



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes **3918149**

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 #	2024-0405	County Lake	Tax year 2024 Date received 9.12.24
COMPLETED BY THE PETITIONER			
PART 1. Taxpayer Information			
Taxpayer name: AMH_Home; CPI/AMHERST SFR PROGRAM II OWNER,		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 #	0119250011-000-19400 35648 Rose Moss Ave
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 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 # 2024-0405	Alternate Key: 3918149	Parcel ID: 01-19-25-0011-000-19400	
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 35648 ROSE MOSS AVE LEESBURG	<input type="checkbox"/> Check if Multiple Parcels	
Owner Name CPI AMHERST SFR PROGRAM II OWNER LLC	Value from TRIM Notice	Value before Board Action Value presented by Prop Appr	Value after Board Action
1. Just Value, required	\$ 309,291	\$ 309,291	
2. Assessed or classified use value, *if applicable	\$ 309,291	\$ 309,291	
3. Exempt value, *enter "0" if none	\$ -		
4. Taxable Value, *required	\$ 309,291	\$ 390,291	

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

Last Sale Date 6/25/2021 **Price:** \$613,900 Arm's Length Distressed Book 5750 Page 1342

ITEM	Subject	Comparable #1	Comparable #2	Comparable #3
AK#	3918149	3854538	3854502	3854514
Address	35648 ROSE MOSS AVE LEESBURG	12104 BUTTONBUSH LOOP	35733 ROSE MOSS AVE LEESBURG	35812 ROSE MOSS AVE LEESBURG
Proximity		SAME SUB	SAME SUB	SAME SUB
Sales Price		\$390,000	\$329,000	\$355,000
Cost of Sale		-15%	-15%	-15%
Time Adjust		2.80%	2.40%	2.40%
Adjusted Sale		\$342,420	\$287,546	\$310,270
\$/SF FLA	\$159.10 per SF	\$170.61 per SF	\$155.94 per SF	\$175.79 per SF
Sale Date		5/1/2023	6/8/2023	6/16/2023
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	1,944	2,007	-3150	1,844	5000	1,765	8950
Year Built	2020	2018		2019		2007	
Constr. Type	BLOCK	BLOCK		BLOCK		BLOCK	
Condition	GOOD	GOOD		GOOD		GOOD	
Baths	3.0	2.0	7000	2.0	7000	2.0	7000
Garage/Carport	2 CAR	2 CAR		2 CAR		2 CAR	
Porches	YES	YES		YES		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. 1.1%	3850	Net Adj. 4.2%	12000	Net Adj. 5.1%	15950
		Gross Adj. 3.0%	10150	Gross Adj. 4.2%	12000	Gross Adj. 5.1%	15950
Adj. Sales Price	Market Value \$309,291 Value per SF 159.10	Adj Market Value \$346,270		Adj Market Value \$299,546		Adj Market Value \$326,220	

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 12/3/2024

2024-0405 Comp Map



Bubble #	Comp #	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	SUBJECT	3918149	35648 ROSE MOSS AVE LEESBURG	-
2	COMP 3	3854514	35812 ROSE MOSS AVE LEESBURG	SAME SUB
3	COMP 2	3854502	35733 ROSE MOSS AVE LEESBURG	SAME SUB
4	COMP 1	3854538	12104 BUTTONBUSH LOOP LEESBURG	SAME SUB
5				
6				
7				
8				

Alternate Key 3918149
 Parcel ID 01-19-25-0011-000-19400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0405 Subject
 PRC Run: 12/3/2024 By

Card # 1 of 1

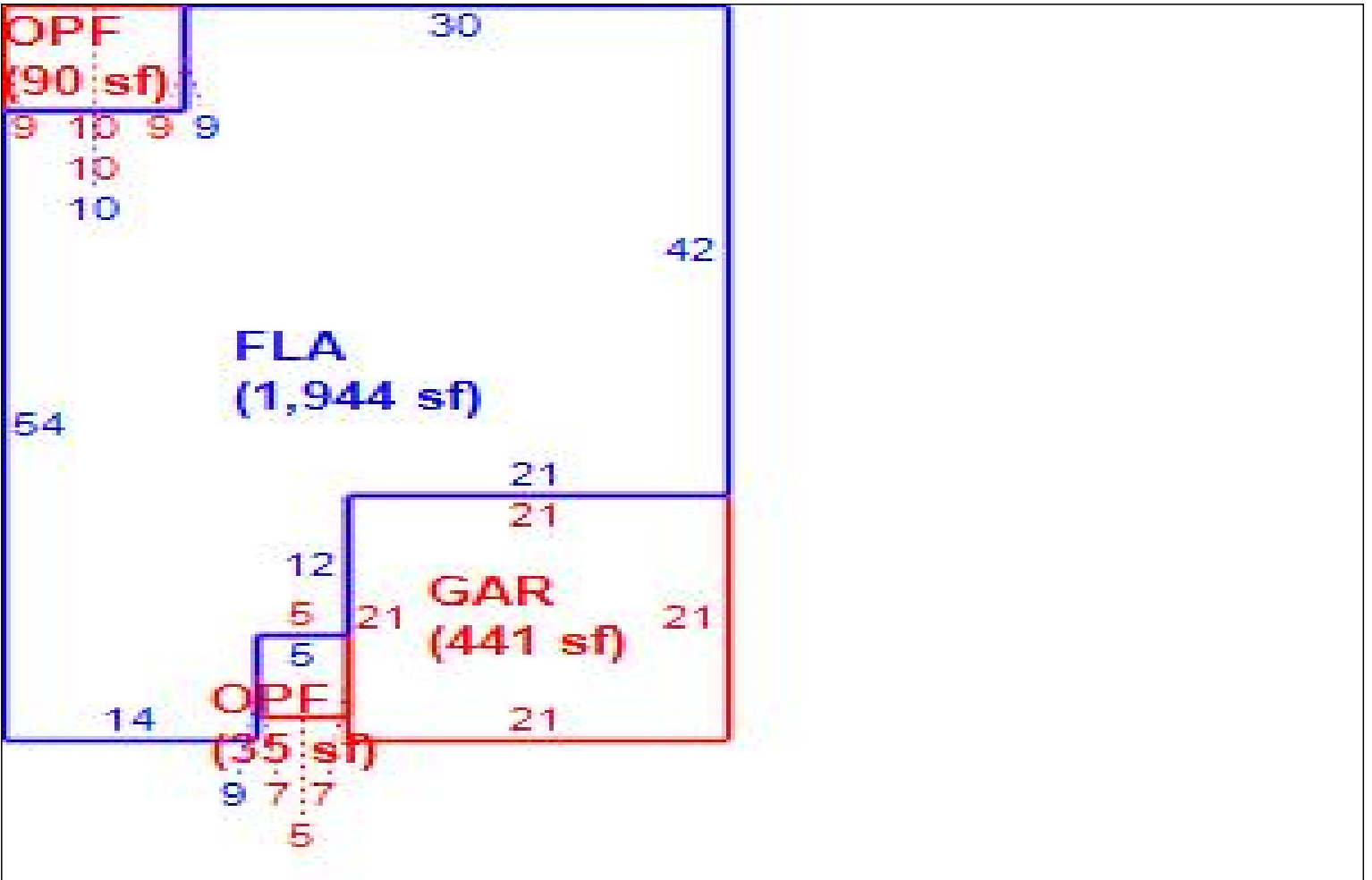
Current Owner		
CPI AMHERST SFR PROGRAM II OWNER LL		
5001 PLAZA ON THE LAKE STE 200		
AUSTIN	TX	78746

Property Location			
Site Address	35648 ROSE MOSS AVE		
	LEESBURG	FL	34788
Mill Group	0001	NBHD	5025
Property Use		Last Inspection	
00100	SINGLE FAMILY	HH	08-04-202

Legal Description
 MEADOW RIDGE OF GRAND ISLAND PHASE 2 PB 72 PG 3-5 LOT 194 ORB 5750 PG 1342

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	35,000.00	0.0000	1.50	1.000	1.000	0	52,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		52,500		
Classified Acres		0		Classified JV/Mkt		52,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 256,791 Deprec Bldg Value 256,791 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	1,944	1,944	1944	2020	No Stories	1.00	Full Baths	3
GAR	GARAGE FINISH	0	441	0	108.57	Quality Grade	670	Half Baths	0
OPF	OPEN PORCH FINISHE	0	125	0	256,791	Wall Type	03	Heat Type	6
TOTALS		1,944	2,510	1,944	VG	Foundation	3	Fireplaces	0
					100.00	Roof Cover	3	Type AC	03
					0				
					Functional Obsol				
					256,791				
					Building RCNLD				

Alternate Key 3918149
 Parcel ID 01-19-25-0011-000-19400

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0405 Subject By
 PRC Run: 12/3/2024
 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
2021	2019120179	01-30-2020	08-04-2020	257,000	0001	SFR 1984SF 35648 ROSE MOSS AVE	09-23-2020	

Sales Information

Exemptions

Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
2021096415	5750 1342	06-25-2021	WD	Q	05	I	613,900				
2020061130	5482 1234	05-27-2020	WD	Q	05	I	391,400				
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
52,500	256,791	0	309,291	0	309291	0.00	309291	309291	309,291

Parcel Notes

5482/1234 LGI HOMES-FLORIDA LLC TO JEFF 1 LLC
 5482/1234 M SALE INCL AK3918141 AK3918149
 21 MLS NOT FOUND NPD 090920
 5750/1342 JEFF 1 LLC TO CPI AMHERST SFR PROGRAM II OWNER LLC
 5750/1342 M SALE INCL AK3819685 AK3918149

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Alternate Key 3854538
 Parcel ID 01-19-25-0010-000-10300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0405 Comp 1
 PRC Run: 12/3/2024 By
 Card # 1 of 1

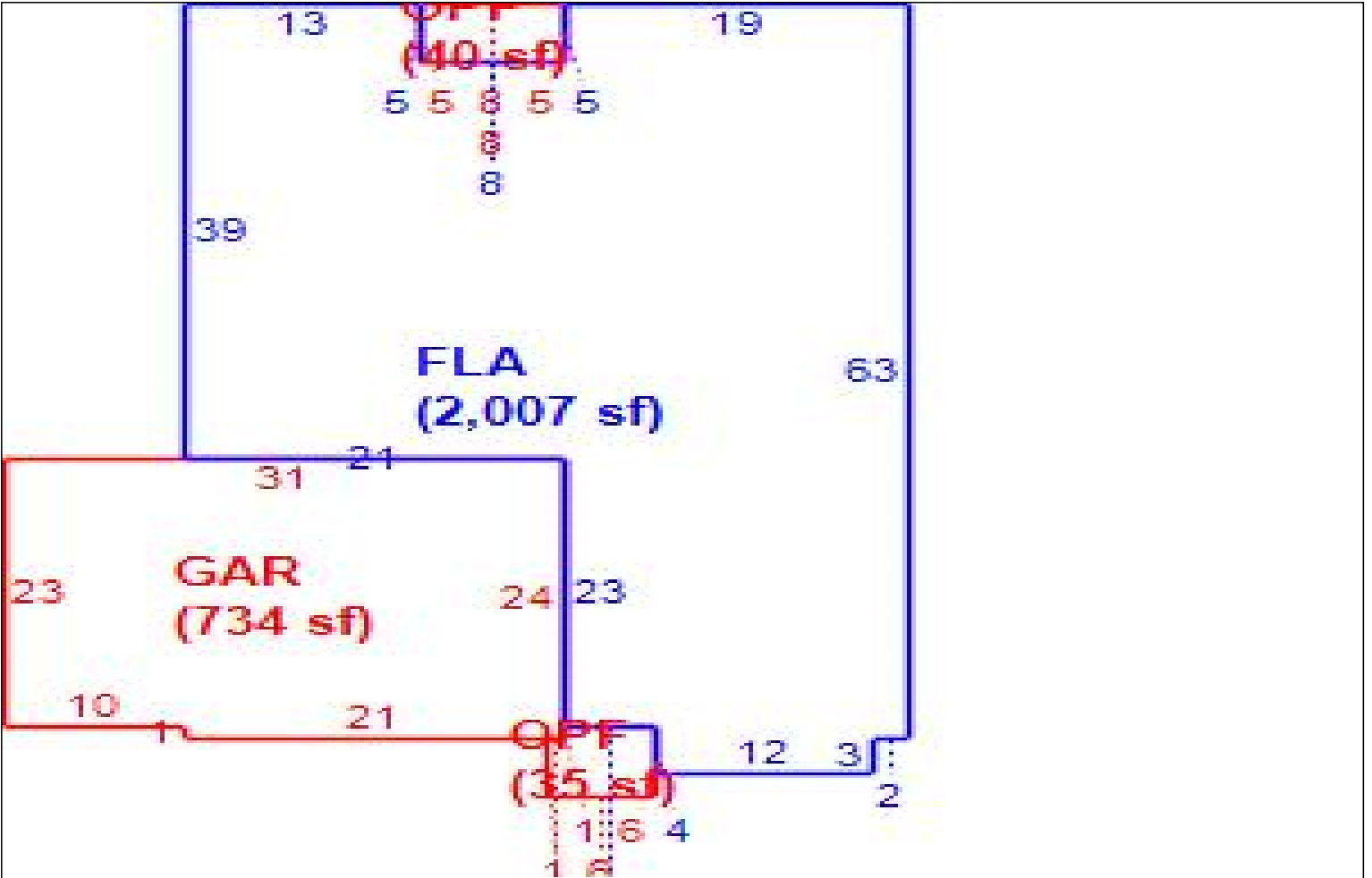
Current Owner		
MYERS ROB & KATIE		
12104 BUTTONBUSH LOOP		
LEESBURG	FL	34788

Property Location			
Site Address 12104 BUTTONBUSH LOOP			
LEESBURG		FL 34788	
Mill Group	0001	NBHD	5025
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	02-23-202

Legal Description
 MEADOW RIDGE OF GRAND ISLAND PB 59 PG 72-75 LOT 103 ORB 6141 PG 81

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	35,000.00	0.0000	1.50	1.000	1.000	0	52,500
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		52,500		
Classified Acres		0		Classified JV/Mkt		52,500		Classified Adj JV/Mkt		0		

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 249,975 Deprec Bldg Value 242,476 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	2,007	2,007	2007	2018	No Stories	1.00	Full Baths	2	
GAR	GARAGE FINISH	0	734	0	101.96	Quality Grade	660	Half Baths	0	
OPF	OPEN PORCH FINISHE	0	75	0	249,975	Wall Type	03	Heat Type	6	
TOTALS		2,007	2,816	2,007	EX	Foundation	3	Fireplaces	0	
					97.00	Roof Cover	3	Type AC	03	
					0					
					Functional Obsol					
					242,476					

Alternate Key 3854538
 Parcel ID 01-19-25-0010-000-10300

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0405 Comp 1
 PRC Run: 12/3/2024 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	
2022	2021090653	10-05-2021	02-23-2022	318,000	0002	CONVERT SALES CENTER TO SFR			
2019	2018080930	09-04-2018	10-24-2018	290,292	0001	SFR 2762SF 12104 BUTTONBUSH LOO	10-24-2018		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price		Code	Description	Year	Amount
2023056050	6141 0081	05-01-2023	WD	Q	01	I	390,000					
2021173427	5858 0673	12-03-2021	WD	Q	01	I	284,900					
2108051242	5104 0822	04-27-2018	WD	U	M	V	1,058,000					
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	
52,500	242,476	0	294,976	0	294976	0.00	294976	294976	294,976	

Parcel Notes

15 MAILING ADDR CHGD FROM PO BOX 895430 LEESBURG FL 34789 INFO SCANNED TO AK1702658 DW 010215
 17TR ATTEMPTED NOT KNOWN 26736 US HIGHWAY 27 STE 103 LEESBURG FL 34748 1332
 5104/822 GARNER MC CORMIC ROJAS DEVELOPMENT GROUP LLC TO LGI HOMES - FLORIDA LLC
 5104/822 M SALE INCL OVER 25 PARCELS IN MEADOW RIDGE OF GRAND ISLAND SUB
 5858/673 LGI HOMES-FLORIDA LLC TO RONALD & KATELYN DAVIDOSN HW
 22IT SALES CENTER CONVERTED BACK TO SFR PER CDPLUS CTQ 022322
 6141/81 RONALD & KATELYN DAVIDSON TO ROB & KATIE MYERS HW

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Alternate Key 3854502
Parcel ID 01-19-25-0010-000-01100

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0405 Comp 2
PRC Run: 12/3/2024 By

Card # 1 of 1

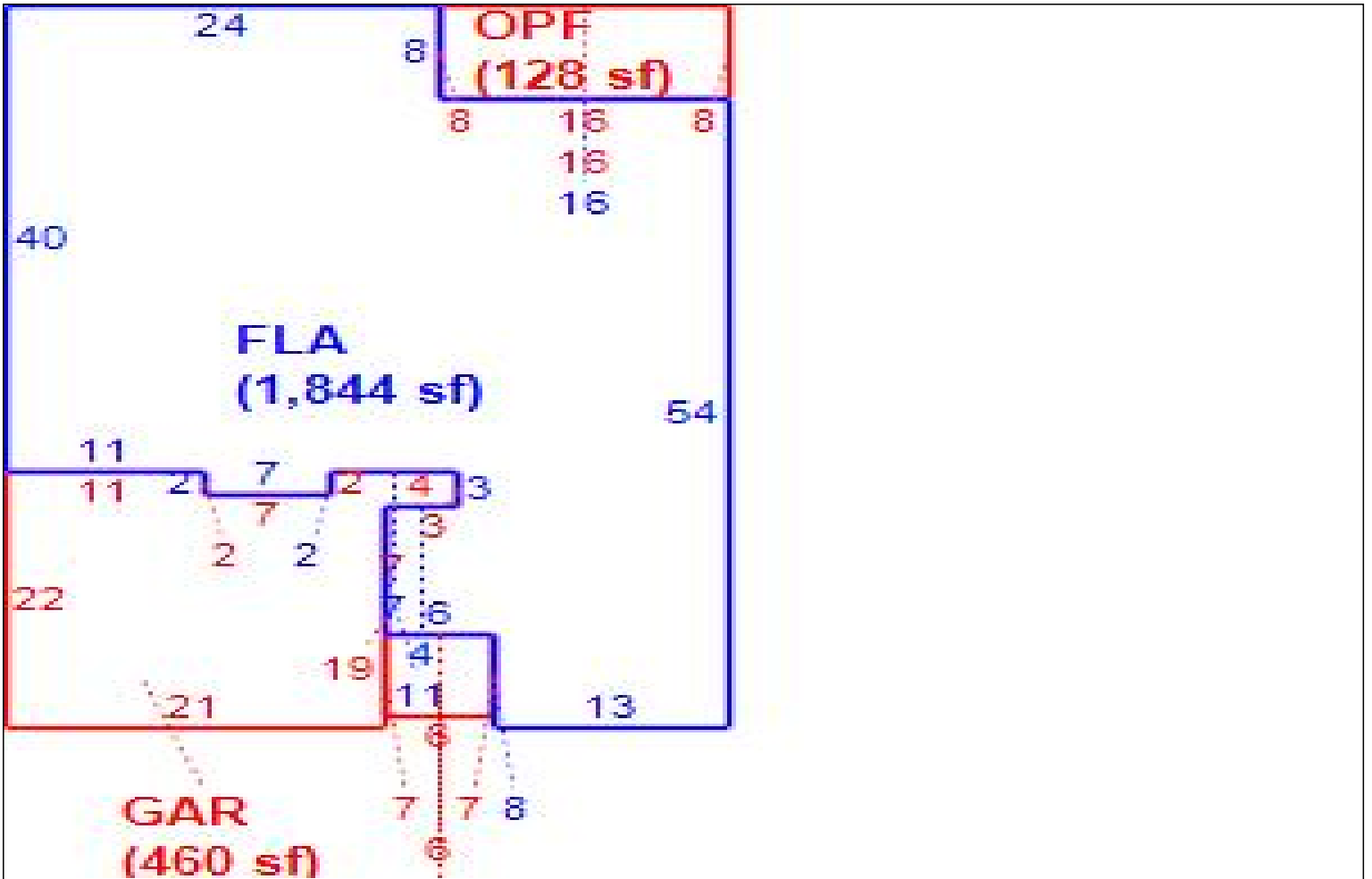
Current Owner			
LEBRON VICTOR & ASHLEY			
35733 ROSE MOSS AVE			
LEESBURG	FL	34788	

Property Location			
Site Address 35733 ROSE MOSS AVE			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5025
Property Use		Last Inspection	
00100	SINGLE FAMILY	CTQ	09-27-201

Legal Description
MEADOW RIDGE OF GRAND ISLAND PB 59 PG 72-75 LOT 11 ORB 6168 PG 1573

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	35,000.00	0.0000	1.50	1.050	1.000	0	55,125	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,125			
Classified Acres		0		Classified JV/Mkt		55,125		Classified Adj JV/Mkt		0			

Sketch
Bldg 1 Sec 1 of 1 Replacement Cost 228,248 Deprec Bldg Value 221,401 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	1,844	1,844	1844	2019	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	460	0	102.44	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	170	0	228,248	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	221,401	Type AC	03
TOTALS		1,844	2,474	1,844					

Alternate Key 3854502
 Parcel ID 01-19-25-0010-000-01100

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0405 Comp 2
 PRC Run: 12/3/2024 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	
2020	2018100638	01-01-2019	09-27-2019	87,277	0001	SFR 1851SF 35733 ROSE MOSS AVE	09-30-2019		

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023078608	6168 1573	06-08-2023	WD	Q	01	I	329,000	039	HOMESTEAD	2024	25000	
2022165191	6072 1259	12-22-2022	WD	U	37	I	365,000	059	ADDITIONAL HOMESTEAD	2024	25000	
2019066361	5294 0985	06-07-2019	WD	Q	Q	I	229,900					
2018051242	5104 0822	04-27-2018	WD	U	M	V	1,058,000					
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	
55,125	221,401	0	276,526	26666	249860	50,000.00	199860	224860	276,526	

Parcel Notes

15 MAILING ADDR CHGD FROM PO BOX 895430 LEESBURG FL 34789 INFO SCANNED TO AK1702658 DW 010215
 17TR ATTEMPTED NOT KNOWN 26736 US HIGHWAY 27 STE 103 LEESBURG FL 34748 1332
 5104/822 GARNER MC CORMIC ROJAS DEVELOPMENT GROUP LLC TO LGI HOMES - FLORIDA LLC
 5104/822 M SALE INCL OVER 25 PARCELS IN MEADOW RIDGE OF GRAND ISLAND SUB
 5294/985 LGI HOMES-FLORIDA LLC TO OTIS GARY & AMY LYNN SMITH HW
 19X COURTESY HX CARD SENT 072619
 20 MLS T3137510 TJW 080219
 20X COURTESY HX CARD SENT 010320
 6072/1255 AMY LYNN SMITH 39 DECEASED 110921 DC
 6072/1259 OTIS GARRY SMITH TO OFFERPAD SPE BORROWER A LLC
 6168/1573 OFFERPAD SPE BORROWER A LLC TO VICTOR & ASHLEY LEBRON HW
 23CC EFILE HX PORT APP CP 080423

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Alternate Key 3854514
 Parcel ID 01-19-25-0010-000-07900

LCPA Property Record Card
 Roll Year 2025 Status: A

2024-0405 Comp 3
 PRC Run: 12/3/2024 By
 Card # 1 of 1

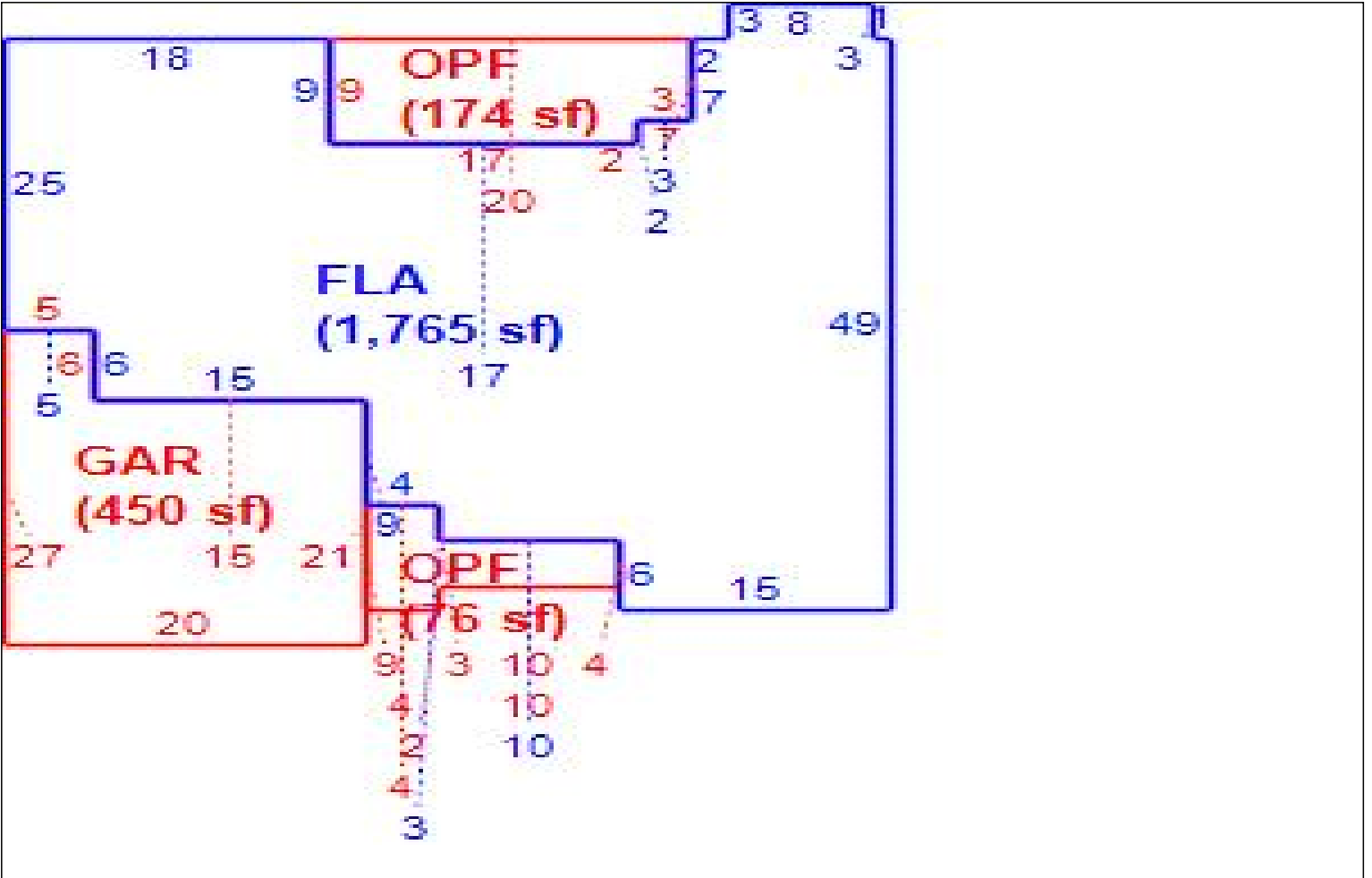
Current Owner			
HILL COLIN			
35812 ROSE MOSS AVE			
LEESBURG	FL	34788	

Property Location			
Site Address 35812 ROSE MOSS AVE			
LEESBURG FL 34788			
Mill Group	0001	NBHD	5025
Property Use		Last Inspection	
00100	SINGLE FAMILY	RER	01-24-202

Legal Description
 MEADOW RIDGE OF GRAND ISLAND PB 59 PG 72-75 LOT 79 ORB 6164 PG 989

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	35,000.00	0.0000	1.50	1.050	1.000	0	55,125	
Total Acres		0.00		JV/Mkt		0		Total Adj JV/Mkt		55,125			
Classified Acres		0		Classified JV/Mkt		55,125		Classified Adj JV/Mkt		0			

Sketch
 Bldg 1 Sec 1 of 1 Replacement Cost 221,012 Deprec Bldg Value 214,382 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	1,765	1,765	1765	2007	No Stories	1.00	Full Baths	2
GAR	GARAGE FINISH	0	450	0	102.63	Quality Grade	660	Half Baths	0
OPF	OPEN PORCH FINISHE	0	250	0	221,012	Wall Type	03	Heat Type	6
						Condition	EX	Foundation	3
						% Good	97.00	Fireplaces	0
						Functional Obsol	0	Roof Cover	3
						Building RCNLD	214,382	Type AC	03
TOTALS		1,765	2,465	1,765					

Alternate Key 3854514
Parcel ID 01-19-25-0010-000-07900

LCPA Property Record Card
Roll Year 2025 Status: A

2024-0405 Comp 3
PRC Run: 12/3/2024 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	
2008	2007021026	03-27-2007	10-16-2007	214,484	0000	SFR 35812 ROSE MOSS AVE			

Sales Information									Exemptions			
Instrument No	Book/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023074888	6164	0989	06-16-2023	WD	Q	01	I	355,000	039	HOMESTEAD	2024	25000
2020147202	5611	1080	12-22-2020	WD	Q	01	I	250,000	059	ADDITIONAL HOMESTEAD	2024	25000
2019076861	5307	1272	07-08-2019	WD	Q	Q	I	217,900				
2017106048	5008	2316	10-02-2017	QC	U	U	I	100				
	3377	0558	02-20-2007	WD	Q	Q	V	57,000				
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	
55,125	214,382	0	269,507	0	269507	50,000.00	219507	244507	269,507	

Parcel Notes

09 PHYS ADDR CHGD FROM GRAND ISLAND TO LEESBURG 34788 PER STEVEN L BLYTHE ADDR MGMT SYSTEMS CENTRAL FL DISTRICT USPS DW 110408
 12TR NOT DELIVERABLE AS ADDRESSED PO BOX 215 YALAHA FL 34797 0215
 13TR NOT DELIVERABLE AS ADDRESSED PO BOX 215 YALAHA FL 34797 0215
 14TR NOT DELIVERABLE AS ADDRESSED PO BOX 215 YALAHA FL 34797 0215
 15TR NO SUCH STREET PO BOX 215 YALAHA FL 34797 0215
 16TR NOT DELIVERABLE AS ADDRESSED PO BOX 215 YALAHA FL 34797 0215
 17CC MAILING ADDRESS CHANGED FROM PO BOX 215 YALAHA 34797-0215 INFO SCANNED TF 122816
 5008/2316 EDWARD C WORKINGER AND JENNIFER GREGG WORKINGER TO CHOSEN PROPERTIES LLC
 5307/1272 CHOSEN PROPERTIES LLC TO THERESA ROSENFELD SINGLE AND CAROLYN MONCRIEF SINGLE JTWROS
 19X COURTESY HX CARD SENT 092019
 20X COURTESY HX CARD SENT 010320
 20X WX PENDING DC DB 020420
 20CC SUBMITTED DC CS 020620
 20CC SUBMITTED HX APP FOR THERESA ROSENFELD KCH 021820
 5611/1080 THERESA ROSENFELD AND CAROLYN MONCRIEF TO BENJAMIN G & SARAH M READ HW
 21 MLS G5035609 CTQ 051221
 6164/989 BENJAMIN G & SARAH M READ TO COLIN HILL SINGLE
 24CC EFILE HX APP CP 032524

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