



PETITION TO THE VALUE ADJUSTMENT BOARD
REQUEST FOR HEARING

Section 194.011, Florida Statutes

3782996

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. Includes fields for Petition #, County, Tax year, Date received, Taxpayer name, Mailing address, Phone, Email, and various checkboxes for property type and reasons for petition.

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

Petition # 2024-0369	Alternate Key: 3782996	Parcel ID: 23-24-26-0510-000-15100
Petitioner Name 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:	Property Address 16418 COOPERS HAWK AVE CLERMONT	<input type="checkbox"/> Check if Multiple Parcels
Owner Name American Homes 4 Rent Properties	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action
1. Just Value, required	\$ 314,496	\$ 314,496
2. Assessed or classified use value, *if applicable	\$ 284,610	\$ 284,610
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 284,610	\$ 284,610

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

Last Sale Date 10/10/2017 **Price:** \$201,000 Arm's Length Distressed Book 5013 Page 1885

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3782996	3783021	3611349	3611471
Address	16418 COOPERS HAWK AVE	2153 FISH EAGLE ST CLERMONT	2202 WHITE EAGLE ST CLERMONT	2201 WHITE EAGLE ST CLERMONT
Proximity		same sub	same sub	same sub
Sales Price		\$355,000	\$341,000	\$342,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		3.60%	2.00%	2.00%
Adjusted Sale		\$314,530	\$296,670	\$297,540
\$/SF FLA	\$178.79 per SF	\$173.97 per SF	\$202.92 per SF	\$200.23 per SF
Sale Date		3/8/2023	7/31/2023	7/6/2023
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	1,759	1,808	-2450	1,462	14850	1,486	13650
Year Built	2000	2000		1997		1998	
Constr. Type	block/stucco	block/stucco		block/stucco		block/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	146 SF	150 sf		190 sf		174 sf	
Pool	Y	N	20000	N	20000	N	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		lot	
Location	good	good		good		good	
View	good	good		good		good	
		Net Adj. 5.6%	17550	Net Adj. 11.7%	34850	Net Adj. 11.3%	33650
		Gross Adj. 7.1%	22450	Gross Adj. 11.7%	34850	Gross Adj. 11.3%	33650
Adj. Sales Price	Market Value \$314,496	Adj Market Value	\$332,080	Adj Market Value	\$331,520	Adj Market Value	\$331,190
	Value per SF 178.79						

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.

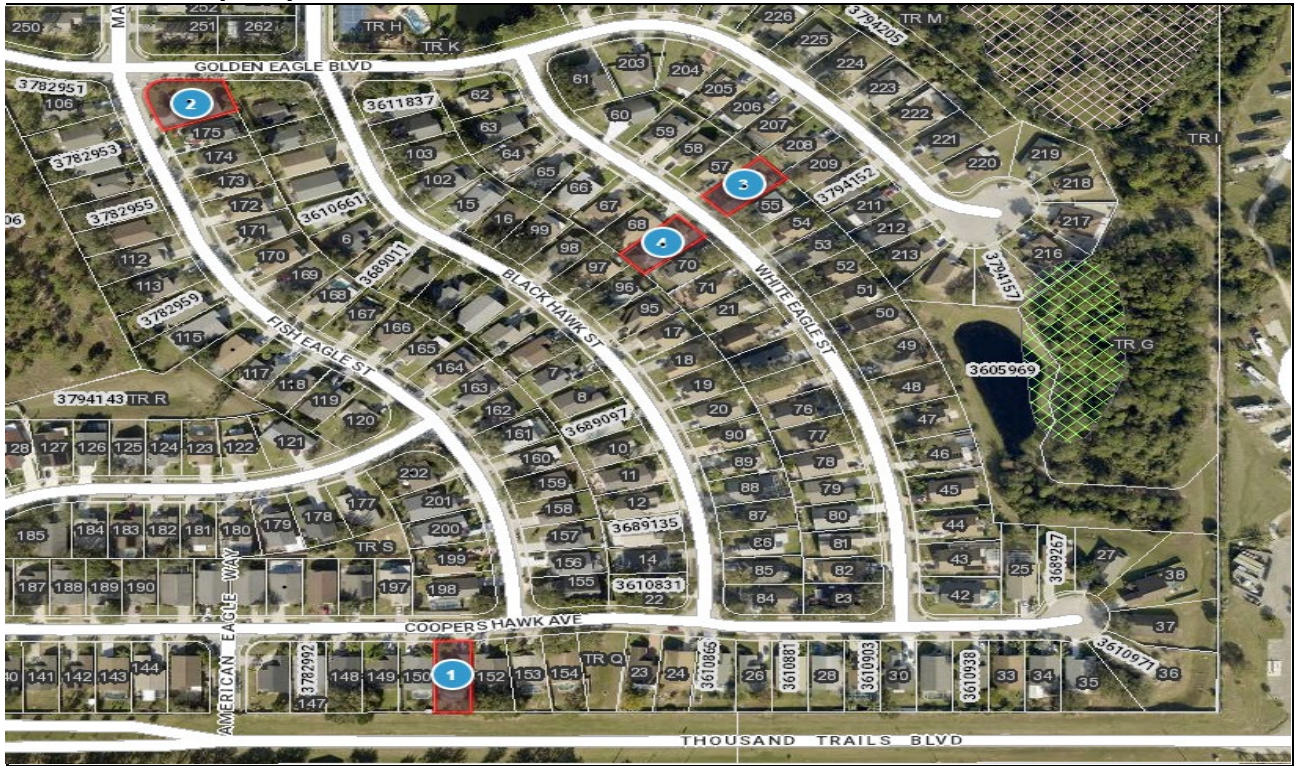
1. Describe Subject
2. Describe Comps
3. Describe Range of Values
4. Describe Petitioner's Comps The petitioner is making a \$10,000 for pool also their comp 2 is the lowest sale in the sub it does not look like an harm length sale because their market value is \$312,529, base on our comps the value is good.

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

2024-0369 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	subject	3782996	16418 COOPERS HAWK AVE CLERMONT	-
2	comp 2	3611349	2202 WHITE EAGLE ST CLERMONT	same sub
3	comp 1	3783021	2153 FISH EAGLE ST CLERMONT	same sub
4	comp 3	3611471	2201 WHITE EAGLE ST CLERMONT	same sub
5				
6				
7				
8				

Alternate Key 3782996
 Parcel ID 23-24-26-0510-000-15100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0369 Subject
 PRC Run: 12/2/2024 By

Card # 1 of 1

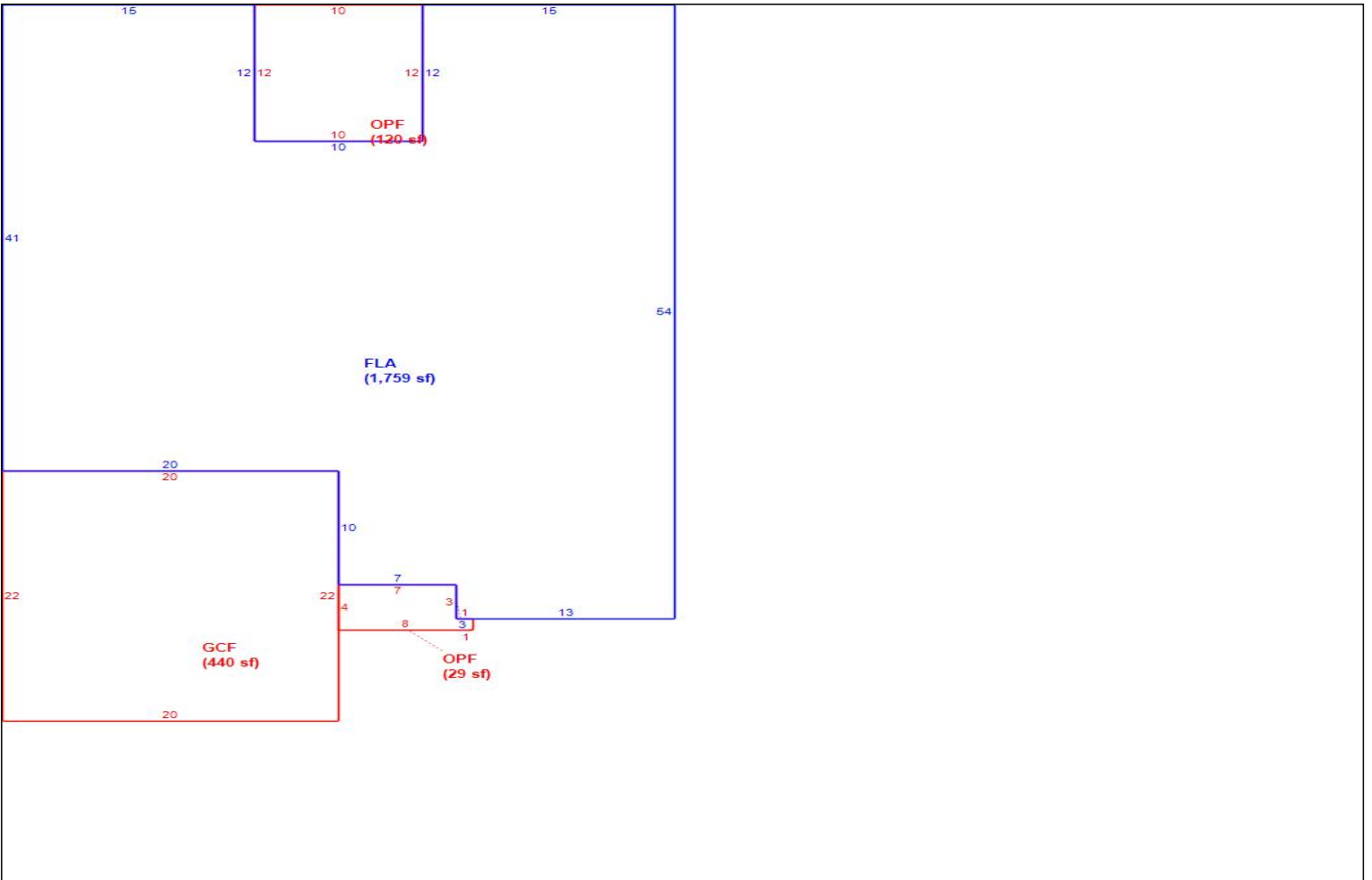
Current Owner		
AH4R PROPERTIES LLC ATTN PROPERTY TAX DEPT 23975 PARK SORRENTO STE 300		
CALABASAS	CA	91302-4012

Property Location		
Site Address 16418 COOPERS HAWK AVE		
CLERMONT		FL 34714
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
EAGLERIDGE PHASE II LOT 151 PB 40 PGS 13-14 ORB 5013 PG 1885

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 225,864
Deprec Bldg Value 219,088		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,759	1,759	1759	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	440	0	105.86	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	149	0	225,864	Wall Type	03	Heat Type	6
TOTALS		1,759	2,348	1,759	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					219,088				

Alternate Key 3782996
 Parcel ID 23-24-26-0510-000-15100

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0369 Subject By
 PRC Run: 12/2/2024
 Card # 1 of 1

Miscellaneous Features									
<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	324.00	SF	35.00	2000	2000	11340.00	85.00	9,639
PLD2	POOL/COOL DECK	540.00	SF	5.38	2000	2000	2905.00	70.00	2,034
SEN2	SCREEN ENCLOSED STRUCTURE	1704.00	SF	3.50	2000	2000	5964.00	42.50	2,535
PUG1	POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2005	SALE	01-01-2004	05-02-2005	1	0000	CHECK VALUE			
2004	SUBS	01-01-2003	05-11-2004	1	0000	CK SUB LAND VALUES			
2001	0080204	08-08-2000	11-29-2000	18,500	0000	24X36 POOL W/DECK			
2001	0051536	05-25-2000	11-29-2000	91,000	0000	SFR/16418 COOPERS HAWK			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2017110210	5013	1885	10-10-2017	WD	Q	Q	I	201,000			
	2713	0728	08-27-2004	WD	Q	Q	I	219,900			
	2301	0038	03-28-2003	WD	Q	Q	I	167,500			
	1878	2227	10-20-2000	WD	Q	Q	I	146,000			
	1813	1025	03-31-2000	WD	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	
79,500	219,088	15,908	314,496	29886	284610	0.00	284610	314496	307,686	

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 3783021
 Parcel ID 23-24-26-0510-000-17600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0369 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

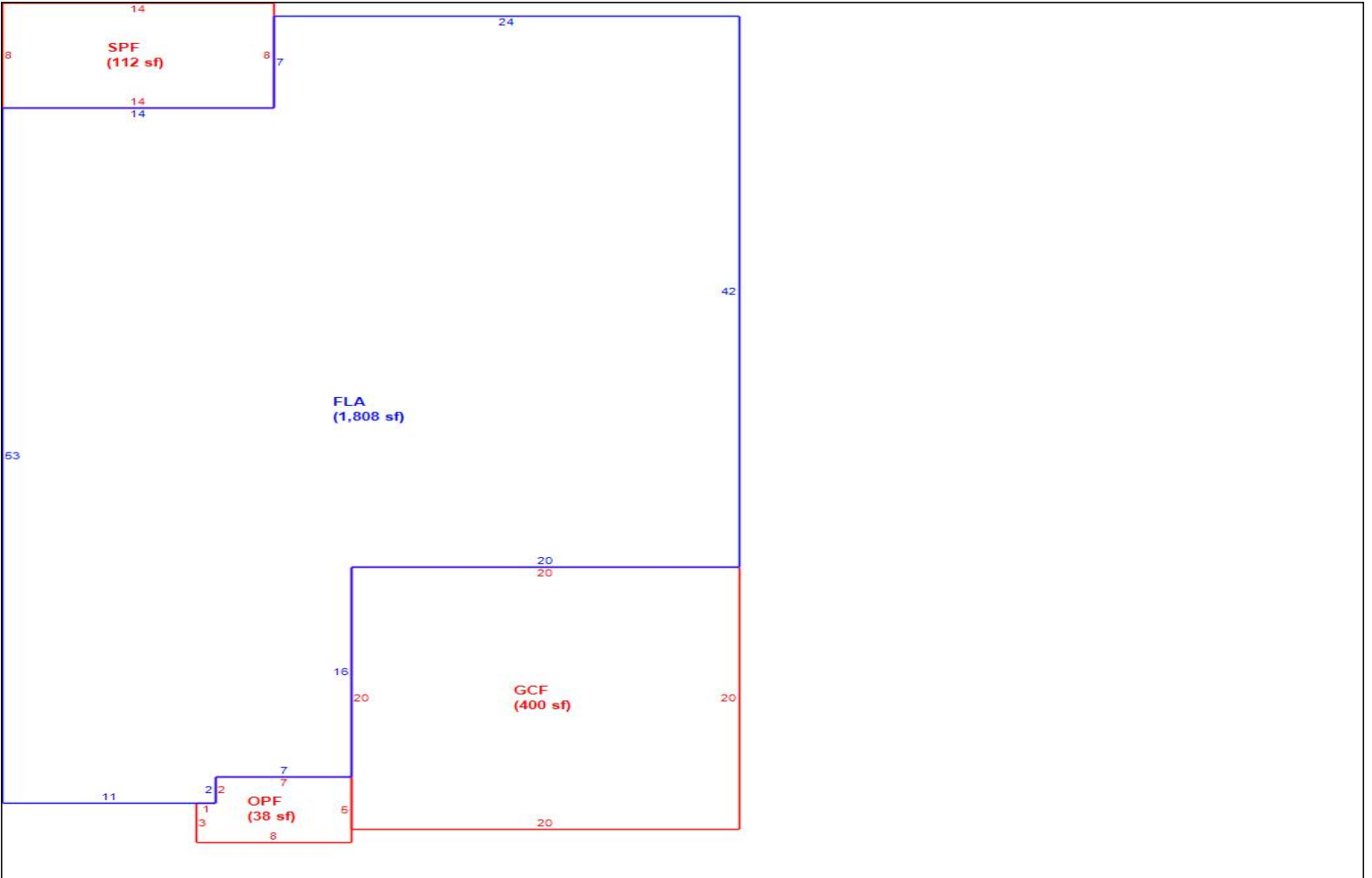
Current Owner		
ALVAREZ EVANGELINA AND BRENDA ROBL		
2153 FISH EAGLE ST		
CLERMONT	FL	34714

Property Location			
Site Address 2153 FISH EAGLE ST			
CLERMONT FL 34714			
Mill Group	0005	NBHD	0581
Property Use		Last Inspection	
00100	SINGLE FAMILY	PJF	01-01-202

Legal Description
EAGLERIDGE PHASE II LOT 176 PB 40 PGS 13-14 ORB 6104 PG 1453

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 230,352
Deprec Bldg Value 223,441		Multi Story 0	



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,808	1,808	1808	2000	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	400	0	105.73	Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	38	0	EX	Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	112	0	97.00	Foundation	3	Fireplaces	0
TOTALS		1,808	2,358	1,808	0	Roof Cover	3	Type AC	03

Alternate Key 3783021
 Parcel ID 23-24-26-0510-000-17600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0369 Comp 1
 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
2007	SALE	01-01-2006	03-09-2007	1	0000	CHECK VALUES	03-09-2007	
2001	0040547	04-12-2000	11-15-2000	1	0000	SFR/2153 FISH EAGLE ST		

Sales Information

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023026643	6104	1453	03-08-2023	WD	Q	01	I	355,000			
	3115	1673	03-16-2006	WD	Q	Q	I	245,000			
	1892	1931	12-11-2000	WD	Q	Q	I	117,500			
	1813	1025	03-31-2000	WD	U	M	V	1			
	1709	0793	04-16-1999	WD	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
79,500	223,441	0	302,941	0	302941	0.00	302941	302941	295,812

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Alternate Key 3611349
Parcel ID 23-24-26-0500-000-05600

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0369 Comp 2
PRC Run: 12/2/2024 By

Card # 1 of 1

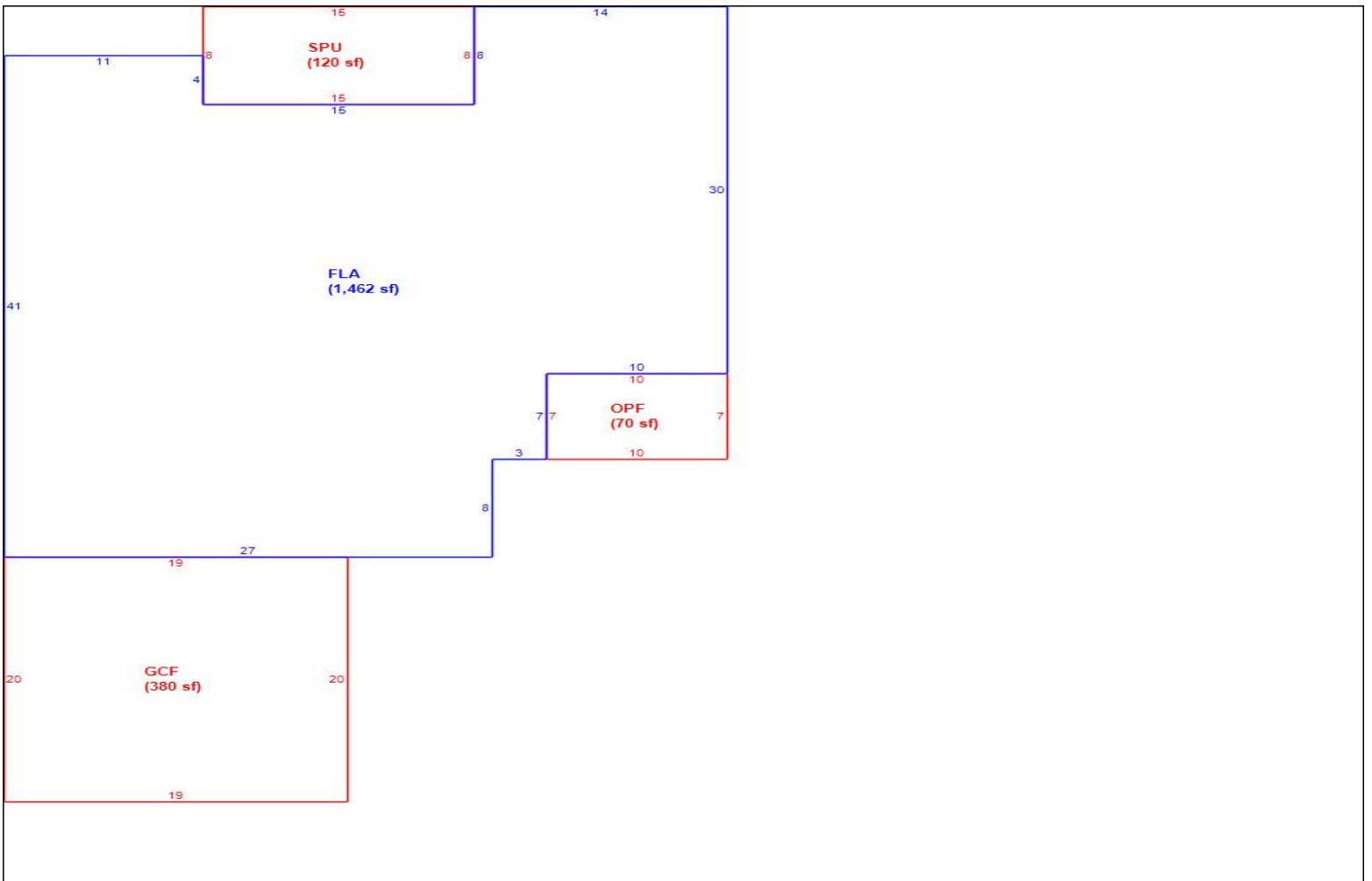
Current Owner		
COLINA LISSETH & JOSE RANDIREZ		
2202 WHITE EAGLE ST		
CLERMONT	FL	34714

Property Location		
Site Address 2202 WHITE EAGLE ST		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	MHS 02-17-202

Legal Description
EAGLERIDGE PHASE 1 SUB LOT 56 PB 35 PGS 84-87 ORB 6193 PG 2303

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 196,276 Deprec Bldg Value 190,388 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	3
FLA	FINISHED LIVING AREA	1,462	1,462	1462	1997	1462	108.45	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	380	0				Quality Grade	665	Half Baths	0
OPF	OPEN PORCH FINISHE	0	70	0				Condition	EX	Heat Type	6
SPU	SCREEN PORCH UNFIN	0	120	0				% Good	97.00	Foundation	3
								Functional Obsol	0	Fireplaces	0
TOTALS		1,462	2,032	1,462	Building RCNLD	190,388		Roof Cover	3	Type AC	03

Alternate Key 3611349
 Parcel ID 23-24-26-0500-000-05600

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0369 Comp 2
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2023	2022080712	08-23-2022	02-17-2023	14,374	0002	REPL WINDOWS 5	02-21-2023		
2011	2010010198	01-15-2010	02-09-2011	3,840	0002	SCRN RM ON EX CONC	02-09-2011		
1998	9740243	04-01-1997	12-01-1997	74,724	0000	SFR			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023098524	6193	2303	07-31-2023	WD	Q	01	I	341,000				
	1553	2057	09-30-1997	WD	Q	Q	I	93,500				
	1504	2216	03-01-1997	WD	Q	Q	V	18,000				
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	
79,500	190,388	0	269,888	0	269888	0.00	269888	269888	263,973	

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Alternate Key 3611471
Parcel ID 23-24-26-0500-000-06900

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0369 Comp 3
PRC Run: 12/2/2024 By

Card # 1 of 1

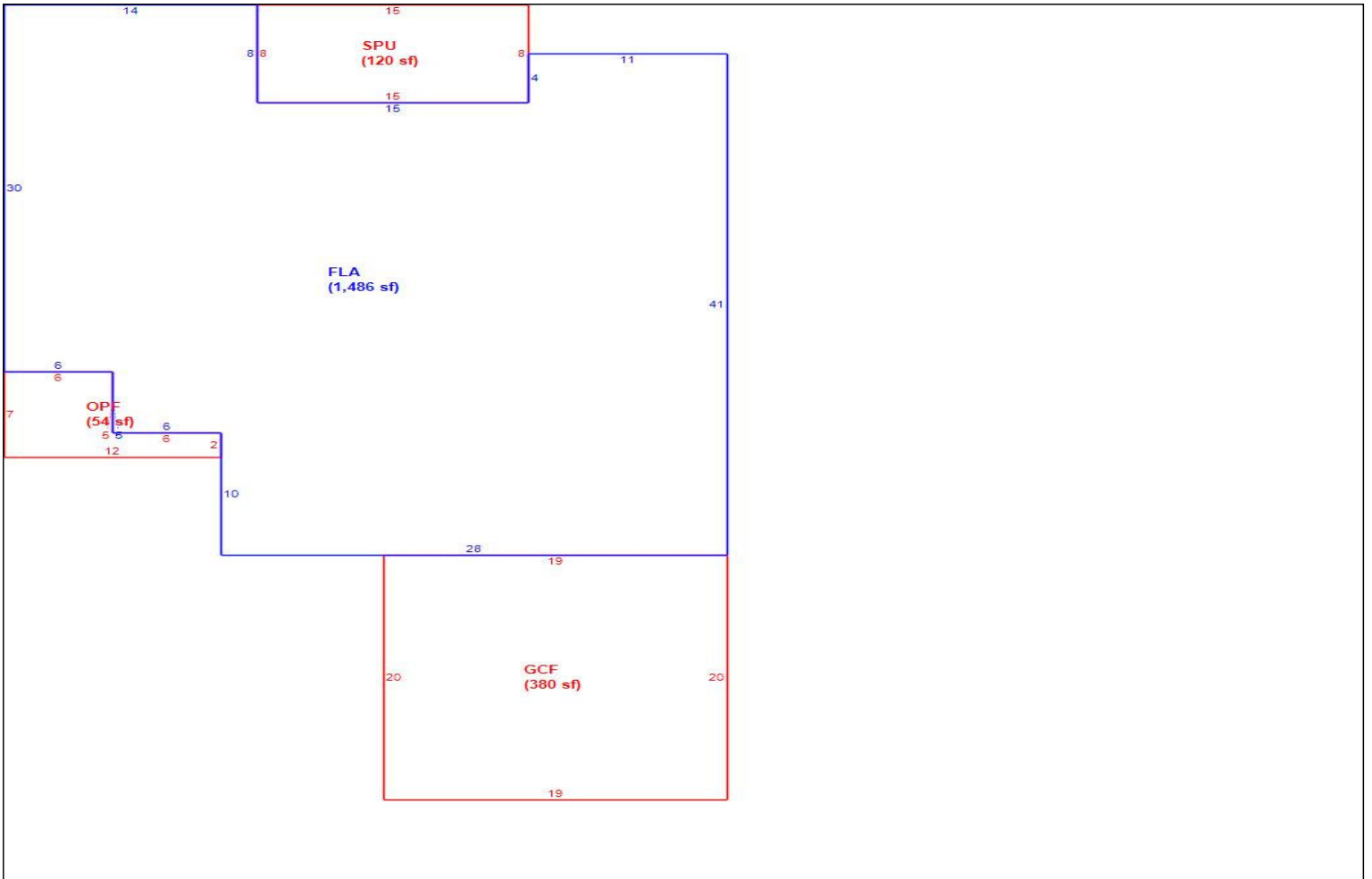
Current Owner		
ROUFFA JOANNE T & PAUL D LIFE ESTATE		
1980 FARMINGTON CT		
CLERMONT	FL	34711

Property Location		
Site Address 2201 WHITE EAGLE ST		
CLERMONT FL 34714		
Mill Group 0005	NBHD 0581	
Property Use		Last Inspection
00100	SINGLE FAMILY	PJF 01-01-202

Legal Description
EAGLERIDGE PHASE 1 SUB LOT 69 PB 35 PGS 84-87 ORB 6173 PG 761 ORB 6329 PG 1002

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 198,189 Deprec Bldg Value 192,243 Multi Story 0



Building Sub Areas				Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,486	1,486	1486	1998				
GAR	GARAGE FINISH	0	380	0	Effective Area	1486	No Stories	1.00	Full Baths 2
OPF	OPEN PORCH FINISHE	0	54	0	Base Rate	108.08	Quality Grade	665	Half Baths 0
SPU	SCREEN PORCH UNFIN	0	120	0	Building RCN	198,189	Wall Type	03	Heat Type 6
TOTALS		1,486	2,040	1,486	Condition	EX	Foundation	3	Fireplaces 0
					% Good	97.00	Roof Cover	3	Type AC 03
					Functional Obsol	0			
					Building RCNLD	192,243			

Alternate Key 3611471
 Parcel ID 23-24-26-0500-000-06900

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0369 Comp 3
 PRC Run: 12/2/2024 By
 Card # 1 of 1

Miscellaneous Features									
<i>*Only the first 10 records are reflected below</i>									
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	
2014	2013040093	04-04-2013	04-28-2014	5,033	0003	SEN W/CONC SLAB	04-28-2014		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2024053881	6329	1002	05-02-2024	LE	U	11	I	100				
2023082271	6173	0761	07-06-2023	WD	Q	01	I	342,000				
2023054036	6138	1418	05-05-2023	WD	U	37	I	297,000				
	4207	2139	08-27-2012	WD	Q	Q	I	99,500				
	1592	1041	03-11-1998	WD	Q	Q	I	92,200				
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	
79,500	192,243	0	271,743	0	271743	0.00	271743	271743	265,750	

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