



**PETITION TO THE VALUE ADJUSTMENT BOARD  
REQUEST FOR HEARING**  
Section 194.011, Florida Statutes

DR-486  
R. 11/23  
Rule 12D-16.002  
F.A.C.  
Eff. 11/23  
Page 1 of 3

*3788109*

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.

<b>COMPLETED BY CLERK OF THE VALUE ADJUSTMENT BOARD (VAB)</b>			
Petition # <i>2024-0368</i>	County <i>Lake</i>	Tax year <i>2024</i>	Date received <i>9.12.24</i>
<b>COMPLETED BY THE PETITIONER</b>			
<b>PART 1. Taxpayer Information</b>			
Taxpayer name: <i>American Homes 4 Rent, LLC; AH4R Properties Two, LLC</i>		Representative: <i>Ryan, LLC c/o Robert Peyton</i>	
Mailing address for notices	<i>Ryan, LLC 16220 North Scottsdale Rd, Ste 650 Scottsdale, AZ 85254</i>	Parcel ID and physical address or TPP account #	<i>22-24-26-2305-000-37700 15854 Bay Vista Drive</i>
Phone	<i>954-740-6240</i>	Email	<i>ResidentialAppeals@ryan.com</i>
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.)			
<b>Type of Property</b> <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			
<b>PART 2. Reason for Petition</b> 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. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.155(4), or 193.155(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 checked="" type="checkbox"/> <i>5</i> 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

<b>Petition #</b> 2024-0368	Alternate Key: 3788109	Parcel ID: 22-24-26-2305-000-37700
<b>Petitioner Name</b> Ryan, llc 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> 15854 BAY VISTA DR CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
<b>Owner Name</b> American Homes 4 Rent ,llc	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
<b>1. Just Value, required</b>	\$ 315,230	\$ 315,230
<b>2. Assessed or classified use value, *if applicable</b>	\$ 314,300	\$ 314,300
<b>3. Exempt value, *enter "0" if none</b>	\$ -	
<b>4. Taxable Value, *required</b>	\$ 314,300	\$ 314,300

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

**Last Sale Date** 4/28/2021      **Price:** \$257,000       Arm's Length     Distressed    Book 5702 Page 500

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
<b>AK#</b>	3788109	3775247	3775138	3787649
<b>Address</b>	15854 BAY VISTA DR CLERMONT	15755 AUTUMN GLEN AVE CLERMONT	2728 WILSHIRE RD CLERMONT	16017 BAY VISTA DR CLERMONT
<b>Proximity</b>		same sub	same sub	same sub
<b>Sales Price</b>		\$374,900	\$376,500	\$400,000
<b>Cost of Sale</b>		-15%	-15%	-15%
<b>Time Adjust</b>		2.00%	2.00%	1.20%
<b>Adjusted Sale</b>		\$326,163	\$327,555	\$344,800
<b>\$/SF FLA</b>	\$184.99 per SF	\$213.60 per SF	\$187.82 per SF	\$179.12 per SF
<b>Sale Date</b>		7/25/2023	7/17/2023	9/29/2023
<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>	1,704	1,527	13275	1,744	-3000	1,925	-16575
<b>Year Built</b>	2001	1999		1999		2001	
<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>	221 SF	35 sf		201 sf		259 sf	
<b>Pool</b>	N	N	0	N	0	N	0
<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. 4.1%	13275	-Net Adj. 0.9%	-3000	-Net Adj. 4.8%	-16575
		Gross Adj. 4.1%	13275	Gross Adj. 0.9%	3000	Gross Adj. 4.8%	16575
<b>Adj. Sales Price</b>	Market Value <b>\$315,230</b>	Adj Market Value	<b>\$339,438</b>	Adj Market Value	<b>\$324,555</b>	Adj Market Value	<b>\$328,225</b>
	Value per SF 184.99						

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 comp 1,2,3,and 6 all in a different sub all of our comps is in the subject sub, the petitioner is taking off 15 % after adjustment is made .

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 11/14/2024**

**2024-0368 Comp Map**



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3788109	15854 BAY VISTA DR CLERMONT	-
2	comp 1	3775247	15755 AUTUMN GLEN AVE CLERMONT	same sub
3	comp 3	3787649	16017 BAY VISTA DR CLERMONT	same sub
4	comp 2	3775138	2728 WILSHIRE RD CLERMONT	same sub
5				
6				
7				
8				



Alternate Key 3788109  
 Parcel ID 22-24-26-2305-000-37700

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

2024-0368 Subject  
 PRC Run: 12/2/2024 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2008	2007050483	05-17-2007	08-06-2007	6,500	0000	REROOF W/SHINGLES	08-06-2007		
2002	0140374	04-19-2001	01-29-2002	103,708	0000	SFR/15854 BAY VISTA DR			

<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
2021061665	5702	0500	04-28-2021	WD	Q	01	I	257,000				
2020009362	5410	1392	01-17-2020	WD	Q	01	I	230,000				
	1999	2045	08-16-2001	WD	Q	Q	I	143,200				
<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	
79,500	235,730	0	315,230	930	314300	0.00	314300	315230	307,824	

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Alternate Key 3775247  
 Parcel ID 22-24-26-2300-000-13000

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

2024-0368 Comp 1  
 PRC Run: 12/2/2024 By

Card # 1 of 1

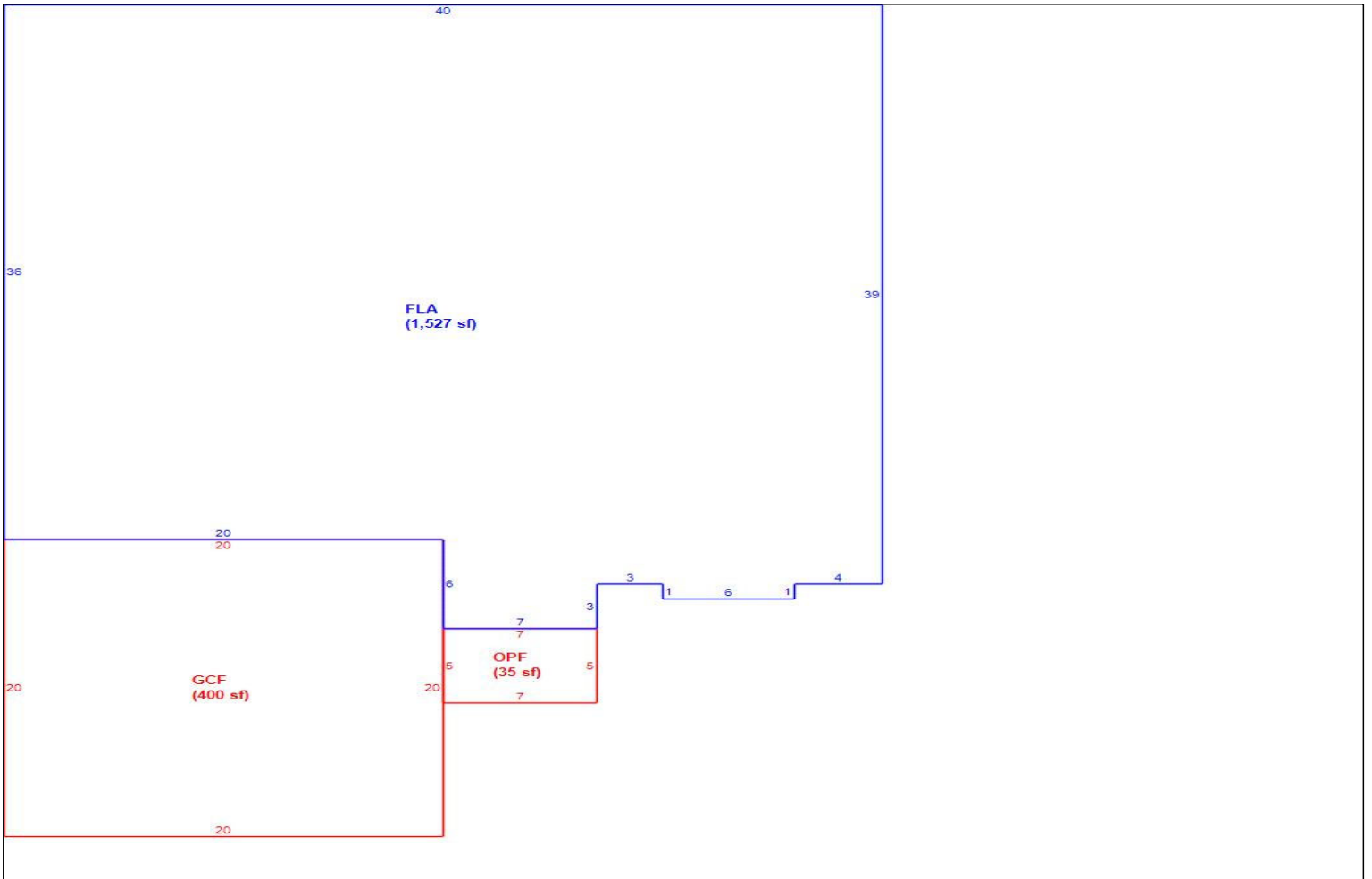
Current Owner		
GARNICA JESSICA M		
15755 AUTUMN GLEN AVE		
CLERMONT	FL	34714

Property Location			
Site Address 15755 AUTUMN GLEN AVE			
CLERMONT		FL 34714	
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	MHS	12-09-202

**Legal Description**  
 WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 130 PB 39 PGS 39-41 ORB 6189 PG 1601

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

**Sketch**  
 Bldg 1 Sec 1 of 1 Replacement Cost 220,638 Deprec Bldg Value 214,019 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,527	1,527	1527	Effective Area	1527	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	Base Rate	118.02	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0	Building RCN	220,638	Condition	EX	Wall Type	03
					% Good	97.00	Foundation	3	Fireplaces	0
					Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,527	1,962	1,527	Building RCNLD	214,019				



Alternate Key 3775247  
 Parcel ID 22-24-26-2300-000-13000

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

2024-0368 Comp 1  
 PRC Run: 12/2/2024 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2021	2020080877	08-21-2020	12-09-2020	6,707	0002	REPL WINDOWS 10	12-10-2020		

<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
2023094989	6189 1601	07-25-2023	WD	Q	01	I	374,900		003	DISABILITY VETERAN	2024	5000
2019026622	5246 2279	02-26-2019	WD	Q	Q	I	210,000		039	HOMESTEAD	2024	25000
	4359 0657	06-24-2013	WD	U	U	I	0		059	ADDITIONAL HOMESTEAD	2024	25000
	3618 1017	04-18-2008	QC	U	U	I	100					
	1781 2397	12-22-1999	WD	Q	Q	I	105,600					
<b>Total</b>											55,000.00	

**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
79,500	214,019	0	293,519	0	293519	55,000.00	238519	263519	286,797

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Alternate Key 3775138  
 Parcel ID 22-24-26-2300-000-06900

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

2024-0368 Comp 2  
 PRC Run: 12/2/2024 By

Card # 1 of 1

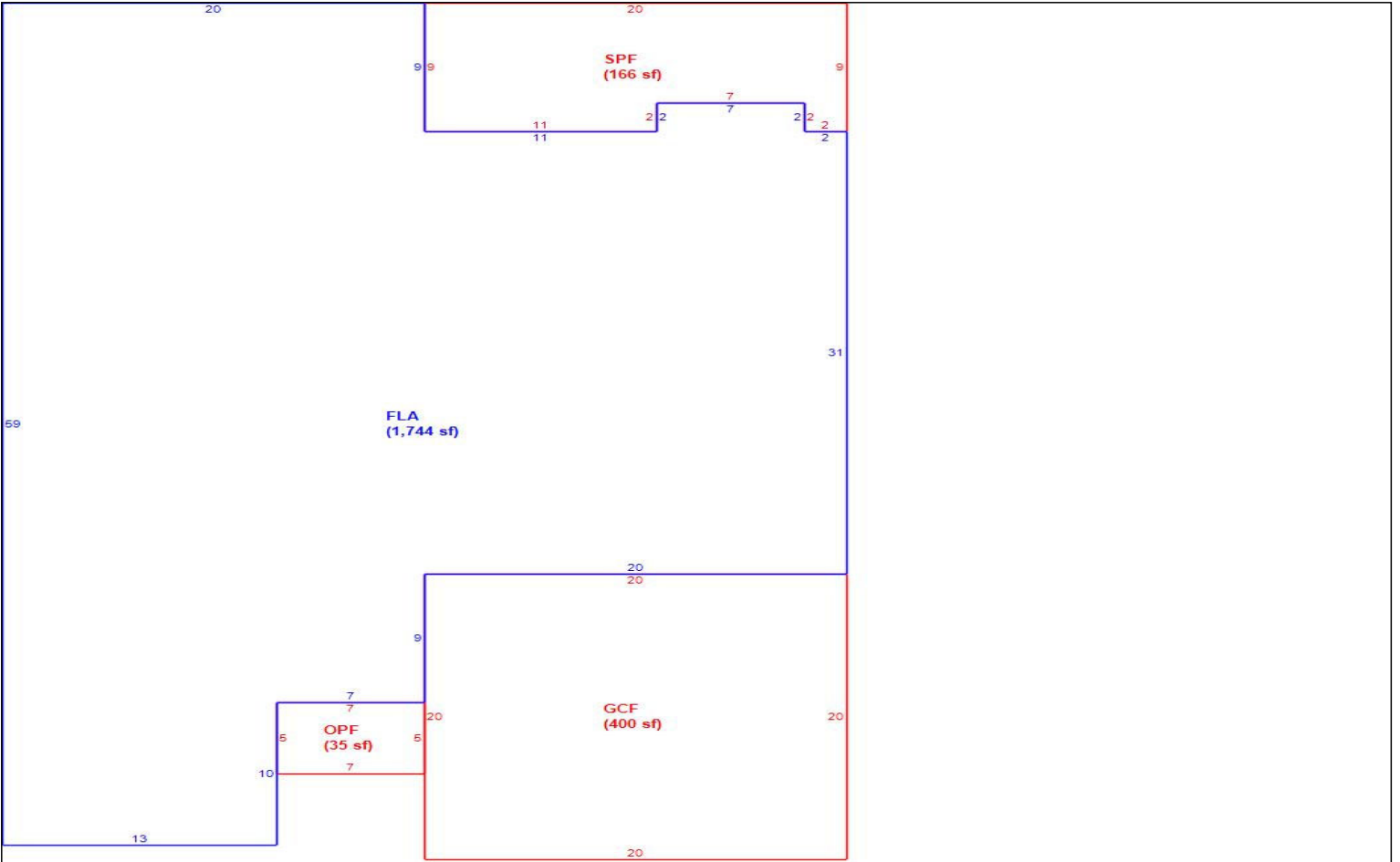
Current Owner		
WILSON VANESSA & WINSTON		
2728 WILSHIRE RD		
CLERMONT	FL	34714

Property Location			
Site Address 2728 WILSHIRE RD			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE 1 SUB LOT 69 PB 39 PGS 39-41 ORB 6185 PG 1372

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 246,690
		Deprec Bldg Value	239,289
		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	1,744	1,744	1744	1999	1744	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0		116.33	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	35	0		246,690	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	166	0		EX	Foundation	3	Fireplaces	0
		% Good			97.00	0	Roof Cover	3	Type AC	03
		Functional Obsol			0					
TOTALS		1,744	2,345	1,744	Building RCNLD	239,289				

Alternate Key 3775138  
 Parcel ID 22-24-26-2300-000-06900

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

2024-0368 Comp 2  
 PRC Run: 12/2/2024 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2007	SALE	01-01-2006	03-12-2007	1	0000	CHECK VALUES	03-12-2007		
2000	9809024	04-15-1999	12-01-1999	92,000	0000	SFR FOR Y2K			
1999	9809024	09-10-1998	12-01-1998	92,000	0000	SFR/2728 WILSHIRE RD			

<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
2023092266	6185 1372	07-17-2023	WD	Q	01	I	376,500					
2021168378	5851 0770	11-18-2021	WD	Q	01	I	358,900					
2019056947	5282 2343	05-06-2019	WD	Q	Q	I	235,000					
2017092979	4992 2304	08-23-2017	WD	Q	Q	I	215,000					
	4551 1224	11-10-2014	WD	Q	Q	I	150,500					
<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	
79,500	239,289	0	318,789	0	318789	0.00	318789	318789	311,210	

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Alternate Key 3787649  
Parcel ID 22-24-26-2305-000-23700

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

2024-0368 Comp 3  
PRC Run: 12/2/2024 By

Card # 1 of 1

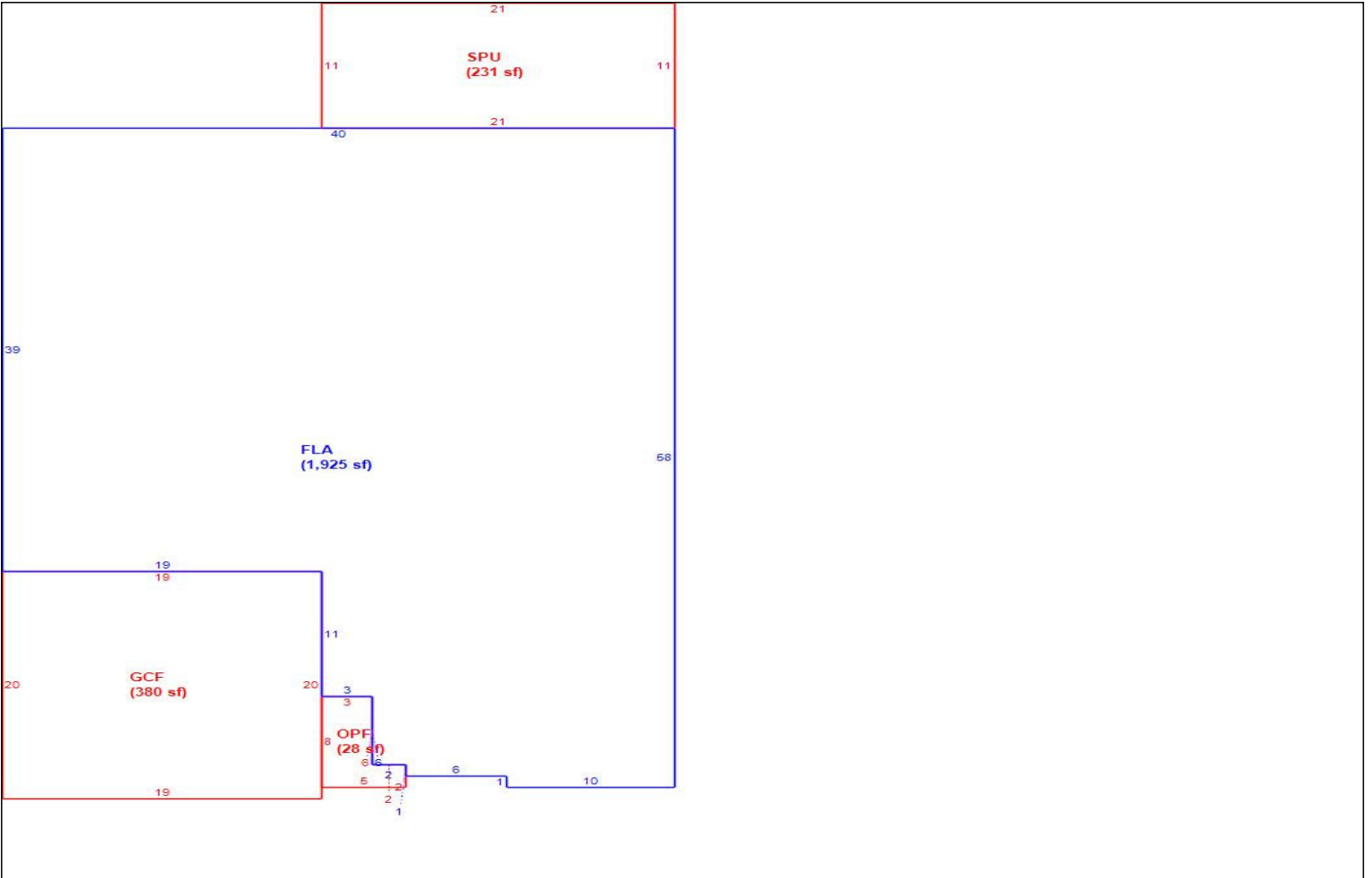
Current Owner		
KHAN ANNEIL & ELIZABETH COCCO		
16017 BAY VISTA DR		
CLERMONT	FL	34714

Property Location		
Site Address 16017 BAY VISTA DR		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
WESTON HILLS SUBDIVISION PHASE II LOT 237 PB 42 PGS 78-80 ORB 6230 PG 2154

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	3.00	1.000	1.000	0	79,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		79,500		
Classified Acres		0		Classified JV/Mkt		79,500		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 266,026
Deprec Bldg Value 258,045		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail				
Code	Description	Living Are	Gross Are	Eff Area	Year Built	2001	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,925	1,925	1925	Effective Area	1925	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0	Base Rate	115.81	Quality Grade	680	Half Baths	0
OPF	OPEN PORCH FINISHE	0	28	0	Building RCN	266,026	Wall Type	03	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	231	0	Condition	EX	Foundation	3	Fireplaces	0
		% Good	97.00		Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		1,925	2,564	1,925	Building RCNLD	258,045				

Alternate Key 3787649  
 Parcel ID 22-24-26-2305-000-23700

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

2024-0368 Comp 3  
 PRC Run: 12/2/2024 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

<b>Building Permits</b>									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2004 2002	2003040286 0090385	04-07-2003 01-01-2001	01-15-2004 01-28-2002	3,655 90,909	0000 0000	11X21 SCRNM RM SFR/16017 BAY VISTA DR			

<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
2023130134	6230	2154	09-29-2023	WD	Q	01	I	400,000	039	HOMESTEAD	2024	25000
2021130594	5799	0723	09-15-2021	PO	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000
	1934	2056	03-29-2001	WD	Q	Q	I	135,500				
<b>Total</b>											50,000.00	

<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	
79,500	258,045	0	337,545	0	337545	50,000.00	287545	312545	329,206	

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