



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3839687**

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 # 2024-0391	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; AR Leasing Company		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 #	29-19-25-1600-000-04700 31802 Parkdale Drive
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 checked="" 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.**

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 # 2024-0391	Alternate Key: 3839687	Parcel ID: 29-19-25-1600-000-04700
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 31802 PARKDALE DR LEESBURG	<input type="checkbox"/> Check if Multiple Parcels
Owner Name AMERICAN RESIDENTIAL LEASING COMPANY LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
1. Just Value, required	\$ 317,521	\$ 317,521
2. Assessed or classified use value, *if applicable	\$ 267,820	\$ 267,820
3. Exempt value, *enter "0" if none	\$ -	
4. Taxable Value, *required	\$ 267,820	\$ 267,820

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

Last Sale Date 3/3/2014 **Price:** \$135,000 Arm's Length Distressed **Book** 4490 **Page** 637

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3839687	3839688	3839718	3839671
Address	31802 PARKDALE DR LEESBURG	31806 PARKDALE DR LEESBURG	31743 PARKDALE DR LEESBURG	7716 PARK HILL AVE LEESBURG
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$345,000	\$370,000	\$410,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		1.60%	2.40%	0.00%
Adjusted Sale		\$298,770	\$323,380	\$348,500
\$/SF FLA	\$136.86 per SF	\$157.83 per SF	\$138.67 per SF	\$115.32 per SF
Sale Date		8/31/2023	6/12/2023	1/29/2024
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	2,320	1,893	21350	2,332	-600	3,022	-35100
Year Built	2006	2006		2006		2008	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	2.5	2.0	4000	2.5		3.0	-3000
Garage/Carport	3 CAR	2 CAR	10000	2 CAR	10000	2 CAR	10000
Porches	YES	PATIO	5000	PATIO	5000	YES	
Pool	N	N	0	N	0	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. 13.5%	40350	Net Adj. 4.5%	14400	-Net Adj. 8.1%	-28100
		Gross Adj. 13.5%	40350	Gross Adj. 4.8%	15600	Gross Adj. 13.8%	48100
Adj. Sales Price	Market Value \$317,521	Adj Market Value	\$339,120	Adj Market Value	\$337,780	Adj Market Value	\$320,400
	Value per SF 136.86						

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

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 12/2/2024

2024-0391 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3839687	31802 PARKDALE DR LEESBURG	-
2	COMP 2	3839718	31743 PARKDALE DR LEESBURG	SAME SUB
3	COMP 1	3839688	31806 PARKDALE DR LEESBURG	SAME SUB
4	COMP 3	3839671	7716 PARK HILL AVE LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3839687
 Parcel ID 29-19-25-1600-000-04700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0391 Subject
 PRC Run: 12/2/2024 By
 Card # 1 of 1

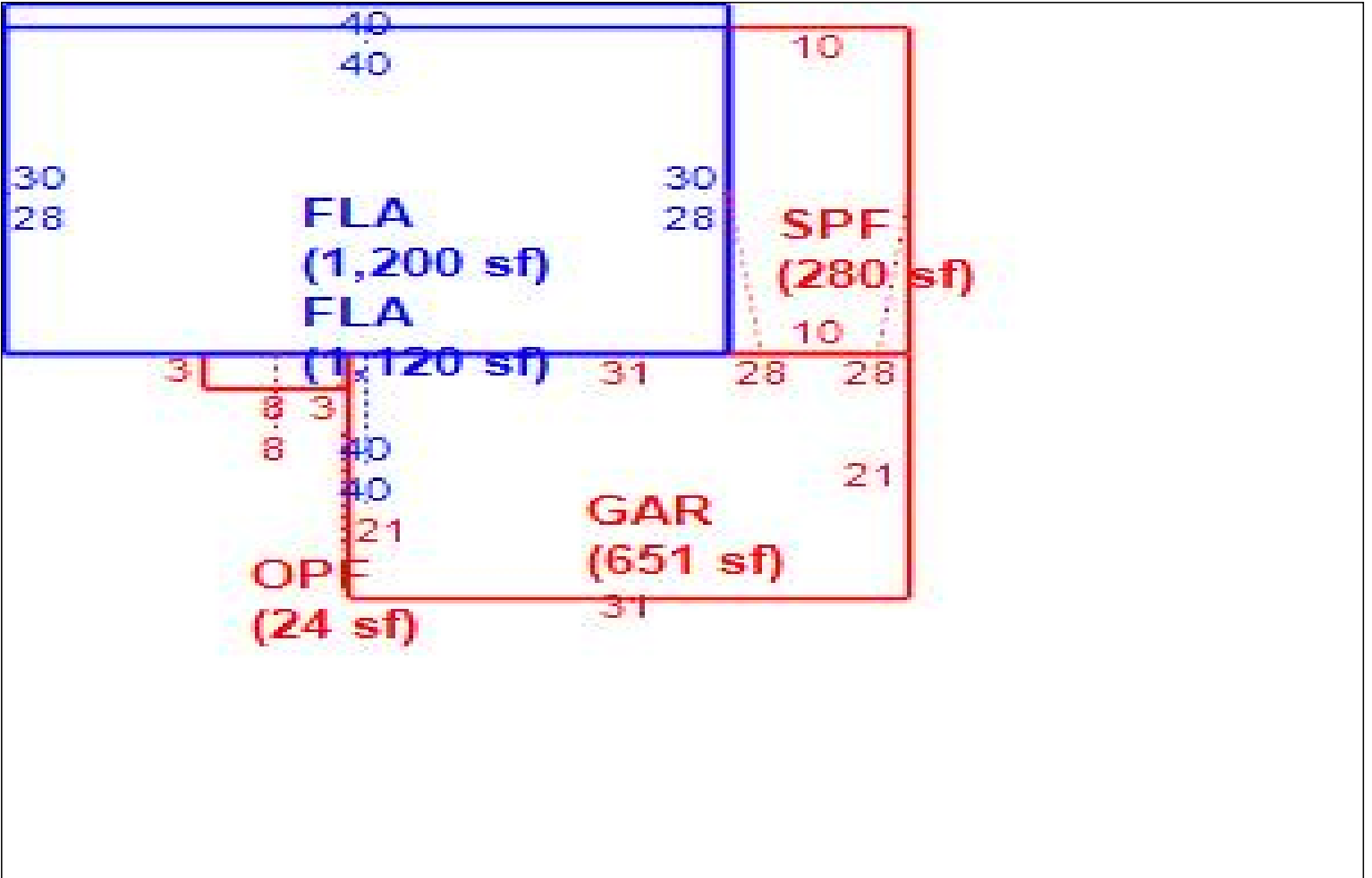
Current Owner
 AMERICAN RESIDENTIAL LEASING COMPA
 ATTN PROPERTY TAX DEPT
 23975 PARK SORRENTO STE 300
 CALABASAS CA 91302-4012

Property Location
 Site Address 31802 PARKDALE DR
 LEESBURG FL 34748
 Mill Group 0001 NBHD 5030
Property Use **Last Inspection**
 00100 SINGLE FAMILY TRF 02-28-202

Legal Description
 PARK HILL PB 55 PG 33-37 LOT 47 ORB 4490 PG 637

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	2.00	1.000	1.000	0	60,000	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000			
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 265,486 Deprec Bldg Value 257,521 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	2,320	2,320	2320	2006	2320	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	651	0	92.60		Quality Grade	650	Half Baths	1
OPF	OPEN PORCH FINISHE	0	24	0	265,486		Wall Type	03	Heat Type	6
SPF	SCREEN PORCH FINIS	0	280	0	EX		Foundation	3	Fireplaces	0
					% Good	97.00				
					Functional Obsol	0				
TOTALS		2,320	3,275	2,320	Building RCNLD	257,521	Roof Cover	3	Type AC	03

Alternate Key 3839687
 Parcel ID 29-19-25-1600-000-04700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0391 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
2007	2005080320	01-01-2006	10-25-2006	139,348	0000	SFR FOR 07	10-25-2006	
2006	2005080320	09-21-2005	12-21-2005	139,348	0000	SFR 31802 PARKDALE DR		

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4490 0637	06-03-2014	CT	U	U	I	135,000				
	3840 1940	10-27-2009	QC	U	U	I	100				
	3810 1356	06-22-2009	WD	U	U	I	158,500				
	3740 0185	03-03-2009	CT	U	U	I	100				
	3128 1704	03-20-2006	WD	Q	Q	I	236,700				
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
60,000	257,521	0	317,521	22921	294600	0.00	294600	317521	317,521

Parcel Notes

3128/1704 MELINDA N MCLELLAN SINGLE AND SCOTT K HONNOLL SINGLE JTWROS
 07FC FLA2 IS 2ND STY TJW 102506
 3740/185 CT VS MELINDA N MC LELLAN AND SCOTT K HONNOLL PROP TO CITIBANK NA TTEE
 3810/1356 CITIBANK NA TTEE TO RICK MILLER AND AMANDA MILLER ONLY
 3840/1940 RICK & AMANDA MILLER HW QC TO ET AL RICK & AMANDA MILLER HW AND JOHN & LINDA BARLAK HW ONLY
 13TR NOT DELIVERABLE AS ADDRESSED 31802 PARKDALE DR LEESBURG 34748 6149
 14 QG FROM 625 TO BE IN LINE WITH SALES JNH 060214
 4490/637 CT VS JOHN BARLAK AND LINDA BARLAK AND RICK MILLER ET AL PROP SOLD TO AMERICAN RESIDENTIAL LEASING CO LLC
 16 DR430 FORM FILED 022916 INFO SCANNED TO AK3821471 DW 071516
 17 MAILING ADDR CHG FROM PO BOX 95997 LAS VEGAS NV 89193 5997 INFO SCANNED TO AK3335767 CB 122216
 21 MAILING ADDR CHGD FROM 30601 AGOURA RD STE 200L AGOURA HILLS CA 91301 INFO SCANNED TO AK3796562 DW 122320

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Alternate Key 3839688
 Parcel ID 29-19-25-1600-000-04800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0391 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

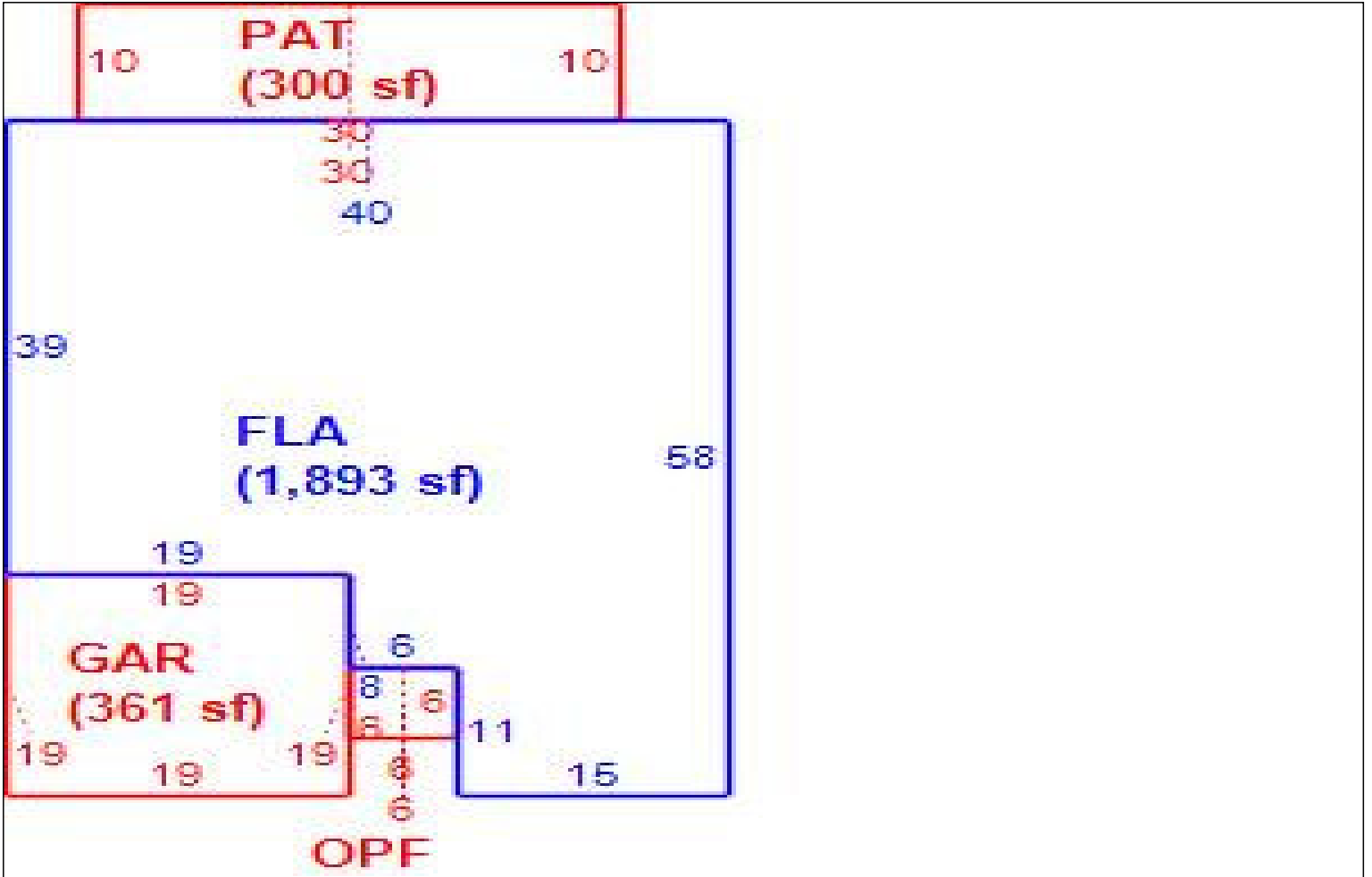
Current Owner		
FIGUEROA BRITTANY M & VICTOR E FIGUE		
31806 PARKDALE DR		
LEESBURG	FL	34748

Property Location		
Site Address 31806 PARKDALE DR		
LEESBURG FL 34748		
Mill Group	0001	NBHD 5030
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-28-202

Legal Description
PARK HILL PB 55 PG 33-37 LOT 48 ORB 6207 PG 2011

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	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 230,039
Deprec Bldg Value 223,138		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	1,893	1,893	1893	2006	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	361	0	102.31	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	36	0	230,039	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	300	0	EX	Foundation	3	Fireplaces	0	
TOTALS		1,893	2,590	1,893	97.00	Roof Cover	3	Type AC	03	
					0					
					Building RCNLD	223,138				

Alternate Key 3839688
 Parcel ID 29-19-25-1600-000-04800

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0391 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	2005101145	01-01-2006	10-19-2006	100,672	0000	SFR 31806 PARKDALE DR	10-19-2006		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023110483	6207	2011	08-31-2023	WD	Q	01	I	345,000	039	HOMESTEAD	2024	25000
	3176	1932	05-26-2006	WD	Q	Q	I	216,100	059	ADDITIONAL HOMESTEAD	2024	25000
	2926	0561	08-18-2005	WD	U	M	V	1				
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	
60,000	223,138	0	283,138	0	283138	50,000.00	233138	258138	283,138	

Parcel Notes

3176/1932 PETER A MC KENZIE MARRIED
 16TR NOT DELIVERABLE AS ADDRESSED 22 PROVIDENCE DR FLEMINGTON NJ 08822 3448
 17TR NOT DELIVERABLE AS ADDRESSED 22 PROVIDENCE DR FLEMINGTON NJ 08822 3448
 18TR NOT DELIVERABLE AS ADDRESSED 100 W CYPRESS CREEK RD FORT LAUDERDALE FL 33309 2181
 19TR NOT DELIVERABLE AS ADDRESSED 22 PROVIDENCE DR FLEMINGTON NJ 08822 2448
 20TR INSUFFICIENT ADDRESS 22 PROVIDENCE DR FLEMINGTON NJ 08822 3448
 22TR NOT DELIVERABLE AS ADDRESSED 22 PROVIDENCE DR FLEMINGTON NJ 08822 3448
 6207/2011 PETER A MC KENZIE TO BRITTANY M FIGUEROA & VICTOR EMMANUEL FIGUEROA QUINONES HW
 24CC EFILE HX PORT APP CP 010224

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Alternate Key 3839718
 Parcel ID 29-19-25-1600-000-07700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0391 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

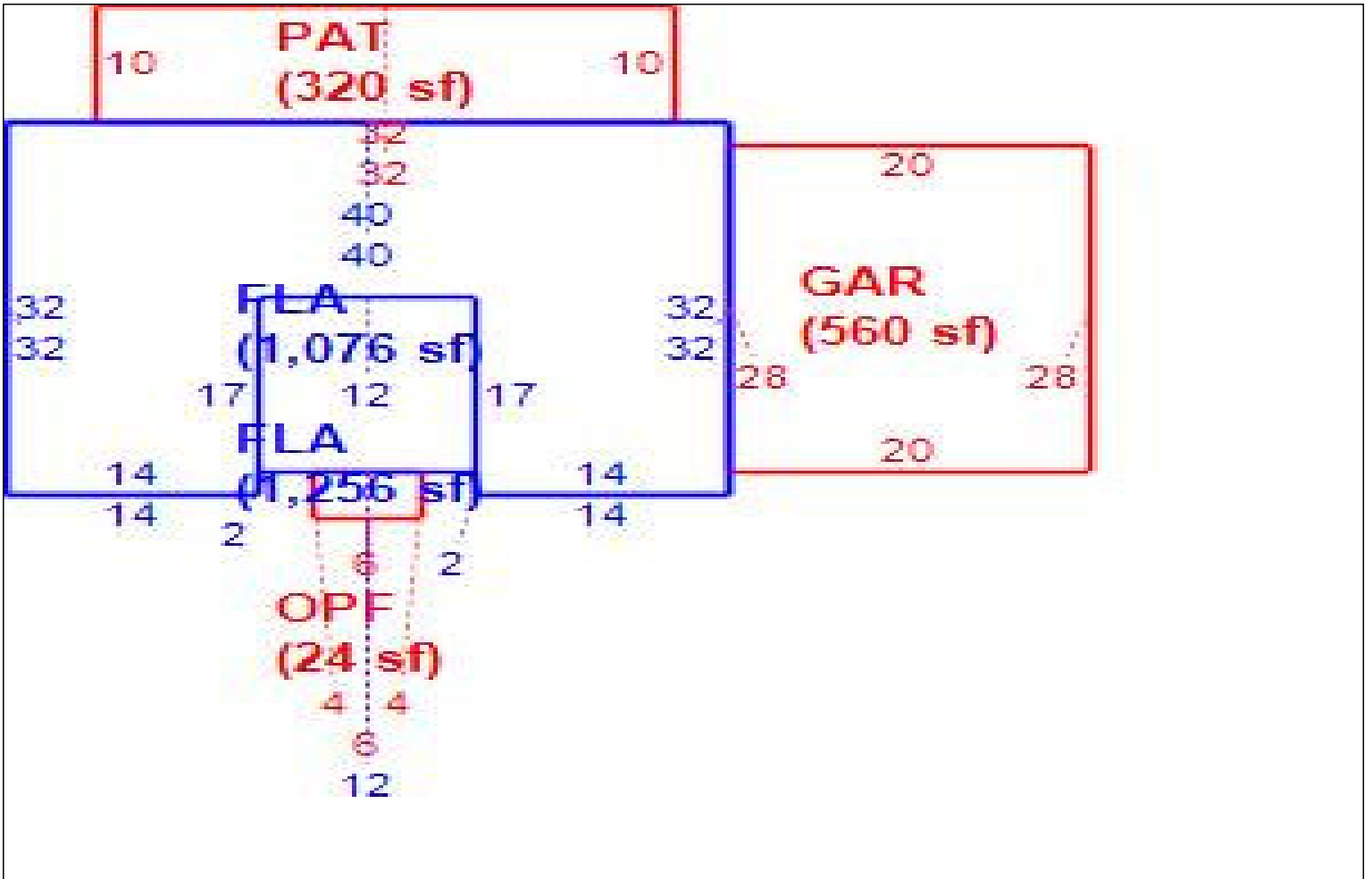
Current Owner		
CASADO JERIKA I & HENRRY E RIVERA ME		
31743 PARKDALE DR		
LEESBURG	FL	34748

Property Location		
Site Address 31743 PARKDALE DR		
LEESBURG FL 34748		
Mill Group	0001	NBHD 5030
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-28-202

Legal Description
PARK HILL PB 55 PG 33-37 LOT 77 ORB 6166 PG 1376

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	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 261,165
		Deprec Bldg Value	253,330
		Multi Story	0



Building Sub Areas					Building Valuation		Construction Detail				
Code	Description	Living Area	Gross Area	Eff Area	Year Built	2006	Imp Type	R1	Bedrooms	4	
FLA	FINISHED LIVING AREA	2,332	2,332	2332	Effective Area	2332	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	560	0	Base Rate	92.48	Quality Grade	650	Half Baths	1	
OPF	OPEN PORCH FINISHE	0	24	0	Building RCN	261,165	Wall Type	03	Heat Type	6	
PAT	PATIO UNCOVERED	0	320	0	Condition	EX	Foundation	3	Fireplaces	0	
		% Good	97.00			Functional Obsol	0	Roof Cover	3	Type AC	03
TOTALS		2,332	3,236	2,332	Building RCNLD	253,330					

Alternate Key 3839718
 Parcel ID 29-19-25-1600-000-07700

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0391 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

Building Permits

Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date
2007	2005080004	01-01-2006	10-19-2006	129,228	0000	SFR 31743 PARKDALE DR	10-19-2006	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023076773	6166	1376	06-12-2023	WD	Q	01	I	370,000			
	4260	2366	12-14-2012	WD	U	U	I	110,000			
	3199	0819	06-26-2006	WD	Q	Q	I	229,000			
	2926	0561	08-18-2005	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
60,000	253,330	0	313,330	0	313330	0.00	313330	313330	313,330

Parcel Notes

07FC FLA2 IS 2ND STY TJW 101906
 3199/819 MARONDA HOMES INC TO BENJAMIN & JEANNIE ALLICOCK HW
 11X CIVDX BELONGS TO BENJAMIN ALLICOCK
 4260/2366 BENJAMIN & JEANNIE ALLICOCK TO DENISE JOSEPH SINGLE
 13SALE ORB 4260/2366 U SALE SHORT SALE MLS O5081054 SCANNED JDB 012413
 13X BENJAMIN ALLICOCK REMOVED HX FOR 2013 KM 042413
 14 MAILING ADDR CHGD PER EMAIL TO CORRECT CITY AND ZIP CODE DB 092314
 6166/1376 DENISE JOSEPH TO JERIKA ISABEL CASADO & HENRRY EDGARDO RIVERA MEJIA HW

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Alternate Key 3839671
Parcel ID 29-19-25-1600-000-03100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0391 Comp 3
PRC Run: 12/2/2024 By

Card # 1 of 1

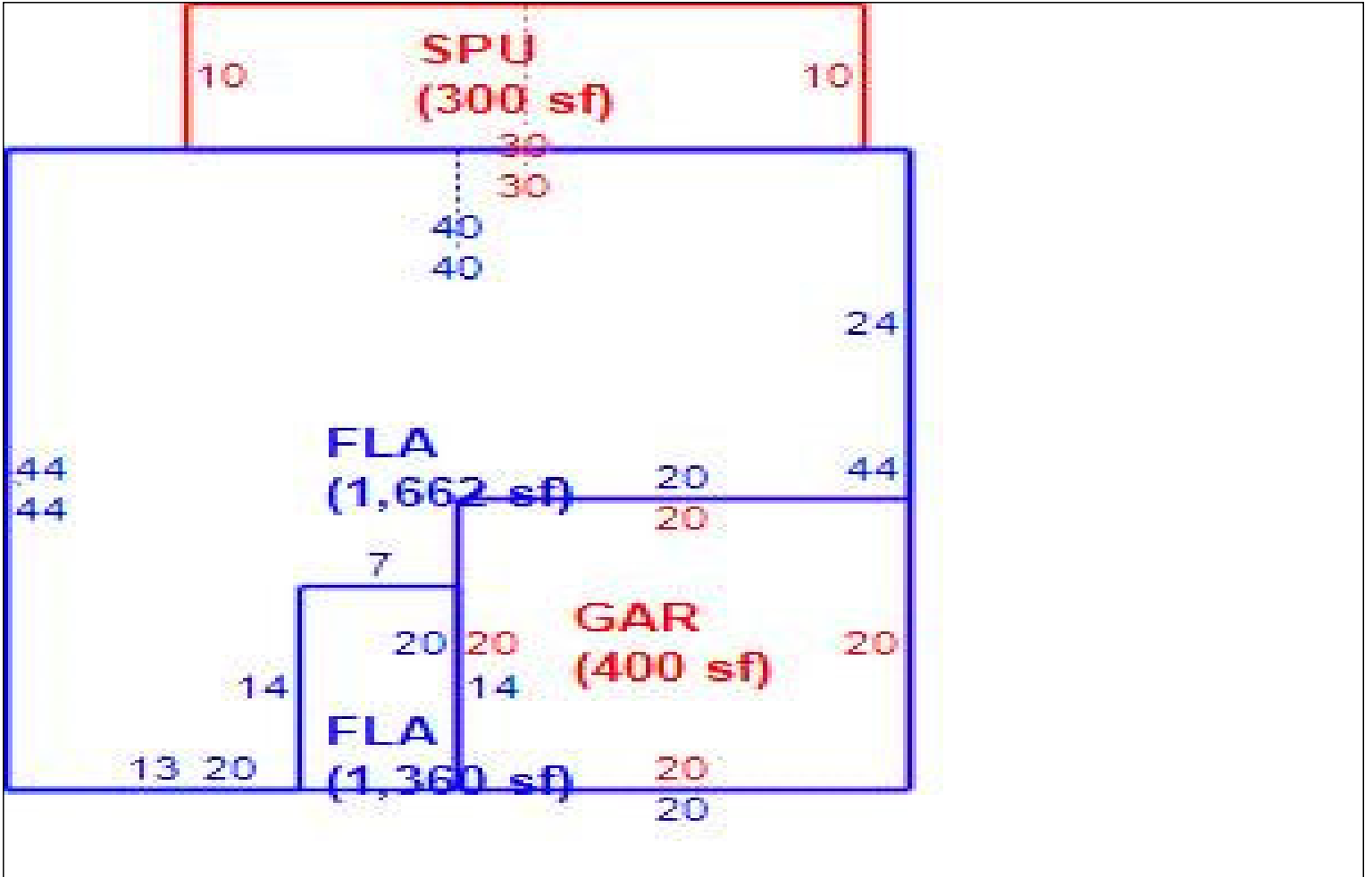
Current Owner		
LOUISSAINT MARIE M AND RAVEN J SIEDE		
7716 PARK HILL AVE		
LEESBURG	FL	34748

Property Location		
Site Address 7716 PARK HILL AVE		
LEESBURG FL 34748		
Mill Group	0001	NBHD 5030
Property Use		Last Inspection
00100	SINGLE FAMILY	TRF 02-28-202

Legal Description
PARK HILL PB 55 PG 33-37 LOT 31 ORB 6290 PG 1861

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	2.00	1.000	1.000	0	60,000
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		60,000		
Classified Acres		0		Classified JV/Mkt		60,000		Classified Adj JV/Mkt		0		

Sketch			
Bldg 1	Sec 1	of 1	Replacement Cost 311,482
Deprec Bldg Value 302,138		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	3,022	3,022	3022	2008	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	400	0	88.96	Quality Grade	650	Half Baths	0
SPU	SCREEN PORCH UNFIN	0	300	0	311,482	Wall Type	03	Heat Type	6
TOTALS		3,022	3,722	3,022	EX	Foundation	3	Fireplaces	0
					97.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					Building RCNLD				
					302,138				

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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
2009	2008020157	02-14-2008	03-10-2009	273,222	0000	SFR 7716 PARK HILL AVE	03-10-2009	06-09-2008

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2024022715	6290 1861	01-29-2024	WD	Q	01	I	410,000	039	HOMESTEAD	2025	25000
2019025399	5245 1352	02-19-2019	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2025	25000
	3655 0757	07-16-2008	WD	Q	Q	I	228,900				
	3576 1422	01-17-2008	WD	U	M	V	102,800				
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
60,000	302,138	0	362,138	0	362138	50,000.00	312138	337138	362,138

Parcel Notes

5245/1352 UJJAVAL A & NEELAM U PATEL ENHANCED LE REM THE TTEE OF BLESS 219 DTD 021919 NO TTEE NAMED
 19WEB BEDS FROM 5 DLS 032919
 24 MAILING ADDR CHGD FROM 7716 PARK HILL AVE LEESBURG FL 34748 INFO SCANNED CP 122023
 24CC NOS RAVEN SEIDE SUBMITTED HX APP NT 030124
 6290/1861 UJJAVAL A & NEELAM U PATEL TO MARIE M LOUISSAINT SINGLE AND RAVEN J SIEDE MARRIED JTWROS

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