



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

1200601

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 #	2024-0404	County	Lake
		Tax year	2024
		Date received	9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: AMH_Home; SRMZ 4 ASSET COMPANY 1 LLC		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 #	0118260300-001-00400 17903 Florida St
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"/> 5 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 #	2024-0404	Alternate Key: 1200601	Parcel ID: 01-18-26-0300-001-00400
Petitioner Name	Robert Peyton	Property Address	17903 FLORIDA ST UMATILLA
The Petitioner is:	<input type="checkbox"/> Taxpayer of Record <input checked="" type="checkbox"/> Taxpayer's agent <input type="checkbox"/> Other, Explain:		
Owner Name	Alto Asset Company 1 LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr
		Value after Board Action	
1. Just Value, required	\$ 317,375	\$ 317,375	
2. Assessed or classified use value, *if applicable	\$ 248,490	\$ 248,490	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 248,490	\$ 248,490	

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

Last Sale Date 10/2/2019 **Price:** \$211,900 Arm's Length Distressed Book 5353 Page 1363

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	1200601	1127084	1200555	1127122
Address	17903 FLORIDA ST UMATILLA	41341 TARPON AVE UMATILLA	18005 PALM ST UMATILLA	41430 SILVER DR UMATILLA
Proximity		Same Subdivision	Same Subdivision	Same Subdivision
Sales Price		\$350,000	\$407,000	\$435,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.00%	2.40%
Adjusted Sale		\$307,300	\$354,090	\$380,190
\$/SF FLA	\$141.81 per SF	\$193.76 per SF	\$130.18 per SF	\$157.04 per SF
Sale Date		5/22/2023	7/7/2023	6/30/2023
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	2,238	1,586	32600	2,720	-24100	2,421	-9150
Year Built	1977	1996		1973		1996	
Constr. Type	Block/Stucco	Block Stucco		Block Stucco		Block Stucco	
Condition	Very Good	Very Good		Very Good		Very Good	
Baths	3.0	2.0	5000	4.0	-5000	3.0	
Garage/Carport	None	2 Car Garage	-20000	2 Car Garage	-20000	2 Car Garage	-20000
Porches	Open	Open		Screen	-5000	Screen	-5000
Pool	N	Y	-20000	N	0	N	0
Fireplace	0	0	0	0	0	1	-2500
AC	Central	Central	0	Central	0	Central	0
Other Adds							
Site Size							
Location							
View							
		-Net Adj. 0.8%	-2400	-Net Adj. 15.3%	-54100	-Net Adj. 9.6%	-36650
		Gross Adj. 25.3%	77600	Gross Adj. 15.3%	54100	Gross Adj. 9.6%	36650
Adj. Sales Price	Market Value \$317,375	Adj Market Value	\$304,900	Adj Market Value	\$299,990	Adj Market Value	\$343,540
	Value per SF 141.81						

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.

Except their value of \$304,400

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: Josh Bush

DATE 11/14/2024

2024-0404 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	1200601	17903 FLORIDA ST UMATILLA	-
2	Comp 2	1200555	18005 PALM ST UMATILLA	Same Subdivision
3	Comp 3	1127122	41430 SILVER DR UMATILLA	Same Subdivision
4	Comp 1	1127084	41341 TARPON AVE UMATILLA	Same Subdivision
5				
6				
7				
8				

Alternate Key 1200601
Parcel ID 01-18-26-0300-001-00400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0404 Subject
PRC Run: 12/2/2024 By

Card # 1 of 1

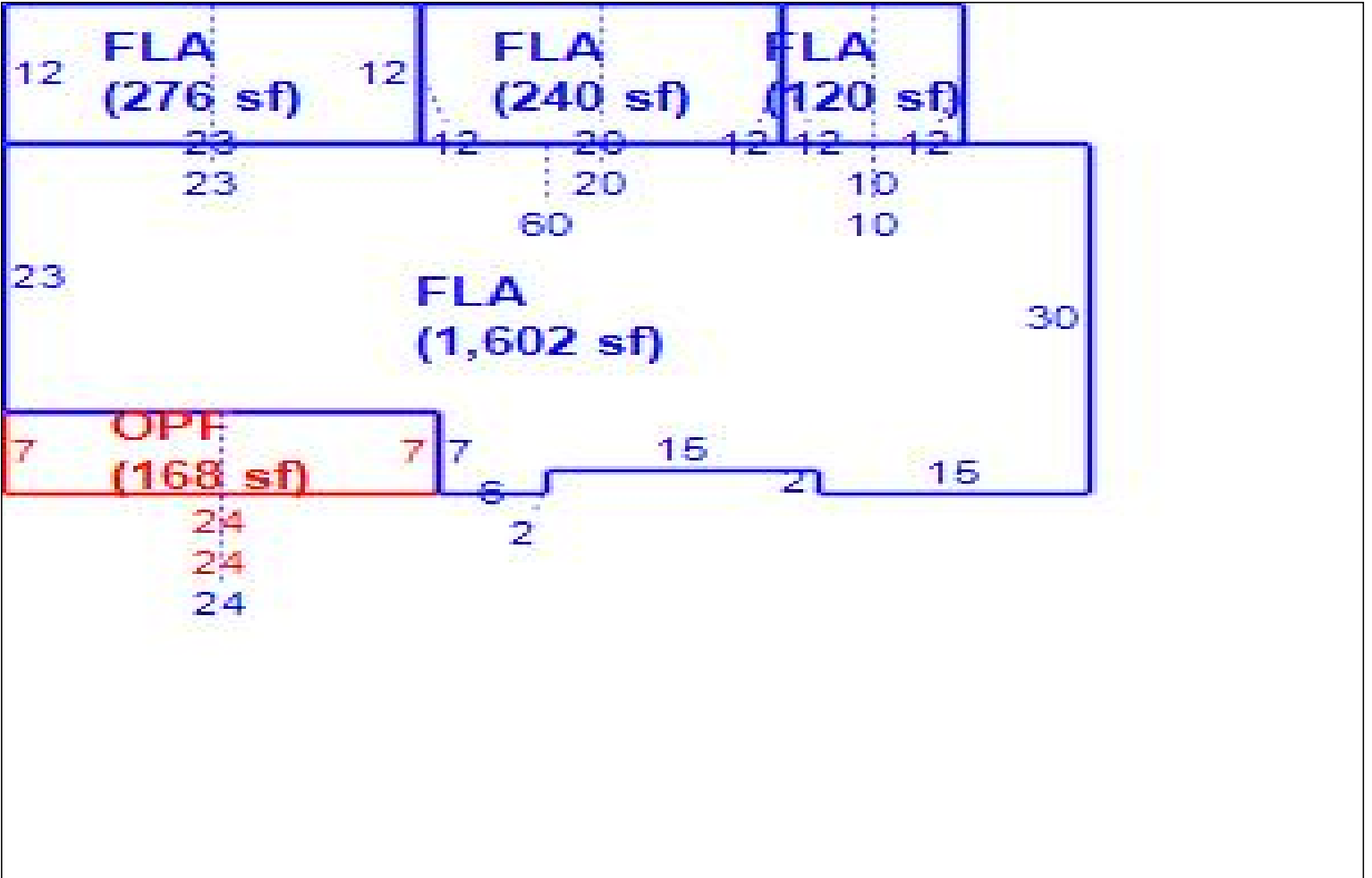
Current Owner		
ALTO ASSET COMPANY 1 LLC		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address 17903 FLORIDA ST			
UMATILLA FL 32784			
Mill Group	0002	NBHD	0535
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-08-202

Legal Description
SILVER BEACH HEIGHTS LOT 4 BLK I, 1/84 INT IN LOT 21 BLK H PB 14 PG 25 ORB 5353 PG 1363

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	55,000.00	0.0000	1.25	1.000	1.000	0	68,750
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		68,750		
Classified Acres		0		Classified JV/Mkt		68,750		Classified Adj JV/Mkt		0		

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 256,182 Deprec Bldg Value 248,497 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	2,238	2,238	2238	1977	No Stories	1.00	Full Baths	3		
OPF	OPEN PORCH FINISHE	0	168	0	2238	Quality Grade	660	Half Baths	0		
TOTALS		2,238	2,406	2,238	256,182	Wall Type	03	Heat Type	6		
					Condition	Foundation	3	Fireplaces	0		
					% Good	Roof Cover	3	Type AC	03		
					Functional Obsol						
					Building RCNLD						
					248,497						

Alternate Key 1200601
Parcel ID 01-18-26-0300-001-00400

LCPA Property Record Card
Roll Year 2024 Status: A

2024-0404 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
UBU1	UTILITY BLDG UNFINISHED	80.00	SF	4.00	1992	1992	320.00	40.00	128

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2011	SALE	01-01-2010	02-14-2011	1	0000	CK VALU			
1995	1	06-01-1994	11-01-1994	1	0000	ADD U/C 94			
1994	T-07042	12-01-1993	12-01-1993	8,640	0000	ADD B/R & 4TH BATH			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2019112836	5353 1363	10-02-2019	WD	Q	Q	I	211,900				
2019006511	5224 1575	01-08-2019	WD	Q	Q	I	163,000				
	3917 1967	05-01-2010	WD	U	M	I	80,000				
	3872 2349	01-26-2010	CT	U	M	I	100				
	2891 1601	07-14-2005	WD	U	M	I	189,000				
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	
68,750	248,497	128	317,375	68885	248490	0.00	248490	317375	309,066	

Parcel Notes

ET AL FREDERICK I & JOAN MESSINA AND JOHN F & FLORENCE B HUNTER
 94 ADD FLA5 1 3FIX BATH REMOVE OLD EPC ADD SPF03 ADD 1 3FIX BATH NPA CHG OPF TO OPU0 ADD UBU NPA MB 1094
 01X FLORENCE B HUNTER DECEASED 122400 FL DEATH LIST
 04FC QG FROM 350 SPF3 TO EPC SUB UPDATED MB 060804
 05 LL1 LOC FROM 100 FER 042605
 2891/1601 FREDERICK I & JOAN MESSINA TO KIMBERLY ANNE PIASECKI
 2891/1601 M SALE INCL AK1200601 AK1373212
 06FC LL1 LOC FROM 110 SCF2 AND EPC3 TO FLAS COND FROM 2 QG FROM 550 DLS 020606
 08X CARD RETURNED 010508 NOT DELIVERABLE AS ADDRESSED 010508 MOVED 121707 TO 4611 TREASURE CAY RD TAVARES 32778 PER LETTER DTD 040108
 09TR WITH FORWARDING ADDR OF 28931 BEAUCLAIRE DR TAVARES 32778
 3872/2349 CT VS KIMBERLY ANNE PIASECKI SOLD TO WELLS FARGO FINANCIAL SYSTEM FLORIDA INC
 3872/2349 M SALE INCL AK1373212 AK1200601
 3917/1967 WELLS FARGO FINANCIAL SYSTEM FLORIDA INC TO TERRY A & KIMBERLEE D ROACH HW
 3917/1967 M SALE INCL AK1200601 AK1373212
 11FC NO CHGS OWNER PURCHASED THIS PROP AND DEEDED LAKE ACCESS TO SPRING FED LAKE FOR A GREAT PRICE BIG HOUSE WITH NICE SIZE YARD COND FROM 3 QG FROM 535 JNH 021411
 18 AK1373212 COMBINED WITH THIS AK AS PER SK 041218
 5224/1575 TERRY A & KIMBERLEE D ROACH TO MUPR 3 ASSETS LLC
 5353/1363 MUPR 3 ASSETS LLC TO SRMZ 4 ASSET COMPANY 1 LLC
 20 MLS G5008894 SFR IN AVERAGE COND TJW 071919
 20 3FIX FROM 4 TJW 071919
 20IT SFR GOOD COND WITH RECENT REMODEL USED LISTING WITH PICS AND CURRENT AERIALS TO VERIFY SKETCH AND COND LOC FROM 65 OPU4 TO OPF EAG FROM 2 COND FROM 2 QG FROM 590 SAD 040220

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 1127084
 Parcel ID 01-18-26-0300-00F-01200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0404 Comp 1
 PRC Run: 12/2/2024 By

Card # 1 of 1

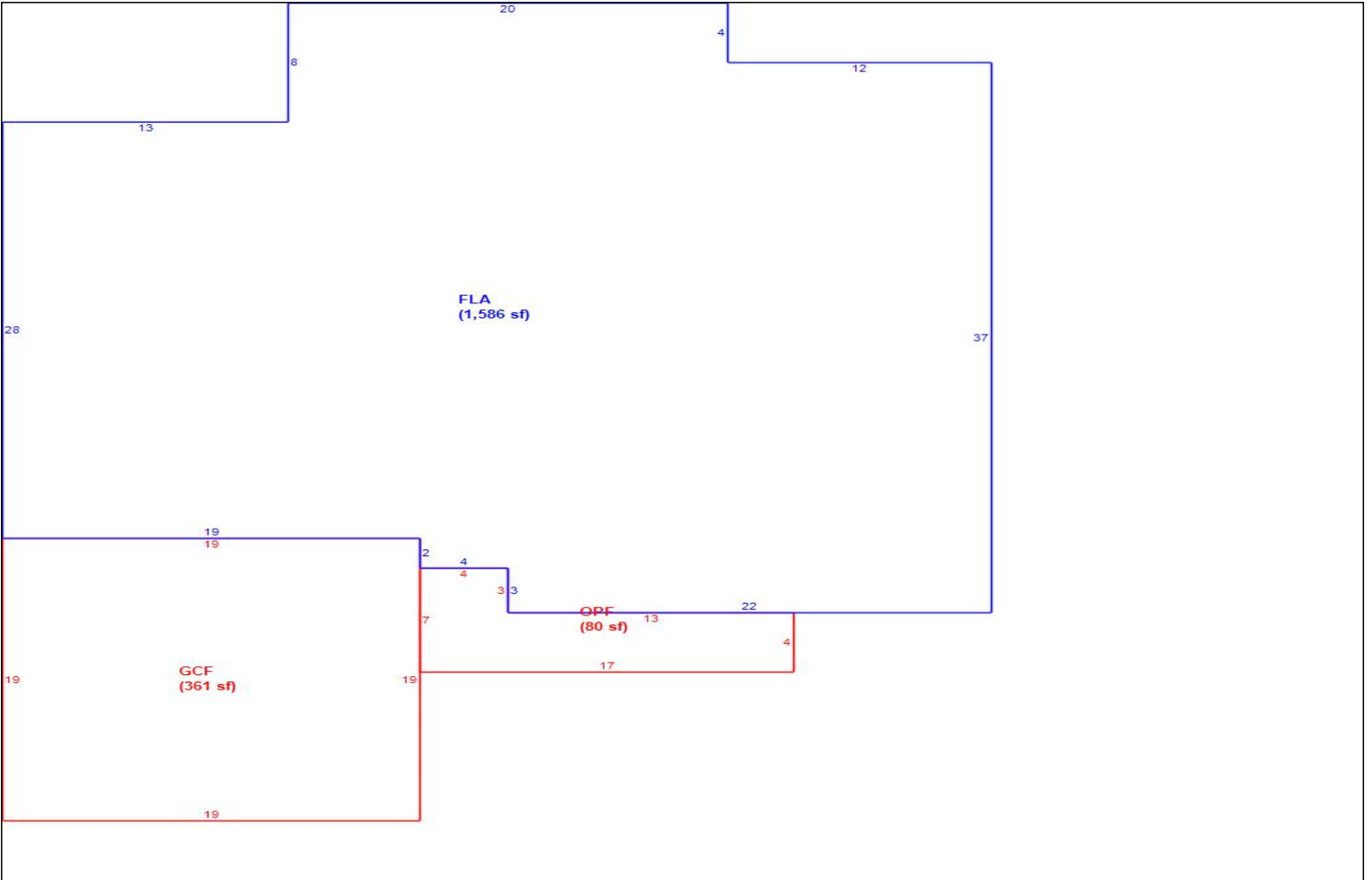
Current Owner		
MERRILL JASON P		
41341 TARPON AVE		
UMATILLA	FL	32784

Property Location			
Site Address 41341 TARPON AVE			
UMATILLA FL 32784			
Mill Group	0002	NBHD	0535
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-31-202

Legal Description
 SILVER BEACH HEIGHTS LOT 12 BLK F--LESS E 8 FT FOR RD R/W--1/84 INT IN LOT 21 BLK H PB 14 PG 25 ORB 6159 PG 2475

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	55,000.00	0.0000	1.25	1.000	1.000	0	68,750	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		68,750			
Classified Acres		0		Classified JV/Mkt		68,750		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 199,150 Deprec Bldg Value 189,193 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	1,586	1,586	1586	1996	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	361	0	103.27	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	80	0	199,150	Wall Type	03	Heat Type	6	
TOTALS		1,586	2,027	1,586	VG	Foundation	3	Fireplaces	0	
					% Good	95.00	Roof Cover	3	Type AC	
					Functional Obsol	0				
					Building RCNLD	189,193				

Miscellaneous Features									
*Only the first 10 records are reflected below									
Code	Description	Units	Type	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
HTB3	HOT TUB/SPA	1.00	UT	7000.00	1996	1996	7000.00	50.00	3,500
POL2	SWIMMING POOL - RESIDENTIAL	300.00	SF	35.00	1996	1996	10500.00	85.00	8,925
PLD2	POOL/COOL DECK	508.00	SF	5.38	1996	1996	2733.00	70.00	1,913
SEN2	SCREEN ENCLOSED STRUCTURE	1564.00	SF	3.50	1996	1996	5474.00	40.00	2,190
UBF3	UTILITY BLDG FINISHED	288.00	SF	10.50	2001	2001	3024.00	60.00	1,814

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2024	DENY51	01-01-2023		1	0030	P3			
2022	2021071036	08-09-2021	01-31-2022	6,341	0002	REPL WINDOWS 2			
2016	2015080833	08-28-2015	01-25-2016	2,000	0002	CONV GARAGE CONV BACK TO GARA	01-25-2016		
2002	1020121	02-06-2001	01-17-2002	3,290	0000	12X24 SHED W/ELEC			
1997	6090295	09-01-1996	12-01-1996	2,400	0000	22X32 SEN			
1997	6070459	07-01-1996	12-01-1996	14,300	0000	14X25 POOL			
1997	6050616	05-01-1996	12-01-1996	80,496	0000	SFR			

Sales Information								Exemptions				
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023071288	6159	2475	05-22-2023	WD	Q	01	I	350,000	039	HOMESTEAD	2024	25000
	4686	1395	09-29-2015	WD	U	U	I	117,000	059	ADDITIONAL HOMESTEAD	2024	25000
	4441	1832	02-04-2014	CT	U	U	I	0				
	2521	1979	03-02-2004	WD	Q	Q	I	145,000				
	1474	0464	09-01-1996	WD	Q	Q	I	116,000				
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	
68,750	189,193	18,342	276,285	0	276285	50,000.00	226285	251285	270,306	

Parcel Notes

550/15 DID NOT CONVEY 1/84 INT IN LOT 21 BLK H
 1431/2339 DEED DOES NOT MENTION 1/84 INT IN LOT 21 BLK H
 1435/1466 DEDICATED FOR RD R/W
 1474/464 DEED DOES NOT MENTION 1/84 INT IN LOT 21 BLK H
 02FC ADD UBF GCF TO EPC NPA QG FROM 475 TO UPDATE VALUE MB 011702
 2521/1979 KEITH A & HELENE T BURT TO KENNETH & ALLISON HATCHER HW
 04FC QG FROM 525 SUB UPDATED MB 060804
 05 LL1 LOC FROM 100 FER 042605
 4441/1832 CT VS KENNETH & ALLISON HATCHER SOLD TO FEDERAL NATL MTG ASSN
 15 DELETE PLH PROPERTY APPRAISER WILL NO LONGER ASSESS DW 012015
 4686/1395 FANNIE MAE TO RICHARD TYLER PALMER & ALLISON MIMI RILEY HW
 4686/1395 DEED LEGAL DOES NOT LESS OUT E 8FT FOR RD R/W
 16X COURTESY HX CARD SENT 102115
 16CC RICHARD PALMER AND ALLISON RILEY SUBMITTED APP FOR HX WILL SUBMIT MARRIAGE CERT NT 011216
 16 NOT PUBLIC RECORD SEE SCANNED INFO DW 011916
 16FC EPC2 TO GCF SAD 012516
 16CC RECD ML DB 042116
 21 NPR PARCEL ORB/PAGE REMOVED FROM LEGAL ORB 4686 PG 1395
 16 NOT PUBLIC RECORD BELONGS TO RICHARD TYLER PALMER PHYS ADDR 41341 TARPON AVE UMATILLA FL 32784 OKAY TO GIVE NAME & MAILING ADDR TO OTHER GOVT AGENCIES DW 011916
 22IT SFR HAS 2 NEW WINDOWS PER CD PLUS CTQ 013122
 6159/2475 RICHARD TYLER & ALLISON M PALMER TO JASON PAUL MERRILL SINGLE
 24CC EFILE HX PORT APP CP 110723
 24X DENY PORT PREVIOUS HX NOT ABANDONED DB 122123

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Alternate Key 1200555
 Parcel ID 01-18-26-0300-00D-01200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0404 Comp 2
 PRC Run: 12/2/2024 By

Card # 1 of 1

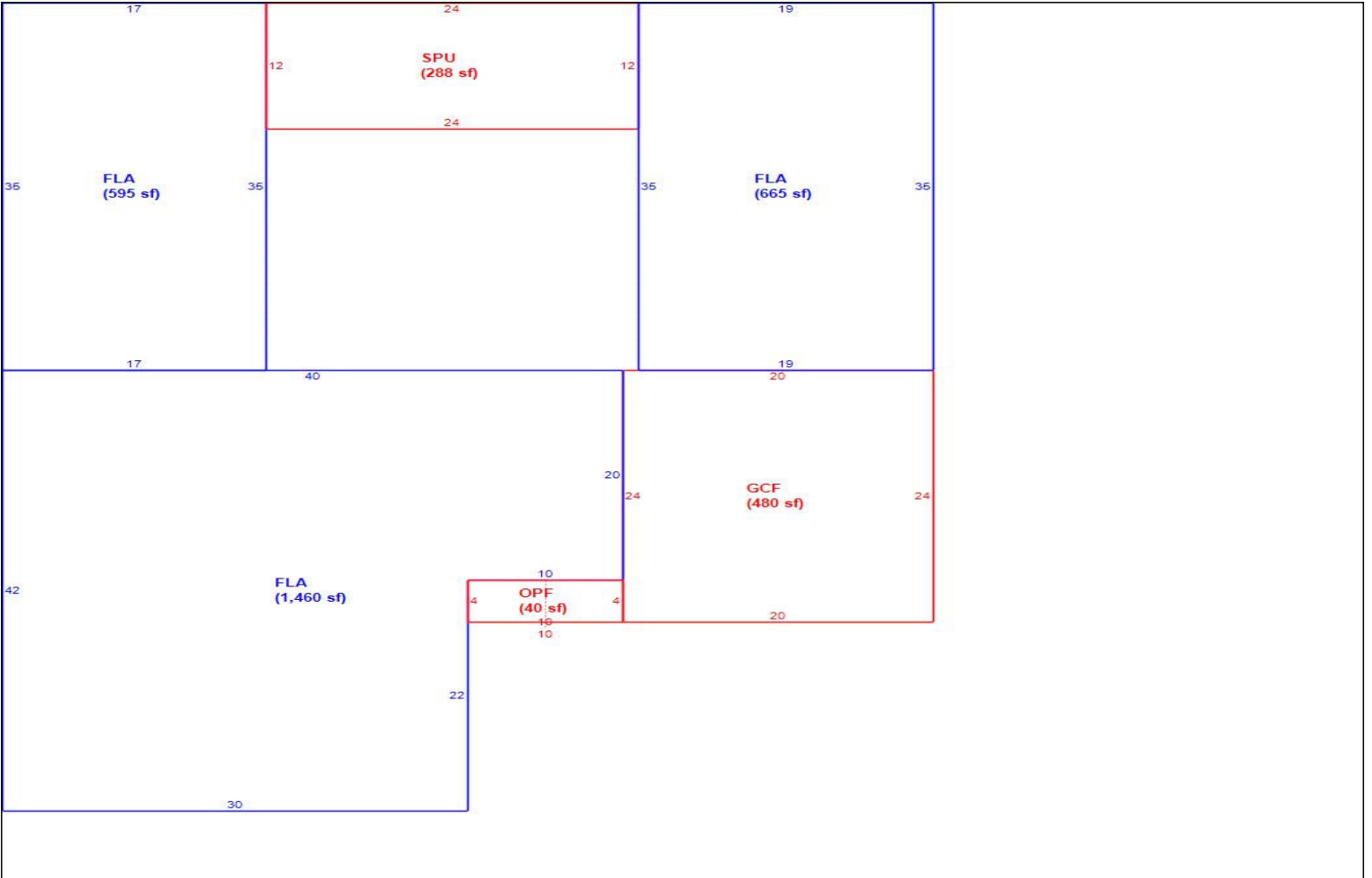
Current Owner		
FALCONER PAMELA A & TIMOTHY A		
18005 PALM ST		
UMATILLA	FL	32784

Property Location			
Site Address 18005 PALM ST			
UMATILLA		FL 32784	
Mill Group 0002	NBHD 0535		
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	01-17-202

Legal Description
 SILVER BEACH HEIGHTS LOT 12 BLK D & 1/84 INT IN LOT 21 BLK H PB 14 PG 25 ORB 6175 PG 1068

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	55,000.00	0.0000	1.25	1.000	1.000	0	68,750	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		68,750			
Classified Acres		0		Classified JV/Mkt		68,750		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 312,287 Deprec Bldg Value 296,673 Multi Story 0



Building Sub Areas					Building Valuation		Construction Detail			
Code	Description	Living Are	Gross Are	Eff Area	Year Built	Imp Type	R1	Bedrooms	5	
FLA	FINISHED LIVING AREA	2,720	2,720	2720	1973	No Stories	1.00	Full Baths	4	
GAR	GARAGE FINISH	0	480	0	96.04	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	40	0	VG	Wall Type	03	Heat Type	6	
SPU	SCREEN PORCH UNFIN	0	288	0	312,287	Foundation	3	Fireplaces	0	
TOTALS		2,720	3,528	2,720	0	Roof Cover	3	Type AC	03	

Alternate Key 1200555
 Parcel ID 01-18-26-0300-00D-01200

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0404 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	
2013	SALE	01-01-2012	04-04-2013	1	0099	CHECK VALUE	01-29-2013		
2006	2005080252	08-17-2005	02-06-2006	4,000	0000	REROOF SHINGLE			
1988	1	01-01-1987	12-01-1987	1	0000	CHECK ON COMP OF ADD			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023084060	6175 1068	07-07-2023	WD	Q	01	I	407,000	003	DISABILITY VETERAN	2024	5000	
2023013716	6089 0358	02-01-2023	QC	U	11	I	100	039	HOMESTEAD	2024	25000	
2023013715	6089 0356	02-01-2023	WD	U	11	I	0	059	ADDITIONAL HOMESTEAD	2024	25000	
2020128731	5583 0802	11-10-2020	QC	U	11	I	100					
2017073659	4969 1442	06-19-2017	QC	U	U	I	17,200					
Total											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	
68,750	296,673	0	365,423	0	267233	55,000.00	212233	237233	355,864	

Parcel Notes

500/544 032773 041276 JAMES HUEY CALLED AND SAID HES NOT LIVING HERE AFTER 041376 DIVORCED WIFE KAREN GOT PROPERTY AND SHE SHOULD GET THE MAIL

500/544 1/84 INT NOT INCLUDED IN DEED

04FC COURTYARD BETWEEN SFR AND SPF QG FROM 300 EAG FROM 1 COND FROM 3 SUB UPDATED MB 060804

05 LL1 LOC FROM 100 FER 042605

06FC LL1 LOC FROM 110 QG FROM 425 COND FROM THE CHG SCU4 TO SCF DLS 020606

12X JAMES K AND KAREN R HUEY FILED PORTABILTY IN VOLUSIA CO

4185/1489 JAMES KEY & KAREN R HUEY TO DAVID TUNNELL AND MARY E HORNE JTWROS

12 FOR 2013 PICTURES SHOW HOME IS NOT UPDATED IT IS A 4 BED 3 BATH THE LISTING SAYS IN LAW APT IS NOT COMPLETE YET SO NOT SURE IF MAYBE THAT IS THE SCF4 PORTION JNH 090612

13FC QG FROM 400 OPU2 TO OPF SFR IN AVG COND EAG FROM 2 COND FROM 3 MARY CONFIRMED SCF4 IS NOT COMPLETE STILL NEEDS ELECTRICAL PAINT AC WORK IT IS DRYWALLED AND CARPETED SPF5 TO SPU FROM 12X25 SCF4 FROM 18X35 THERE ARE PLANTS AND DIRT IN THE CENTER

COURTYARD JNH 012913

17X EMAILED SOS APP LP 111816

4969/1442 DAVID TUNNELL DEEDS 1/2 INT TO LORI HAYWOOD

17X COURTESY HX CARD SENT 072117

17X COURTESY HX CARD SENT 092117

18X HX TO 50% FOR 2018 RRB 030718

5583/802 POST DEED ONLY THOMAS P SHARP TO MARY E HORNE GRANTOR DOES NOT OWN

23FC 665SF SCF TO FLA NPA OPF SF FROM 50 BEDS FROM 4 3 FIX FROM 3 SFR LOOKS DECENT OWNER INTENDS TO SELL PER DAUGHTER CTQ 011723

6089/356 MARY E HORNE AND LORI HAYWOOD TO ALERT HOMES LLC DEED LEGAL FOR LOT 12 BLK D

6089/358 MARY E HORNE AND LORI HAYWOOD TO ALERT HOMES LLC LEGAL FOR 1/84 IN AND LOT 21 BLK H

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 1127122
 Parcel ID 01-18-26-0300-00G-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0404 Comp 3
 PRC Run: 12/2/2024 By

Card # 1 of 1

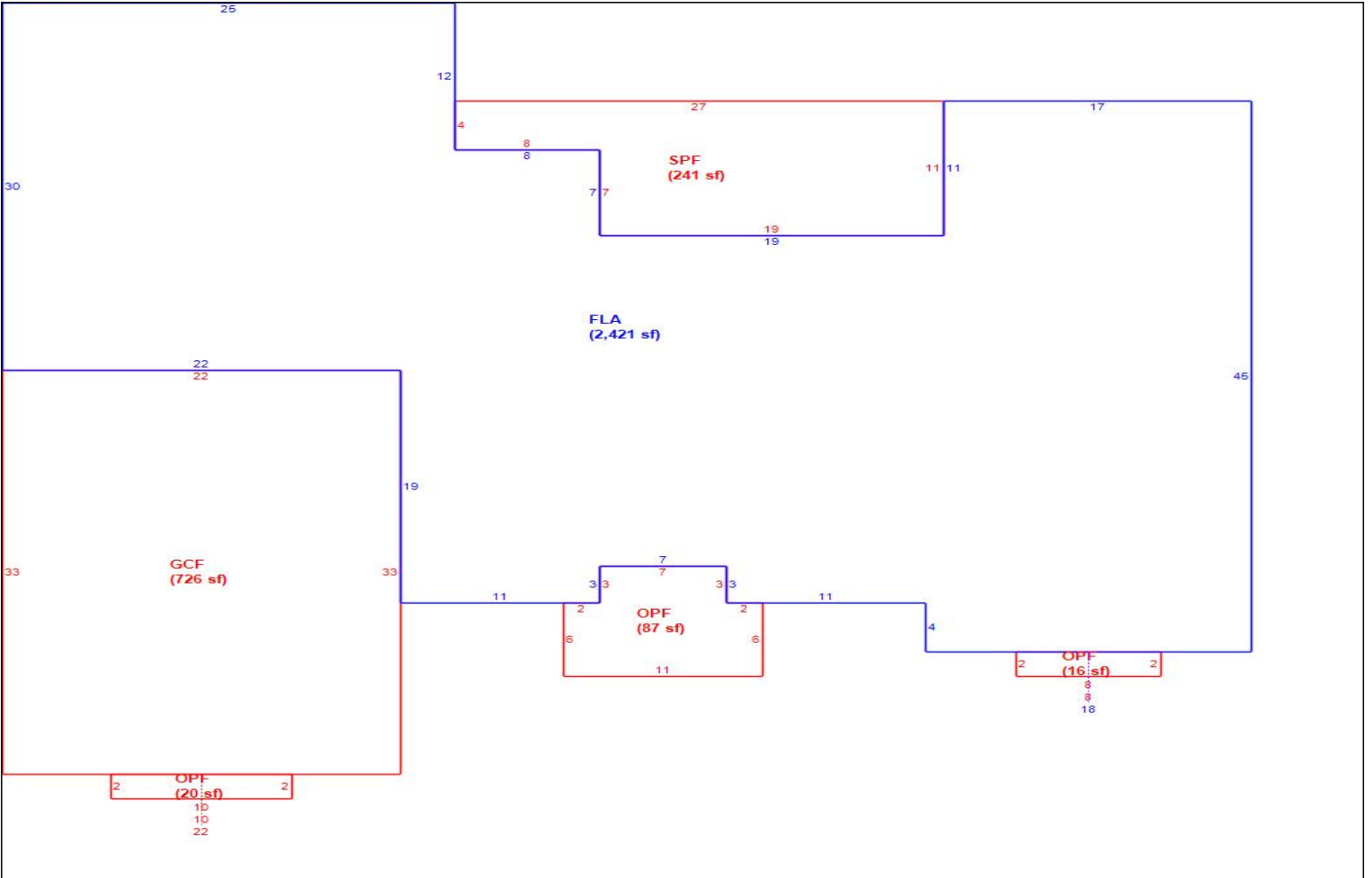
Current Owner		
MARTIN CHRISTA M		
41430 SILVER DR		
UMATILLA	FL	32784

Property Location			
Site Address 41430 SILVER DR			
UMATILLA FL 32784			
Mill Group	0002	NBHD	0535
Property Use		Last Inspection	
00100	SINGLE FAMILY	TRF	03-08-202

Legal Description
 SILVER BEACH HEIGHTS LOT 5 BLK G & 1/84 INT IN LOT 21 BLK H PB 14 PG 25 ORB 6170 PG 848

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	55,000.00	0.0000	1.25	1.000	1.000	0	68,750	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		68,750			
Classified Acres		0		Classified JV/Mkt		68,750		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 342,937 Deprec Bldg Value 332,649 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	2,421	2,421	2421	1996	No Stories	1.00	Full Baths	3	
GAR	GARAGE FINISH	0	726	0	114.54	Quality Grade	685	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	123	0	342,937	Wall Type	03	Heat Type	6	
SPF	SCREEN PORCH FINIS	0	241	0	VG	Foundation	3	Fireplaces	1	
						% Good	97.00			
						Functional Obsol	0			
TOTALS		2,421	3,511	2,421	332,649	Building RCNLD	3	Type AC	03	

Alternate Key 1127122
 Parcel ID 01-18-26-0300-00G-00500

LCPA Property Record Card
 Roll Year 2024 Status: A

2024-0404 Comp 3
 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
UBU3	UTILITY BLDG UNFINISHED	288.00	SF	7.50	1996	1996	2160.00	40.00	864

Building Permits									
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date	
2006	SALE	01-01-2005	04-17-2006	1	0000	CHECK VALUE			
2004	SALE	01-01-2003	02-02-2004	1	0000	CHECK VALUE			
1997	6081504	09-01-1996	12-01-1997	134,940	0000	SFR			

Sales Information								Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2023079941	6170 0848	06-30-2023	TR	Q	01	I	435,000	039	HOMESTEAD	2024	25000
	4183 0285	07-03-2012	WD	U	U	I	100	059	ADDITIONAL HOMESTEAD	2024	25000
	4150 2218	03-14-2012	QC	U	U	I	0				
	2888 0060	07-08-2005	WD	Q	Q	I	320,000				
	2286 1882	03-21-2003	WD	Q	Q	I	185,000				
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	
68,750	332,649	864	402,263	0	320513	50,000.00	270513	295513	391,906	

Parcel Notes

00X BELONGS TO VIRGINIA H MONTGOMERY
 1756/720 FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE THIS PROPERTY IS TO REMAIN IN BOTH VIRGINIA & DARYLES NAMES PER SPECIFIC STIPULATIONS IN THE FINAL JUDGMENT
 2286/1882 DARYLE KEITH MONTGOMERY & VIRGINIA H MONTGOMERY NKA VIRGINIA H DRAKE JOINED BY HER HUSBAND WILLIAM M DRAKE TO DAVID T & SHANNON H HOUSTOUN HW
 04FC QG FROM 500 OPF TO SPF NPA MB 020204
 04FC NO ADDS LOC LAND QG FROM 590 SUB UPDATED MB 060404
 2888/60 DAVID T & SHANNON D HOUSTOUN TO JAY T & CHRISTA TIBBALS HW
 06FC QG FROM 535 VERY GOOD COND FOR VALUE DLS 020606
 4150/2218 JAY T TIBBALS AND CHRISTA TIBBALS TO JAY T TIBBALS PURSUANT TO MARITAL AGMT
 4183/285 JAY T TIBBALS TTEE OF THE JAY T TIBBALS TRS DTD 041205 THE GRANTOR HAS NOT LESS THAN A BENEFICIAL INTEREST FOR LIFE
 6170/848 JAY T TIBBALS INDIV AND AS TTEE TO CHRISTA MAYO MARTIN SINGLE
 24CC EFILE HX PORT APP CP 011424
 24X APPROVED PORT AT 50% PREVIOUS HOME OWNED WITH EX SPOUSE DB 020224

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