SOLVE   100.00   40.00   40.00   40.00														

	Building Permits  Poll Veer   Permit ID   Jeeus Data   Comp Data   Amount   Type   Description   Peview Data   CO Data														
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date							
1994 1993	03026 03465	05-01-1993 11-01-1992	12-01-1993 12-01-1993	3,200 59,244		SEN LT283 C NOTES SFR 15735 GREAT.GROV 283									

			Sales Inform	ation						Exemptions		
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	1	382,000	003	DISABILITY VETERAN	2024	5000
2023148800	6253	1527	09-08-2023	QC	U	11	1	382,000	039	HOMESTEAD	2024	
	3940	1943	08-23-2010	QC	U	U	1	100	059	ADDITIONAL HOMESTEAD	2024	25000
	3644	0245	06-28-2008	QC	U	U	1	100				
	1218	0876	03-01-1993	WD	Q	Q	1	90,400				
										Total		55,000.00
						V/a/	ua Summ	arv				

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

<sup>\*\*\*</sup>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.\*\*\*